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45045 Us Highway 50
Canon City, CO 81212

Fremont County
DEC 12 2024
Planning & Zoning

Thursday, December 12, 2024

Dan Victoria
Planning & Zoning Department
Fremont County
615 Macon Ave
Canon City, CO, 81212

To whom it may concern:

Please see enclosed Ty Seufer's physical **Sketch Plan Application**, which was also submitted digitally via email on Thursday, December 12, 2024 (*Subject: "Seufer Sketch Plan Application – Royal Gorge Ranch & Resort" from sender corey@zebulonllc.com*).

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Thank you,

A handwritten signature in black ink, appearing to read 'Ty Seufer', with a long horizontal flourish extending to the right.

Ty Seufer



FREMONT COUNTY SKETCH PLAN APPLICATION

1. Project Name: Royal Gorge Ranch & Resort
2. Name: TY SEUFER
 Mailing Address: 4505 W U.S. 50
 Telephone Number: 303-419-6782 Facsimile Number: N/A
 Email Address: tyseufer@gmail.com
3. Name: _____
 Mailing Address: _____
 Telephone Number: _____ Facsimile Number: _____
 Email Address: _____
4. Name: _____
 Mailing Address: _____
 Telephone Number: _____ Facsimile Number: _____
 Email Address: _____
5. What is the proposed Subdivision name? Royal Gorge Ranch & Resort
6. What is the total acreage of the property? 733.82 acres
7. What is the total number of proposed lots? 138
8. What is the proposed average lot size, excluding outlots and roads? 4.5 acres (minimum)
9. How many phases of development are proposed with this subdivision? One phase
10. What are the proposed general time frames for development of each phase? N/A
11. What is the acreage of each proposed phase? N/A
12. How many different land uses are proposed with this subdivision? 2
13. What type of land uses are proposed with this subdivision? _____
1. Residential, and 2. Recreational
14. What is the acreage proposed to be devoted to each land use? _____
Recreational = Out lots @ 24.86 acres. Residential = remaining acreage (708.96 acres)
15. What is the current land use of the property? Vacant/agricultural
16. Will this request be a vacation and replat of an existing subdivision? Yes No Existing
 subdivision name Buckskin Joe Lot #1 (Happy to provide more information should it be necessary)
17. Does the property currently have improvements (i.e. structures, roads, sewer & water lines, wells, septic systems, driveways, irrigation ditches, public utilities, etc)? Yes No Provide a brief description of the improvements, also stating which will be removed and which will stay and which will be relocated: Please see Exhibit 17.1

18. Does the property contain natural features, including geologic hazards (i.e. bluffs, cliffs, debris fans, flood plains, dry gulches, drainages, ponds, lakes, streams, oil & gas deposits, mineral deposits, fault lines, etc)? Yes No Provide a brief description of the features and how they effect the proposed subdivision: Please see Exhibit 18.1 for detailed information
19. Does the property contain easements of record or not of record? Yes No Provide a brief description of the easements and how they effect the proposed subdivision: Easements of record include power lines, roads, and recreational trails. All details can be seen on the included plat. (See Exhibit 35 for plat details and easement locations)
20. What is the potable water source for the proposed subdivision? Hauled water
21. What is the sewage disposal source for the proposed subdivision? Septic
22. What is the physical access for the proposed subdivision? Fremont County Road 3A (main access)
County Road 61 (secondary/emergency access)
23. Does the property currently have irrigation rights? Yes No Is the property traversed by an irrigation ditch, easement or right-of-way? Yes No
The name of the irrigation company is: N/A
Will irrigation rights be retained with the property? Yes No
24. Is the property located within a Fire Protection District? Yes No Please see Exhibit 24.1
25. Provide a statement evaluating the potential wildfire hazard as related to the proposed land use, explaining what the hazard is or why it does not exist: Please see Exhibit 25.1 for wildfire analysis.
Note that propane use will be banned in the subdivision (all units will be run on electricity), open fires will be banned, and wildfire mitigation will be required on each lot.
26. Provide a statement evaluating the potential radiation hazard as related to the proposed land use, explaining what the hazard is or why it does not exist: There is not believed to be an unusual hazard from naturally occurring sources of radioactivity at the site. Please see Exhibit 26.1 for detailed information.
27. Provide a statement evaluating the potential wildlife impacts as related to the proposed future land use: The Royal Gorge Ranch & Resort will be a gated community with minimal ecological impact, with no hunting allowed and no trespassing. There will be very minimal impact to any native wildlife - please see Exhibit 27.1.2 [Specifically: section 8.1 (m), (n) & (O)]
28. What is the existing zoning of the property? Agricultural Forestry
29. What is the proposed zoning of the property? Agricultural Estates
30. Will all proposed lots conform to the minimum zoning standards required in the proposed zone district (i.e. size, width, etc)? Yes No
31. Will all design standards of the Fremont County Subdivision Regulations, Appendix I and II be met by this proposal? Yes No If no, a list of requested waivers shall be attached, noting design standards from Appendix I and II, and the proposals made by this application, and be marked as Exhibit 31.1.

32. Based on the real estate records of the county, which include the records of the County Assessor, and “requests for notification” filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed? Yes No If yes, name of mineral interest owner See Exhibit 32.1

As per the FCSR Section IV., C., 14., a notice of the proposed subdivision shall be sent (*certified mail return receipt requested*) to the severed mineral interest owner(s) not less than thirty (30) days before the date of the Commission meeting at which the application is anticipated to be heard. See Subdivision – Mineral Interest Owner Notification Form. Evidence of said notice and mail receipt shall be attached to this application marked as Exhibit 32.1. An exhibit has been attached.

33. Information describing topographic and soils conditions of the total property, sufficient to show the usability of the lots proposed, shall be provided with this application, and be marked as Exhibit 33.1. An exhibit has been attached.

34. A copy of the most current deed of record is attached to this application, marked as Exhibit 34.1, and can be found recorded in the Fremont County Clerk and Recorder’s Office as follows:
In Book _____ at Page _____ and under Reception Number 966504
 An exhibit has been attached.

34. A copy of the Sketch Plan drawing shall be attached indicating, by dimension, the size and location of all improvements (*i.e. roadways, rights-of-way, driveways, sewer lines, water lines, wells, septic systems, irrigation ditches, buildings, structures, public utilities, etc.*) natural physical features (*i.e. bluffs, cliffs, debris fans, flood plains, watercourses, lakes, live streams, dry gulches, drainages, oil - gas & mineral deposits, soil type boundaries, etc.*) and easements labeled to use (*all easements and rights-of-way*). More than one (1) copy can be used.

35. A minimum of three (3) full size copies and three (3) reduced copies of a Sketch Plan drawing, drawn in accordance with Section IV., B. and C. of the Fremont County Subdivision Regulations shall accompany this submittal.

36. A submittal fee of \$ _____ is attached. Check number _____ Cash _____

All questions must be answered and all attachments must be included in this submittal packet or the submittal will not be accepted for review or placement on the Fremont County Planning Commission agenda.

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant’s knowledge and belief.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

Applicant Printed Name

Signature

Date

Owner Printed Name

Signature

Date

Exhibit 17.1 – Improvements

Does the property currently have improvements? **Yes.**

Provide a brief description of the improvements, also stating which will be removed and which will stay and which will be relocated:

The current improvements on the property include:

- Septic permits already on file:
 - o Permit Number S22-085
 - o Permit Number S21-235
 - o Permit Number S22-086
- Current roads & out-buildings
 - o Building Permit – Number 24-647 (Issued 12/04/2024 for double-unit containing the “Ritz” and “Saloon” structures)
 - o Building Permit – Number Pending (Applied for on 10/01/2024 for single “Rango” unit)
 - o ADU – Permit Number Pending (Applied for on 12/05/2024)
 - o Manufactured Home Storage Permit – Number Pending (Applied for on 12/05/2024)

Note: Please see Exhibit 35 for a full-size sketch plan drawing noting all current improvements, ***including existing roads*** and outbuildings. Please also note I am happy to provide more information and details of current improvements on request.

Additional Exhibits:

17.1.2 – Cross Section Details of Royal Gorge Ranch & Resort Roads

17.1.3 – Fremont County Street Design Criteria

SUBDIVISION REGULATIONS
OF
FREMONT COUNTY, COLORADO

ADOPTED MARCH 14, 2000 WITH AN EFFECTIVE DATE OF MARCH 14, 2000
BY RESOLUTION #15, SERIES OF 2000

1 st Amendment –	Resolution No. 21, Series of 2005	May 24, 2005
2 nd Amendment –	Resolution No. 28, Series of 2006	April 11, 2006
3 rd Amendment –	Resolution No. 53, Series of 2009	November 24, 2009
4 th Amendment –	Resolution No. 36, Series of 2012	September 25, 2012
5 th Amendment –	Resolution No. 39, Series of 2012	November 26, 2012
6 th Amendment –	Resolution No. 15, Series of 2013	March 12, 2013
7 th Amendment –	Resolution No. 26, Series of 2013	June 25, 2013
8 th Amendment –	Resolution No. 49, Series of 2013	January 2, 2014
9 th Amendment –	Resolution No. 7, Series of 2014	January 28, 2014
10 th Amendment –	Resolution No. 14, Series of 2014	April 8, 2014
11 th Amendment –	Resolution No. 8, Series of 2020	January 14, 2020

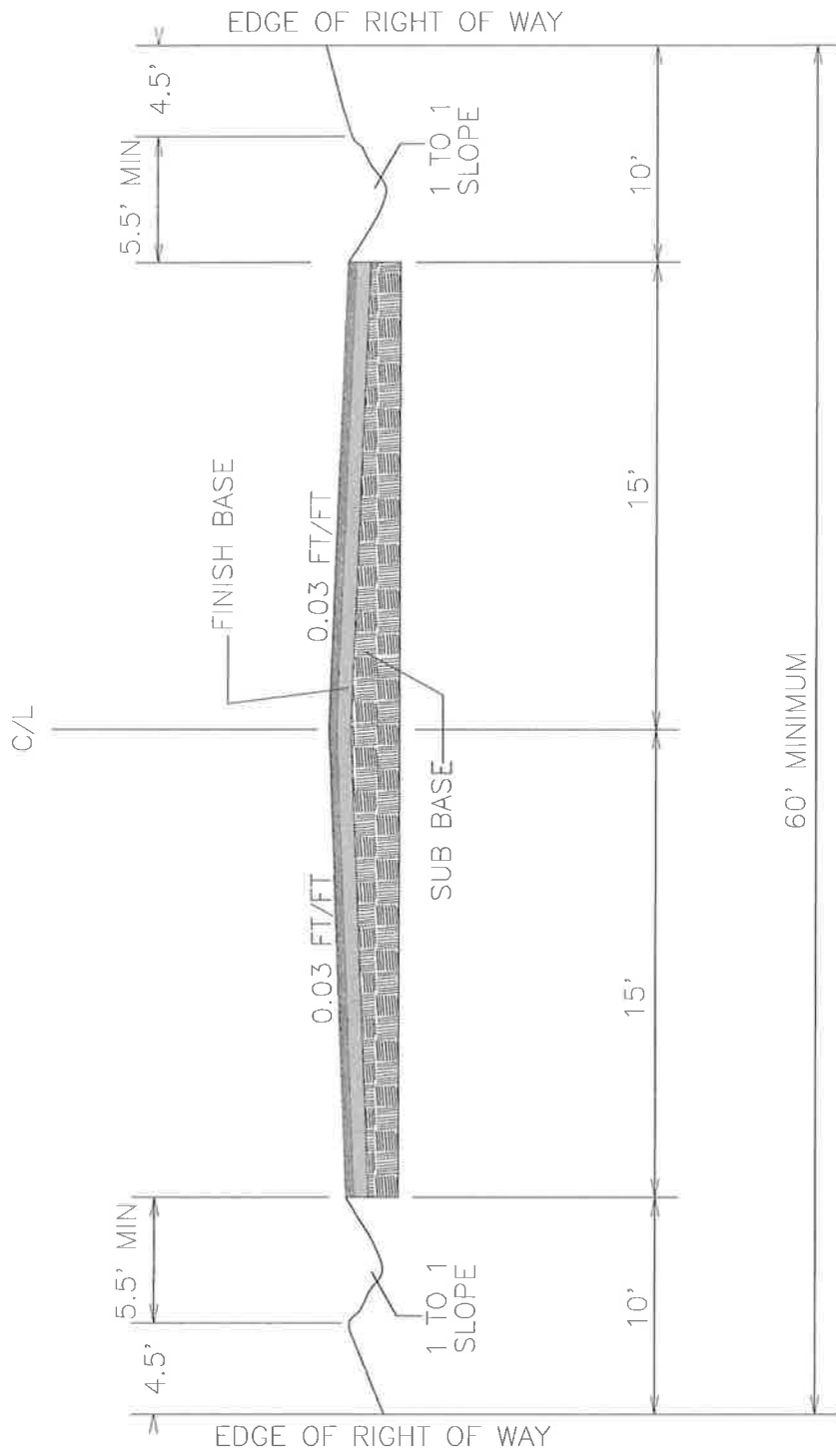
Fremont County Department of Planning and Zoning
615 Macon Avenue, Room 210
Cañon City, Colorado 81212
Telephone: (719) 276-7360
www.fremontco.com

F. STREET DESIGN CRITERIA FOR RURAL STREETS * See figures 8-12

	<u>ARTERIAL</u>	<u>COLLECTOR</u>	<u>LOCAL</u>
Right-of-way	80'	60'	50'
Intervals	3 - 5 mi	2 - 3 mi	At blocks (250' min)
Roadway widths*	40'	40'	30'
Number of lanes	2	2	2
Maximum Grade	4 - 5%	5 - 6%	6 - 8%
Travel lane widths	12 ft.'	12 ft	12 ft
Speed (MPH)	35 - 45	30 - 35	25
Surface	Paved	Not required	Not required
Parking allowed	No	No	Yes
Drainage	Required	Required	Required

* Roadway widths are considered from flow line of curb to flow line of curb.

NOTE: For street designations refer to Appendix A of the Fremont County Master Plan, dated 2002



LOCAL STREET (RURAL)

GRAVEL

FIGURE 12

E. STREET DESIGN CRITERIA-URBAN STREETS: See figures 1-7

	<u>HIGHWAY</u>	<u>PRINCIPAL ARTERIAL</u>	<u>MINOR ARTERIAL</u>	<u>COLLECTOR</u>	<u>LOCAL</u>
Right-of-way	200-300'	100'	70'	60'	50-60'
Intervals	Varies	Varies	¾-2 mi	¼-½ mi	At blocks (250')
Roadway widths*	52 - 76'	52'	48'	44'	38'
Number of lanes	4 - 8	4 - 6	4 - 6	2 - 4	2
Maximum Grade	3%	4%	4 - 5%	5 - 6%	6 - 8%
Travel lane width	12'	12'	12'	12'	12'
Speed (MPH)	55	45 - 55	35 - 45	30 - 35	25
Surface	Paved	Paved	Paved	Paved	Paved
Parking allowed	No	No	No	No	Yes
Drainage	Required	Required	Required	Required	Required

* Roadway widths are considered from flow line of curb to flow line of curb.

NOTE: For street designations refer to Appendix A of the Fremont County Master Plan, dated 2002



Jesik Consulting
Geotechnical, Water, Testing

102-D Oneida Street
Pueblo, Colorado 81003
(719) 582-5588
www.jesik.us

GEOLOGIC HAZARD, MINERAL, AND RESOURCE REPORT

FOR THE PROPERTY AT:

Royal Gorge Ranch and Resort
Fremont County, Colorado

PREPARED FOR:

Royal Gorge Ranch and Resort
Fremont County, Colorado

PREPARED BY:

Jesik Consulting
Project Number: 19-8156

Caleb Lewis
Geologist

Joseph A. Jesik, P.E.
Chief Engineer

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1. PROJECT DESCRIPTION

The scope of this study includes a geologic analysis of the site utilizing published geologic data and site-specific mapping of major visual geologic features, identification of minerals and geologic hazards with respect to the proposed development and recommended mitigation techniques.

A residential subdivision is being proposed in lots encompassing about 1.28 square miles. The parcel is currently zoned Agricultural Forestry and Rural Highway Business, but a proposal has been filed to change it to Business. The proposed residential building complex is thus consistent with the proposed zoning. The proposed site plan is enclosed in Appendix A.

A large, expansive residential building complex is proposed within an open space area. No structures are located near the site. Generally, the proposed project is appropriate in size and use for the area.

Land-surface elevation on the site ranges from approximately 6,000 to 6,452 feet, as determined by GIS measurements. The climate of the region is semi-arid and averages a mean annual precipitation of 13.5 inches.

Vegetation observed from satellite, ground imagery, and field reconnaissance included native trees, grasses and weeds at the site, with the neighboring areas containing similar vegetation.

2. LOCATION

The site is located just south of the intersection of Hwy 50 and Hwy 9 in Sections 15, 16, 21, and 22, Township 16 South, Range 71 West of the 6th Principal Meridian. A site location map is shown in Appendix A.

The site has an address of 45045 Hwy 50, Canon City, Colorado. The site encompasses multiple parcels.

3. STUDY AREA GEOLOGY, GEOLOGIC RESOURCES, AND MINERAL RESOURCES

The property is located about 28 miles southwest of the Pikes Peak Batholith and 0.6 miles northwest of the Royal Gorge Canyon. According to the Colorado Geological Survey (CGS) area map, the site is underlain by Precambrian age granodiorite, quartz diorite, and migmatitic gneiss rocks, as well as Morrison Formation sedimentary rocks in the northern most portion (though none of the latter were observed in the field). The Precambrian rocks extend west, south, and east of the site, and the Morrison Formation extends further north. Overlying these rocks are sandstone-clast sandy loam to clay loam colluvium in the northern most portion, and the rest is overlain by crystalline-clast grus. Therefore, soil development is likely minimal in this area. The slope is broadly 3.8% to the southwest.

A Jesik geologist completed a site visit to the property on December 7th and 9th, 2019. The dominant rock type observed during field reconnaissance was phaneritic to pegmatitic granite composed of potassium feldspar, muscovite mica, and milky quartz. This rock type comprised an estimate of more than 95% of the rocks observed

on site. Localized outcroppings of metamorphic sphalerite were observed in minor amounts in three places in the southeastern portion of the site.

On-site mapping indicates that the site is dominated by csk (see below), with abundant granitic rock outcrops and rocky soil. Locally steep slopes occur in places. Two mini mansion building sites (located near 38° 28.571'N, 105° 18.606'W) were observed to be in or very near drainage areas, structures founded in these areas should be located well above flood elevations and protected from erosion. Three other building sites (located near 38° 29.123'N, 105° 20.393'W) were located immediately next to a steep slope on fill. This undocumented fill should be tested and may require over-excavation, moisture conditioning, and proper compaction if structures are supported by the fill material. Generally, fill for lightly loaded structures such as a mini mansion should be compacted to within 95-percent of the maximum dry density and within 2-percent of the optimum moisture content (OMC) when determined by the standard proctor test (ASTM D698) for sandier soils. For clayey soils the moisture content may range from plus or minus 3-percent of the OMC.

Small outcroppings of sphalerite (the primary ore rock for Zinc) bearing rocks occur in places but are not likely to be in economically important amounts. No outcroppings of any Copper bearing ore minerals were observed, nor were any other economically important minerals. THE USGS Mineral Resources Online Spatial Data does not show any critical minerals in the project area. Mines in the project limits report ore of beryl, microcline, muscovite, magnetite, and quartz.

Site and area geology were evaluated from site observations and the Reconnaissance Geologic Map of the Royal Gorge Quadrangle, Fremont and Custer Counties, Colorado by Taylor et al (1975). Also, the surficial geology is derived from the Generalized Surficial Geologic Map of the Pueblo 1-degree X 2-degree quadrangle, Colorado, by Moore et al (2002). The geologic maps for this site are in Appendix B.

Jmr - Morrison And Ralston Creek Formations (Upper Jurassic) - Total thickness about 470 feet (142.5 m) Morrison Formation — varicolored gray, maroon, and green siltstone and claystone and thin beds of sandstone, limestone, and conglomerate. About 320 feet (97 m) thick Ralston Creek Formation - Arkosic conglomerate, siltstone, gypsum, sandstone, and beds of limestone containing red jasper grains. Locally overlies Precambrian rocks. As mapped, locally includes parts of the Triassic(?) and Permian Lykins Formation, such as the crinkled Forelle Limestone Member, which are too thin to be mapped separately. About 150 feet (45.5 an) thick.

Xgd - Granodiorite (Precambrian X1) - Gray, light-gray to pinkish-gray massive to foliated medium- to coarse-grained granodiorite and lesser amounts of quartz monzonite and quartz diorite. Correlates with Boulder Creek Granodiorite. Forms pinions whose margins are well foliated and are generally concordant or subconcordant to structure of enclosing gneisses. Interiors of plutons are less well foliated or are massive. Chiefly made up of oligoclase-andesine, microcline, hornblende and (or) biotite, and quartz

Xqd - Quartz Diorite (Precambrian X) - Dark- to medium-gray massive to well-foliated quartz diorite. Correlates with Boulder Creek Granodiorite. Grades into granodiorite (Xgd) or may be intruded by it; generally found as mafic shell at outer margin of major granodiorite plutons, but may form small independent plutons. Composed of oligoclase and hornblende and lesser amounts of biotite, microcline,

quartz, and iron oxides. The Xqd and Xgd intrusive units have been dated by Rb/Sr isochron and have an age of about 1,720 My (million years)

Xgn - MIGMATITIC GNEISS (PRECAMBRIAN X) - Layered gneisses, chiefly feldspathic biotite quartz-plagioclase gneiss with minor amounts of hornblende gneiss, calc-silicate gneiss, and garnetiferous and sillimanitic varieties. Characteristically gray, brownish-gray, or pinkish medium- to fine-grained well-foliated and well-layered rock. Compositional banding generally is parallel to foliation and ranges in thickness from a fraction of an inch to several tens of feet. Variably migmatitic; salmon-pink to white stringers, veinlets, or small tabular masses of quartz-plagioclase-microcline-biotite pegmatite characteristically cut the gneiss or occur as subconformable layers. The association of the sillimanite-microcline pair in rocks of appropriate composition indicates that the high-grade metamorphism reached the uppermost part of the amphibolite metamorphic facies. Late poikiloblastic muscovite indicates local retrograde metamorphism. Unit interpreted as formed from a sedimentary and volcanic sequence principally containing rhyodacitic to intermediate flows and tuffs, together with sedimentary interlayers containing volcanic detritus mixed with other clastic debris.

SURFICIAL MAP:

csk – Grus, crystalline-clast colluvium, alluvium, and rock outcrop.

cgg – Sandstone-clast sandy loam to clay loam colluvium.

Soils observed were generally thin and consisted of a silty loam with abundant gravel.

4. SUBSURFACE SITE EVALUATION

Subsurface conditions were not evaluated for this report. Subsurface conditions should be evaluated for each structure to determine site specific conditions prior to construction.

5. RECORDS REVIEW

Colorado Geological Society records, records on file with Fremont County, and the Fremont County online GIS system were reviewed to determine if the site is located within the following hazard zones:

- Expansive soil – Does not fall within zone
- Landslide area – Does not fall within zone.
- Rockfall area – Some areas do fall within zone.
- Subsidence and abandoned mine - Does not fall within zone.
- Collapsible soil - Does not fall within zone.
- Minor drainage areas – Limited number of proposed sites do fall within area (per Google Earth satellite imagery and field reconnaissance).
- Floodplain – Does not fall within zone.

6. GEOLOGIC HAZARDS, CONSTRAINTS AND MITIGATION

Geologic hazards and constraints recognized on this site include: 1) potentially expansive soil, 2) landslides, 4) radiation, 5) erosion, and 6) earthquakes. Each of these hazards are discussed in the following sections:

6.1 Expansive / Collapsible Soil

Laboratory swell tests were not conducted at this time. Isolated areas of shallow non to moderately expansive or collapsible soils may be located at the project. A typical geotechnical site investigation for areas where structures will be constructed likely will identify these soils.

Mitigation:

There are several options to build on expansive or collapsible soils such as over-excavation, moisture condition and proper compaction of on-site soils, minimum dead load footings and slabs, or drilled piers with a structural floor. These foundation systems are common and cost more than a conventional spread footing and slab foundation but are economically feasible alternatives. An open excavation observation should be completed when the foundation excavation is dug and prior to concrete placement. This observation provides a second opportunity to identify expansive or collapsible soils, if encountered. If expansive or collapsible soils are observed during the excavation observation, mitigation measures that may be recommended include over-excavation and replacement or over-excavation, moisture condition, and compaction of on-site soils, changing the foundation type from footings to minimum dead load footings, helical piers, drilled piers, or micropiles.

6.2 Landslides and Rockfall

The Colorado Landslide Susceptibility Map shows no recent landslide features. There were no signs of instability observed at the site, but a map on file with Fremont County Planning and Zoning showed the entire area in a rockfall zone. Several areas of potential rockfall were observed in the field, though most (not all) building sites were not within these areas.

Mitigation:

For structures that are built in rockfall zones, loose rocks uphill of the structure should be removed, if they can't be removed, they may be stabilized with shotcrete, blasting, or iron mesh protection methods.

6.3 Dipping Bedrock

Expansive soils and landslides are known to occur within, though are not exclusive to, dipping bedrock zones. No dipping bedrock was observed on site.

6.4 Radiation

There is not believed to be an unusual hazard from naturally occurring sources of radioactivity at the site. Most counties in Colorado have home radon levels measured above the U.S. EPA recommended "action level" of 4 picoCuries per liter of air (pCi/l). Fremont County averages 6.2 pCi/l. Results of a 1987-1988 EPA-supported radon study for Colorado indicate that granitic rock, in particular, can have an elevated level of uranium. These rocks have the potential of producing higher than average radon gas levels in homes.

Mitigation:

Providing increased ventilation in basements and crawlspaces and sealing of joints may reduce the build-up of radon gas. If such measures prove unsatisfactory, the installation of a radon reduction system may be necessary.

6.5 Erosion

There are no signs of significant erosion at the site, except in ephemeral stream areas. The slopes are covered with recent colluvium. Development of the site may increase erosion problems when vegetation is stripped, natural water drainage altered, and flow concentrated from impervious surfaces. Two mini mansion building sites (located near 38° 28.571'N, 105° 18.606'W) were observed to be in or very near drainage areas. Two sites where the road is in danger of washout were also observed at 38° 28.553'N, 105° 18.921'W and 38° 28.932'N, 105° 19.841'W.

Mines are located just north of the area, with water drainage to the south and into the building area.

Mitigation:

Concentrations of surface water should be diverted away from the steep slopes on the property as well as the backfill behind any retaining walls. Surface water control and revegetation is necessary to prevent excessive erosion. We understand that a drainage plan is being prepared by a licensed Colorado Professional Engineer.

Groundwater and surficial runoff should be chemically tested for possible contaminants from runoff from the mines just north of the building area.

It is recommended that no mini mansions be built within 50 feet of either side of the dominant ephemeral stream that cuts through the middle of the site.

6.6 Earthquakes

The area is subject to a degree of seismic activity. The area is crisscrossed by a myriad of Precambrian age faults. Geologic evidence indicates that movement along faults northeast of Cotopaxi, Colorado produced earthquakes in 2008. The Colorado Geological Society has assigned a probability of 0.6 – 0.7 for an earthquake for this area.

Mitigation:

Design and construction of the foundation and framing systems should take into consideration the seismic zone.

7. CONCLUSION AND RECOMMENDATIONS

Generally, the site is suitable for the intended land use provided mitigation measures are taken to reduce or minimize the identified conditions. Conditions that exist on the site are relatively common. Mitigation should be in the form of proper planning, design and construction practices. Recommendations contained in this and other project reports should be incorporated into the project plans, designs, specifications and construction.

Retaining walls should be design with a minimum 1 foot of free draining gravel fill extending from the top to bottom of the wall to prevent hydrostatic pressure buildup.

It is recommended that no mini mansions be built within 50 feet of either side of the dominant ephemeral stream that cuts through the middle of the site.

Mini mansion building sites located near 38° 28.571'N, 105° 18.606'W, 38° 28.553'N, 105° 18.921'W, and 38° 28.932'N, 105° 19.841'W should either be moved or mitigation

steps taken (see above) to alleviate hazards associated with those build sites (see also above).

Groundwater and surficial runoff should be tested for possible contaminants from the mines just north of the building area if existing data does not exist or shows possible contamination.

A site-specific geotechnical engineering report should be prepared by a qualified professional engineer for each structure. This report did not evaluate subsurface conditions.

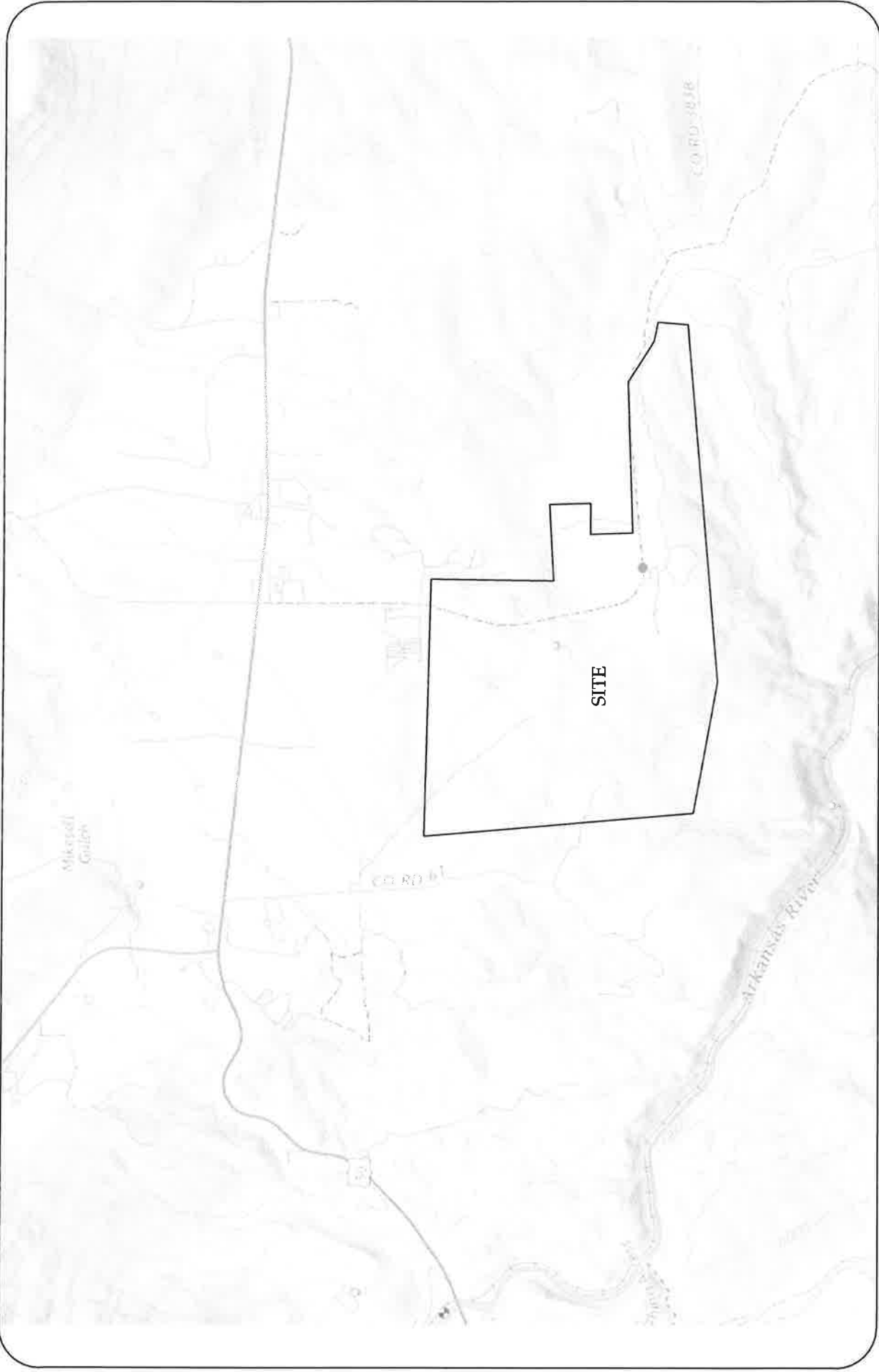
8. LIMITATIONS

In any surficial investigation, limited data is available from which to formulate soil descriptions, mineral and geologic resource descriptions, hazard reports, and generate recommendations for building and foundations and related construction components. The observations made are indicative of the surface conditions at the time and at the location the observations were made. Precipitation, seasonal changes, and excavating are just a few, but not all, of the factors that may create changes in the composition and condition of the site. If conditions are encountered which are significantly different from those described in this report, contact this office before proceeding.

By acceptance of this report all parties agree that the purpose of this report is to provide planning level geological and geotechnical data only and does not address nor was intended to address any environmental issues, hazardous materials, mold issues, toxic waste issues or other subsurface situations or conditions other than those described within this report. This report is intended for the sole use of the above-named client and their approved agents. This office cannot be responsible for any conclusions or recommendations made by other parties based upon the data contained herein.

No warranty, expressed or implied, is made.

APPENDIX A: SITE LOCATION MAP



PROJECT NUMBER:
19-8156

DATE: 12/13/2019

SCALE: 1" = 2500'

SHEET:
SP-1

SITE LOCATION

ROYAL GORGE RANCH & RESORT

FREMONT COUNTY, COLORADO



102-D Oneida Street
Pueblo, Colorado 81003
(719) 582-5588
www.jesik.us

GENERAL NOTES

USGS TOPOGRAPHICAL MAP
BOUNDARIES ARE APPROXIMATE

0 500 1250 2500
1" = 2500'

No.	Revision/Issue	Date
JJ	Rev. 0	12/19

APPENDIX B: GEOLOGY MAPS



PROJECT NUMBER: 19-8156
 DATE: 12/13/2019
 SCALE: 1" = 1250'

ROYAL GORGE RANCH & RESORT
 CANON CITY
 FREMONT COUNTY, COLORADO

Jesik
 102-D Oneida Street
 Pueblo, Colorado 81003
 (719) 582-5588
 www.jesik.us

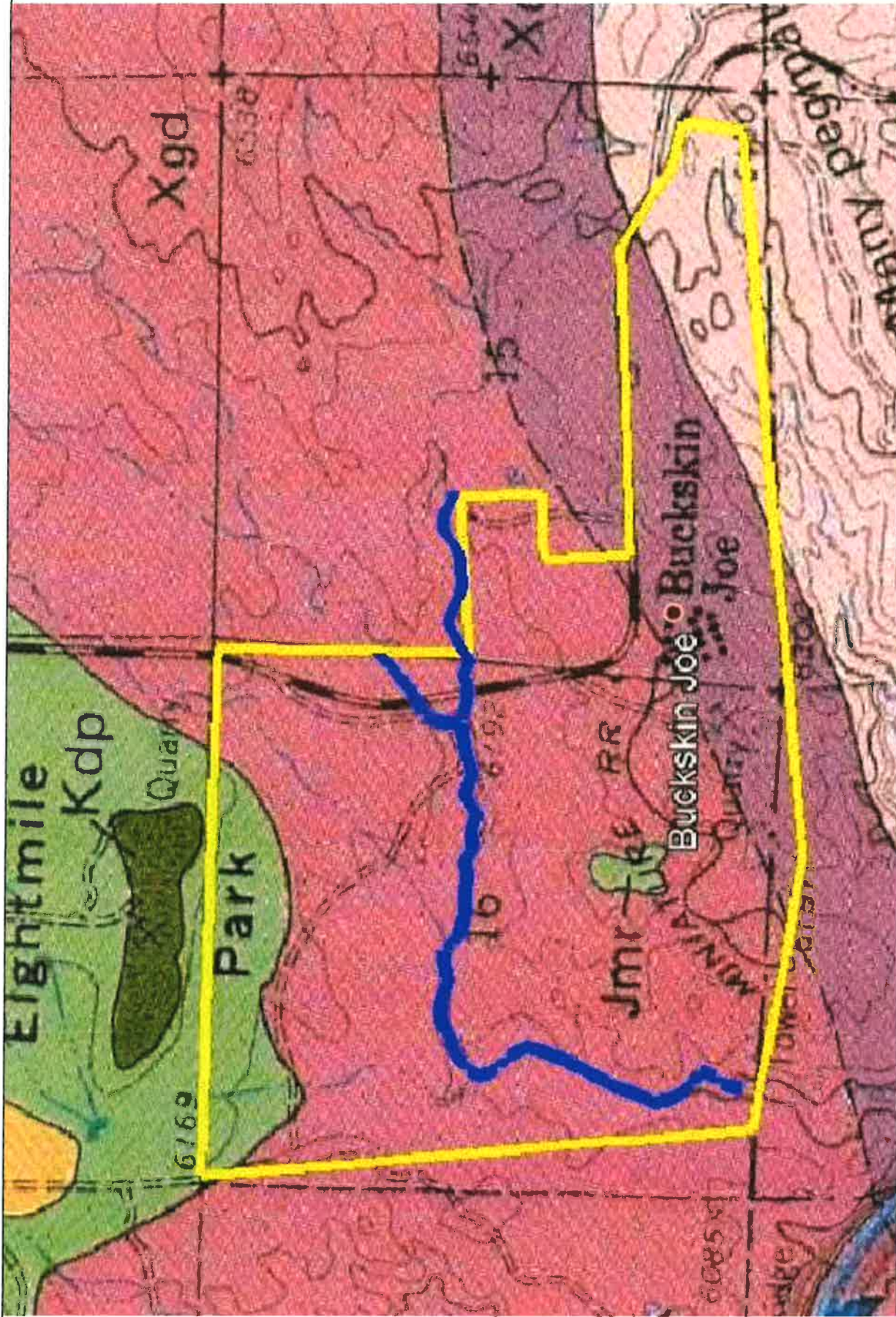
GENERAL NOTES

FROM THE GENERALIZED SURFICIAL GEOLOGIC MAP OF THE PUEBLO 1-DEGREE X 2-DEGREE QUADRANGLE, BY MOORE (2002)

0 250 625 1250
 1" = 1,250'

No.	Revision/Issue	Date
JJ	Rev. 0	12/19

SHEET: GF-1



PROJECT NUMBER: 19-8156
 SHEET: GE-2
 DATE: 12/13/2019
 SCALE: 1" = 1250'

ROYAL GORGE RANCH & RESORT
 CANON CITY
 FREMONT COUNTY, COLORADO

Jesik
 102-D Oneida Street
 Pueblo, Colorado 81003
 (719) 582-5588
 www.jesik.us

GENERAL NOTES

FROM THE GEOLOGIC MAP OF THE ROYAL GORGE QUADRANGLE, FREMONT AND CUSTER COUNTIES COLORADO, BY TAYLOR (1975)

0 250 625 1250
 1" = 1,250'

No.	Revision/Issue	Date
II	Rev. 0	12/19

3-2-2019

Ty Seufer
Royal Gorge Resort
45045 Hwy. 50
Canon City, Co. 81212

Ty;

I have reviewed the plan for the proposed Royal Gorge Resort, Fremont County Road 3A Canon City, Colorado. Requirements as noted:

- Fire apparatus access roads to have an unobstructed width of 16'. Existing and proposed gravel roadways must be maintained for fire apparatus access. Roadways, bridges, culverts must be capable of supporting 50,000 lb. fire apparatus in all weather conditions and comply with Fremont County compaction requirements. (See Fremont County Road Specifications). Roadways must be less than 10% grade. A vertical clearance of 13' 6" must be maintained above the required width of all roadways.
- Road names, Road signs, addressing and posting of addresses must be submitted for approval
- Documentation of home sizes, construction materials must be submitted for cistern sizing. Additional cisterns may be required in the commercial/business zoned area as construction takes place. The north three cisterns on CR 3A are recommended to be a minimum of 30,000 gallons, which will aid in the ISO rating for the commercial zone and surrounding areas. Permits, fees and submittal of cistern plans will be required before construction of cisterns. Cisterns must be in place and usable before homes are moved on site.
- Fire mitigation work will be required around each home site and along roadways. Mitigation along roadways will ensure escape routes.
- An additional direct roadway entrance will be required at the current Royal Gorge Railway
- Locked or electric gates will require Fire Department key boxes or switches. Gates must be a minimum of 20' in width and no less than 30' from the intersection. Gates must swing inward toward the subdivision.
- Permit fee of \$210.00 for plan review and inspections.
- Impact fee of \$304.00 will be assessed on each site when a home is moved in

If I can be of further assistance, or if I can answer any questions, please feel free to contact me.

Sincerely,

Joel Foster
Battalion Chief



CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

06-14-2021

Ty Seufer
Royal Gorge Ranch and Resort
1 Buckskin Joe Parkway
Canon City, CO 81212

Ty,

Per your request, this letter shall serve as our official acceptance of the Fire Protection Cisterns for the Residential development within the Royal Gorge Ranch and Resort.

- You have provided and installed 4 separate fire cisterns with the required fittings. These cisterns have all been flow tested and all 4 meet the minimum flow requirements of 1000 GPM.
-
- The approximate locations of these cisterns are:
 - The north western end of your property on County Road 61.
 - At the north eastern most entrance where Royal Quarry Drive meets County Road 3A.
 - Near the main entry, Buckskin Joe Parkway and County Road 3A.
 - At the east end of Buckskin Joe Parkway near where it meets County Road 3A.
- To remain compliant these cisterns must remain full at all times, and are required to be checked at least once per month.

Keep in mind that these cisterns are calculated for Fire Protection water for the residences. Any future commercial development will require recalculation and additional cisterns at that time.

If I can be of further assistance, or if I can answer any questions please feel free to contact me.

Sincerely,

Ron A Cook

Ron Cook
Life Safety Officer



**CAÑON CITY AREA
FIRE PROTECTION DISTRICT**

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

September 22, 2021

Mr. Ty Seufer
Royal Gorge Ranch & Resort
Canon City, CO 81212

RE: Road Status for Emergency Vehicle Access

Hello Ty,

After several inspections and emergency vehicle access trips through the proposed development, the Fire District finds the current configuration of roadways to meet our minimum requirements for emergency vehicle access to individual homesites and fire cisterns, subject to ordinary adverse weather conditions that may be present. This acceptance is subject to all conditions previously identified through correspondence from the District.

Please advise me if you need any further verification or documentation.

Regards,

David DelVecchio

David DelVecchio
Fire Chief



CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street
Cañon City, Colorado 81212
(719) 275-8666

November 23, 2021

Ty Seufer
Royal Gorge Ranch and Resort
1 Buckskin Joe Parkway
Canon City, CO 81212

Ty,

Per your request, this letter shall serve as guidance for use of the Fire Protection Cisterns within the Royal Gorge Ranch and Resort. This letter does not replace or alter any requirements previously stated in earlier correspondence regarding this matter. The owner and fire district agree to the following maintenance and use responsibilities.

Royal Gorge Ranch and Resort agrees:

1. The water in the cisterns is for fire protection use only. Any other use shall be reviewed prior to use, and approved solely by the Canon City Area Fire Protection District.
2. To keep each cistern full of water, to the maximum capacity of that cistern, at all times.
3. To inspect and maintain the cistern tanks, valving, adjacent areas, vehicle accessibility, and water level of each cistern monthly; and keep this record on file for inspection.
4. That any maintenance and expense required to keep the cisterns in a full ready state, as originally accepted, is the full responsibility of the Royal Gorge Ranch and Resort.
5. To grant the Canon City Area Fire Protection District to use the water contained in the cisterns for any fire protection or suppression use and manner they see fit. This includes use of the water on properties other than the Royal Gorge Ranch and Resort.

Canon City Area Fire Protection District agrees:

1. That any water taken from the cistern(s), used for any off-property fire protection, or suppression of any fire, that does not pose a threat to the Royal Gorge Ranch and Resort property, shall be replenished by the fire district at their cost.
2. Periodically inspect the cisterns and their maintenance records for compliance with acceptance terms.

If I can be of further assistance, or if I can answer any questions please feel free to contact me.

Very truly yours,

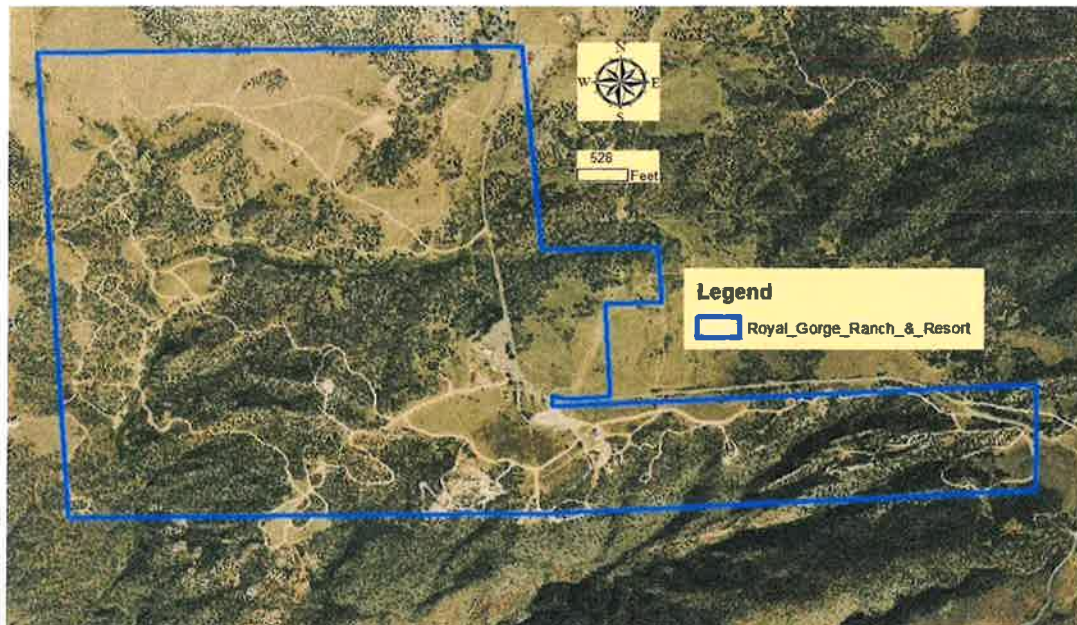
Scott Johnson
Assistant Chief
Canon City Area Fire Protection District
719-275-8666

Royal Gorge Ranch and Resort
Wildfire Hazard Review
August 2020
John Grieve
Colorado State Forest Service
For
Heidi Anderson
Controller
Royal Gorge Rafting & Zip Line Tours
Royal Gorge Ranch & Resort
White Water Bar & Grill
Castle Rock Adventure Park

Hello Heidi,

On August 26, 2020 I toured the development sites A-E as shown on the maps you provided, dated 08/08/2020, to assess vegetative and terrain conditions. Wildfire behavior is influenced by available fuels, topography and weather conditions.

The dominant vegetation on Royal Gorge Ranch and Resorts (RGRR) is Pinyon pine and One-seed juniper. Mixed brush and grass make up a continuous layer of surface vegetation, which forms small and large meadows, particularly in the northern portion of RGRR. The aerial image below shows the arrangement of the dominant vegetative type (darker) and the meadows (lighter)

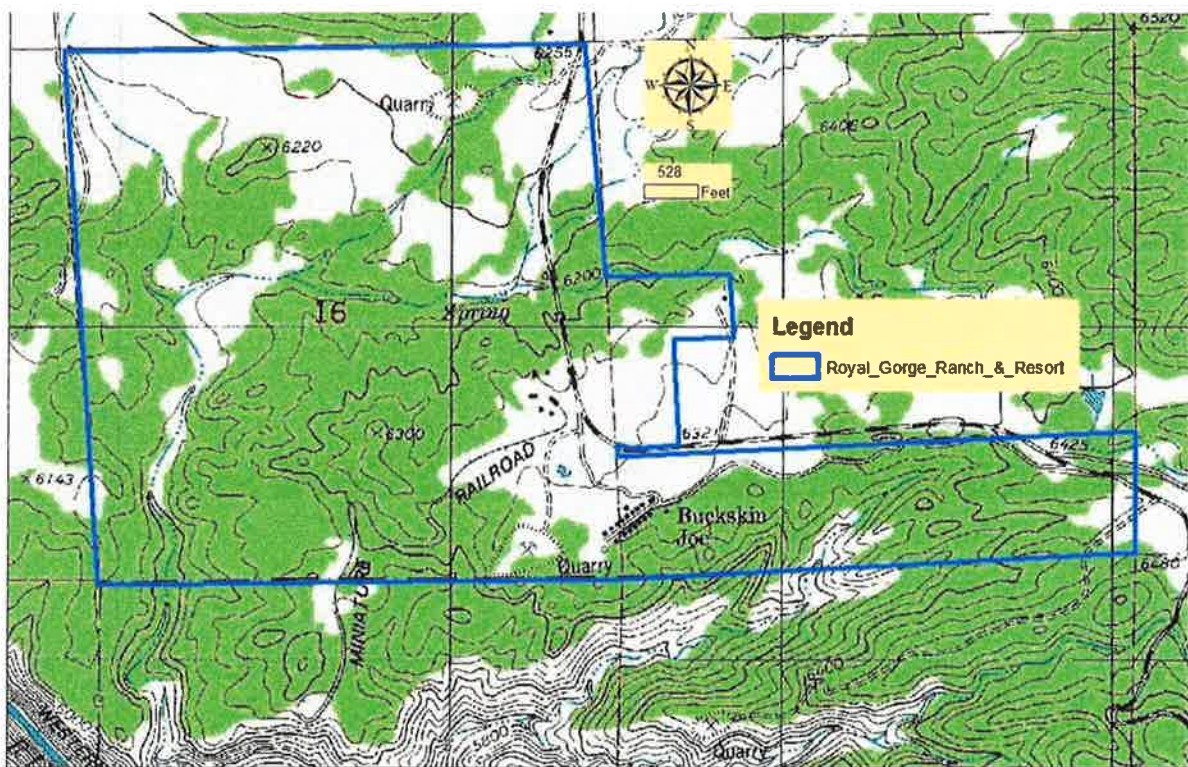


The condition of the Pinyon / Juniper woodlands has been adversely affected by bark beetles which infest and kill their primary host, Pinyon pine. As a result of past and ongoing bark beetle activity, there are a significant number of dead Pinyon pines both standing and lying on the ground which provide a significant amount of dry fuel for wildfire.

Light fuels such as short grass and widely scattered brush typically fuel fast moving fires of lower relative heat output at the flaming front. The fuel burns quickly and does not sustain flames long after the fire front has moved through the area. Areas of dense brush burn with more heat output and longer lasting flames. The rate of fire spread can be rapid, especially if there is a continuous layer of grass mixed with the brush to help carry fire forward. Adding another layer of fuel such as Pinyon / Juniper woodlands can fuel a fire with extreme heat output and much longer burning times. With the light fuels acting as the primary carrier of the fire, the rate of spread can remain rapid.

Terrain features such as steeper slopes effect wildfire behavior primarily by preheating fuels and positioning of fuel more directly in line with rising heat and flame. The uphill rate of fire spread increases with increased slope, with the rate (roughly) doubling with every 30% increase in slope when other factors (fuels, weather) remain equal.

The terrain in the western portion of RGRR (Areas A-D on the maps you provided) is gentle to moderate with slopes ranging from 10 to 30%. The steeper slopes are generally associated with intermittent drainages and small gullies which become more prevalent in the south half of this section of the property. Area E, which forms the southeastern leg of the property, has the steepest slopes which frequently exceed 50%. A deep and wide drainage with several steep side drainages leads to the river in the bottom of the gorge. This dominant terrain feature, which provides some of the more spectacular views on RGRR property could pose a threat in the event of a wildfire as it forms a chute or path for fire to spread uphill. The drainage can be seen in the aerial image on the previous page. A topographic map is shown below. (each contour line represents a 40 foot elevation change.)



Wildland-Urban Interface Risk Index:

The Wildland-Urban Interface Risk Index, created by the Colorado State Forest Service, is a rating of the potential impact of a wildfire on people and their homes. It is created using housing density combined with modeled fire behavior to determine where the greatest potential impact to people and homes is likely to occur. The index is calculated consistently for each Colorado county, available in the Colorado Forest Atlas at coloradoforestatlas.org.

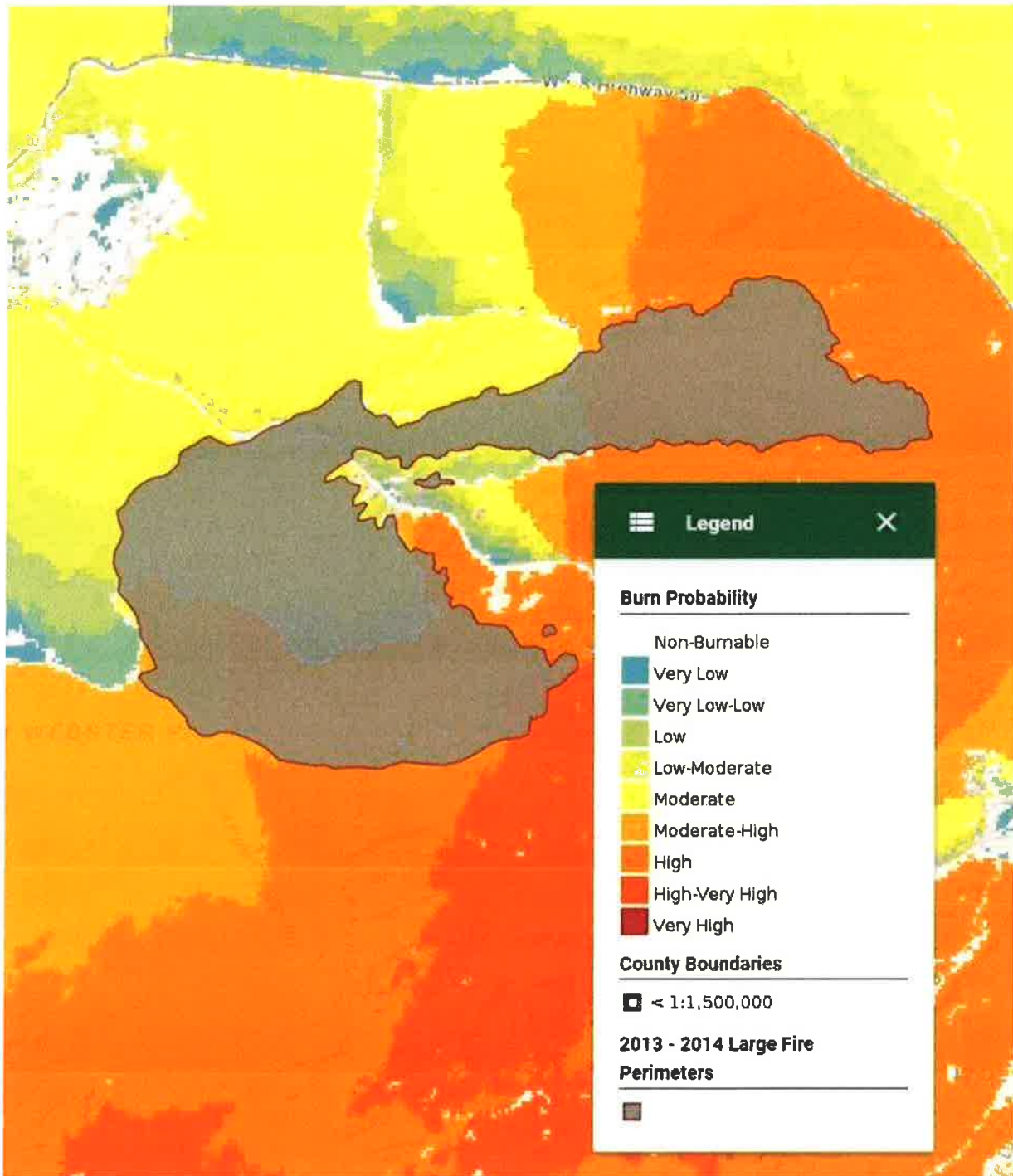
The above referenced database was used to generate a general review of the wildfire risks associated with RGRR. Maps produced by the dataset use a 30 meter per pixel resolution, which is appropriate for larger subdivisions but impractical for individual properties within a subdivision. Finer details of individual properties can be lost in the broader picture. The dataset was intended to be used in conjunction with on-site inspection of small properties. The dataset can be viewed with various themes.

Burn Probability:

Burn Probability (BP) is the annual probability of any location burning due to a wildfire. The annual BP was calculated as the number of times that a cell (30 meters x 30 meters) was burned and the number of iterations used to run the models. The annual BP was estimated for Colorado by using a stochastic (Monte Carlo) wildfire simulation approach with Technosylva's Wildfire Analyst software (www.WildfireAnalyst.com). A total number of 2,342,334 fires were simulated (3,200,000 if we consider those fires outside the Colorado border which were used in a buffer area around the study area to compute BP) with a mean ignition density of 8.68 fires/km². (from coloradoforestatlas.org)

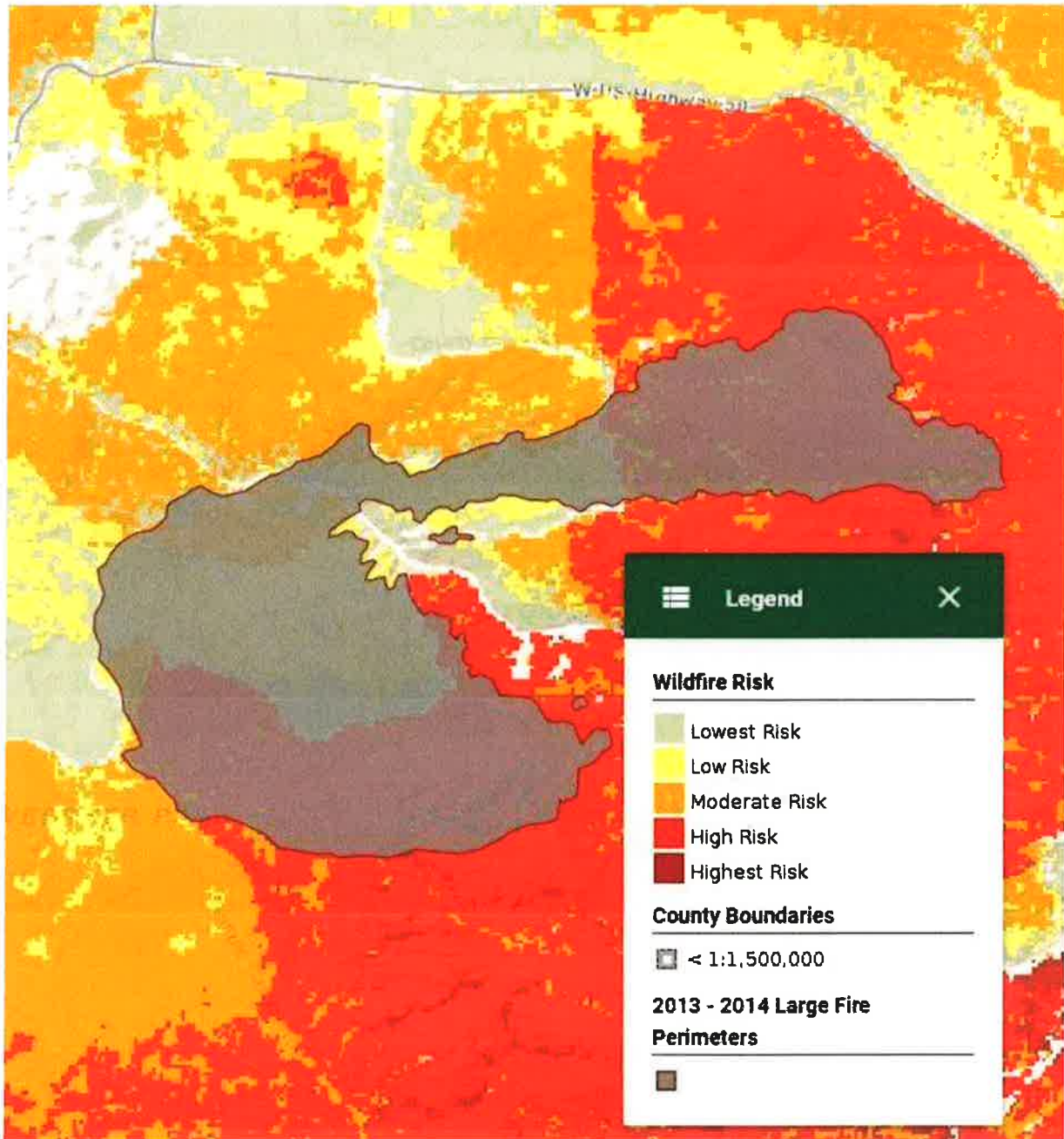
The map showing burn probability (as well as subsequent theme maps) does not include an overlay of the RGRR property boundary. I hope to be able to correct this mapping deficiency in the future with better integration of the forest atlas data set with my local GIS mapping software. For now, please use county road 3A which appears on the map as a thin white line for spatial reference. The burn footprint of the Royal Gorge fire is also shown for spatial reference.

The map shows that the RGRR property has a moderate burn probability. (see map on following page.)



Wildfire Risk:

Wildfire Risk is a composite risk map created by combining the Values at Risk Rating and the Burn Probability layers. It identifies areas with the greatest potential impacts from a wildfire – i.e. those areas most at risk when considering the four values layers. The Values at Risk Rating is a key component of Wildfire Risk. It is comprised of several individual risk layers including Wildland Urban Interface (housing density), Forest Assets, Riparian Assets and Drinking Water Importance.

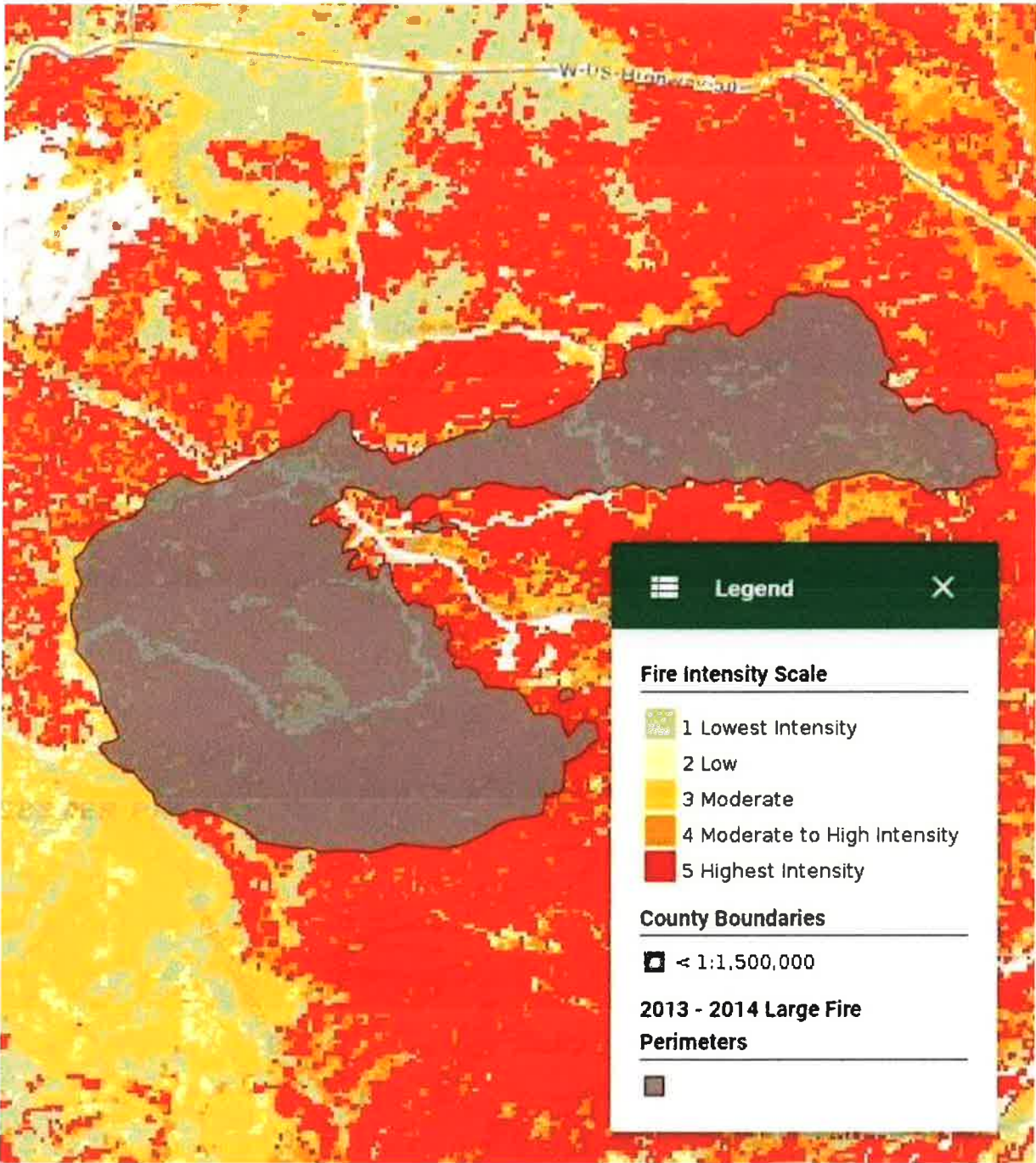


The wildfire risk theme map shows that the RGRR property has a moderate wildfire risk. Clearly, this map reflects the current values associated with the property. The addition of homes built on the property will add to the “values at risk” component used to produce the map and thus the overall wildfire risk will increase.

Fire Intensity Scale:

Fire Intensity Scale (FIS) specifically identifies areas where significant fuel hazards and associated dangerous fire behavior potential exist. Similar to the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity. FIS consist of five (5) classes where the order of

magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities.



This map shows that very high intensity wildfires are possible over much of the RGRR property. Fires that burn with this highest intensity level are very resistant to suppression efforts. Such fires are capable of producing flames over 100 feet long and often produce their own winds due to strong convective lifting (heat rising). Fire spread is increased by lifting and casting forward, small burning embers, which

can ignite fuel ahead of the main fire (spotting). Long range spotting is also possible. The Royal Gorge fire spread across the gorge from west to east by long range spotting. The potential wildfire behavior poses great potential harm or damage to life and property.

Mitigation of Risks:

Of the three primary factors effecting wildfire behavior (Fuels, Topography and Weather) only fuel can be practically manipulated. Reducing fuels serves to moderate wildfire behavior. The spatial arrangement of fuel is also an important consideration. When light, medium and heavy fuels (grass, brush, trees) are layered one over the other; the depth of the available fuel extends from the ground to the tree tops. Fire is often carried into tree tops by the close proximity of intermediate height fuels which carry the fire spread upward as well as across the landscape. Removing intermediate fuels such as brush and smaller trees from close proximity to trees desired for retention can reduce the potential for upward spread of fire. The effect is enhanced if lower limbs of retained trees are pruned to create a clear gap between grasses on the ground and the lowest branch of a retained tree. With reduced potential for vertical spread, it is possible for fire to burn across the landscape in lighter fuels alone, which do not have as much resistance to suppression efforts or potential for harm or destruction.

Fire can also spread from tree to tree across the landscape when trees are in close proximity to each other. Reducing fuels should also create horizontal separation of tree crowns and separation of trees from structures.

I strongly recommend that each home/structure built within RGRR include landscaping designed to reduce wildfire rate of spread and intensity. This landscape should extend a minimum of 100 feet from the total structure, including any projections such as decks, porches, or extended roof lines. Homes with exposures to steep, downhill slopes should add a foot of distance for each percentage of slope on the side(s) of the home with the downhill exposure.

CSFS publication 2012-1: [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones](#) provides fairly detailed guidelines on how to create and manage the landscape around homes/structures for fire safety. I recommend that these guidelines be followed. A hard copy of this publication is included with this report. Additional copies are available for download from the CSFS website: <https://csfs.colostate.edu/>.

The fuel reduction guidelines for homes may also be applied to roads and driveways to help protect emergency access and evacuation routes in the event of a large wildfire.

I hope you find this information useful to your development plans. If you have any further questions or if anything needs to be clarified, please contact me at jgrieve@colostate.edu or 719-371-1134.

Exhibit 26.1: Provide a statement evaluating the potential radiation hazard as related to the proposed land use, explaining what the hazard is or why it does not exist.

SEE PAGES 13-25 for the “Geologic, Hazard, Mineral & Natural Resource Report_Jesik” which includes **detailed information on potential radiation hazards in section 6.4 on pp. 18.**



COLORADO

Parks and Wildlife

Department of Natural Resources

Salida Service Center
7405 W Highway 50
Salida, CO 81201
P 719.530.5520 | F 719.530.5554

FREMONT COUNTY
JAN 23 2020
PLANNING & ZONING

January 15, 2020

Tanya Fleming
Office Manager
Fremont County
Department of Planning and Zoning
615 Macon Ave, Room 210
Canon City, CO 81212

Subject: PP 19-001 Royal Gorge Ranch

Dear Mrs. Fleming,

The purpose of this letter is to provide land use comments regarding the proposed Royal Gorge Ranch development located at T 18S, R 71W portions of sections 15, 16, in Canon City, Colorado. The plan calls for 810 acres to be subdivided into 339 1-acre parcels with approximately 43% of the acreage for open space.

The proposed subdivision is located west of the City of Canon City. No known threatened or endangered species currently inhabit the site. The proposed development site is occupied by native short grass prairie plant species. Passerine bird species typical of this habitat type in the region are: species of sparrows, finches, wrens, swallows, humming birds, meadow larks, doves, scaled quail, ravens, crows, and Black-billed Magpie. Birds of prey such as, Red-tailed hawks, Swainson's hawks, Nighthawks, Kestrels, and owls are also common to this area. Reptiles of the area include the short-horned lizards, triploid checkered whiptail lizards, six lined race runner lizards, racer snakes, western hognose snakes, milk snakes, coachwhips, bull snakes, garter snakes, and the western rattle snake. Mammals of the area include Mule Deer, Mountain Lion, Black bear, foxes, raccoons, coyotes, cotton-tailed rabbits, jackrabbits, bats, pocket mice and other small rodent species. While some species in these lists may be migratory or only on the property intermittently other species are currently present on the proposed site. This will be the first subdivision in this general location with this level of development.

After reviewing the application and visiting the site, Colorado Parks and Wildlife (CPW), feels that wildlife impacts can be minimized provided measures are taken to avoid adverse effects upon wildlife and wildlife habitat.

With the location of the subdivision, owners of lots in this subdivision can expect to be visited by black bears, mountain lions, and mule deer. Generally, black bear complaints center around trash, which serves as an attractant for bears. We would recommend that lot owners invest in bear proof trash containers. Trash containers should be stored in their garage or in a solid locked storage shed until the morning of trash collection during those months when bears are most active (May - Oct.). Another possible alternative would be the use of a centralized and securely fenced trash collection site with the use of bear proof dumpsters that both homeowners and the local trash hauler would have access. This would eliminate the need for numerous individual trash cans. Homeowners should also keep their barbecues and any pet food locked away in the garage or a secure storage shed as well. CPW also recommends that barbecue grills be cleaned after each use, and placed in a secure area when not in use, so to not attract wildlife.



Exhibit 24i

Much of Colorado, including Fremont County, is prime mountain lion habitat. To reduce the risk of conflicts with mountain lion CPW ask property owners to follow a few simple precautions. Install outside lighting, so you could see a lion if present. Landscape or remove vegetation to eliminate hiding places for lions especially around children's play areas. Keep pets under control. Roaming pets are easy prey and can attract lions. Use of a kennel for dogs is recommended and should include a top panel to prevent mountain lions from gaining access. CPW recommends that pets not be allowed to roam free. Both dogs and cats chase, harass or prey on various wildlife species. CPW recommends that pets be fed inside and pet food stored inside the home, garage or other secure storage facility to prevent attracting nuisance or predatory wildlife species. If pets are fed outside, CPW recommends that feeding occur only for a specified period of time and food bowls returned afterwards to a secure site for storage. Food bowls left outside overnight attract a variety of wildlife.

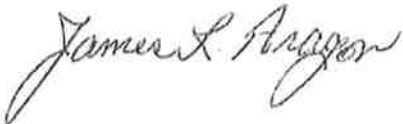
CPW notes that the feeding of most wildlife is prohibited, with the exception of birds. CPW would recommend that homeowners be discouraged from using bird feeders and hummingbird feeders since they also attract black bears. If bird feeders are used, CPW recommends they be brought in at night or placed so they are inaccessible to bears, raccoons, skunks and other wildlife species that might cause damage or threaten human safety.

CPW recommends that the developer utilize and maintain deer-resistant plantings in any development landscaping. The Colorado State University Extension provides a fact sheet "Preventing Deer Damage" to minimize conflicts. Deer will be present in the development.

CPW asks that the developer monitor and remove any invasive plant species as ground disturbance proceeds. The Colorado Weed Management Association provides the booklet "Noxious Weeds of Colorado" that provides information on identification and management of noxious weeds in Colorado.

Thank you for the opportunity to comment on this project. Should you have any questions please feel free to contact Bob Carochi, District Wildlife Manager, at (719)-276-8844.

Sincerely,



James L. Aragon
Area Wildlife Manager
Colorado Parks and Wildlife; Area 13-Salida
Cc: Bob Carochi, DWM

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

ROYAL GORGE RANCH AND RESORT

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Chapter 8 USE AND CONDUCT

8.1 Use, Occupancy, and Transfer of Interests in Units

(a) ***Residential and Related Uses.*** Units may be used only for residential and related purposes, except as the Declarant may otherwise authorize with respect to construction, marketing, and sale activities of the Declarant and Builders it designates, which may provide for a wider range of uses. An activity shall be considered “related” to a residential use and thus permitted under this section only if conducted by a person or persons residing in the Unit and only if the activity:

(1) is not apparent or detectable by sight, sound, or smell from outside of a permitted structure;

(2) complies with applicable zoning and other governmental requirements, including, without limitation, requirements for home occupation, if applicable;

(3) does not involve regular visitation of the Unit by employees who do not reside in the Unit, clients, customers, suppliers, or other business invitees, or door-to-door solicitation within the Community; and

(4) is consistent with RGR&R’s overall character and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of others, as the Board may determine in its discretion.

“**Business**” as used in connection with uses related to residential use shall have its ordinary, generally accepted meaning and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves providing goods or services to Persons other than the family of the producer and for which the producer receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required. Upon request by the Association, any Person engaged in a business activity in a Unit shall provide the Association with a copy of all permits, licenses or certificates required by governmental agencies.

(b) ***Second-Home Residential Use.*** It is the intention of the Declarant that the Community be closed during non-peak periods; specifically, it is the intention that the Community be closed during the period traditionally recognized as “winter” months, from approximately mid-October through approximately mid-March, except for the weeks of Thanksgiving, Christmas, and New Year’s Day. In conjunction with the foregoing intention, the Association shall create an annual schedule outlining when the Community will be closed. The Association shall communicate and make available

such schedule to each Owner by Board Resolution. During such closure, the Association shall prohibit any access to any Unit by any Owner, except in the case of an emergency. The Association shall undertake no responsibility to maintain any Common Area, including any road, during this period, and unauthorized access to the Community during these periods of closures shall be considered trespassing. By accepting title to a Unit, each Owner understands and agrees that their access to each Unit will be restricted as outlined herein. Notwithstanding any of the foregoing, the Association and the Declarant may undertake work within the Community regardless of whether the Community is closed, and may have full access to the Common Areas of the Community at any time necessary for such work; however, the Association shall have no obligation to maintain any portion of the Community for the sole benefit of the Declarant during times when the Community is closed.

(c) **Leasing.** For purposes of this Declaration, the terms “Lease” and “Leasing” shall refer to the regular, exclusive occupancy of a Unit by any Person other than the Owner, for which the Owner receives any consideration or benefit.

All leases shall be in writing and shall disclose that the tenants and all occupants of the leased Unit are bound by and obligated to comply with the Governing Documents. However, the Governing Documents shall apply regardless of whether such a provision is specifically set forth in the lease.

For any Lease with a term in excess of thirty (30) days, the Owner of the leased Unit shall notify the Board or the Association’s managing agent of the lease and provide any additional information the Board may reasonably require within ten (10) days of the commencement of the Lease term. The Owner must give the tenant copies of the Governing Documents. In addition to, but consistent with this subsection, the Association or the Board may adopt resolutions governing leasing and subleasing, as further provided in subsection (f).

(d) **Transfer of Title.** Any Owner desiring to sell or otherwise transfer title to his or her Unit shall give the Board at least seven days’ prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require. The Owner desiring to sell or otherwise transfer title to his or her Unit shall comply with the all applicable provisions of federal, state and local law and regulation regarding disclosure to the buyer as it relates to the Community and shall deliver to the Association the buyer’s signed acknowledgement that the Owner has made such disclosure as necessary.

(e) **Subdivision and Combination of Units.** No Person other than the Declarant and Builders whom the Declarant may authorize shall subdivide or change the boundary lines of any Unit or combine Units without the Board’s prior written approval and the prior written approval of the Declarant during the Development and Sale Period. Any such action that the Board approves shall be effective only upon

recording of an appropriate legal instrument reflecting the subdivision or new boundaries of the affected Unit(s). The Board's approval may set forth a determination of how combined Units shall be treated for purposes of voting or assessment. In the absence of such a determination, adjacent Units owned by the same Owner shall continue to be treated as separate Units for purposes of voting and assessment, even though such Units may be improved with only a physical structure.

(f) **Timesharing.** No Unit shall be used for operation of a timesharing, fraction-sharing, interval estate, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years, unless such program is established by the Declarant or with the Declarant's prior written approval.

(g) **Vehicles and Garages.** No automobile of any kind may be left upon any portion of the Community if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. Any such vehicle shall be considered a nuisance and may be removed from the Community. No motorized vehicles shall be permitted on pathways or other facilities of the Common Area except as authorized by the Board.

All vehicles shall be subject to the Governing Documents. The Board may establish and levy fines and Specific Assessments for violation of the Governing Documents. The Association may also tow, at the expense of the Owner, any vehicle parked within the Community in violation of the Governing Documents.

(h) **Signs.** No sign of any kind shall be erected by an Owner or occupant without the prior written consent of the Board, except: (i) such signs as may be required by legal proceedings; (ii) not more than one professional security sign of such size deemed reasonable by the Board in its sole discretion; (iii) a sign in a size determined by the Board advertising the Unit upon which such sign is located is for sale; and (iv) political signs erected in accordance with the requirements of the Act, provided, further, that any permitted sign under this subsection shall be posted on the Residence or with the Final Building Site, only.

Unless in compliance with this section, no signs shall be posted or erected by any Owner or occupant within any portion of the Community, including the Common Area, any Unit, any Residence or other building located on the Common Area or any Unit, if such sign would be visible from the exterior of such structure as determined in the Board's sole discretion.

The Board reserves the right to restrict the number, size, color, lettering, design and placement of all signs, subject to applicable provisions, if any, of the Act. This provision shall not apply to entry, directional, or other signs installed by the Declarant.

(i) **Lights and Overhead Utility Lines.** Unless prior approval in writing is obtained from the Declarant or the DRC by the Owner or occupant, exterior lighting visible from the street shall not be permitted except for: (i) approved lighting as originally installed on a Unit; (ii) one approved decorative post light; (iii) pathway lighting; (iv) landscape and accent lighting; (v) street lights in conformity with an established street lighting program for the Community; (vi) seasonal decorative lights during the usual and common season; or (vii) front house illumination of model homes in compliance with the Guidelines. Overhead utility lines, including lines for cable television, shall not be permitted within the Community, except for temporary lines as required during construction and lines installed by or at the request of Declarant.

(j) **Outdoor Play Equipment, etc.** The Board shall have the power to adopt Governing Documents that limit or prohibit outdoor play equipment and similar items. Without limiting the scope of such Governing Documents, the regulations may limit the location of any such items, which shall in no event be located outside of the Final Building Site.

(k) **Artificial Turf.** Yard areas of Units may be a combination of shrubs, trees, other landscape materials and xeriscape materials, as may be approved by the Reviewer upon application of the Owner. However, artificial turf may be used on any Unit outside of the Residence on such Unit as approved by the DRC.

(l) **Sight Distances at Intersections.** All property located at street intersections or driveways shall be landscaped so as to permit safe sight across such areas and to comply with applicable requirements of any governmental or quasi-governmental agency having authority regarding visibility and site distances.

(m) **Storage of Materials, Garbage, Dumping, Etc.** All garbage cans shall be located or screened so as to be concealed from view of neighboring streets and property and to prevent access to trash by wildlife. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. There shall be no dumping of: grass clippings, leaves and other debris; rubbish, trash and garbage; petroleum products, fertilizers, and other potentially hazardous or toxic substances in any drainage ditch, stream or pond within the Community, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff.

No lumber, metals, bulk materials, refuse, trash and other similar materials shall be kept, stored, or allowed to accumulate outside the Residences on any Unit, except during the initial construction period of the improvements to the Unit and except for firewood that is stacked neatly, located in the rear yard of the Unit and is not visible from the street. In addition, during construction, the building materials on any Unit shall be placed and kept in an orderly fashion. Any Unit on which construction is in progress shall be policed prior to each weekend and during the weekend all materials shall be neatly stacked or placed and any trash or waste materials shall be removed.

(n) ***Animals and Pets.*** No animals, livestock, or poultry of any kind may be raised, bred, kept or permitted on any Unit; provided, however, that a reasonable number of dogs, cats, and other usual and common household pets traditionally kept indoors, as determined by the Board from time to time whether by Board Resolution or otherwise, may be maintained and kept, but not bred for commercial purposes, within Units. No hooved animals of any kind or size, and no stables or corrals for hooved animals, shall be allowed within the Community. All pets shall be reasonably controlled by the owner whenever outside a structure and shall be kept in such a manner as to not become a nuisance by barking or other acts. The owners of the pet shall be responsible for all of the pet's actions and shall promptly clean up after the pet. If, in the sole opinion of the Board, any animal becomes dangerous or an annoyance or nuisance in the Community or to nearby property or destructive of wildlife, they shall be removed from the Community.

(o) ***Nuisance.*** It shall be the responsibility of each Owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

Each Owner shall maintain its Unit in a neat and orderly condition throughout initial construction of a Residence and not allow trash and debris from its activities to be carried by the wind or otherwise scattered within the Community. Storage of construction materials on the Unit shall be subject to such conditions, rules, and regulations as may be set forth in the Guidelines. Each Owner shall keep roadways, easements, swales, and other portions of the Community clear of silt, construction materials and trash from its activities at all times. Trash and debris during initial construction of a Residence shall be contained in standard size dumpsters or other appropriate receptacles and removed regularly from Units and shall not be buried or covered on the Unit. Owners shall remove trash and debris from the Unit and temporarily suspend construction activities on the Unit upon reasonable notice by Declarant in preparation for special events.

No noxious or offensive activity as determined by the Board through Board Resolution or otherwise shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community as determined in the sole discretion of the Board. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell,

Exhibit 31.1 – Design Standards & Waivers

Will all design standards of the Fremont County Subdivision Regulations, Appendix I and II be met by this proposal? **No.**

If no, a list of requested waivers shall be attached, noting design standards from Appendix I and II, and the proposals made by this application, and be marked as Exhibit 31.1

Please Note: The waivers in question (lot size, lot dimensions, frontage, access from private roadways, etc.) will be discussed and provided as part of the Planned Unit Development. I am happy to provide more information and details of the waivers on request.

**ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 588245

PARCEL A:

A TRACT OF LAND IN THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 15;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15, 1354.08 FEET TO THE SW CORNER OF THE N1/2SW1/4 OF SECTION 15, SAID POINT IS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING NORTH ALONG SAID WEST LINE 1634.08 FEET;
THENCE NORTH 86°08'00" EAST PARALLEL TO THE SOUTH LINE OF SAID N1/2SW1/4, 1176.73 FEET;
THENCE SOUTH PARALLEL TO SAID WEST LINE 573.73 FEET;
THENCE SOUTH 86°08'00" WEST PARALLEL TO SAID SOUTH LINE, 660.53 FEET;
THENCE SOUTH PARALLEL TO SAID WEST LINE, 1060.37 FEET TO A POINT ON SAID SOUTH LINE;
THENCE SOUTH 86°08'00" WEST ALONG SAID SOUTH LINE 516.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS AND AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED JANUARY 6, 1940 IN BOOK 282 AT PAGE 309 AND RECORDED SEPTEMBER 23, 1996 IN BOOK 785 AT PAGE 304 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4SW1/4 AND IN THE SW1/4NW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 1685.23 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 3-A;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES:

THENCE S 35°45'25" E A DISTANCE OF 62.01 FEET;
THENCE S 44°41'56" E A DISTANCE OF 117.15 FEET;
THENCE S 51°33'43" E A DISTANCE OF 76.73 FEET;
THENCE S 58°11'52" E A DISTANCE OF 134.27 FEET;
THENCE S 69°20'05" E A DISTANCE OF 88.55 FEET;
THENCE S 78°35'45" E A DISTANCE OF 65.56 FEET;
THENCE S 86°48'13" E A DISTANCE OF 73.63 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE N 0°00'00" W A DISTANCE OF 60.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A;

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ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
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ISSUED BY
STEWART TITLE GUARANTY COMPANY

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES;
THENCE N 86°48'13" W A DISTANCE OF 65.95 FEET;
THENCE N 78°35'45"W A DISTANCE OF 56.40 FEET;
THENCE N 69°20'05" W A DISTANCE OF 77.84 FEET;
THENCE N 58°11'52" W A DISTANCE OF 124.94 FEET;
THENCE N 51°33'43" W A DISTANCE OF 71.66 FEET;
THENCE N 44°41'56" W A DISTANCE OF 108.64 FEET;
THENCE N 35°45'25" W A DISTANCE OF 53.81 FEET;
THENCE N 29°04'00" W A DISTANCE OF 104.44 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 15;
THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE S 0°00'00" E ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING, FREMONT COUNTY, COLORADO.

PARCEL B:

ALL OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO.

PARCEL C:

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY COLORADO.

EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN THE S1/2S1/2 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO, CONVEYED BY DOCUMENT RECORDED JULY 29, 1998 IN BOOK 1332 AT PAGE 649 RECEPTION NO. 682898, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER COMMON TO SECTION 15 AND 14 OF SAID TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M.;

THENCE S 00°25'23"W A DISTANCE OF 635.50 FEET ALONG THE EAST LINE OF SAID S1/2S1/2, SECTION 15 TO INTERSECT THE NORTH RIGHT OF WAY LINE OF FREMONT COUNTY ROAD 3-A;

THENCE N 58°44'03" W A DISTANCE OF 102.98 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°14'14" AN ARC DISTANCE OF 248.37 FEET A CHORD BEARING OF N 69°21'10" W A DISTANCE OF 246.95 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE N 79°58'18" W A DISTANCE OF 130.29 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°42'08" AN ARC DISTANCE OF 227.31 FEET A CHORD BEARING OF N 70°07'14" W A DISTANCE OF 226.20 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE N 60°16'10" W A DISTANCE OF 504.29 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°33'04" AN ARC DISTANCE OF 163.21 FEET A CHORD BEARING OF N 64°32'42" W A DISTANCE OF 163.05 FEET

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**ALTA COMMITMENT FOR TITLE INSURANCE
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ISSUED BY
STEWART TITLE GUARANTY COMPANY

ALONG SAID RIGHT OF WAY LINE TO INTERSECT THE NORTH LINE OF SAID S1/2S1/2, SECTION 15;
THENCE N 86°33'29" E A DISTANCE OF 1252.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS, AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP NO. 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED DECEMBER 23, 1925 IN BOOK 213 AT PAGE 546 AND RECORDED AUGUST 6, 1946 IN BOOK 303 AT PAGE 599 AND RECORDED APRIL 22, 1940 IN BOOK 282 AT PAGE 457.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED SEPTEMBER 17, 2015 AT RECEPTION NO. 932218 OF THE RECORDS OF FREMONT COUNTY, COLORADO.

County of Fremont, State of Colorado.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 588245

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment to or for the account of the grantor(s) or mortgagor(s) of the full consideration for the estate or interest to be insured.
6. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
7. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
8. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.

NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), please notify the Company's escrow officer within 10 days of receipt of this title commitment.

9. Execution of an acceptable survey affidavit certifying that there have been no new improvements constructed or major structural changes made on the subject property.

NOTE: If improvements have been made on, or in connection with, the subject property, please notify the Company's escrow officer within 10 days of receipt of this title commitment.

10. Release by the Public Trustee of the Deed of Trust from AJET Ventures LLC for the use of Bank San Juans to secure \$1,050,000.00, recorded October 4, 2018, as Reception No. 966608.
11. Release by the Public Trustee of the Deed of Trust from AJET VENTURES, LLC for the use of San Juans, Division of Glacier to secure \$1,200,000.00, recorded November 27, 2019, as Reception No. 980341.
12. Deed of Trust from the Borrower to the Public Trustee for the use of the proposed lender to secure the loan.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTE: The vesting deed is shown as follows:
Warranty Deed recorded October 1, 2018, as Reception No. 966504.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 588245

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. A right of way to Fremont County as described in Deed recorded July 3, 1911 in Book 167 at Page 8, Reception No. 93119.
10. Right of Way for Road Purposes granted to Fremont County recorded September 8, 1926 in Book 231 at Page 363, Reception No. 154952.
11. Right of Way to City of Canon City recorded February 17, 1937 in Book 272 at Page 531.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

12. All mineral interests, geothermal resources and groundwater, and rights associated therewith, together with any other rights/interests as reserved in, and obligations associated with, State of Colorado Patent No. 8311 recorded February 20, 2003 at [Reception No. 763242](#).
13. County Roads 3A and 61 as evidence by Fremont County [Assessor's Map No. 3819-000](#).
14. The following matters as disclosed by the [Land Survey Plat](#) of Randy G. Reeves, Professional Land Surveyor, dated September 7, 2010:
 - a) County Road 3-A not within the boundaries of the recorded right of way.
 - b) Right of way for railroad tracks over Parcel B which extends into neighboring parcel to the South.
 - c) County roads not within the boundaries of the recorded right of ways over Parcel B.
 - d) As noted on the survey, the right of way described in that Right of Way No. 386, Book 3 document is believed to have ambiguous calls.
 - e) Royal Gorge Scenic Railroad Company and Buckskin Joe, Inc. Right of Way (Right of Way No. 1702, Book 17).
 - f) 20 foot wide Southern Colorado Power Division, Central Telephone and Utilities Corporation Right of Way (Right of Way No. 1791, Book 17).
15. Title to all minerals within and underlying the premises, together with all mining and drilling rights and other rights, privileges and other immunities relating thereto.
16. Reservation for ditches canals constructed by the Authority of the United States in Patent recorded January 11, 1912 in [Book 54 at Page 360](#). (Applies to Parcel A)
17. Possible reservation of all mineral rights and rights of way for all roads and rights of way for maintenance of powerlines now existing on premises as reserved and as shown on deed recorded March 30, 1950 in [Book 316 at Page 592](#) and September 8, 1952 in Book 332 at Page 174. (Applies to Parcel A)
18. Easement granted to Southern Colorado Power Company recorded March 26, 1946 in Book 303 at Page 284 and September 1, 1960 in [Book 418 at Page 90](#). (Applies to Parcel A)
19. Right of Way Easement granted to Mountain States Telephone and Telegraph Company, A Colorado Corporation recorded June 11, 1984 in [Book 705 at Page 295](#). (Applies to Parcel A)
20. Right of Way Easement granted to Mountain States Telephone and Telegraph Company, A Colorado Corporation, recorded January 22, 1986 in [Book 750 at Page 259](#). (Applies to Parcel A)
21. Right of Way for ditches or canals as reserved in United States Patent recorded October 12, 1926 in [Book 213 at Page 229](#). (Applies to Parcel C)
22. Easement granted to Southern Colorado Power Company recorded March 26, 1946 in [Book 303 at Page 284](#) Reception No. 240915. (Applies to Parcel C)
23. Easement granted to Southern Colorado Power Company recorded August 7, 1946 in [Book 303 at Page 598](#). (Applies to Parcel C)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 588245

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 8 of 9



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

24. Easement granted to Southern Colorado Power Company recorded December 27, 1960 in Book 421 at Page 185. (Applies to Parcel C)
25. Right of way Easement granted to Mountain States Telephone and Telegraph Company recorded January 22, 1986 in Book 750 at Page 252. (Applies to Parcel C)
26. State of Colorado Certificate of Title for a Manufactured Home recorded November 27, 2018 as Reception No. 968271.

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ALTA Commitment For Title Insurance 8-1-16 (4-2-18)
Page 9 of 9

AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 588245

STATEMENT OF CHARGES

These charges are due and payable before a policy can be issued:

TO BE DETERMINED Rate

TO BE DETERMINED::

\$500.00

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ALTA Commitment For Title Insurance 8-1-16

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DISCLOSURES

File No.: 588245

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

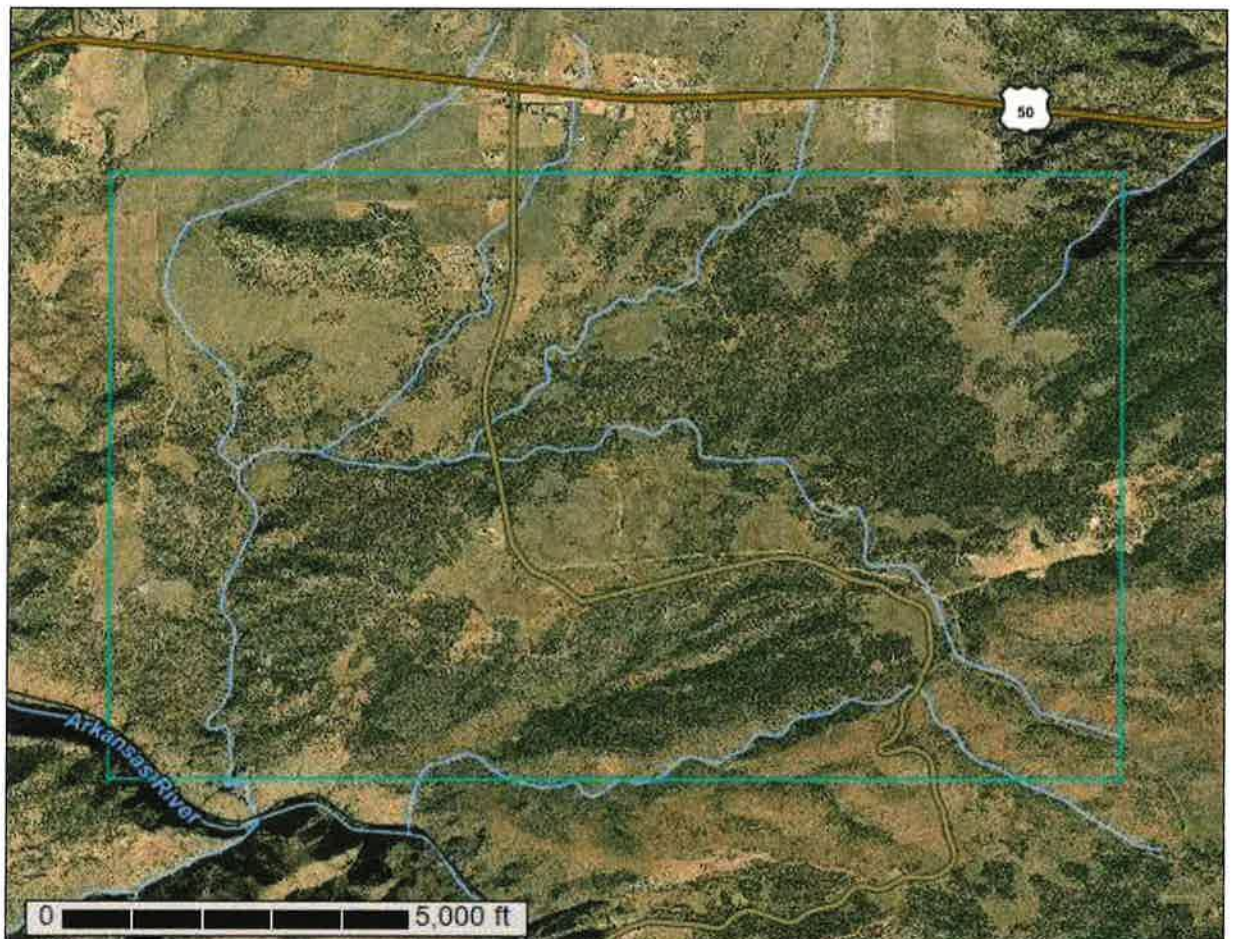
Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

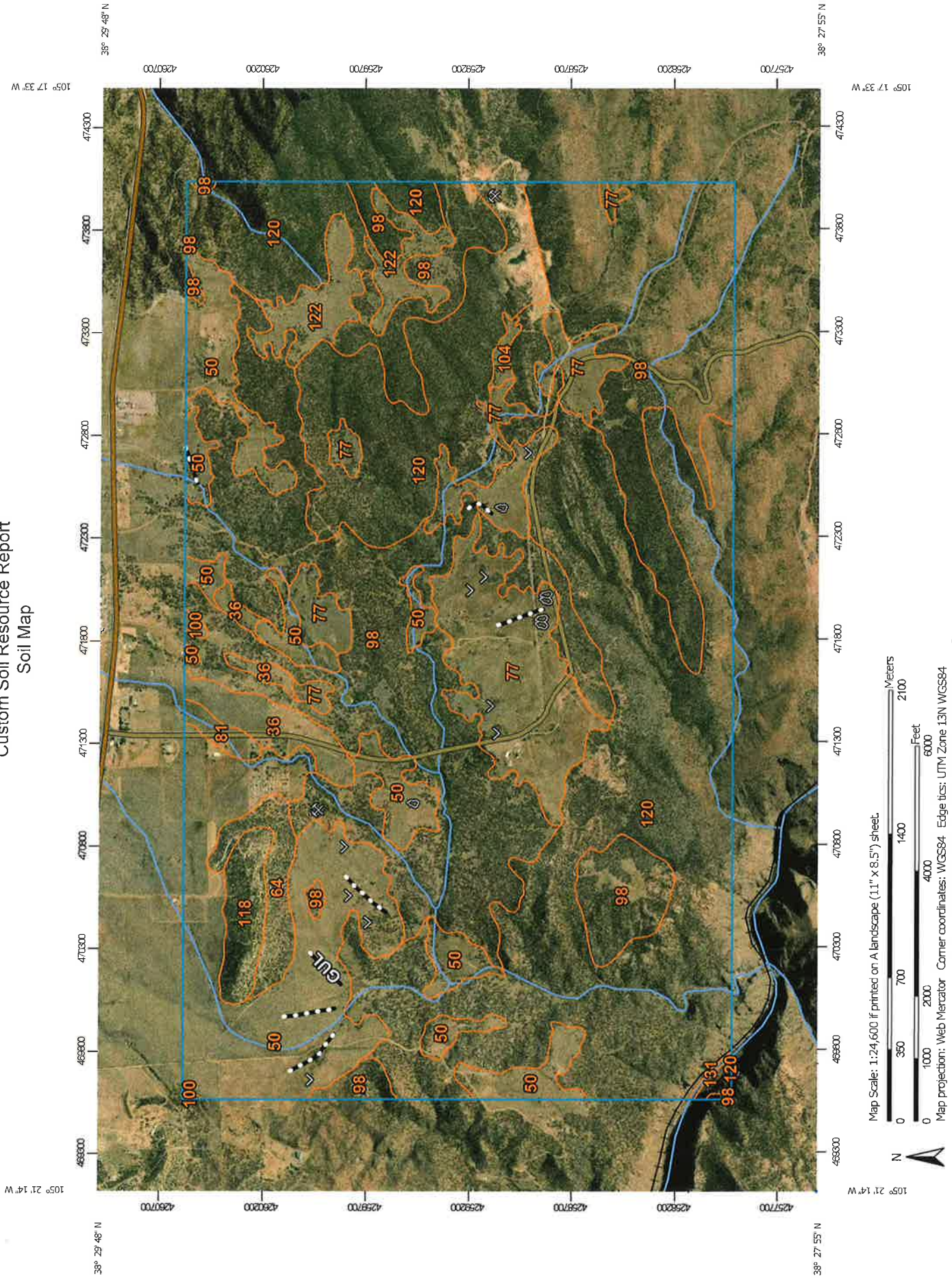
Custom Soil Resource Report for Fremont County Area, Colorado

ROYAL GORGE RANCH & RESORT












































July 18, 2020

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Story Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot		Streams and Canals
		Closed Depression		Transportation
		Gravel Pit		Rails
		Gravelly Spot		Interstate Highways
		Landfill		US Routes
		Lava Flow		Major Roads
		Marsh or swamp		Local Roads
		Mine or Quarry		Background
		Miscellaneous Water		Aerial Photography
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado
 Survey Area Data: Version 18, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 19, 2013—Nov 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Fort Collins loam, cool, 2 to 5 percent slopes	51.6	Hydrologic Soil Group B 1.7%
50	Kim loam, cool, 3 to 8 percent slopes	448.1	B 15.2%
64	Louviers-Travessilla complex, 20 to 50 percent slopes	38.9	D 1.3%
77	Nunn clay loam, 3 to 8 percent slopes, dry	254.3	C 8.6%
81	Otero fine sandy loam, 3 to 8 percent slopes	11.5	A 0.4%
98	Roygorge very gravelly sandy clay loam, 25 to 50 percent slopes	978.7	D 33.1%
100	Sedillo cobbly sandy loam, 4 to 25 percent slopes	3.1	B 0.1%
104	Shanta loam, 0 to 3 percent slopes	6.3	B 0.2%
118	Travessilla-Rock outcrop complex, 5 to 50 percent slopes	37.4	D 1.3%
120	Ustic Torriorthents, bouldery-Rock outcrop complex, 35 to 90 percent slopes	1,056.8	D 35.8%
122	Wages loam, 2 to 9 percent slopes	66.5	B 2.3%
131	Water	1.6	0.1%
Totals for Area of Interest		2,954.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made



Stewart Title Company
113 Latigo Ln, Ste C
Canon City, CO 81212

Real partners. Real possibilities.™

Date: December 16, 2020

File Number: 588245

Property Address: 1363, 1698 County Road #A, Canon City, CO 81212

Buyer/Borrower: AJET Ventures LLC

Revision Number: Amendment No. 5

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.

THIS REVISION INCLUDES THE FOLLOWING CHANGES:

Schedule A - Effective Date has been updated

Schedule B - Part 1 - No Change

Schedule B – Part II – No Change

Statement of Charges – No Change

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

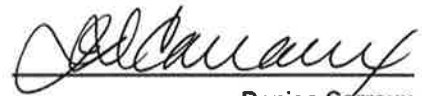
Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.


Authorized Countersignature
Stewart Title Company
113 Latigo Ln, Ste C
Canon City, CO 81212




Matt Morris
President and CEO


Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

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File No.: 588245

ALTA Commitment For Title Insurance 8-1-16

Page 1 of 3



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I - Requirements;
 - (f) Schedule B, Part II - Exceptions; and
 - (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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File No.: 588245

ALTA Commitment For Title Insurance 8-1-16

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA Commitment For Title Insurance 8-1-16

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Stewart Title Company
Issuing Office: 113 Latigo Ln, Ste C, Canon City, CO 81212
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 588245
Issuing Office File Number: 588245
Property Address: 1363, 1698 County Road #A, Canon City, CO 81212
Revision Number: Amendment No. 5

1. Commitment Date: December 10, 2020 at 8:00AM
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA Owner's Standard
Proposed Insured:
 - (b) ALTA Loan Standard
Proposed Insured: TBD its successors and/or assigns
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
AJET Vertures LLC, a Colorado Limited Liability Company
5. The Land is described as follows:
See Exhibit "A" Attached Hereto

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ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

Page 1 of 9





Date: February 29, 2024

Address: Fremont County Department of Planning and Zoning
615 Macon Avenue - Room 210
Canon City, CO 81212

Re: Amendment to Stormwater Drainage Report
Royal Gorge Ranch & Resort
1 Buckskin Joe Parkway
Cañon City, CO 81212

To Whom It May Concern,

Please accept this letter and attachments as an amendment to the Stormwater Drainage Report for the Royal Gorge Ranch & Resort, dated July 23, 2020. This amendment addresses the reduction in the number of total lots for the planned development. The original site layout included 300 lots and this amended plan includes 138 lots, a reduction of 162 lots.

The following USGS Streamstats data (green text) was utilized for this analysis:

HISTORIC CONDITIONS ANALYSIS STREAMSTATS INFORMATION UTILIZED									
BASIN / DESIGN POINT	BASIN SIZE		WEIGHTED CURVE NUMBER	HYDRAULIC LENGTH		SLOPE (BETWEEN 10% & 85%)		TIME OF CONCENTRATION	
	SQ. MI.	ACRES	CN	MILES	FEET	FT. PER MILE	%	HOURS	MIN
H1 / DP1	1.100	704.0	77.0	1.91	10,084.8	179.7	3.40%	1.02	61.20
H2 / DP2	0.082	52.7	80.0	0.55	2,904.0	356.5	6.75%	0.35	21.00
H3 / DP3	0.020	12.5	80.3	0.25	1,320.0	507.8	9.62%	0.19	11.40
H4 / DP4	0.026	16.4	78.4	0.25	1,320.0	980.1	18.56%	0.16	9.60
H5 / DP5	0.020	12.7	78.6	0.22	1,161.6	1,248.5	23.65%	0.12	7.20
H6 / DP6	0.086	55.2	79.7	0.62	3,273.6	376.9	7.14%	0.32	19.20
H7 / DP7	0.110	70.4	76.7	0.74	3,907.2	300.3	5.69%	0.41	24.60

The program Hydraflow Hydrographs, SCS method, was utilized to calculate the historic and developed flows (refer to attached Hydrograph Return period Recap report).

This analysis considers 66 single pods and 72 double pods to be constructed. Two (2) detention ponds are constructed within the delineated Basins, D1a and D1b. The net post development flows are mitigated, with the detention ponds, see summary table below;

DESIGN POINT	Q ₁₀		Q ₁₀₀	
	HISTORIC	DEVELOPED	HISTORIC	DEVELOPED
	CFS		CFS	
1	102.36	98.33	380.14	365.98
2	17.67	18.82	56.92	58.91
3	5.09	5.43	15.29	15.87
4	5.56	6.09	18.13	19.06
5	4.32	4.49	14.01	14.32
6	18.32	19.52	59.43	61.50
7	15.03	15.62	58.75	59.91
TOTALS	168.35	168.30	602.67	595.55
DIFFERENCE	-0.05		-7.12	

Colorado

P.O. Box 20364
4434 Valverde Court
Colo. City, CO 81019

New Mexico

P.O. Box 143
57 Ventero Rd
Amalia, NM 87512

Office: (719) 676-2551
Fax: (719) 676-2554



Developed stormwater from the subject property ultimately flows to the Arkansas River. The location of the river, from the subject property, ranges from 2,000 to 4,000 linear feet away and ± 390 lower in elevation. Stormwater flows will continue in the historic drainage ways, from each design point (DP) towards the river.

As a result of the $\pm 54\%$ reduction in residential lots within the ± 810 acre site, along with detention ponds, the net developed stormwater flows are mitigated to or below the calculated historic stormwater flowrates (10 and 100 year storm events).

Attached to this amendment please find the updated stormwater plans. Please contact our office directly for any questions you may have.

Sincerely,



Amanda Atencio, P.E., C.F.M
ATENCIO ENGINEERING, INC.
aatencio@atencioengineering.com

Attachments:

- Attachment 1 - Historic Conditions - Drainage Plan (Sheet 1 of 3)
Developed Conditions – Drainage Plan (Sheet 2 of 3)
Detention Pond Details – Developed Conditions (Sheet 3 of 3)
- Attachment 2 – Developed Weighted Curve Number Calculations
- Attachment 3 – Hydrograph Return Period Recap
Hydraflow Pond Reports D1a
Hydraflow Pond Reports D1b
- Attachment 4 – USGS StreamStats Data

Colorado

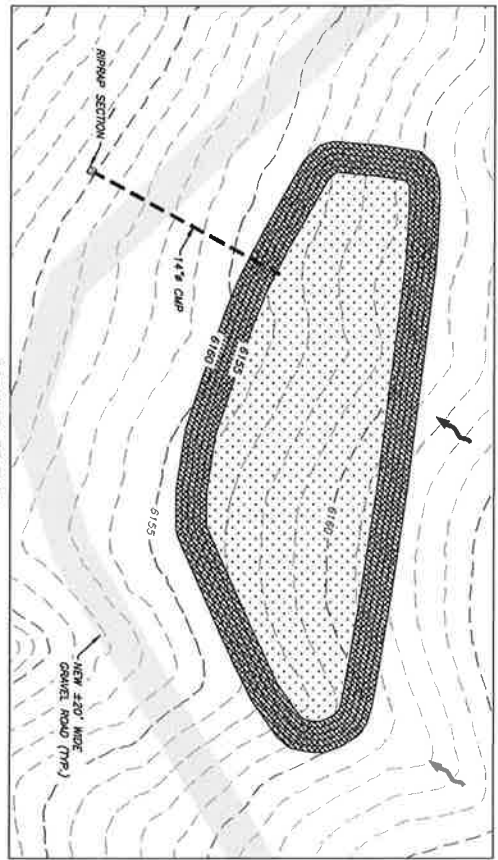
P.O. Box 20364
4434 Valverde Court
Colo. City, CO 81019

New Mexico

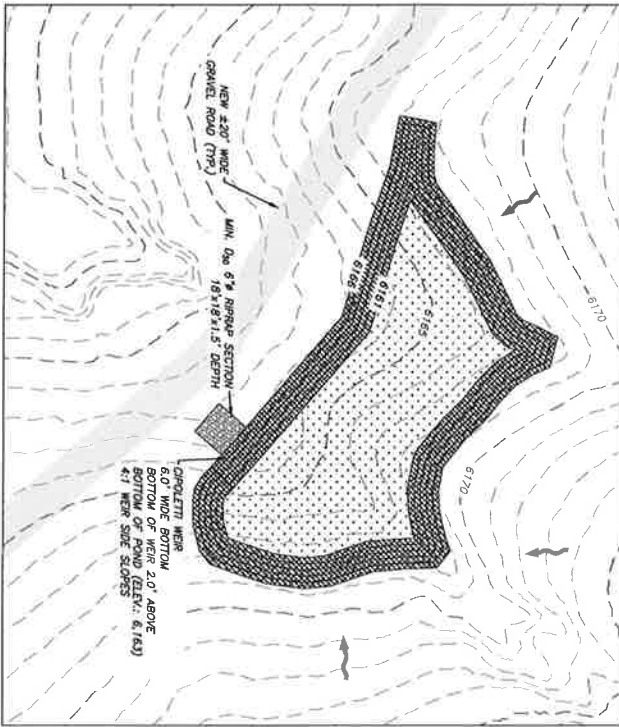
P.O. Box 143
57 Ventero Rd
Amalia, NM 87512

Office: (719) 676-2551
Fax: (719) 676-2554

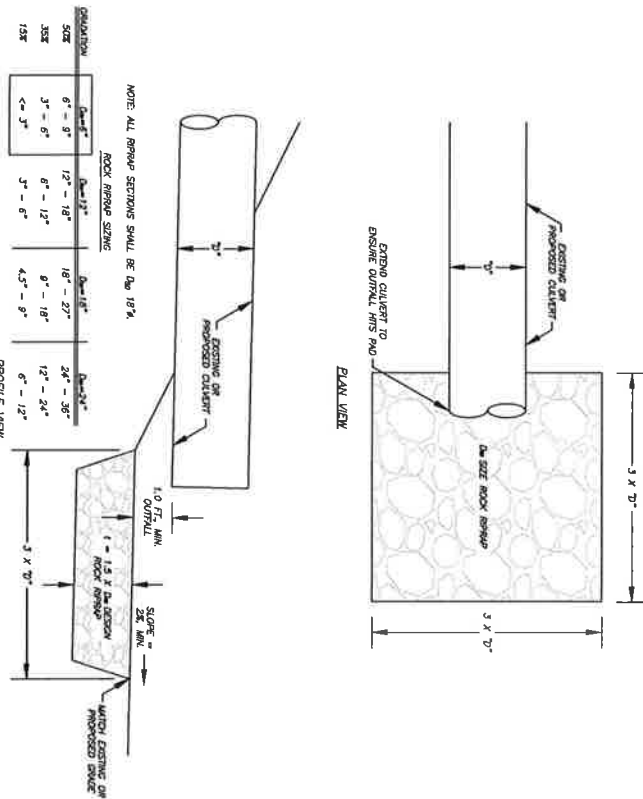
ATTACHMENT 1 – DRAINAGE PLAN SET



DETECTION POND D1A



DETECTION POND D1B



DEVELOPED CONDITIONS
DETECTION POND DETAILS

ROYAL GORGE RANCH & RESORT
1 BUCKSKIN JOE PARKWAY
CANON CITY, CO 81212

DATE	REVISIONS
DESIGN CLB 07/23/20	DATE DESCRIPTION
DRAFTED CLB 07/23/20	02/27/24 REVISED DESIGN
APPROVAL AMA 07/23/20	
SCALE: AS SHOWN	
FILE: 114-23_POND DETAILS 2024.dwg	

TAE ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

OFFICE: (719) 676-2551 FAX: (719) 676-2554

**ATTACHMENT 2 - DEVELOPED WEIGHTED
CURVE NUMBER CALCULATIONS**

DEVELOPED Weighted Curve Number Calculations							
Basin	Type of Surface	Quantity	Square Ft.	Area (acres)	CN	Area*CN	% of Total Site
D1	Existing Surfacing (Historic Conditions)	-	29,345,921.7	673.7	77.0	51880.8	95.7%
	New Gravel Roads (±20 Wide)	57,869	1,111,091.3	25.5	90.0	2295.6	3.6%
	New Gravel Driveways (16'x36' = 576 FT ²)	99	38,016.0	0.9	90.0	78.5	0.1%
	Tiny Mansion - Double Pod	50	105,600.0	2.4	98.0	237.6	0.3%
	Tiny Mansion - Single Pod	49	65,611.0	1.5	98.0	147.6	0.2%
	Sub Total			30,666,240.0	704.0		77.6
D2	Existing Surfacing (Historic Conditions)	-	2,168,087.3	49.8	80.0	3979.3	94.4%
	New Gravel Roads (±20 Wide)	5,169	103,389.9	2.4	91.0	216.0	4.5%
	New Gravel Driveways (16'x36' = 576 FT ²)	11	6,336.0	0.1	91.0	13.2	0.3%
	Tiny Mansion - Double Pod	6	12,672.0	0.3	98.0	28.5	0.6%
	Tiny Mansion - Single Pod	5	6,695.0	0.2	98.0	15.1	0.3%
	Sub Total			2,297,180.2	52.7		80.6
D3	Existing Surfacing (Historic Conditions)	-	511,230.2	11.7	80.3	942.1	94.0%
	New Gravel Roads (±20 Wide)	1,255	25,107.6	0.6	91.0	52.5	4.6%
	New Gravel Driveways (16'x36' = 576 FT ²)	3	1,728.0	0.0	91.0	3.6	0.3%
	Tiny Mansion - Double Pod	2	4,224.0	0.1	98.0	9.5	0.8%
	Tiny Mansion - Single Pod	1	1,339.0	0.0	98.0	3.0	0.2%
	Sub Total			543,628.8	12.5		81.0
D4	Existing Surfacing (Historic Conditions)	-	672,287.5	15.4	78.4	1210.5	93.8%
	New Gravel Roads (±20 Wide)	1,615	32,293.3	0.7	91.0	67.5	4.5%
	New Gravel Driveways (16'x36' = 576 FT ²)	5	2,880.0	0.1	91.0	6.0	0.4%
	Tiny Mansion - Double Pod	3	6,336.0	0.1	98.0	14.3	0.9%
	Tiny Mansion - Single Pod	2	2,678.0	0.1	98.0	6.0	0.4%
	Sub Total			716,474.9	16.4		79.3
D5	Existing Surfacing (Historic Conditions)	-	536,274.7	12.3	78.6	967.4	97.2%
	New Gravel Roads (±20 Wide)	326	6,511.7	0.1	91.0	13.6	1.2%
	New Gravel Driveways (16'x36' = 576 FT ²)	4	2,304.0	0.1	91.0	4.8	0.4%
	Tiny Mansion - Double Pod	2	4,224.0	0.1	98.0	9.5	0.8%
	Tiny Mansion - Single Pod	2	2,678.0	0.1	98.0	6.0	0.5%
	Sub Total			551,992.3	12.7		79.0
D6	Existing Surfacing (Historic Conditions)	-	2,279,784.1	52.3	79.7	4169.1	94.9%
	New Gravel Roads (±20 Wide)	5,112	102,234.0	2.3	91.0	213.6	4.3%
	New Gravel Driveways (16'x36' = 576 FT ²)	9	5,184.0	0.1	91.0	10.8	0.2%
	Tiny Mansion - Double Pod	5	10,560.0	0.2	98.0	23.8	0.4%
	Tiny Mansion - Single Pod	4	5,356.0	0.1	98.0	12.0	0.2%
	Sub Total			2,403,118.1	55.2		80.3
D7	Existing Surfacing (Historic Conditions)	-	2,992,716.8	68.7	76.7	5267.5	97.6%
	New Gravel Roads (±20 Wide)	2,871	57,410.2	1.3	91.0	119.9	1.9%
	New Gravel Driveways (16'x36' = 576 FT ²)	7	4,032.0	0.1	91.0	8.4	0.1%
	Tiny Mansion - Double Pod	4	8,448.0	0.2	98.0	19.0	0.3%
	Tiny Mansion - Single Pod	3	4,017.0	0.1	98.0	9.0	0.1%
	Sub Total			3,066,624.0	70.4		77.0

*Each defined site includes either a Single Pod Tiny Mansion (±1,339 SQ.FT.) or a Double Pod Tiny Mansion (±2,112 SQ.FT.).

ATTACHMENT 3 – HYDRAFLOW CALCULATIONS

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	-----	-----	-----	-----	102.36	-----	-----	380.14	H1 / DP1
3	SCS Runoff	-----	-----	-----	-----	-----	4.166	-----	-----	14.47	D1a
4	Reservoir	3	-----	-----	-----	-----	0.302	-----	-----	0.765	POND D1a
5	Reach	4	-----	-----	-----	-----	0.217	-----	-----	0.635	D1a to DP1
6	SCS Runoff	-----	-----	-----	-----	-----	12.55	-----	-----	44.74	D1b
7	Reservoir	6	-----	-----	-----	-----	4.423	-----	-----	33.24	POND D1b
8	Reach	7	-----	-----	-----	-----	2.692	-----	-----	12.29	PND D1b TO DP1
9	SCS Runoff	-----	-----	-----	-----	-----	98.20	-----	-----	355.30	D1c
10	Combine	5, 8, 9	-----	-----	-----	-----	98.33	-----	-----	365.98	D1 / DP1
12	SCS Runoff	-----	-----	-----	-----	-----	17.67	-----	-----	56.92	H2 / DP2
13	SCS Runoff	-----	-----	-----	-----	-----	18.82	-----	-----	58.91	D2 / DP2
15	SCS Runoff	-----	-----	-----	-----	-----	5.087	-----	-----	15.29	H3 / DP3
16	SCS Runoff	-----	-----	-----	-----	-----	5.432	-----	-----	15.87	D3 / DP3
18	SCS Runoff	-----	-----	-----	-----	-----	5.563	-----	-----	18.13	H4 / DP4
19	SCS Runoff	-----	-----	-----	-----	-----	6.085	-----	-----	19.06	D4 / DP4
21	SCS Runoff	-----	-----	-----	-----	-----	4.320	-----	-----	14.01	H5 / DP5
22	SCS Runoff	-----	-----	-----	-----	-----	4.492	-----	-----	14.32	D5 / DP5
24	SCS Runoff	-----	-----	-----	-----	-----	18.32	-----	-----	59.43	H6 / DP6
25	SCS Runoff	-----	-----	-----	-----	-----	19.52	-----	-----	61.50	D6 / DP6
27	SCS Runoff	-----	-----	-----	-----	-----	15.03	-----	-----	58.75	H7 / DP7
28	SCS Runoff	-----	-----	-----	-----	-----	15.62	-----	-----	59.91	D7 / DP7

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:34 PM

Hyd. No. 4

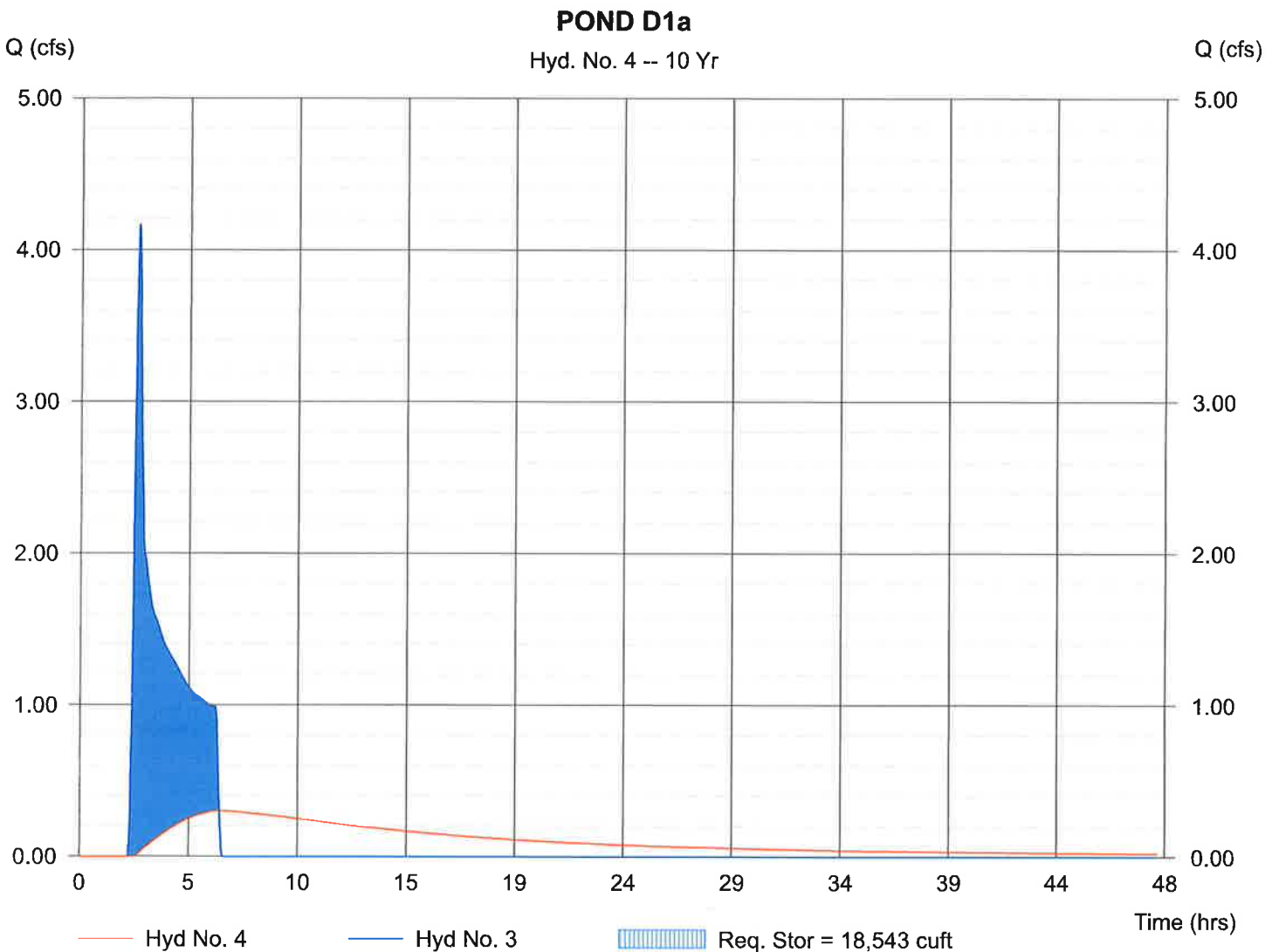
POND D1a

Hydrograph type = Reservoir
Storm frequency = 10 yrs
Inflow hyd. No. = 3
Reservoir name = POND D1a

Peak discharge = 0.302 cfs
Time interval = 1 min
Max. Elevation = 6156.03 ft
Max. Storage = 18,543 cuft

Storage Indication method used.

Hydrograph Volume = 17,361 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:15 PM

Pond No. 1 - POND D1a

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6155.00	16,990	0	0
1.00	6156.00	18,855	17,923	17,923
2.00	6157.00	20,778	19,817	37,739
3.00	6158.00	22,759	21,769	59,508
4.00	6159.00	24,796	23,778	83,285
5.00	6160.00	27,000	25,898	109,183

Culvert / Orifice Structures

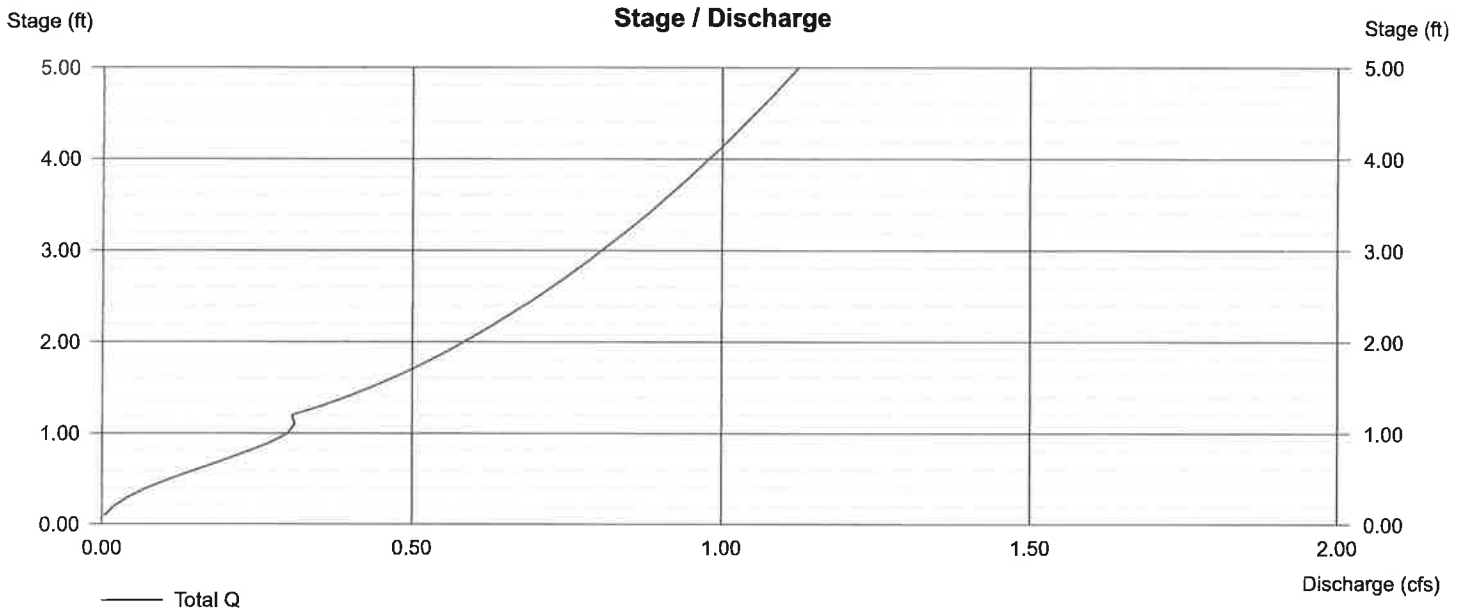
	[A]	[B]	[C]	[D]
Rise (in)	= 14.00	0.00	0.00	0.00
Span (in)	= 14.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 6155.00	0.00	0.00	0.00
Length (ft)	= 30.00	0.00	0.00	0.00
Slope (%)	= 0.90	0.00	0.00	0.00
N-Value	= .230	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:34 PM

Hyd. No. 4

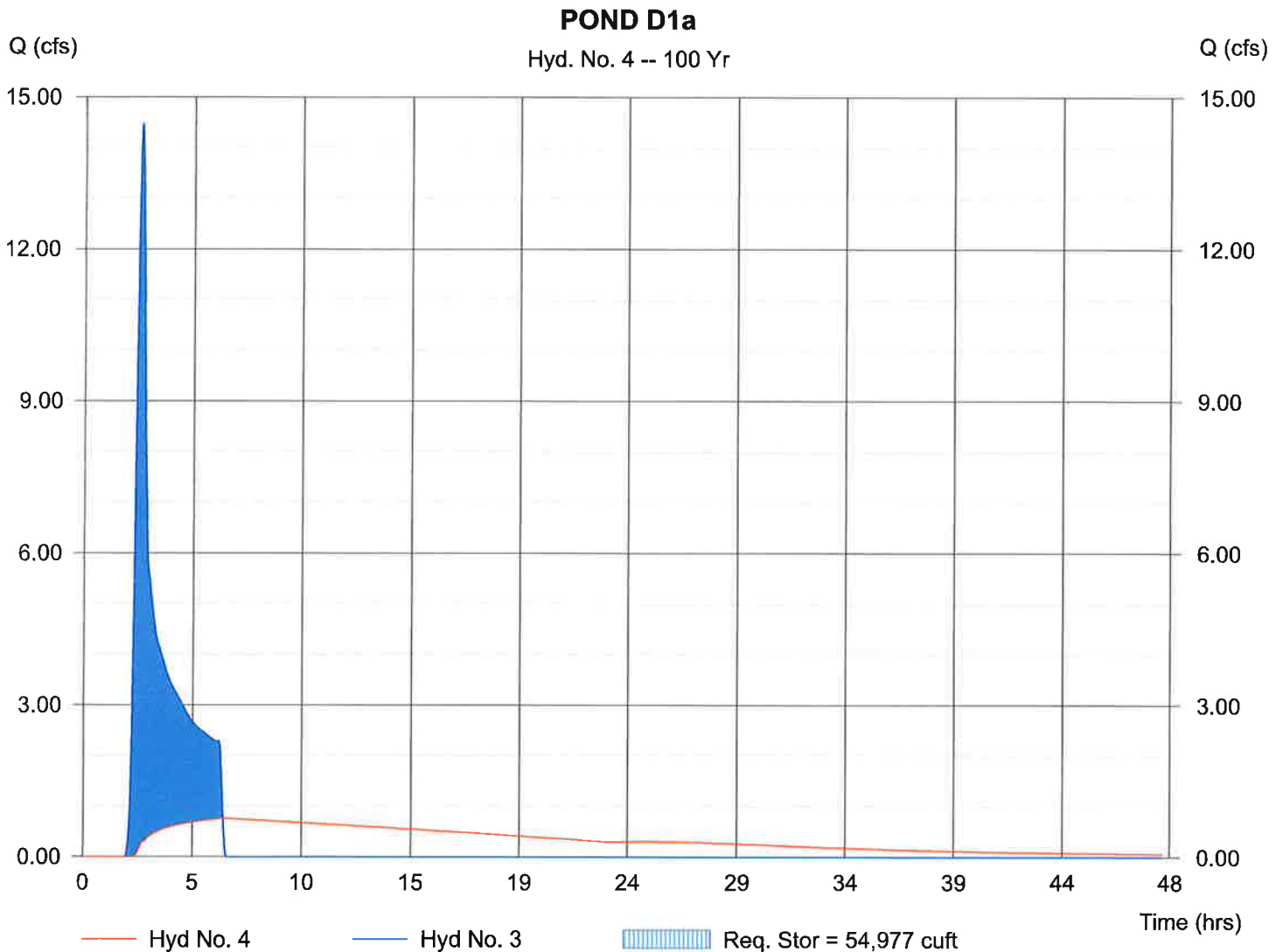
POND D1a

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 3
Reservoir name = POND D1a

Peak discharge = 0.765 cfs
Time interval = 1 min
Max. Elevation = 6157.79 ft
Max. Storage = 54,977 cuft

Storage Indication method used,

Hydrograph Volume = 56,785 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:15 PM

Pond No. 1 - POND D1a

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6155.00	16,990	0	0
1.00	6156.00	18,855	17,923	17,923
2.00	6157.00	20,778	19,817	37,739
3.00	6158.00	22,759	21,769	59,508
4.00	6159.00	24,796	23,778	83,285
5.00	6160.00	27,000	25,898	109,183

Culvert / Orifice Structures

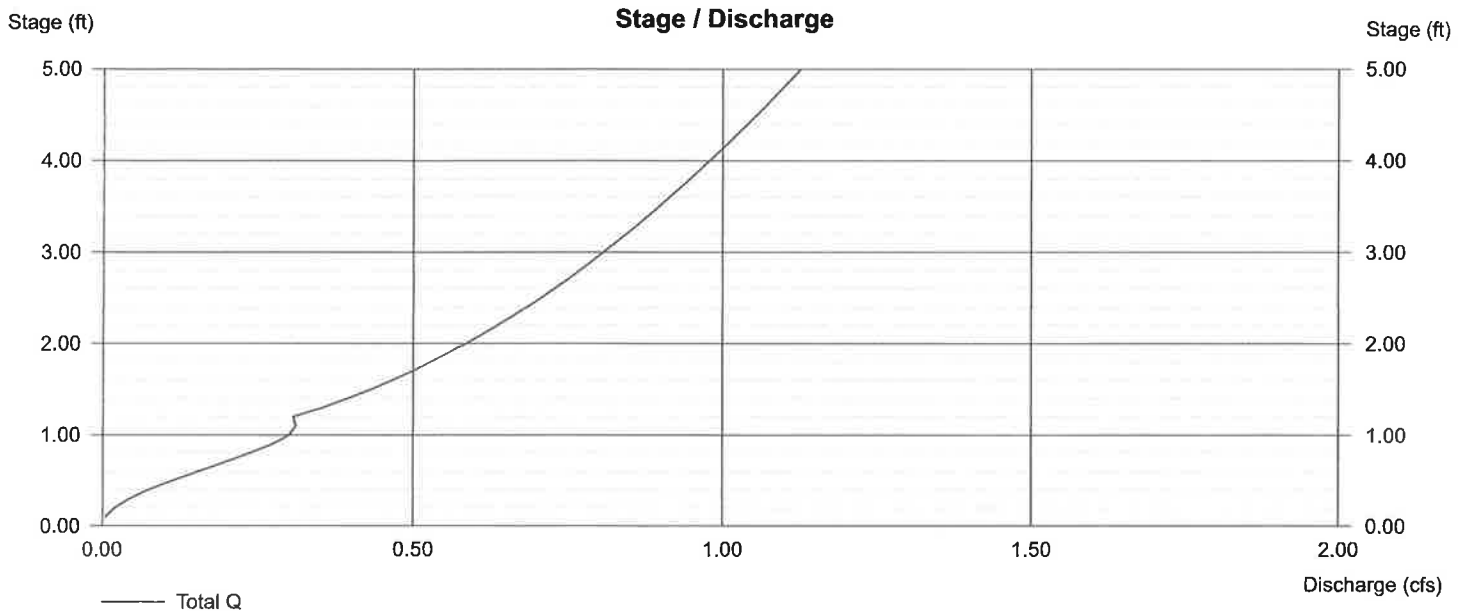
	[A]	[B]	[C]	[D]
Rise (in)	= 14.00	0.00	0.00	0.00
Span (in)	= 14.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 6155.00	0.00	0.00	0.00
Length (ft)	= 30.00	0.00	0.00	0.00
Slope (%)	= 0.90	0.00	0.00	0.00
N-Value	= .230	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:31 PM

Hyd. No. 7

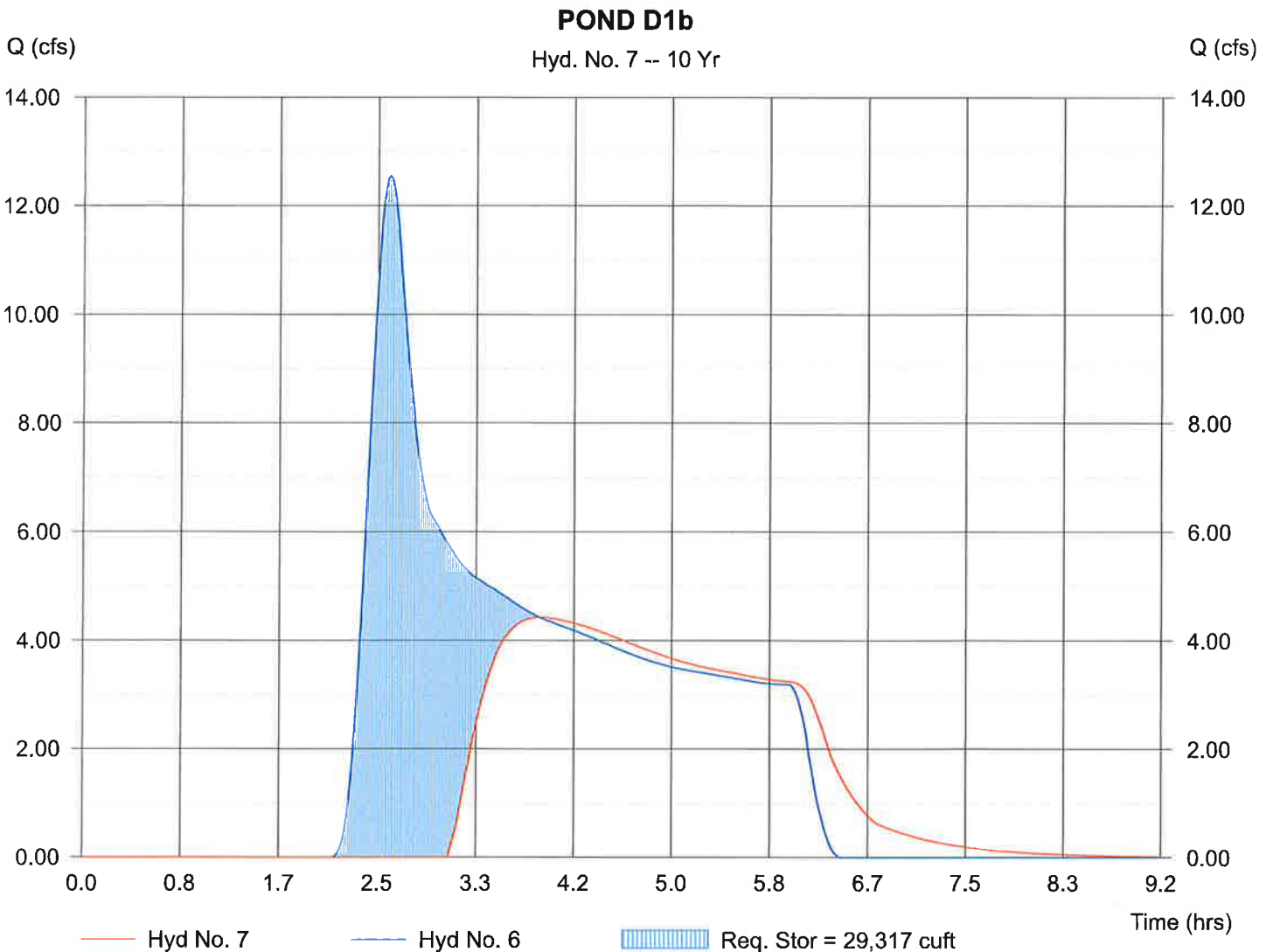
POND D1b

Hydrograph type = Reservoir
Storm frequency = 10 yrs
Inflow hyd. No. = 6
Reservoir name = POND D1b

Peak discharge = 4.423 cfs
Time interval = 1 min
Max. Elevation = 6163.36 ft
Max. Storage = 29,317 cuft

Storage Indication method used.

Hydrograph Volume = 44,090 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:17 PM

Pond No. 2 - POND D1b

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6161.00	10,438	0	0
1.00	6162.00	11,974	11,206	11,206
2.00	6163.00	13,653	12,814	24,020
3.00	6164.00	15,453	14,553	38,573
4.00	6165.00	17,321	16,387	54,960
5.00	6166.00	19,256	18,288	73,248

Culvert / Orifice Structures

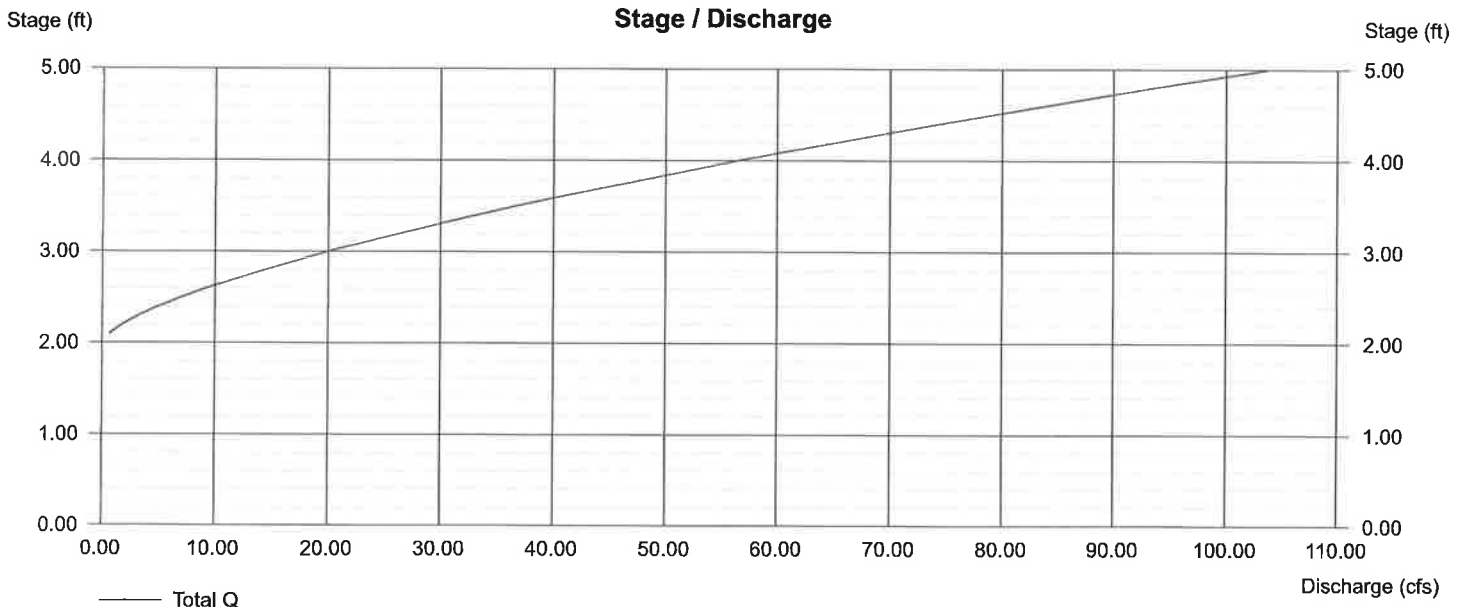
	[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 6163.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	3.33
Weir Type	= Cippli	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:33 PM

Hyd. No. 7

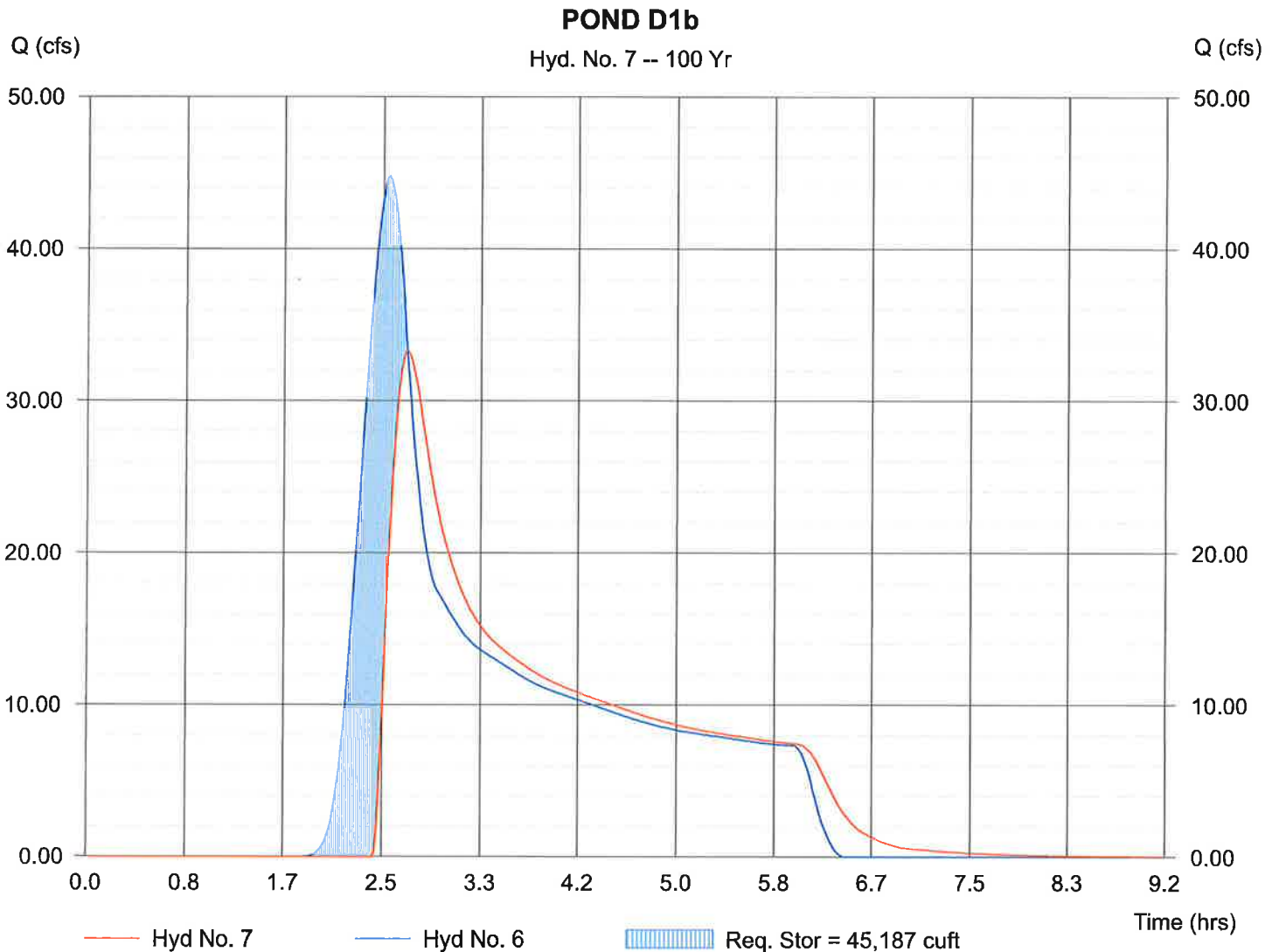
POND D1b

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 6
Reservoir name = POND D1b

Peak discharge = 33.24 cfs
Time interval = 1 min
Max. Elevation = 6164.40 ft
Max. Storage = 45,187 cuft

Storage Indication method used.

Hydrograph Volume = 179,403 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Thursday, Feb 29 2024, 4:18 PM

Pond No. 2 - POND D1b

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6161.00	10,438	0	0
1.00	6162.00	11,974	11,206	11,206
2.00	6163.00	13,653	12,814	24,020
3.00	6164.00	15,453	14,553	38,573
4.00	6165.00	17,321	16,387	54,960
5.00	6166.00	19,256	18,288	73,248

Culvert / Orifice Structures

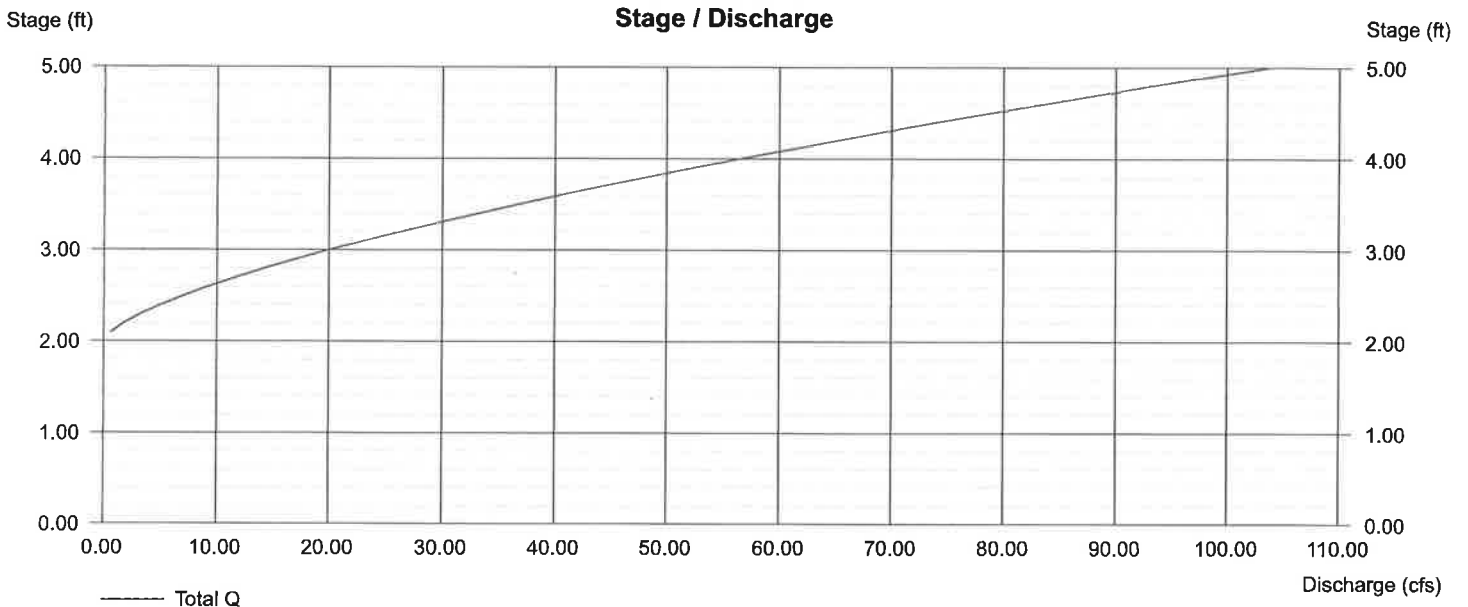
	[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 6163.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	3.33
Weir Type	= Cippli	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

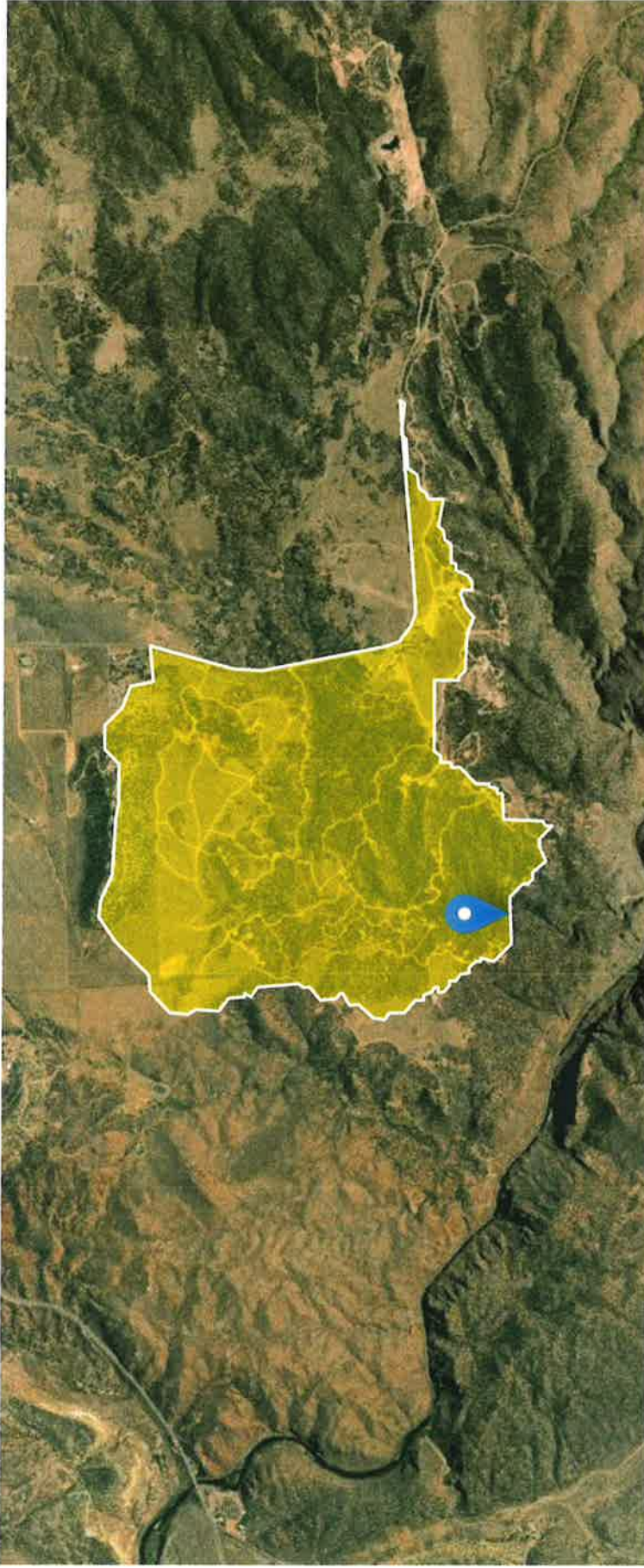
Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.




ATTACHMENT 4 – USGS STREAMSTATS DATA

StreamStats Report

Region ID: CO
Workspace ID: C020240220151248800000
Clicked Point (Latitude, Longitude): 38.47357, -105.34281
Time: 2024-02-20 08:10:16 -0700



 Collapse All

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	13	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	179.7	feet per mi
DRNAREA	Area that drains to a point on a stream	1.1	square miles
EL7500	Percent of area above 7500 ft	1	percent
ELEV	Mean Basin Elevation	6445	feet
ELEVMAX	Maximum basin elevation	6410	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.52	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.74	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.66	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.25	inches
LAT_OUT	Latitude of Basin Outlet	38.473558	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	3.4	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	31.5	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	11.2	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	6.9	percent
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	53.4	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent

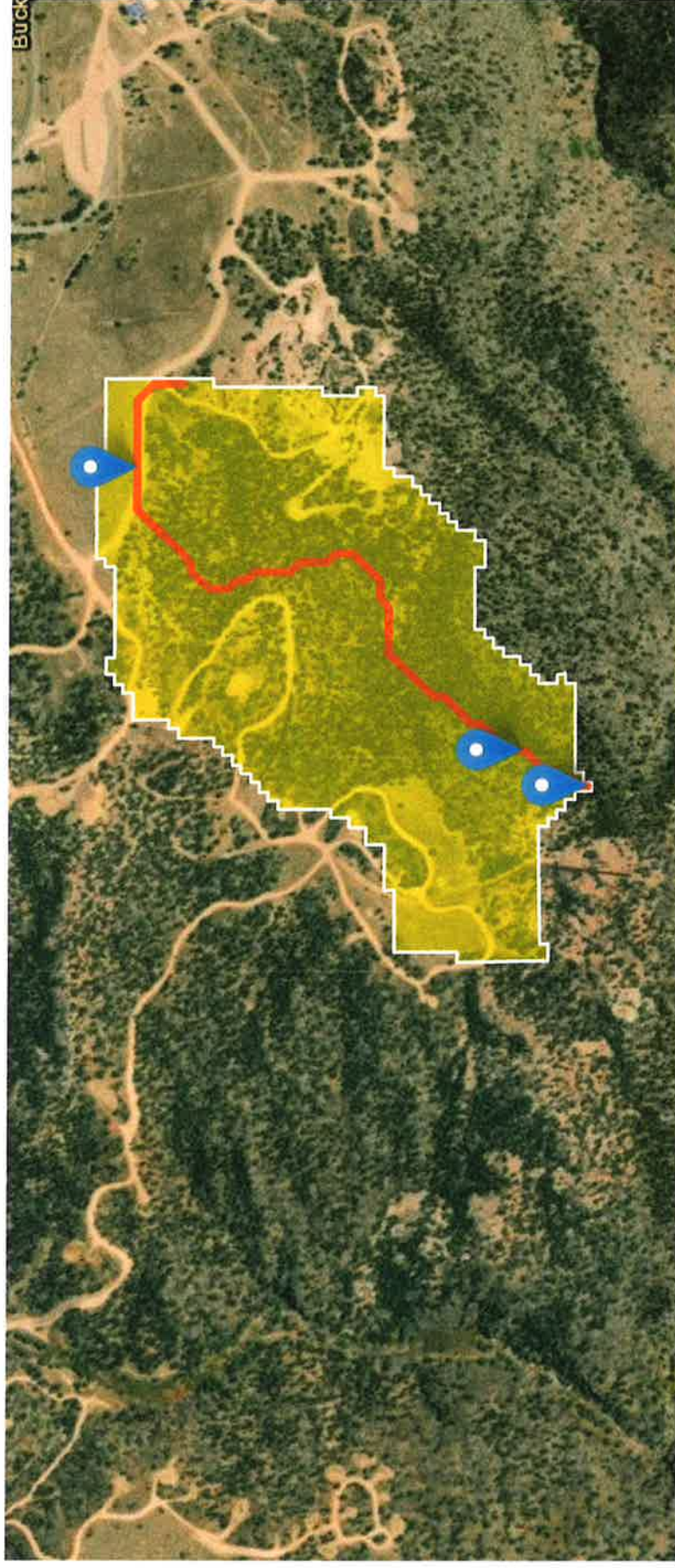
Parameter Code	Parameter Description	Value	Unit
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0.4	percent
LFLENGTH	Length of longest flow path	1.91	miles
LONG_OUT	Longitude of Basin Outlet	-105.34283	degrees
MINBELEV	Minimum basin elevation	5980	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	5985	feet
PRECIP	Mean Annual Precipitation	16.57	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	77.01	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.36	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	29.8	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	8.09	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	62.1	percent
STATSCLAY	Percentage of clay soils from STATSGO	18.34	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	1.02	hours


General Disclaimers

This watershed has been edited, computed flows and basin characteristics may not apply. For more information, submit a support request from the 'Help' button in the upper-right of the screen, attach a pdf of this report and request assistance from your local StreamStats regional representative.

StreamStats Report

Region ID: CO
Workspace ID: C020240220151916660000
Clicked Point (Latitude, Longitude): 38.47189, -105.33561
Time: 2024-02-20 08:16:47 -0700



 Collapse All

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	13	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	356.5	feet per mi
DRNAREA	Area that drains to a point on a stream	0.0824	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6210	feet
ELEVMAX	Maximum basin elevation	6290	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.52	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.74	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.25	inches
LAT_OUT	Latitude of Basin Outlet	38.471866	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	0	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	59.1	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	6.8	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	2.4	percent
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	34.2	percent

Parameter Code	Parameter Description	Value	Unit
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFLENGTH	Length of longest flow path	0.55	miles
LONG_OUT	Longitude of Basin Outlet	-105.3356	degrees
MINBELEV	Minimum basin elevation	6110	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6108	feet
PRECIP	Mean Annual Precipitation	16.6	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	79.95	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.4	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	3.84	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	96.2	percent
STATSCLAY	Percentage of clay soils from STATSGO	15.8	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.35	hours

StreamStats Report

Region ID: CO
Workspace ID: C020240220153920394000
Clicked Point (Latitude, Longitude): 38.47321, -105.33042
Time: 2024-02-20 08:36:53 -0700



➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	12	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	507.8	feet per mi
DRNAREA	Area that drains to a point on a stream	0.0195	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6281	feet
ELEVMAX	Maximum basin elevation	6330	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3.69	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1	inches
LAT_OUT	Latitude of Basin Outlet	38.473233	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	0	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	36.2	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	18.2	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	1	percent

Parameter Code	Parameter Description	Value	Unit
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	45.5	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFPLENGTH	Length of longest flow path	0.25	miles
LONG_OUT	Longitude of Basin Outlet	-105.330447	degrees
MINBELEV	Minimum basin elevation	6200	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6196	feet
PRECIP	Mean Annual Precipitation	16.83	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	80.27	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.36	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	8.91	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	91.1	percent
STATSCLAY	Percentage of clay soils from STATSGO	15.8	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.19	hours

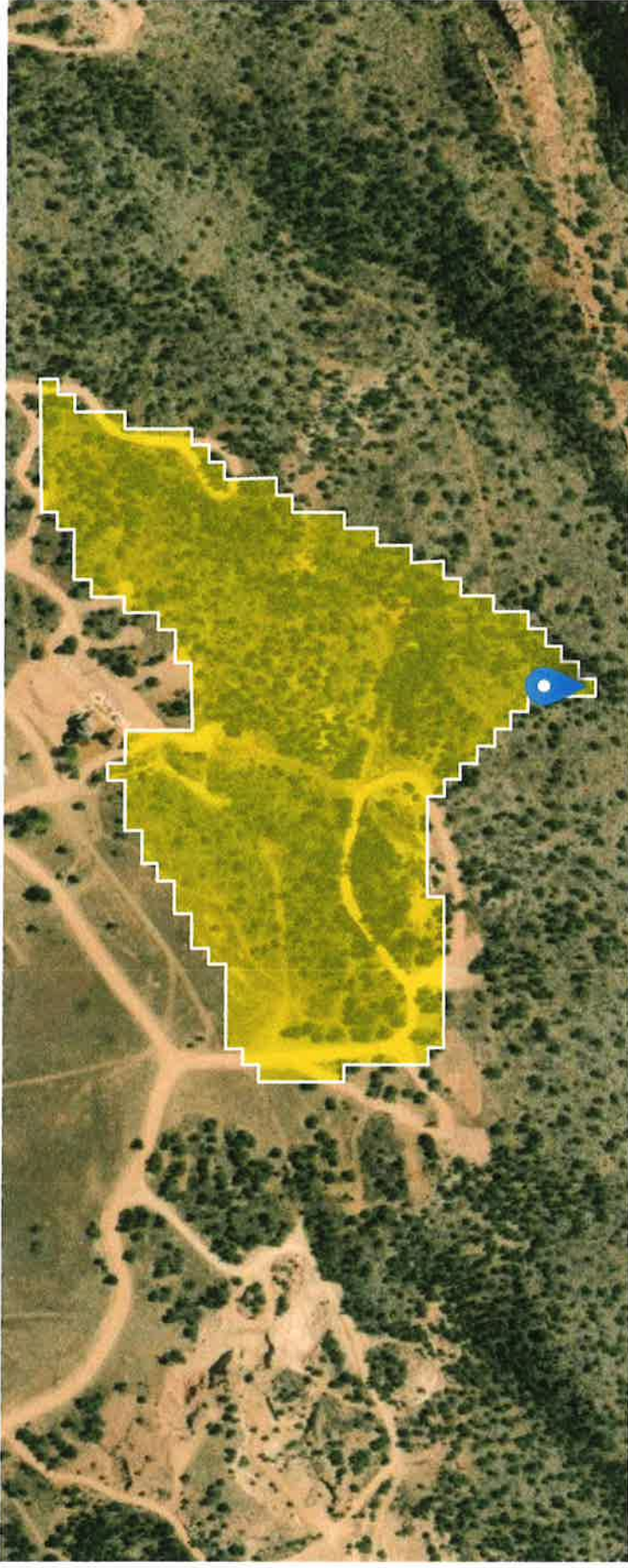
StreamStats Report

Region ID: CO

Workspace ID: CO20240220155342280000

Clicked Point (Latitude, Longitude): 38.47310, -105.32528

Time: 2024-02-20 08:51:13 -0700



➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	19	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	980.1	feet per mi
DRNAREA	Area that drains to a point on a stream	0.0257	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6288	feet
ELEVMAX	Maximum basin elevation	6350	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.55	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.75	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.25	inches
LAT_OUT	Latitude of Basin Outlet	38.473067	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	0	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	73.7	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	0.6	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	7.5	percent
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	25.7	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent

Parameter Code	Parameter Description	Value	Unit
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFLENGTH	Length of longest flow path	0.25	miles
LONG_OUT	Longitude of Basin Outlet	-105.325288	degrees
MINBELEV	Minimum basin elevation	6120	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6119	feet
PRECIP	Mean Annual Precipitation	16.98	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	78.43	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.44	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	1.8	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	98.2	percent
STATSCLAY	Percentage of clay soils from STATSGO	15.8	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.16	hours

➤ Peak-Flow Statistics


Peak-Flow Statistics Parameters [Foothills Region Peak Flow 2016 5099]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0257	square miles	0.6	2850

StreamStats Report

Region ID: CO
Workspace ID: C020240220155741756000
Clicked Point (Latitude, Longitude): 38.47405, -105.32262
Time: 2024-02-20 08:55:12 -0700



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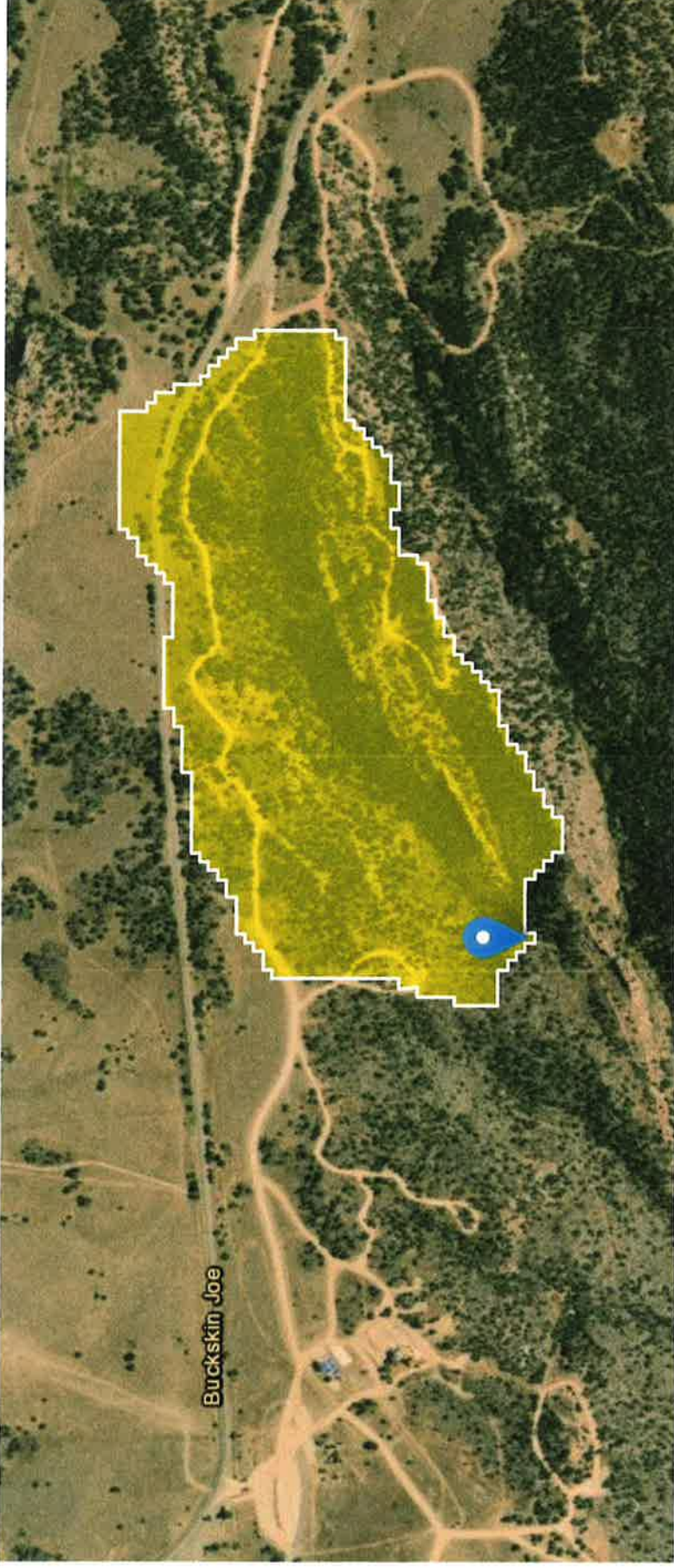
➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	30	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	1248.5	feet per mi
DRNAREA	Area that drains to a point on a stream	0.0198	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6293	feet
ELEVMAX	Maximum basin elevation	6370	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.58	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.76	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.26	inches
LAT_OUT	Latitude of Basin Outlet	38.474065	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	3.9	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	79.4	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	0	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	1.4	percent

Parameter Code	Parameter Description	Value	Unit
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	16.7	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFPLENGTH	Length of longest flow path	0.22	miles
LONG_OUT	Longitude of Basin Outlet	-105.322656	degrees
MINBELEV	Minimum basin elevation	6130	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6133	feet
PRECIP	Mean Annual Precipitation	17.13	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	78.58	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.45	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	0	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	100	percent
STATSCLAY	Percentage of clay soils from STATSGO	15.8	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.12	hours

StreamStats Report

Region ID: CO
Workspace ID: C020240220160254958000
Clicked Point (Latitude, Longitude): 38.47439, -105.32024
Time: 2024-02-20 09:00:24 -0700



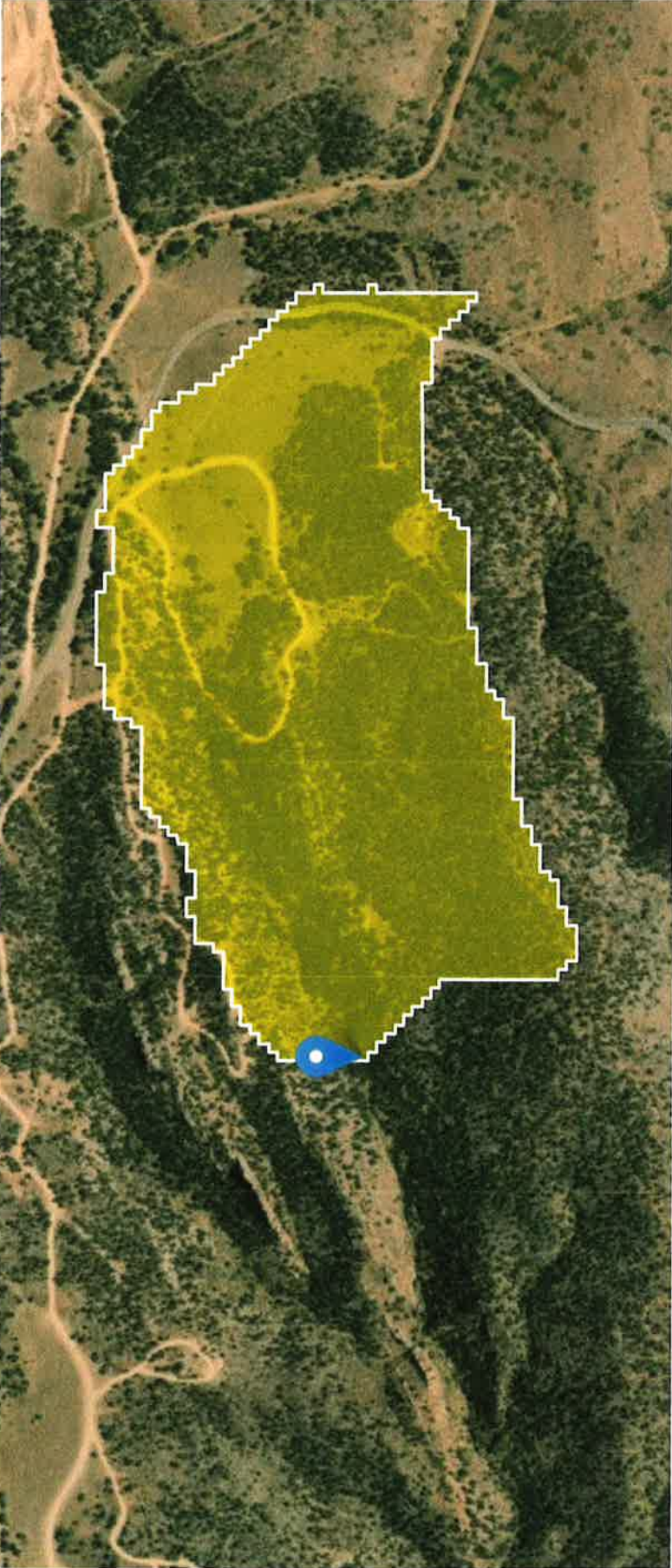
➤ Basin Characteristics


Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	19	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	376.9	feet per mi
DRNAREA	Area that drains to a point on a stream	0.0862	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6361	feet
ELEVMAX	Maximum basin elevation	6450	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.59	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.76	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.26	inches
LAT_OUT	Latitude of Basin Outlet	38.474433	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	21.4	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	50.4	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	3.5	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	25.7	percent
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	24.8	percent

Parameter Code	Parameter Description	Value	Unit
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFLENGTH	Length of longest flow path	0.62	miles
LONG_OUT	Longitude of Basin Outlet	-105.32025	degrees
MINBELEV	Minimum basin elevation	6210	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6206	feet
PRECIP	Mean Annual Precipitation	17.42	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	79.66	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.42	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	4.75	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	95.3	percent
STATSCLAY	Percentage of clay soils from STATSGO	15.8	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.32	hours

StreamStats Report

Region ID: CO
Workspace ID: C020240220160621773000
Clicked Point (Latitude, Longitude): 38.47409, -105.31679
Time: 2024-02-20 09:03:52 -0700



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➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	18	percent
CSL1085LFP	Change in elevation divided by length between points 10 and 85 percent of distance along the longest flow path to the basin divide, LFP from 2D grid	300.3	feet per mi
DRNAREA	Area that drains to a point on a stream	0.11	square miles
EL7500	Percent of area above 7500 ft	0	percent
ELEV	Mean Basin Elevation	6452	feet
ELEVMAX	Maximum basin elevation	6600	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	4.6	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.76	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	3	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	1.26	inches
LAT_OUT	Latitude of Basin Outlet	38.474081	degrees
LC11BARE	Percentage of barren from NLCD 2011 class 31	0	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	0	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	8.9	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	79.6	percent
LC11GRASS	Percent of area covered by grassland/herbaceous using 2011 NLCD	9.1	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	15.6	percent

Parameter Code	Parameter Description	Value	Unit
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	2.5	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0	percent
LFPLENGTH	Length of longest flow path	0.74	miles
LONG_OUT	Longitude of Basin Outlet	-105.316809	degrees
MINBELEV	Minimum basin elevation	6310	feet
OUTLETELEV	Elevation of the stream outlet in feet above NAVD88	6305	feet
PRECIP	Mean Annual Precipitation	17.64	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	76.67	dimensionless
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.45	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	0	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	0	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	16.8	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	83.2	percent
STATSCLAY	Percentage of clay soils from STATSGO	16.53	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	0.41	hours



FREMONT COUNTY

Project Engineer

615 Macon Avenue – Room 204

Canon City, Colorado 81212

Office (719) 276-7367 Cell (719) 792-9372

Email lucas.teigen@fremontco.com

February 18, 2021

Sean Garrett, Director

Fremont County Department of Planning and Zoning

615 Macon Avenue, Room 210

Canon City, CO 81212

Subject: Royal Gorge Ranch and Resort

The application is to subdivide the existing “Buckskin Joe” property to accommodate 300 tiny homes. The property is located off of County Road 3A and just north of the Royal Gorge Bridge and Park.

Review of the application packet information resulted in the following comments:

Storm Water Drainage Plan and Report:

- Drainage from Offsite Basin that enters the property at Offsite Design Point 3 creates a major drainage ways with concentrated flow. There are four locations where this drainage way crosses new roads and culverts will be needed. These culverts need to be sized and added to drawings.
- The post detention flow for the 100-year occurrence is 0.06% higher than the historic flow. This increase can be considered negligible with no adverse effects on adjacent properties.
- For the detention ponds, the depths and drain times for the 10-year and 100-year occurrences are needed.

At this time I would recommend approval of the Storm Water Drainage Plan upon receiving a revised report with sized culverts, updated drawings, and updated detention pond information.

If you have questions, please don't hesitate to contact me.

Lucas Teigen

Lucas Teigen

Fremont County Project Engineer



Corey Jay <corey@zebulonllc.com>

FW: Royal Gorge Ranch and Resort

Amanda Atencio <aatencio@atencioengineering.com>

Mon, Nov 4, 2024 at 5:31 PM

To: "Ty Seufer (tyseufer@gmail.com)" <tyseufer@gmail.com>

Cc: Clay Burleson <cburleson@atencioengineering.com>, "Matt Koch (cssurveying90@gmail.com)" <cssurveying90@gmail.com>, Corey Jay <corey@zebulonllc.com>

Hi Ty,

I just wanted to follow up with you to make sure you are not expecting anything additional from our office. Please see attachments and Jay Bunderson's email thread below (July email response)..

Please advise if you think we need to change anything.

Amanda Atencio, P.E., CFM

ATENCIO ENGINEERING, INC.

(719) 676-2551

www.atencioengineering.com

From: Amanda Atencio**Sent:** Monday, October 14, 2024 10:42 AM**To:** Ty Seufer (tyseufer@gmail.com) <tyseufer@gmail.com>**Cc:** Clay Burleson <cburleson@atencioengineering.com>**Subject:** FW: Royal Gorge Ranch and Resort**Importance:** High

Hi Ty,

We were going through our files and correspondence with Jay Bunderson. We developed an amendment letter back in February 2024, relative to 138 lots. Please see Jay Bunderson's email response below and attachments.

I don't believe we need to modify anything relative to stormwater drainage at this time. Please let us know if you need anything additional from our office at this time.

Best Regards,

Amanda

Amanda Atencio, P.E., CFM

ATENCIO ENGINEERING, INC.

(719) 676-2551

www.atencioengineering.com

From: J Bunderson <j.bunderson@fremontco.com>

Sent: Wednesday, July 17, 2024 1:17 PM

To: Amanda Atencio <aatencio@atencioengineering.com>

Cc: Danielle Adamic <danielle.adamic@fremontco.com>; Ty Seufer (tyseufer@gmail.com) <tyseufer@gmail.com>; Clay Burleson <cburleson@atencioengineering.com>

Subject: RE: Royal Gorge Ranch and Resort

Amanda,

I dug deeper and found the approval letter from the previous engineer that I wanted to see. Sorry about my confusion with the dates of what had transpired.

Knowing that the road has not changed substantially helps a lot. I thought it would with the change in number and size of lots. I also see from my latest records research that you have already done a lot of culvert sizing and planning which was approved by the County.

I apologize for not being up to speed on all aspects of the project. Knowing it is a PUD is also helpful in that my concerns about building sites, property lines, and driveways may be premature at this point.

Have the 3 drainage ponds been dropped from the design because they are not hydraulically necessary for the fewer sites?

If the changes from the original design are essentially the 3 unnecessary ponds and the lower number of sites, then the amendment looks good to me.

Thanks for answering my questions. I don't think a conference call is necessary at this time.

J K Bunderson PE - Fremont County Engineer [615 Macon Avenue, Cañon City CO 81212](https://www.fremontco.com)

Office: 719-276-7367 **Mobile: 719-792-9372** j.bunderson@fremontco.com www.fremontco.com

From: Amanda Atencio <aatencio@atencioengineering.com>

Sent: Tuesday, July 16, 2024 1:25 PM

To: J Bunderson <j.bunderson@fremontco.com>

Cc: Danielle Adamic <danielle.adamic@fremontco.com>; Ty Seufer (tyseufer@gmail.com) <tyseufer@gmail.com>; Clay Burleson <cburleson@atencioengineering.com>

Subject: RE: Royal Gorge Ranch and Resort

CAUTION: This sender is located outside of your organization.

Hi Jay,

I don't really understand the concerns, given the significant reduction in structures (impervious roof area). The gravel roadway did not really change, if at all. This development is PUD.

You or Planning should have received a letter from Lucas Teigen recommending approval back in 2021. I cannot find his letter in our correspondence, so he must have sent it directly to Planning and Zoning, please see email thread attached.

I will have to touch base with Ty on the concerns. We may need to have a conference call to address your concerns with Ty along with anyone else at the County you feel should be included.

Best Regards,

Amanda

Amanda Atencio, P.E., CFM

ATENCIO ENGINEERING, INC.

(719) 676-2551

www.atencioengineering.com

From: J Bunderson <j.bunderson@fremontco.com>
Sent: Tuesday, July 16, 2024 12:03 PM
To: Amanda Atencio <aatencio@atencioengineering.com>
Cc: Danielle Adamic <danielle.adamic@fremontco.com>
Subject: RE: Royal Gorge Ranch and Resort

Amanda,

I have some concerns and would like to discuss:

The number of lots is smaller, but the average size is larger with each one having more neighbors and much less abutting onto open space as in the original plan. Even though the building site sizes are small, some are very near the property lines.

There are also lots proposed where there were none before, and new roads I believe. The impact of the roads on the drainage flows and road culvert sizes are also a question. For example: the road ditches will intercept and concentrate the flows and I am uncertain if/how ditch discharges have been included in the hydrologic analysis and design points.

Again, I just want to discuss this and better understand what is proposed.

Please call or email me back.

Thanks.

J K Bunderson PE - Fremont County Engineer 615 Macon Avenue, Cañon City CO 81212

Office: 719-276-7367 Mobile: 719-792-9372 j.bunderson@fremontco.com www.fremontco.com

From: Amanda Atencio <aatencio@atencioengineering.com>
Sent: Wednesday, May 29, 2024 2:44 PM
To: J Bunderson <j.bunderson@fremontco.com>
Cc: Clay Burlison <cburlison@atencioengineering.com>; Ty Seufer (tyseufer@gmail.com) <tyseufer@gmail.com>
Subject: Royal Gorge Ranch and Resort
Importance: High

CAUTION: This sender is located outside of your organization.

Hello Jay,

As a follow-up to my voice mail, this email is in regards to the Royal Gorge Ranch and Resort project. The original drainage report was complete/approved in 2020. An amendment was completed in February of 2024 which addresses the reduction in the number of total lots for the planned development. The original site layout included 300 lots and this amended plan includes 138 lots, a reduction of 162 lots. I expect that the amendment addresses any questions you may have about the proposed development.

Below is a link to the original drainage report and the amendment. Please advise of any questions you may have.

<https://drive.google.com/drive/folders/1hBRhQvpU9NLM8gOfoCsnhgmUMNefqBd?usp=sharing>

Best Regards,

Amanda

Amanda Atencio, P.E., CFM

ATENCIO ENGINEERING, INC.

PO BOX 20364

COLORADO CITY, CO 81019

(719) 676-2551

www.atencioengineering.com

WARRANTY DEED

State Doc Fee: \$140.00
Recording Fee: \$23.00

THIS DEED is dated the 26 day of September 2018, and is made between

Fremont County Acquisitions, LLC, A Colorado Limited Liability Company

(whether one, or more than one), the "Grantor" of the County of Palm Beach and State of Florida and

AJET Ventures LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee", whose legal address is 45046 W. US Hwy 50, Canon City, CO 81212 of the County of Fremont and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of One Million Four Hundred Thousand Dollars and No Cents (\$1,400,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof.

also known by street address as: 1337 Fremont County Road 3A, Canon City, CO 81212

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

2018 taxes and all subsequent year, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Fremont County Acquisitions, LLC, a Colorado limited liability company

By: Mark C. Curley, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2018 by Mark C. Curley as Manager of Fremont County Acquisitions, LLC, a Colorado limited liability company.

Notary Public: Kristin Watson
My Commission Expires: April 11 2021

STEWART TITLE
265250



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 15;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15, 1354.08 FEET TO THE SW CORNER OF THE N1/2SW1/4 OF SECTION 15, SAID POINT IS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING NORTH ALONG SAID WEST LINE 1634.08 FEET;
THENCE NORTH 86°08'00" EAST PARALLEL TO THE SOUTH LINE OF SAID N1/2SW1/4, 1176.73 FEET;
THENCE SOUTH PARALLEL TO SAID WEST LINE 573.71 FEET;
THENCE SOUTH 86°08'00" WEST PARALLEL TO SAID SOUTH LINE, 660.53 FEET;
THENCE SOUTH PARALLEL TO SAID WEST LINE, 1060.37 FEET TO A POINT ON SAID SOUTH LINE;
THENCE SOUTH 86°08'00" WEST ALONG SAID SOUTH LINE 516.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS AND AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED JANUARY 6, 1940 IN BOOK 282 AT PAGE 308 AND RECORDED SEPTEMBER 23, 1996 IN BOOK 785 AT PAGE 304 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4SW1/4 AND IN THE SW1/4NW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 1685.23 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 3-A;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES:

THENCE S35°45'25" E A DISTANCE OF 62.01 FEET;
THENCE S44°41'56" E A DISTANCE OF 117.15 FEET;
THENCE S51°33'43" E A DISTANCE OF 76.73 FEET;
THENCE S58°11'52" E A DISTANCE OF 134.27 FEET;
THENCE S69°20'05" E A DISTANCE OF 88.55 FEET;
THENCE S78°35'45" E A DISTANCE OF 65.56 FEET;
THENCE S86°48'13" E A DISTANCE OF 73.63 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE N0°00'00" W A DISTANCE OF 60.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A;
THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES:
THENCE N86°48'13" W A DISTANCE OF 65.95 FEET;
THENCE N78°35'45" W A DISTANCE OF 66.40 FEET;
THENCE N69°20'05" W A DISTANCE OF 77.84 FEET;
THENCE N58°11'52" W A DISTANCE OF 124.94 FEET;
THENCE N51°33'43" W A DISTANCE OF 71.66 FEET;
THENCE N44°41'56" W A DISTANCE OF 109.64 FEET;
THENCE N35°45'25" W A DISTANCE OF 53.81 FEET;
THENCE N29°04'00" W A DISTANCE OF 104.44 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 15;
THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE S0°00'00" E ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING, FREMONT COUNTY, COLORADO.

PARCEL B:

ALL OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO.

PARCEL C:

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY COLORADO.

EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN THE S1/2S1/2 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO, CONVEYED BY DOCUMENT RECORDED JULY 29, 1998 IN BOOK 1332 AT PAGE 649 RECEPTION NO. 682898, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER COMMON TO SECTION 15 AND 14 OF SAID TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M.;
THENCE S00°25'23"W A DISTANCE OF 635.50 FEET ALONG THE EAST LINE OF SAID S1/2S1/2, SECTION 15 TO INTERSECT THE NORTH RIGHT OF WAY LINE OF FREMONT COUNTY ROAD 3-A;
THENCE N58°44'03" W A DISTANCE OF 102.98 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°14'14" AN ARC DISTANCE OF 248.37 FEET A CHORD BEARING OF N69°21'10" W A DISTANCE OF 246.95 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE N79°58'18" W A DISTANCE OF 130.29 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°42'08" AN ARC DISTANCE OF 227.31 FEET A CHORD BEARING OF N70°07'14" W A DISTANCE OF 226.20 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE N60°16'10" W A DISTANCE OF 504.29 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°33'04" AN ARC DISTANCE OF 163.21 FEET A CHORD BEARING OF N64°32'42" W A DISTANCE OF 163.05 FEET ALONG SAID RIGHT OF WAY LINE TO INTERSECT THE NORTH LINE OF SAID S1/2S1/2, SECTION 15;
THENCE N86°33'29" E A DISTANCE OF 1252.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS, AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP NO. 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED DECEMBER 23, 1925 IN BOOK 213 AT PAGE 546 AND RECORDED AUGUST 6, 1946 IN BOOK 303 AT PAGE 599 AND RECORDED APRIL 22, 1940 IN BOOK 282 AT PAGE 457.

COUNTY OF FREMONT, STATE OF COLORADO.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED SEPTEMBER 17, 2015 AT RECEPTION NO. 932218 OF THE RECORDS OF FREMONT COUNTY, COLORADO.

AJET Ventures, LLC
10010 Steeplechase Drive
Franktown, CO 80116

June 5, 2017

This letter is to state that the current Registered Agent for AJET Ventures, LLC, Anna Seufer, has hereby given permission to Ty Seufer to sign as member for AJET Ventures, LLC, for all business purposes to include but not limited to the purchase of real property. This change is to take effect as of the date of this notification.



Anna Seufer, Registered Agent

6/5/17

Date



Ty Seufer, Member

6-5-17

Date



Colorado Secretary of State
 Date and Time: 10/15/2009 11:18 AM
 ID Number: 20091545083

Document must be filed electronically.
 Paper documents will not be accepted.

Document processing fee
 Fees & forms/cover sheets
 are subject to change.

\$50.00

Document number: 20091545083
 Amount Paid: \$50.00

To access other information or print
 copies of filed documents,
 visit www.sos.state.co.us and
 select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

AJET Ventures, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

10010 Steeplechase Drive

(Street number and name)

Franktown

(City)

(Province - if applicable)

CO

(State)

(Country)

80116

(ZIP/Postal Code)

United States

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Seufer

(Last)

Anna

(First)

Maria

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

10010 Steeplechase Drive

(Street number and name)

Franktown

(City)

CO

(State)

80116

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

CO

(State)

(ZIP Code)

(The following statement is adopted by marking the box.)

- The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name

(if an individual)

Seufer

Anna

Maria

(Last)

(First)

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address

10010 Steeplechase Drive

(Street number and name or Post Office Box information)

Franktown

CO

80116

(City)

(State)

(ZIP/Postal Code)

United States

(Province - if applicable)

(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

- one or more managers.

OR

- the members.

6. (The following statement is adopted by marking the box.)

- There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____

(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Adkins	Edward	J.	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
633 17th Street, Suite 3000			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
Denver	CO	80202	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
United States			
<small>(Province - if applicable)</small>		<small>(Country)</small>	

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).