

Major Modification of SRU 20-003 Southwest Energy, LLC Contractors Yard and Magazine Storage Area 61001 HWY 50, Penrose, CO

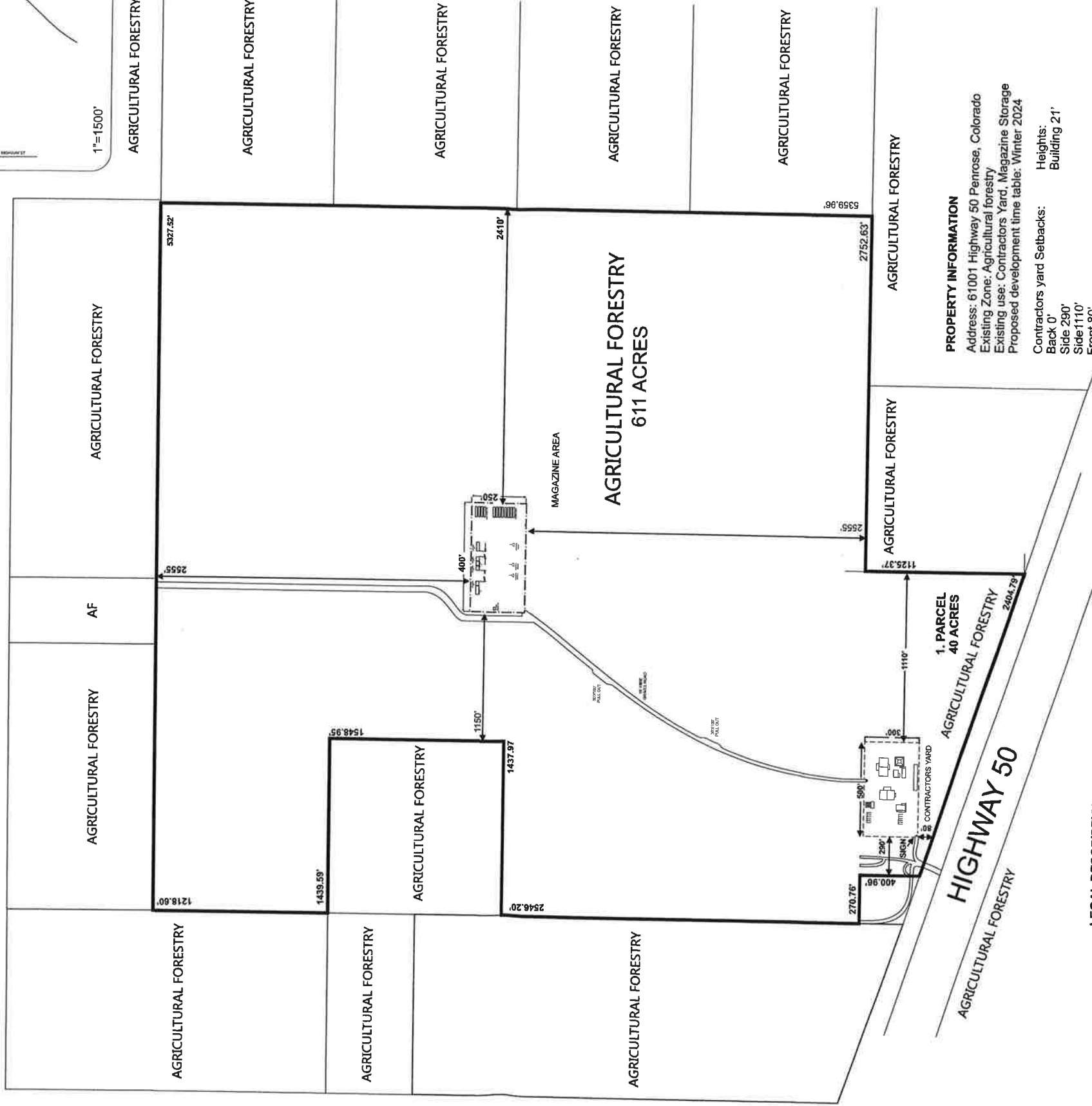
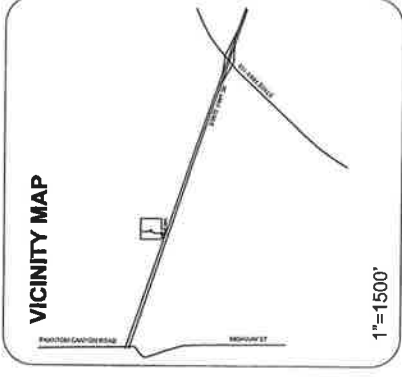


Notations:

1. All structures are existing. The parcels are currently developed.
2. The access, interior roads and parking areas are gravel 4" thick.
3. There are no designated open spaces.
4. There are designated pedestrian walkways or areas.
5. Ownership per warranty deed reference No. 977719 and CO. States Land Board Lease.
6. Landscaping is not proposed in the parking and loading areas.
7. There are no natural features on the subject lot.
8. There are no utilities on the north 600 acres.
9. The site is not in the FEMA flood plain.
10. Soil types are provided in Exhibit 17.1

LEGEND

- CHAIN LINK FENCING ---x---
- STRUCTURE
- CONCRETE



PROPERTY INFORMATION
 Address: 61001 Highway 50 Penrose, Colorado
 Existing Zone: Agricultural forestry
 Existing use: Contractors Yard, Magazine Storage
 Proposed development time table: Winter 2024

Contractors yard Setbacks:
 Back 0'
 Side 290'
 Side 1110'
 Front 80'

Heights:
 Building 21'

Magazine Setbacks to fence:
 Back 2955'
 Side 1150'
 Side 2400'
 Front 2555'

Area:
 Overall 27,878,400SF 100%
 Building 6137 SF 1.4%
 Existing 6137 SF

DRAWN BY: J.M. SCHLUP
 DATE: 11/06/2024
 SURVEYED BY: XX

APPROVED BY:
 PROV. NO.
 DWG.

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT:
 SOUTHWEST ENERGY, LLC
 61001 HWY 50, PENROSE
 FREMONT COUNTY, COLORADO

SHT. NAME: SPECIAL REVIEW USE
 MAJOR MODIFICATION

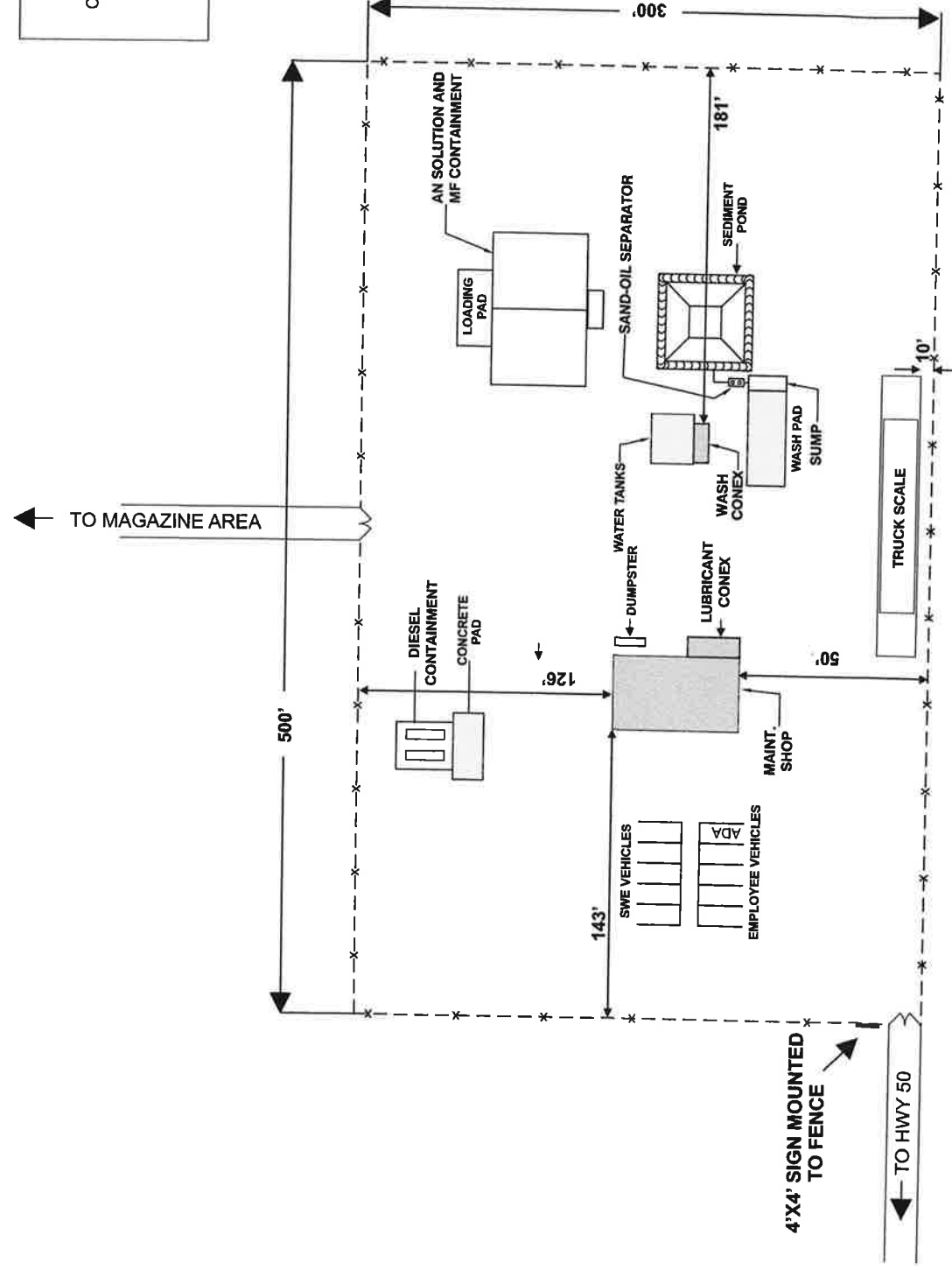
SHT. NO
 1 OF 3

LEGAL DESCRIPTION

MM TRACT
 Combined Parcel
 10/14/24

A PARCEL OF LAND BEING PARTS OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 69 WEST AND SECTION 2, TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, BEGINNING AT THE SW CORNER OF SAID SECTION 35; THENCE N0° 01' 18" W, ALONG THE WEST LINE OF THE SW QUARTER OF SAID SECTION, A DISTANCE OF 2546.20 FEET; THENCE S89° 44' 00" E A DISTANCE OF 1439.59 FEET; THENCE N0° 02' 20" E A DISTANCE OF 1548.95 FEET; THENCE N89° 52' 00" W A DISTANCE OF 1439.59 FEET TO THE WEST LINE OF THE NW QUARTER OF SAID SECTION; THENCE N0° 01' 18" W A DISTANCE OF 1218.60 FEET TO THE NW CORNER OF SAID SECTION; THENCE N90° 00' 00" E, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 5327.52 FEET TO THE NE CORNER OF SAID SECTION; THENCE S0° 13' 09" W, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 5359.96 FEET TO THE SE CORNER OF SAID SECTION; THENCE N89° 27' 55" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO HIGHWAY 50, A DISTANCE OF 400.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SECTION; THENCE S0° 12' 05" E A DISTANCE OF 1125.37 FEET TO THE SOUTH CORNER OF SAID SECTION; THENCE N0° 04' 28" E A DISTANCE OF 400.96 FEET TO THE SOUTH LINE OF THE SW QUARTER OF SAID SECTION 35; THENCE N89° 27' 55" W, ALONG SAID SOUTH LINE, A DISTANCE OF 270.76 FEET TO THE POINT OF BEGINNING; CONTAINING 640 ACRES OF LAND, MORE OR LESS. (THE PRECEDING DESCRIPTION IS PREPARED FROM COURSES AND BEARINGS OF RECORD, AND IS NOT THE RESULT OF A LAND SURVEY.)

Major Modification of SRU 20-003
Southwest Energy, LLC
 Inset A: Contractors Yard
 61001 HWY 50, Penrose, CO



Notations:

- All structures are existing. The parcels are currently developed.
- The access, interior roads and parking areas are gravel 4" thick.
- There are no designated open spaces.
- There are designated pedestrian walkways or areas.
- Ownership per warranty deed reference No. 977719 and CO. States Land Board Lease.
- Landscaping is not proposed in the parking and loading areas.
- There are no natural features on the subject lot.
- There are no utilities on the north 600 acres.
- The site is not in the FEMA flood plain.
- Soil types are provided in Exhibit 17.1

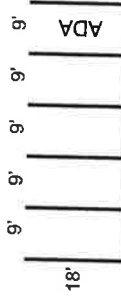
LEGAL DESCRIPTION OF 40 ACRE PARCEL

A PAR OF LD LOCATED IN THE NW4 OF SEC 2-19-69 DESC AS FOLLS: COMM AT THE NW COR OF SD SEC 2, AND CONSIDERING THE N LN OF THE NW4 OF SD SEC 2 TO BEAR S89 DEG 27'55" TH S 89 DEG 27'55" E, ALG SD N LN A DIST OF 370.76 FT TO THE POB; TH S 89 DEG 27'55" E, CONTINUING ALG SD N LN A DIST OF 2281.87 FT TO THE N4 COR OF SD SEC 2; TH S 0 DEG 12'05" E, ALG THE E LN OF SD NW4, A DIST OF 1125.37 FT TO THE NLY RW LN OF COLORADO HWY 50; TH N 71 DEG 58'07" W, ALG SD NLY RW LN, A DIST OF 2404.79 FT; TH N 0 DEG 04'28" E A DIST OF 400.96 FT TO THE POB. CONT 1,742,402 SQ FT OR 40 AC ML PERSONAL PROPERTY ACCOUNT P157Z70

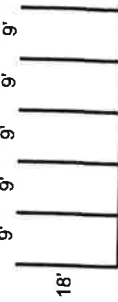
Number of Parking Space

10	Standard 9'x18'
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EMPLOYEE PARKING DETAIL SPACE



PARKING DETAIL SPACE SWE



PROPERTY INFORMATION

Address: 61001 Hwy 50 Penrose, Colorado 81240
 Existing Zone: Agricultural Forestry
 Existing use: Contractors yard
 Proposed development time table: Winter 2024

Area:
 Overall 27,878.400 SF 100%
 Buildings 6137 SF 0.01%
 Existing 6137 SF

Setbacks:
 Rear 126'
 Side / West 143'
 Side / East 181'
 Front 10'

Heights:
 Building 21'

EXISTING STRUCTURES TABLE

MAINTENANCE SHOP & OFFICE	45'X65' 2925 SF, BUILDING HEIGHT 21'
WASH CONEX	8'X20' 160 SF, BUILDING HEIGHT 8'
LUBRICANT CONEX	8'X20' 160 SF, BUILDING HEIGHT 8'

DRAWN BY: J.M. SCHLUP	APPROVED BY:
DATE: 11/08/2024	PROV. NO.:
SURVEYED BY: XX	DWG.:

REVISIONS	

PROJECT:	SOUTHWEST ENERGY, LLC 61001 HWY 50, PENROSE, CO
SHT NAME: SPECIAL REVIEW USE	MAJOR MODIFICATION
SHT. NO	2 OF 3

Major Modification of SRU 20-003

Southwest Energy, LLC

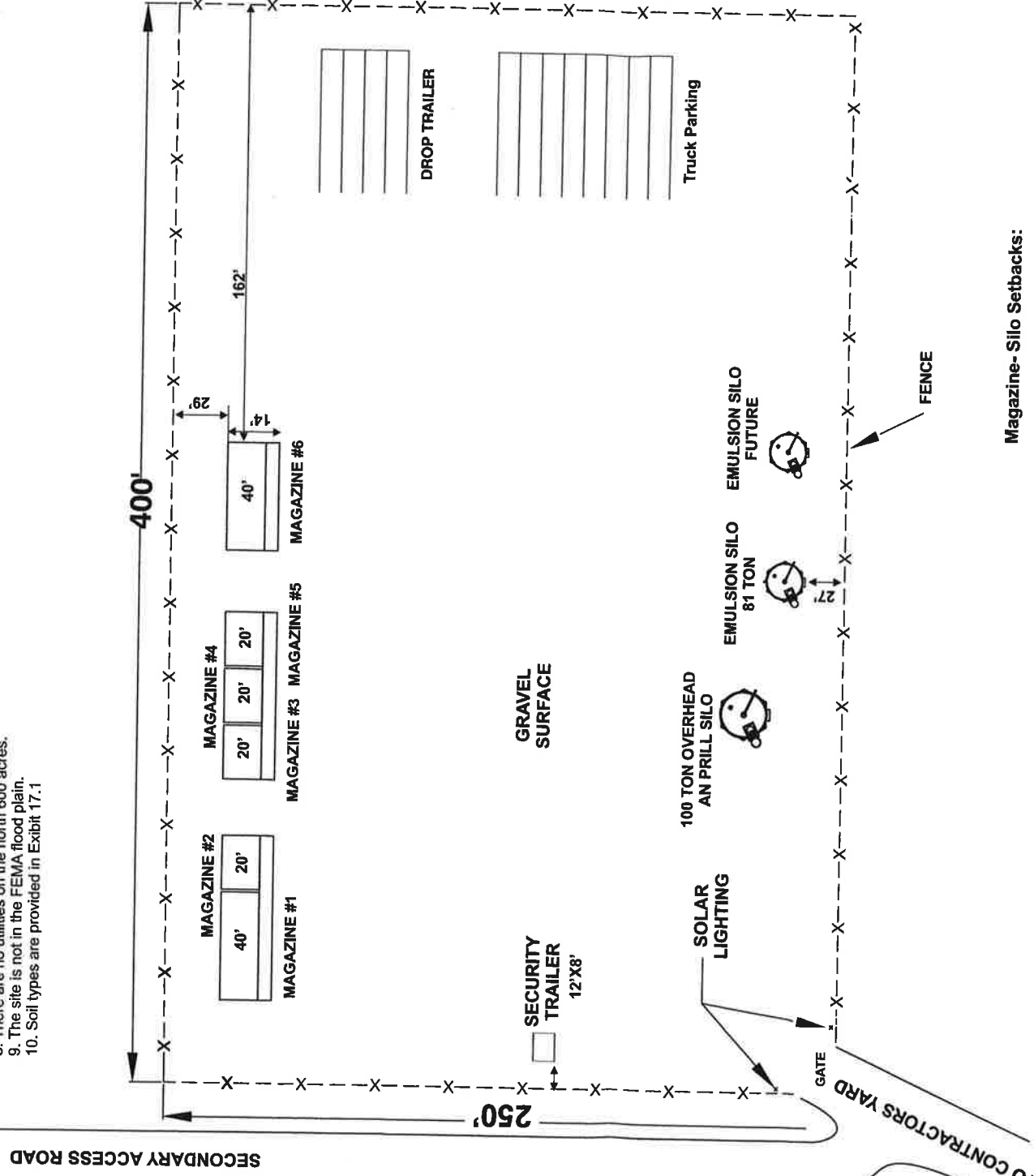
Inset B: Magazine Storage Area

61001 HWY 50, Penrose, CO



Notations:

1. All structures are existing. The parcels are currently developed.
2. The access, interior roads and parking areas are gravel 4" thick.
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4. There are designated pedestrian walkways or areas.
5. Ownership per warranty deed reference No. 977719 and CO. States Land Board Lease.
6. Landscaping is not proposed in the parking and loading areas.
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8. There are no utilities on the north 600 acres.
9. The site is not in the FEMA flood plain.
10. Soil types are provided in Exhibit 17.1



Magazine- Silo Setbacks:

REAR 29'
SIDE / West 5'
SIDE / East 162'
FRONT 30'

LEGAL DESCRIPTION of 611 acre parcel

A PARCEL OF LAND WITHIN SECTION 35, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SW CORNER OF SAID SECTION 35;
 THENCE N0° 01' 18"W, ALONG THE WEST LINE OF THE SW QUARTER OF SAID SECTION, A DISTANCE OF 2546.20 FEET;
 THENCE S89° 44' 00"E A DISTANCE OF 1437.97 FEET;
 THENCE N0° 02' 20"E A DISTANCE OF 1548.95 FEET;
 THENCE N89° 52' 00"W A DISTANCE OF 1439.59 FEET TO THE WEST LINE OF THE NW QUARTER OF SAID SECTION;
 THENCE N0° 01' 18"W A DISTANCE OF 1218.60 FEET TO THE NW CORNER OF SAID SECTION;
 THENCE N90° 00' 00"E, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 5327.52 FEET TO THE NE CORNER OF SAID SECTION;
 THENCE S0° 13' 09"W, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 5359.96 FEET TO THE SE CORNER OF SAID SECTION;
 THENCE N89° 27' 55"W, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2652.63 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION;
 THENCE N89° 27' 55"W, CONTINUING ALONG THE SAID SOUTH LINE, A DISTANCE OF 2652.63 FEET TO THE POINT OF BEGINNING;
 CONTAINING 600 ACRES OF LAND, MORE OR LESS.
 (THE PRECEDING DESCRIPTION IS PREPARED FROM COURSES AND BEARINGS OF RECORD AND IS NOT THE RESULT OF A LAND SURVEY.)

EXISTING STRUCTURES TABLE

MAGAZINES	14'X160' 2240 SF, HEIGHT 10'
100 TON SILO	13.5' DIAMETER 143 SF
81 TON SILOS	13' DIAMETER 132.7 SF
SECURITY TRAILER	12' X 8' 96 SF

DROP TRAILER PARKING SPOT	12'X55'
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TRUCK PARKING SPOT	12'X44'
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DRAWN BY: J.M. SCHLUP	APPROVED BY:
DATE: 11/06/2024	PROV. NO.:
SURVEYED BY: XX	DWG.:

REVISIONS	

PROJECT:	SHT NAME: SPECIAL REVIEW USE	SHT. NO
SOUTHWEST ENERGY, LLC	MAJOR MODIFICATION	3 OF 3
61001 HWY 50, PENROSE		
FREMONT COUNTY, COLORADO		