

FEB 28 2024



# FREMONT COUNTY Planning & Zoning

## DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

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Email: [Planning@fremontco.com](mailto:Planning@fremontco.com)

### LAND USE APPLICATION

## SPECIAL REVIEW USE, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN

It is recommended that the applicant schedule an appointment with a Department of Planning & Zoning Representative prior to application preparation and submittal to discuss the project as currently planned and future project proposals.

Project Name: Penrose RV & Boat StorageSite Address: 17225 SH 115, Penrose, CO 81240**Applicant(s)**Name(s) Anna FluckeyAddress 650 Innovation Cir., Windsor, CO 80550Phone 970-686-6300

Fax \_\_\_\_\_

Email anna.fluckey@mccauleyconstructors.com**Owner(s)**Name(s) John Edgar, EPCOCO REI One, LLCAddress 3455 Fillmore Heights, Colorado Springs, CO 80907Phone 719-651-5563

Fax \_\_\_\_\_

Email john@edgartruck.com**Authorized Representative / Agent / Consultant (if other than owner)**Name(s) Anna FluckeyAddress 650 Innovation Cir., Windsor, CO 80550Phone 970-686-6300

Fax \_\_\_\_\_

Email anna.fluckey@mccauleyconstructors.com**Type of Application / Application Fee (There maybe additional fees for publications or professional reviews):** Special Review Use Permit \$1,800  Major Modification to existing permit \$500 Conditional Use Permit \$1,750  Major Modification to existing permit \$500 Commercial Development Plan \$1750  Major Modification \$500

The applicant shall provide **one (1) original document, and an electronic copy (either CD or flash/thumb drive) of the application, site plan (2 COPIES)** and all of its attachments (*copies of deeds, contracts, leases etcetera are acceptable*) at the time of application submittal along with the **application fee** set as per Resolution of the Board. Submittals shall be made to the Department no later than 3:00 pm on the submittal deadline date.

## Process & Requirements Overview

Any application which is not complete or does not include all minimum submittal requirements will be rejected by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequate or incomplete, may be subject to postponement of placement on an agenda of the Fremont County Planning Commission (Commission), pending receipt of an adequate and complete application.

Upon receipt of a complete application, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and/or questions about the application, and the number of revised application packets to be supplied to the Department for placement on an agenda of the Commission. An additional full application fee may be charged to the applicant, as per Resolution approved by the Board of County Commissioners (Board), if all deficiencies as per the initial D & C Letter are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

The Department, Commission, and/or Board may require additional information at any time during the application process as may be deemed necessary for thorough consideration of the application and to enable an informed final decision.

Any Land Use application for that has been submitted after the use requiring the permit has been established on the property may be subject to a penalty fee in addition to the set application fee for such permit. The penalty fee shall be equal to the initial application fee for the Land Use Application. As with all land use applications payment of associated fees do not ensure approval of the application.

If the application is approved by the Board with contingencies the contingencies shall be completed to the Department within six (6) months of the approval date, or the approval shall be deemed rescinded and the application expired, after which, re-submittal of the application, including fees, and procedural requirements, will be required.

In approving an application for Land Use, the Board may require higher standards for development than required by the Fremont County Zoning Resolution (FCZR).

Modifications, major or minor, to the Land Use Permit as approved, shall be accomplished in compliance with requirements of the Fremont County Zoning Resolution.

**Applicants shall pay all application fees to the Fremont County Treasurer's Office. Upon receipt of a complete application, a Department representative will provide the applicant with a payment check list to present to the Treasurer's Office with payment.**

Site & Development

(Section 1)

1. Describe the proposed type of operation to include days & hours of operation, number of employees, & machinery:  
New ground-up Pre-Engineered Metal building (PEMB) erected for the purposes of a new commercial RV & Boat Storage Facility
2. Property address or schedule number: 17225 SH 115, Penrose, CO 81240
3. Have the mineral interests been severed from the subject property?  YES  NO N/A
  - a. If yes (severed) who is the mineral interest owner? N/A
4. Is the property currently developed?  YES  NO
5. Existing types & sizes of structures: N/A
6. Proposed types & sizes of structures: (3) Commercial Industrial PEMB's total 17,970sf
7. Lot Coverage (indicate percent or square footage): Existing 0% Proposed 30%
8. FCZR Citing N/A Property size (acres or square footage) 59,183sf
9. Amount of the property the use will encumber: 100%
10. Zone District: B-Business Land Use Commercial
11. Please indicate the zone district & current land use for adjoining properties:
  - a. Northerly: (ZD) B-BUSINESS Land Use: SINGLE-FAMILY RESIDENTIAL
  - b. Easterly: (ZD) AR-AGRICULTURAL RURAL Land Use: UNDEVELOPED
  - c. Westerly: (ZD) AL-AGRICULTURAL LIVING Land Use: UNDEVELOPED
  - d. Southerly: (ZD) AR-AGRICULTURAL RURAL Land Use: AUTOMOTIVE/TRUCKING COMPANY
12. Master Plan – Planning District of property: PENROSE/BEAVER PARK PLANNING DISTRICT  
(please refer to Chapter four and planning district of the Fremont County Master Plan)
13. Name(s) and type(s) of road(s) the property is accessed from:  
COLORADO STATE HIGHWAY 115
14. Is access through adjacent properties?  YES  NO If yes, is access legally established through:  
 Deed of record  Recorded Plat  Court Order (Documentation shall be provided)
15. Estimated Traffic Count 36 (per day) Number of access points 1
16. Is access from or within five-hundred feet (500') of a Colorado Department of Transportation Controlled Road:  
 YES  NO (If yes, CDOT approval/comments shall be required)
17. Does the property lie adjacent to or within three (3) miles of any municipal boundary lines (city/town limits)?   
YES  NO Municipality Name(s) PENROSE
18. Does the property lie within the boundaries or within ¼ of a mile of any service district?

YES  NO Entity Name(s) PENROSE WATER DISTRICT, FLORENCE FIRE PROTECTION DISTRICT

19. Requested duration of proposed use: \_\_\_\_\_  Life of use  Estimated life of use years

20. Is temporary cessation proposed:  YES  NO Duration: \_\_\_\_\_

21. Is buffering required:  YES  NO (Contractor yards, Junk yards, Automobile graveyards, & Vehicle impoundment yards **require** buffering per FCZR 5.17.15)

22. Is landscaping proposed:  YES  NO a waiver is requested

23. Total parking spaces 3 standard size 2 compact \_\_\_\_\_ ADA 1  
(Standard 9' X 18') (Compact 7' X 15') (Please refer to section 5.3 & 5.4 of the FCZR)

24. Will the parking area include lighting?  YES  NO

25. Parking area surface type: CONCRETE Thickness: 6 INCHES

26. Is a loading/unloading area proposed?  YES  NO Size: \_\_\_\_\_ Thickness: \_\_\_\_\_

27. Will hazardous materials be stored on site?  YES  NO

28. Will noxious weed control measures be included in the scope of the project?  YES  NO

29. Will any equipment meeting the Colorado Revised Statute definition of Special Mobile Machinery be stored or used onsite?  YES  NO

30. Mark all services and facilities necessary to accommodate the proposed use in addition to Fire Protection, Emergency Medical Response, & Law Enforcement: N/A

Roadway Maintenance  Hospital  Park & Recreation

Airport  Search & Rescue  Schools  Library

31. Utility Provider information: Please provide the name of provider below:

a) **Water:** PENROSE WATER DISTRICT

b) **Sanitation:** Septic

c) **Electrical:** Black Hills Energy

d) **Telephone:** TBD - Cellular

e) **Refuse:** Twin Enviro Services

f) **Irrigation Water:** \_\_\_\_\_

g) **Natural Gas/Propane:** Black Hills Energy

h) **Cable Television:** TBD

Impact Analysis  
(Section 2)

1. Dust and erosion control measures:

BMPs (silt fence, sediment control logs, erosion control blankets, seeding & mulching, etc.)

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2. Noise control measures:

Noise impact anticipated during construction is associated to typical construction activity

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Post construction - no impact is anticipated

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3. Odor control measures:

Odor impact anticipated during construction is associated to typical construction activity

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Post construction - no impact is anticipated

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4. Visual impact control measures:

Visual impact anticipated during construction is associated to typical construction activity

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Post construction - no impact is anticipated

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5. Wildlife/plant habitat protection measures:

Per species list provided, protection measures N/A

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6. Water quality and/or water way(s) protection measures:

EXTENDED DETENTION BASIN

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7. Safety measures to protect adjacent properties, residents, & agricultural operations:

N/A

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8. Measures to protect and/or preserve archaeologically or historically significant sites:

N/A

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9. Measures to limit or control offsite discernable vibrations:

N/A

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### **Required Submittals Attachments (Section 3)**

1. Current Deed of Record
2. Water supply documentation: Public water source requires documentation evidencing ability to provide service. Wells require documentation of a well permit and/or documentation that the existing well is adequate for the proposed use
3. Fremont County's Colorado Division of Water Resources Information Form
4. Sanitation Documentation: Public sewer shall require documentation evidencing ability to provide service. Onsite Waste Water System (OWTS) shall require a percolation test and report and a design plan from a certified engineer. Existing OWTS systems shall require documentation that the existing system is adequate for the proposed use
5. Refuse Plan: Shall address the storage, collection, and disposal of refuse. It shall also document screening of refuse receptacles/areas. (Refuse plans require approval by the Fremont County Environmental Health Dept.)
6. Drainage Plan: Must contain all required items under FCZR 5.10 (Drainage plans require approval by the County Engineer).
7. Landscaping Plan or justification for waiver request.
8. Lighting Plan or justification for waiver request
9. Noxious Weed Control Plan or justification for waiver request. (Plans and waiver requests require approval by the Fremont County Noxious Weed Manager)
10. List of owners and mailing address for all properties located within a five-hundred (500') foot radius of the subject property
11. County Roadway Impact Analysis Form (If accessed off a county road)
12. Colorado Department of Transportation Access Permit (If accessed off a CDOT controlled road)
13. Statement indicating how the proposed use complies with "Goals Objectives, and Implementation Strategies" of the Fremont County Master Plan District
14. Statement indicating how the proposed use will be in harmony and compatible with surrounding land uses and development in the area and/or measures that can be taken to make it in harmony & compatible.
15. Fire protection plan addressing method of fire protection, location of hydrants or other means of protection. If located within a fire protection district the plan shall be approved by the District.
16. A detailed utility plan showing the proposed or existing location of all utilities.
17. Site Plan drawn to professional standards (3 hard copies 18" x 24" or 24" x 36")
18. Submittals and exhibits should be clearly identified with section and/or question number located on the bottom right hand corner, or otherwise tabbed or marked.

### **If Applicable Submittals**

19. CDOT Notification form of Proposed Land Use and comments (if access is from or within 500' of a CDOT controlled road)
20. Mineral Interest Notification and certified mailing receipt. Notification & Mailing shall be completed within 30 days prior to the scheduled Planning Commission Meeting. (this is only required if the minerals interests are severed)
21. Copies of all local, state and federal licenses and/or status of applications.
22. In circumstances of Corporate Ownership, documentation evidencing whom is eligible to execute documents on behalf of the corporation
23. In circumstances where the applicant is not the owner written authorization from the owner specifying the extent to which the representation is authorized
24. In circumstances where a consultant is making application on behalf of the owner, written authorization from the owner specifying the extent to which the representation is authorized
25. In circumstances where the property owner of record is not involved in the operation or application, documentation indicating right to occupy and use the property shall be provided. (lease or similar document)
26. Buffering Plan (If required)
27. Current registration for SMM equipment or documentation that equipment is on tax rolls associated with the property, to include list of machinery.
28. List of Hazardous materials stored and/or used on site, to include location of storage and management practices
29. Copies of mining and reclamation plans (CUP's)
30. Required information set forth in FCRZ 8.13.17.1 (Airports)
31. Required information set forth in FCRZ 8.13.17.2 (Adult Uses)
32. Required information set forth in FCRZ 8.13.17.3 (Kennels)
33. Required information set forth in FCRZ 8.13.17.4 (Antennas & Towers)

## Site Plan Drawing Requirements

- a. Drawing Size: Minimum sheet size 18" x 24" to a maximum sheet size of 24" x 36";
- b. Written and graphic scale with minimum of 1" = 200' max 1" = 50';
- c. Appropriate title (SPECIAL REVIEW USE PERMIT, CONDITIONAL USE PERMIT, COMMERCIAL DEVELOPMENT PLAN FOR {name});
- d. Appropriate subtitle (brief description of the proposed use);
- e. Boundary drawing of the property with bearings and dimensions illustrating the legal description;
- f. Legal description of the property;
- g. Acreage or square footage of the subject property;
- h. Zoning classification of the subject property;
- i. Zoning classification of the adjoining properties;
- j. North Arrow;
- k. Vicinity map locating the subject property in relation to surrounding areas;
- l. Table indicating relationship between proposed and existing construction to remain on the property
- m. Minimum lot size, maximum lot coverage, maximum building height, minimum lot width, minimum setback requirements (Front, Two sides, & Rear)
- n. Size and shape of all existing & proposed structures: each structure shall be labeled/noted as existing or proposed. Dimensions from at least two property lines shall be noted;
- o. Location of all parking areas to include size, dimensions, surface type & thickness, type of space (ADA, Standard, Compact) and a table specifying the minimum numbers of spaces required for each category;
- p. Location of loading areas to include size, dimensions surface type & thickness;
- q. Labeled access points including interior roadways with dimensions, surface type & thickness, circulation pattern, and dimensions from property lines;
- r. Any proposed pedestrian areas & walkways to include dimensions, surface type & thickness;
- s. Location and dimensions of refuse areas;
- t. Identification and location of all drainageway, drainage facilities, including FEMA flood areas, to include dimensions from property lines;
- u. Location, height & type of lighting for parking and off-loading areas;
- v. Location, type, and size of all on-site identification signage (table may be used);
- w. All easements (existing & proposed) to include dimensions from property lines (beginning, end, & centerline) width, and if they are to be vacated or relocated;
- x. Significant natural features;
- y. Soil types
- z. Open space areas
- aa. Legend identifying symbols and/or lines



By signing this Application, the Applicant, or the agent / representative / consultant 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 the Applicant's knowledge and belief.

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

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

Signing this Application is a declaration by the applicant that all plans, drawings and commitments submitted with or contained within this Application are or will be in conformance with the requirements of the Fremont County Zoning Resolution.

Anna Fluckey  
Printed Name      Applicant Signature

**Anna Fluckey**

Digitally signed by Anna Fluckey  
DN: C=US,  
E=anna.fluckey@mccauleyconstructors.com,  
CN=Anna Fluckey  
Date: 2024.02.27 15:45:58-07'00'

\_\_\_\_\_  
Date

Applicant

John Edgar  
Printed Name      Owner Signature

Please see attached Owner Authorization

\_\_\_\_\_  
Date

Owner

## TECHNICAL MEMORANDUM

**TO:** Colorado Department of Transportation

**FROM:** Civil Resources, LLC

**DATE:** January 16, 2024

**RE:** Trip Generation Memo  
Penrose RV Storage

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### PROJECT DESCRIPTION

The Commercial Development Plan is for an RV storage facility located at 17225 State Highway 115 in Penrose, Colorado (Figure 1). The development includes approximately 16,970 square-foot of warehouse storage space, a 1,000 SF owner's lounge/caretaker's space, gravel drive aisles, and parking spaces. The overall site is 1.36 acres. The site is intended for RV/vehicle storage, and expected to generate very low traffic volumes.

The study area includes Colorado State Highway 115 (SH 115), located southeast of the site. Access to the proposed development will be from SH 115. At the location of the site, the highway is two-lanes in each direction, with a painted median.



Figure 1- Vicinity Map

TRIP GENERATION

The volume of traffic that the proposed development is expected to generate was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition*. The development will consist of 16,970 square-feet of mini-warehouse area, and 1 owner's lounge/caretaker's space, classified as a single-family residential dwelling unit. The mini-warehouse area will generate an additional 26 trips per day, and the dwelling unit will generate an additional 10 trips per day, totaling 36 additional trips per day for the Site.

The morning peak hour rates for mini-warehouse areas and single dwell units are 0.10 and 0.74, respectively. This totals 3 trips during the peak morning hour. The evening peak hour rates are 0.17 for mini-warehouse areas, and 0.99 for single dwelling units. This totals 5 trips during the peak evening hour.

Table 1 summarizes the trip generation calculations.

Table 1- Trip Generation

LAND USE	ITE CODE	SIZE	UNIT	AVERAGE DAILY TRIPS				AM PEAK HOUR TRIPS				PM PEAK HOUR TRIPS			
				RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT	RATE	TOTAL	IN	OUT
Mini-Warehouse	151	16.97	1,000 SF	1.51	26	13	13	0.10	2	1	1	0.17	3	1	2
Single-Family Detached Housing	210	1.00	DU	9.44	10	5	5	0.74	1	0	1	0.99	1	1	0
<b>TOTAL</b>	-	-	-	-	<b>36</b>	<b>18</b>	<b>18</b>	-	<b>3</b>	<b>1</b>	<b>2</b>	-	<b>4</b>	<b>2</b>	<b>2</b>

<sup>1</sup>Trip generation estimate based on rates outlined in ITE Trip Generation Manual, 10th Edition

ADJACENT TRAFFIC CONDITIONS

Colorado State Highway 115 (SH 115) is classified by the Colorado Department of Transportation (CDOT) as a regional highway (RA). The Site is approximately located at station 17. The annual average daily traffic for the stretch of SH 115 adjacent to the Site is 11,000 vehicles, as counted in 2021. The CDOT State Highway Access Code requires auxiliary turn lanes if the following parameters are met:

- Left turn deceleration: projected peak hour left ingress turning volume greater than 10 vehicles per hour (vph),
- Right turn deceleration: projected peak hour right ingress turning volume greater than 25 vph,
- Right turn acceleration: projected peak hour right turning volume greater than 50 vph, when the posted speed on the highway is greater than 40 mph.

The maximum peak hour trips for the Site is 4 trips; therefore, the site does not require auxiliary turning lanes for SH 115.

APPENDIX

- Plat
- Site Plan
- Land use traffic rates from ITE *Trip Generation Manual*
- CDOT System Classification
- CDOT AADT Data

Digitally signed by Jim Brzostowicz, P.E.  
 DN: C=US,  
 E=jim@civilresources.com,  
 OU=Civil Resources,  
 CN=Jim Brzostowicz, P.E.  
 Date: 2024.01.16  
 10:07:56-07'00'



Prepared by: Rebekah Janquart, E.I.  
 Reviewed by: Jim Brzostowicz, P.E.

**ITE Trip Generation, 10<sup>th</sup> Edition**

ITE No.	Land Use Description	unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
<b>Industrial/Agricultural</b>									
110	General Light Industrial	ksf	4.96	0.70	88%	12%	0.63	13%	87%
		emp.	3.05	0.52	83%	17%	0.49	22%	78%
130	Industrial Park	ksf	3.37	0.40	81%	19%	0.40	21%	79%
		emp.	2.91	0.44	86%	14%	0.42	20%	80%
140	Manufacturing	ksf	3.93	0.62	77%	23%	0.67	31%	69%
		ac.	35.02	4.62	90%	10%	4.54	43%	57%
150	Warehousing	ksf	1.74	0.17	77%	23%	0.19	27%	73%
		emp.	5.05	0.61	72%	28%	0.66	36%	64%
151	Mini-Warehouse	ksf	1.51	0.10	60%	40%	0.17	47%	53%
160	Data Center	ksf	0.99	0.11	55%	45%	0.09	30%	70%
<b>Residential</b>									
210	Single-Family Detached Housing	DU	9.44	0.74	25%	75%	0.99	63%	37%
220	Multifamily Housing (Low-Rise)	DU	7.32	0.46	23%	77%	0.56	63%	37%
231	Mid-Rise Residential w/ 1st-Floor Commerci	DU	3.44	0.30	28%	72%	0.36	70%	30%
240	Mobile Home Park	DU	5.00	0.26	31%	69%	0.46	62%	38%
251	Senior Adult Housing - Detached	DU	4.27	0.24	33%	67%	0.30	61%	39%
252	Senior Adult Housing - Attached	DU	3.70	0.20	35%	65%	0.26	55%	45%
253	Congregate Care Facility	DU	2.02	0.07	60%	40%	0.18	53%	47%
254	Assisted Living	beds	4.24	0.39	78%	22%	0.49	30%	70%
255	Continuing Care Retirement Community	units	2.40	0.14	65%	35%	0.16	39%	61%
270	Residential Planned Unit Development	DU	7.38	0.57	22%	78%	0.69	75%	25%
<b>Lodging</b>									
310	Hotel	rooms	8.36	0.47	59%	41%	0.60	51%	49%
311	All Suites Hotel	rooms	4.46	0.34	53%	47%	0.36	48%	52%
312	Business Hotel	rooms	4.02	0.39	42%	58%	0.32	55%	45%
320	Motel	rooms	3.35	0.38	37%	63%	0.38	54%	46%
330	Resort Hotel	rooms	n/a	0.32	72%	28%	0.41	43%	57%
<b>Recreational</b>									
411	Public Park	ac.	0.78	0.02	59%	41%	0.11	55%	45%
416	Campground/Recreational Vehicle Park	occ. sites	n/a	0.21	36%	64%	0.27	65%	35%
444	Movie Theatre	screens	220.00	n/a	n/a	n/a	14.60	44%	56%
445	Multiplex Movie Theatre	screens	292.50	n/a	n/a	n/a	13.73	51%	49%
488	Soccer Complex	fields	71.33	0.99	61%	39%	16.43	66%	34%
490	Tennis Courts	courts	30.32	n/a	n/a	n/a	4.21	n/a	n/a
491	Racquet/Tennis Club	courts	27.71	n/a	n/a	n/a	3.82	n/a	n/a
492	Health/Fitness Club	ksf	n/a	1.31	51%	49%	3.45	57%	43%
495	Recreational Community Center	ksf	28.82	1.76	66%	34%	2.31	47%	53%

CDOT SYSTEM CLASSIFICATION									
ROUTE	BEGIN REF	END REF	LENGTH	ACCESS CONTROL	ADMIN CLASS	FUNCTIONAL CLASS	NHS DESIGNATION	SPECIAL SYSTEM	
115A	0	1.223	1.129	NR-B: Non-Rural Arterial	CDOT Highway	4 Minor Arterial	0 Not on NHS	NON-STRAHNET	
115A	1.223	4.661	3.56	R-A: Regional Highway	CDOT Highway	4 Minor Arterial	0 Not on NHS	NON-STRAHNET	
115A	4.661	7.129	2.39	R-A: Regional Highway	CDOT Highway	5 Major Collector	0 Not on NHS	NON-STRAHNET	
115A	7.129	7.789	0.63	NR-B: Non-Rural Arterial	CDOT Highway	5 Major Collector	0 Not on NHS	NON-STRAHNET	
115A	7.789	9	1.303	NR-C: Non-Rural Arterial	CDOT Highway	5 Major Collector	0 Not on NHS	NON-STRAHNET	
115A	9	9.616	0.544	NR-B: Non-Rural Arterial	CDOT Highway	5 Major Collector	0 Not on NHS	NON-STRAHNET	
115A	9.616	13.96	4.314	R-A: Regional Highway	CDOT Highway	5 Major Collector	0 Not on NHS	NON-STRAHNET	
115A	13.96	14	0.143	R-A: Regional Highway	CDOT Highway	4 Minor Arterial	0 Not on NHS	NON-STRAHNET	
115A	14	16.776	2.63	NR-A: Non-Rural Principal Highway	CDOT Highway	4 Minor Arterial	0 Not on NHS	NON-STRAHNET	
115A	16.776	27.168	10.327	R-A: Regional Highway	CDOT Highway	4 Minor Arterial	0 Not on NHS	NON-STRAHNET	
115A	27.168	40.344	13.009	E-X: Expressway Major Bypass	CDOT Highway	4 Minor Arterial	0 Not on NHS	NON-STRAHNET	
115A	40.344	46	5.463	E-X: Expressway Major Bypass	CDOT Highway	3 Principal Arterial - Other	1 Mainline NHS	NON-STRAHNET	
115A	46	47.496	1.537	NR-A: Non-Rural Principal Highway	CDOT Highway	3 Principal Arterial - Other	1 Mainline NHS	NON-STRAHNET	

**CDOT TRAFFIC COUNTS**

ROUTE	BEGIN REF	END REF	LENGTH	AADT	AADTYR	COUNTYEAR	SINGLE UNIT	COMB. TRUCKS	% TRUCKS	20-YR FACTOR	DHV	DD
115A	0	0.537	0.531	13000	2021	2020	170	120	2.2	1.02	10.5	52
115A	0.537	0.672	0.138	9800	2021	2020	170	70	2.4	1.02	11.5	52
115A	0.672	1.081	0.311	8900	2021	2019	180	80	2.9	1.02	10.5	52
115A	1.081	1.325	0.244	5800	2021	2021	120	70	3.3	1.04	11	52
115A	1.325	1.811	0.489	6600	2021	2021	110	80	2.9	1.02	10.5	53
115A	1.811	2.35	0.607	6500	2021	2021	90	80	2.7	1.04	10.5	52
115A	2.35	2.911	0.557	5000	2021	2021	90	90	3.4	1.05	10.5	52
115A	2.911	3.405	0.492	4700	2021	2021	110	90	4.3	1.05	10.5	55
115A	3.405	4.24	0.825	5200	2021	2019	60	80	2.7	1.09	11.5	53
115A	4.24	4.661	0.495	6000	2021	2020	70	70	2.4	1.07	11	55
115A	4.661	5.696	0.972	7700	2021	2020	60	80	1.8	1.08	11.5	57
115A	5.696	8.076	2.312	5800	2021	2021	90	50	2.4	1.09	11.5	57
115A	8.076	8.36	0.293	5200	2021	2021	90	60	2.9	1.06	11.5	57
115A	8.36	8.487	0.08	4500	2021	2018	130	90	4.8	1.03	11	57
115A	8.487	8.694	0.25	7700	2021	2019	200	100	3.9	1.06	11	57
115A	8.694	8.985	0.324	7200	2021	2021	260	100	5	1.06	11.5	57
115A	8.985	10.255	1.264	8000	2021	2020	200	100	3.8	1.1	11.5	57
115A	10.255	11.046	0.776	4900	2021	2019	90	140	4.7	1.05	11	57
115A	11.046	13.96	2.91	5000	2021	2019	180	180	7.1	1.06	11	57
115A	13.96	14.782	0.835	11000	2021	2019	280	530	7.3	1.06	11	57
115A	14.782	18.2	3.309	11000	2021	2019	240	560	7.3	1.09	11	57
115A	18.2	36.709	18.508	9900	2021	2021	270	610	8.9	1.19	10.5	68



## Fremont County Department of Planning and Zoning Roadway Impact Analysis Form

This form shall be used in conjunction with any applications submitted in accordance with Section 8 of the Fremont County Zoning Resolution and or Section VI of the Fremont County Subdivision Regulations. This form is considered a minimum application submittal item and shall be required to be provided at the time of application submittal. This form is intended to provide the minimum items that must be addressed in the roadway impact analysis. The form can be expanded or attachments can be made to further address the roadway impact of the proposed use. **If the estimated average daily traffic increase is less than thirty (30) vehicle trips per day (one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property) as per the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions for the entire development, as estimated by the project engineer, then a Roadway Impact Analysis will not be required to be completed by an engineer. In such situations other minimum items shall be addressed by the applicant.**

1. Project Name Penrose RV & Boat Storage

2. Type of application:

- |  |   |
|--|---|
| <input type="checkbox"/> Zone Change #1<br><input type="checkbox"/> Zone Change #2 – Use Designation Plan<br><input type="checkbox"/> Zone Change #2 – Final Development Plan<br><input checked="" type="checkbox"/> Commercial Development Plan<br><input type="checkbox"/> Commercial Development Modification<br><input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input type="checkbox"/> Special Review Use Permit<br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> Change of Use of Property<br><input type="checkbox"/> Subdivision Preliminary Plan |
|--|---|

3. Engineer: Civil Resources, LLC Address: 8308 Colorado Blvd, Suite 200  
 City: Firestone State: CO Zip Code: 80504  
 Telephone #: (303) 833-1416 Facsimile #: ( ) Email jim@civilresources.com

4. Provide a detailed description of the proposed use: \_\_\_\_\_  
Construction of a 26-unit indoor RV/boat storage facility with one caretaker's unit  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Provide the estimated average daily traffic to be generated by the proposed use(s), using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions. The estimated volumes of traffic to be generated by the proposed use(s) shall include as a minimum, the average weekday traffic volume and the peak-hour (*morning and afternoon*) traffic volumes. Specify the number of trips in each category. (*one trip to be considered as a single or one-direction vehicle movement with either the origin or the destination [exiting or entering] inside the subject property*)  
 Residential: 10 daily, 1 peak-hour am, 1 peak-hour pm \_\_\_\_\_  
 Employee: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm \_\_\_\_\_

Customer: 26 daily, 2 peak-hour am, 3 peak-hour pm

Truck generated by the proposed use: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

Delivery – required by the use: \_\_\_\_\_ daily, \_\_\_\_\_ peak-hour am, \_\_\_\_\_ peak-hour pm

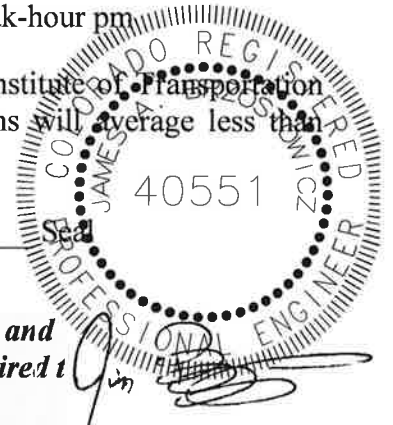
Total Vehicle Trips: 36 daily, 3 peak-hour am, 4 peak-hour pm

I certify that based on the proposed use(s) the total vehicle trips using the Institute of Transportation Engineers, Trip Generation Handbook, Second Edition or subsequent editions will average less than thirty (30) trips per day based on any fourteen (14) day time frame.

Jim Brzostowicz

Date 2/28/24

Colorado Licensed Professional Engineer



***If the above has been certified, then the applicant can complete the form and completed by the applicant only the questions marked by asterisk (\*) are required***

**NOTE:** If the additional information provided warrants improvements to the roadway system, even though the traffic generated by the proposed use is less than thirty (30) trips per day, such improvements will be required. If in the future the use exceeds an average of thirty (30) trips per day a complete analysis could be required.

6. \*What is the general location of the subject property? Site is addressed at 17225 SH 115, Penrose, CO  
located northeast of SH 115, south of Brush Hollow Supply Ditch

7. \*What are the names and/or the numbers of the public roadways that serve the site? \_\_\_\_\_  
Colorado State Highway 115

Provide a site plan drawing that shows the subject property, its proposed access points and all public roadways within a one-half (1/2) mile radius of the subject property, marked as Exhibit 7.1.  An exhibit has been attached.

8. \*What is the classification, according to the Fremont County Master Plan, of the roadway from which the project site will gain access to the public transportation system?  
 Expressway or Freeway ---  Major Arterial ---  Arterial ---  Collector ---  Local

9. \*Do the roadways in question lie within a three (3) mile radius of any incorporated town or city limits or the boundary of another County?  Yes ---  No  
If yes, provide the name(s) of the jurisdiction(s): \_\_\_\_\_  
In addition if a new roadway is to be constructed, how will it comply with the transportation plan in effect for the municipality? \_\_\_\_\_

10. \*Will this project require a Fremont County Driveway Access Permit or a Colorado Department of Transportation (CDOT) State Highway Access Permit?  Yes ---  No  
Please explain: \_\_\_\_\_  
Permit has been applied for.



11. \*Will the project require construction of, or improvement to any roadway maintained by the CDOT?  
 Yes ---  No

If yes, will the proposed construction or improvement be in compliance with CDOT's "5 Year Transportation Plan"?  Yes ---  No Please Explain \_\_\_\_\_

Has CDOT required that the applicant provide a traffic study?  Yes ---  No Trip Memo only  
If yes, a copy of the study shall be attached to this application, marked as Exhibit 11.1.  An exhibit has been attached.

12. \*Will the project require construction of, or improvement to any roadway currently maintained or proposed to be maintained by the County?  Yes ---  No

If yes, what would be the social, economic, land use, safety and environmental impacts and effects of the new roadway on the existing transportation system and neighborhood? \_\_\_\_\_

13. \*Are any roadways proposed to be vacated or closed in conjunction with the proposed project?  Yes ---  No

If yes, please explain. \_\_\_\_\_

14. \*Is the proposed project site adjacent to or viewable from any portion of the Gold Belt Tour Scenic Byway or other scenic corridor designated by the Master Plan?  Yes ---  No

If yes, identify the byway and or scenic corridor: \_\_\_\_\_

If yes, explain how the scenic quality will be affected by the proposed project. \_\_\_\_\_

If yes, what measures will be taken to not have a negative impact on the byway and or scenic corridor? \_\_\_\_\_

15. \*Will the proposed project gain access to the public transportation system via 3<sup>rd</sup>, 9<sup>th</sup>, K and or R Streets in the Penrose-Beaver Park Area of the County?  Yes ---  No

16. \*Does the subject property have frontage on a public roadway?  Yes ---  No

If answered no, then documentation evidencing a "right of access" to the subject property for the proposed use shall be attached marked as Exhibit 16.1.  An exhibit has been attached. If answered no, then please explain what the right of access consists of: \_\_\_\_\_

17. \*What is the right-of-way width of the public roadway(s) that serve the site? 200 feet

18. \*What is the surface type of the public roadway(s) that serve the site? concrete pavement

19. \*What is the surface width of the public roadway(s) that serve the site? width varies 75-85 feet
- 
20. \*What are the existing drainage facilities for the public roadway(s) that serve the site? roadside swale
- 
21. \*Does the public roadway(s) that serves the site have curb and gutter?  Yes ---  No  
If answered yes, what is the type of curb and gutter? \_\_\_\_\_
- 
22. \*Does the public roadway(s) that serves the site have adjacent sidewalks or other pedestrian ways?  
 Yes ---  No  
If answered yes, what is the width(s) and surface type(s)? \_\_\_\_\_
- 
23. \*How many access points will the subject property have to public roadways? 1
- 
24. \*Will the proposed roadways that access the public roadways intersect the public roadways other than at perpendicular?  Yes ---  No  
If answered yes, please explain: \_\_\_\_\_
- 
25. \*What are the sight distances, in all directions, from the subject property access point(s) along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)  
 Northerly, site distance: (northeast) 1750-feet       Southerly, site distance: (southwest) 1200-feet  
 Easterly, site distance: N/A       Westerly, site distance: N/A
26. \*What are the distances from the subject property access point(s), in all directions, to the nearest intersection with another public roadway along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)  
 Northerly, distance: (northeast) 4900-feet       Southerly, distance: (southwest) 2100-feet  
 Easterly, distance: (southeast) 0-feet\*       Westerly, distance: N/A  
(\*Proposed access drive aligned with 1st street, opposite SH 115)
27. \*What are the distances from the subject property access point(s), in all directions, to the nearest driveway(s) along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)  
 Northerly, distance: (northeast) 600-feet       Southerly, distance: N/A  
 Easterly, distance: N/A       Westerly, distance: N/A
28. \*What are the distances from the subject property access point(s), in all directions, to the nearest blind curve(s) along the public roadway that serves the site? (*mark and provide distance for each that is applicable*)  
 Northerly, distance: none within sight distance       Southerly, distance: none within sight distance  
 Easterly, distance: none within sight distance       Westerly, distance: none within sight distance

29. \*What are the distances from the subject property access point(s), in all directions, to the nearest blind hill(s) along the public roadway that serves the site? (mark and provide distance for each that is applicable)

- Northerly, distance: none within sight distance       Southerly, distance: none within sight distance  
 Easterly, distance: none within sight distance       Westerly, distance: none within sight distance

30. \*Identify any and all hazardous conditions with regard to the public roadway(s) that provide access to the subject property in the general area of the subject property: \_\_\_\_\_

No hazardous conditions have been identified.

If the public roadway(s) that currently serve the subject property have any hazardous conditions, then recommendations shall be made for improvements that will decrease the hazardous conditions on the public roadway(s): \_\_\_\_\_

31. \*Explain what effect the proposed use will have on the existing traffic in the neighborhood. If no change is expected, please explain why no change is expected: None anticipated traffic impact to nearby neighborhoods. This project has direct access to a State Highway.

32. \*Will the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, change the level and or type of required maintenance for the public roadway(s) that serve the site?  Yes ---  No, (please explain) Access volume falls below threshold for any improvements

as set forth in State Highway Access Code.

If the proposed use, due to the increase in traffic or the type of vehicle traffic generated by the proposed use, changes the level and or type of required maintenance for the public roadway(s) that serve the site, then recommendations shall be made that would lessen the maintenance impact for the entity in control of maintenance of the public roadway(s): \_\_\_\_\_

**Note:** If improvements are required, it may be mandatory that such improvement be installed prior to final approval of the application.

33. \*Are new roadways proposed to be constructed, on or off site, in association with the proposed project?  Yes ---  No If yes, provide evidence that the roadways will be constructed to conform to natural contours in order to minimize soil disturbance, cut and fills, protect drainageways and not create to unstable slopes. \_\_\_\_\_

34. Provide an analysis of the existing traffic volumes on the adjacent roadway system, including the average weekday traffic (*vehicles per day*) and the weekday peak-hour traffic (*vehicles per hour – am and pm*), showing the dates and times of traffic counts or source utilized for traffic volume counts. Determine the existing level of service or percentage of roadway capacity currently in use.

Roadway name or # SC 115 average weekday traffic 11000 per CDOT  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service - % of roadway in use \_\_\_\_\_  
 LOS A

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service / % of roadway in use \_\_\_\_\_

Roadway name or # \_\_\_\_\_ average weekday traffic \_\_\_\_\_  
 Weekday peak-hour traffic \_\_\_\_\_ am \_\_\_\_\_ dates \_\_\_\_\_ times  
 Weekday peak-hour traffic \_\_\_\_\_ pm \_\_\_\_\_ dates \_\_\_\_\_ times  
 Current level of service / % of roadway in use \_\_\_\_\_

35. Provide an estimate of the probable traffic directional distribution from and to the subject property based on the proposed use(s) and assignment of the estimated traffic volumes to the adjacent roadway network. Estimate the future background and resulting total traffic volumes (*including the estimated generated traffic due to the proposed use*) on the adjacent roadway system for a twenty (20) year design period, showing volumes for both left and right turn movements as well as through traffic. Estimated 95% of trips to/from the west. Initial and future volumes for this project are identical as they are based on the building square footage which will not change.

36. Determine the projected future levels of service or percentage of roadway capacity to be in use at the subject property's access points and key adjacent intersections. Provide recommendations for street and access improvements if any portions of the roadways do not have the capacity to accept the additional estimated traffic volumes. All necessary improvements will be required to be designed, completed and accepted by the County prior to any final action regarding the application. This project will not change the LOS on SH 115 and falls below the threshold for improvements as set forth in the State Highway Access Code.

37. Please provide any additional information considered by the Certifying Engineer to be pertinent to the roadway impact in association with the proposed project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I hereby certify that the foregoing information was prepared by myself or under my direct supervision and is true and correct to the best of my knowledge and belief.**

Jim Brzosotiwcz  
Colorado Licensed Professional Engineer

Date 2/28/24



Jim Brzosotiwcz, P.E.

Digitally signed by Jim Brzosotiwcz, P.E.  
DN: C=US,  
E=jim@civilresources.com,  
OU=Civil Resources,  
CN=Jim Brzosotiwcz, P.E.  
Date: 2024.02.28  
13:29:44-07'00'

If not completed by an Engineer, then the following acknowledgment shall be signed by the agency and/or owner.

**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

# SECTION 28, JNTY, COLORADO

## LEGEND

*EXISTING*

PROPERTY LINE

ROAD



CIVIL RESOURCES

8308 COLORADO BLVD  
SUITE 200  
FIRESTONE, CO 80530  
303.833.1416  
WWW.CIVILRESOURCES.COM



650 INNOVATION CIRCLE  
PO BOX 200  
WINDSOR, CO 80550

PLAN  
LINE  
, CO



**FREMONT COUNTY'S  
COLORADO DIVISION OF WATER RESOURCES  
INFORMATION FORM FOR  
SPECIAL USE, ZONING, AND OTHER LAND USE ACTIONS**

The Fremont County Department of Planning & Zoning (Department) is required to submit proposed land use actions to the State Engineer's Office (SEO) at the Colorado Division of Water Resources (CDWR). The SEO is responsible for providing an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed land use action.

This CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR has 21 days to respond to County submittals. Incomplete submittals will be returned to the County for additional information and then must be resubmitted to the CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR requires additional information, further delays may occur.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: Penrose RV & Boat Storage
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property  
A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 28, TOWNSHIP SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, COYLE-VANEGM LOT LINE ADJUSTMENT, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECOF ON JANUARY 23, 1996 IN BOOK 1237 PAGE 531, AS RECEPTION NO. 642721 IN THE RECORDS THE PUEBLO COUNTY CLERK AND RECORDER, COUNTY OF PUEBLO, STATE OF COLORADO.  
 \_\_\_\_\_
4. What is the size of the existing parcel? 59,183  Acres ---  Square feet
5. What are the proposed uses of the subject property?
  - Residential Only
  - Commercial
  - Commercial and Residential
6. What are the current uses of water on this parcel? Domestic
  - a. Are there any established uses that require water?  Yes ---  No
  - b. Number of existing homes: 0

If one or more, date this use was established: \_\_\_\_\_

c. Home lawn / garden irrigation:  Yes ---  No

If yes, amount: \_\_\_\_\_  Acres ---  Square feet

Date this use was established: \_\_\_\_\_

d. Livestock watering:  Yes ---  No

If yes, commercial or non-commercial livestock? (*Circle one*)

If yes, date this use was established: \_\_\_\_\_

e. Other uses: \_\_\_\_\_

Dates established: \_\_\_\_\_

7. What will be the proposed uses of water for this parcel? **Domestic**

a. Number of proposed homes (including the home above if it will remain): 0

b. Lawn / garden watering, amount: \_\_\_\_\_  Acres ---  Square feet

c. Livestock watering:  Yes ---  No

If yes, commercial or non-commercial livestock? (*Circle one*)

d. Number of Employees per day: \_\_\_\_\_ Number of days open per year: \_\_\_\_\_

e. Number of Customers per day: \_\_\_\_\_ Number of days open per year: \_\_\_\_\_

f. Bed / Breakfast Customers per day: \_\_\_\_\_ Number of days open per year: \_\_\_\_\_

g. Describe other water needs: TBD - This site is under consideration for a

\_\_\_\_\_ landscape waiver request as well as a BOZA

\_\_\_\_\_ Variance for a reduced set-back, which will

\_\_\_\_\_ drastically reduce the amount of landscaped area.

\_\_\_\_\_

8. Source of water for the uses described above: (*If more than one source is utilized for parcel, describe which sources will supply which proposed uses*) **Municipal**

a. Is Municipal water available to parcel:  Yes ---  No

b. Is water available to parcel from an independent water district?  Yes ---  No

c. Are the uses described above proposed to be provided water by a municipality?

Yes --  No

Name of provider: Penrose Water District



d. Is water hauled:  Yes ---  No

e. Is there an existing permitted well?:  Yes ---  No

If yes, permit number: \_\_\_\_\_

f. Is there a Substitute Water Supply Plan? (*Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.*)

Yes ---  No

If yes, name of plan: \_\_\_\_\_

g. Is there an unregistered well?  Yes ---  No

h. Is there a Surface Spring?  Yes ---  No

If yes, Court Adjudication Number and Spring Name: \_\_\_\_\_

9. What is the Waste Water Method?

Municipal

Septic with Leach Field

Closed Vault, Waste Water hauled to: \_\_\_\_\_

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

**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 Department regarding the Application to be null and void.**

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

Anna Fluckey

Applicant Printed Name

Anna Fluckey

Signature

Digitally signed by Anna Fluckey  
DN: C=US,  
E=anna.fluckey@mccauleyconstructors.com,  
CN=Anna Fluckey  
Date: 2024.02.20 08:38:13-07'00'

Date

John Edgar

Property Owner Printed Name  
(If different from applicant)

Please see attached Letter of Authorization

Signature

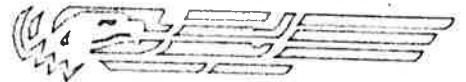
Date

**PENROSE WATER DISTRICT**  
 210 BROADWAY  
 PENROSE, CO 81240  
 719-372-3289

METER READ		CLASS
MONTH	DAY	
CLASS	CLASS	CLASS
2005	08	15
COMM	PR	01

TYPE OF SERVICE	METER READINGS		USED	CHARGES
	PRESENT	PREVIOUS		
WATER BASE				
WATER	0	0	2005	45.00
PAST DUE			COMM	0.00
			PR	213.00
<b>TOTAL</b>				<b>-168.00</b>

**US POSTAGE** IMI PITNEY BOWES



ZIP 81240 \$ **000.404**  
 02 7H  
 0006053053 AUG 22 2023

EPCOCO REI ONE LLC  
 C/O: JENNIFER & JOHN EDGAR  
 3455 FILLMORE RIDGE HEIGHTS  
 COLORADO SPRINGS, CO 80907-9025

SERVICE ADDRESS	17225 STATE HIGHWAY	
NOW DUE	DATE DUE	REMIT/AFTER DATE DUE
-168.00	09/14/23	-168.00
	ACCOUNT	ROUTE
-168.00	01407 02 04	-168.00

ACCOUNT	METER #	NOW DUE	PAY EARLY SAVETHIS	REMIT/AFTER DATE DUE
	01407.02	-168.00	0.00	-168.00
<b>ROUTE</b>	THIS AMOUNT NOW DUE AND PAYABLE		TAX	
04		-168.00	TOTAL	-168.00

Board Meeting 9/11/23 @ 3:00 P.M.

**PLEASE BRING THIS ENTIRE BILL TO OFFICE OR MAIL THIS STUB WITH YOUR PAYMENT**



**WARRANTY DEED**

THIS DEED, Made this 30th day of October, 2018 between

**Bravo Property Management Co. Inc.**

of the County of Fremont, State of Colorado, grantor and

**Epcoco Rei One LLC**

whose legal address is: 450 Winter Street, ,Manitou Springs, CO 80829  
of the County of Fremont, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Sixty-Five Thousand Dollars and No/100's (\$65,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, and State of COLORADO, described as follows:

Lot 2, Coyle-Vanegmond Lot Line Adjustment

County of Fremont  
State of Colorado

Doc Fee \$ 6.50
--------------------

also known by street and number as 17225 Highway 115 , Penrose, CO 81240

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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.

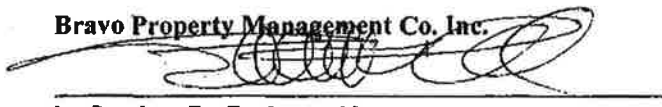
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated September 12, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**SELLER:**

**Bravo Property Management Co. Inc.**

  
by Stephen D. Cool, president



TFG Design, LLC  
P.O. Box 78  
Loveland, Colorado 80539

Friday, February 9, 2024  
Fremont County  
Department of Planning and Zoning  
615 Macon Avenue, Room 210  
Canon City, CO 81212

RE: Penrose RV & Boat Storage, 17225 SH 115, Penrose, CO – Landscape Plan Waiver Request

To whom it may concern:

In conjunction with the Penrose RV & Boat Storage BOZA (Board of Zoning Adjustment) Waiver Application, we kindly request a deferral of the Landscape Plan submission until the outcome of the BOZA Waiver Application is determined.

The essence of our request stems from the fact that the application seeks a reduced Front Yard Setback. Given the potential impact on the site layout due to the proposed setback modification request, it is prudent to defer the requirement for a fully developed landscape at this early stage. Doing so prior to receiving approval could prove inefficient in both time and cost.

Upon the Board's approval, we commit to presenting a landscape plan aligned with Fremont County requirements for a subsequent Commercial Development Plan – Land Use Application. This plan will not only enhance the project's visual appeal from HWY 115 and surrounding properties through strategic screening but will also prioritize the use of regionally native plants, demonstrating our dedication to water conservation.

In conclusion, our Landscape Plan waiver request aims to deliver a design that adheres to Fremont County landscape standards for new development. Should you have any inquiries or require further clarification, please do not hesitate to contact us.

Thank you for your understanding and consideration.

Sincerely,

The FronTerra Group  
David Kasprzak – PLA + LEED AP  
Principal Landscape Architect



## FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

### APPLICANT INFORMATION

1. Project Name Penrose RV & Boat Storage

2. Project Description New ground-up Pre-Engineered Metal building (PEMB) erected for the purposes of a new commercial RV & Boat Storage Facility

3. Type of application:

- |  |   |
|--|---|
| <input type="checkbox"/> Zone Change #1                                      | <input type="checkbox"/> Special Review Use Permit    |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan               | <input type="checkbox"/> Conditional Use Permit       |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan             | <input type="checkbox"/> Temporary Use Permit         |
| <input checked="" type="checkbox"/> Commercial Development Plan              | <input type="checkbox"/> Change of Use of Property    |
| <input type="checkbox"/> Commercial Development Modification                 | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input type="checkbox"/> Minor Subdivision            |

3. The subject property is located at:

17225 SH 115, Penrose, CO 81240

Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*)  An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources?

A new hydrant is proposed near the site entrance, as there are no other hydrants near-by. This new proposed hydrant shall be the provided method of fire protection.

5. The source of water for fire protection is:  
 --- Water District – Name of District: Penrose Water District  
 --- Well – Colorado Division of Water Resources Well Permit Number: \_\_\_\_\_  
 Is the well approved for fire protection?  Yes ---  No Please explain: \_\_\_\_\_  
 --- Cistern – What is the cistern capacity? \_\_\_\_\_ Gallons – What is the water source for filling the cistern? \_\_\_\_\_
6. What is the distance from the subject property to the nearest fire hydrant? \_\_\_\_\_  
None. Project proposes placement of new hydrant near site entrance.
7. What public roadways provide access to the subject property? SH 115
8. How many accesses to public roadways will the subject property have? (1)
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. \_\_\_\_\_
10. What are the existing and or proposed interior roadway names? N/A
11. Is the subject property located within a fire protection district?  Yes ---  No  
 If yes, please provide the district name: Florence Fire Protection District, Station 2-Penrose  
*If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*
- a. What is the name of the fire protection district closest to the subject property? \_\_\_\_\_  
N/A
- b. What is the distance from the subject property to the nearest fire protection district boundary? \_\_\_\_\_  
N/A
- c. Is it logical and feasible to annex the subject property to a fire protection district?  
 Yes -----  No Please explain: N/A

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain: \_\_\_\_\_

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.**

Anna Fluckey

Applicant Printed Name

Anna Fluckey

Signature

Digitally signed by Anna Fluckey  
DN: C=US, E=anna.fluckey@mccauleyconstructors.com,  
CN=Anna Fluckey  
Date: 2024.02.20 08:38:55-07'00'

\_\_\_\_\_ Date

John Edgar

Owner Printed Name

Please see attached Letter of Authorization

Signature

\_\_\_\_\_ Date

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: \_\_\_\_\_
2. Name of contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Telephone: \_\_\_\_\_
3. The name and address of the responding fire station is: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. The distance from the subject property, by public roadway, to the responding fire station is: \_\_\_\_\_  
\_\_\_\_\_
5. The estimated response time to the subject property is: \_\_\_\_\_
6. The location of the closest fire hydrant to the subject property is: \_\_\_\_\_  
\_\_\_\_\_
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development?  Yes ---  No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access?  Yes ---  No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access?  Yes ---  No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property?  Yes ---  No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? \_\_\_\_\_  
\_\_\_\_\_



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12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (*i.e.; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.*). **Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.**

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**Signature and title of Authorized Fire Protection Representative**

**Date**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/18/2024

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Flood and Peterson PO Box 578  Greeley CO 80632	<b>CONTACT NAME:</b> Jennifer Winter, CISR	
	<b>PHONE (A/C, No, Ext):</b> (970) 506-3206	<b>FAX (A/C, No):</b> (970) 506-6846
	<b>E-MAIL ADDRESS:</b> JWinter@floodpeterson.com	
<b>INSURED</b>  McCauley Constructors, Inc. PO Box 200  Windsor CO 80550	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Phoenix Insurance Company	<b>NAIC #</b> 25623
	<b>INSURER B:</b> Travelers Property Casualty Company of America	25674
	<b>INSURER C:</b> Pinnacol Assurance	41190
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	

**COVERAGES CERTIFICATE NUMBER:** CL23122853038 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR PD Ded: 1,000  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			DT-CO-4P289836-PHX-24	01/01/2024	01/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> DOC <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			810-4P234770-24-26-G	01/01/2024	01/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-4P292091-24-26	01/01/2024	01/01/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	4097236	01/01/2024	01/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

RE: Contractors License

This certificate is issued as a matter of INFORMATION ONLY and coverages reflected are as of the date of issuance.

## CERTIFICATE HOLDER

## CANCELLATION

Fremont County  
Building Department  
615 Macon Avenue, Room 212  
Canon City CO 81212

**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**

AUTHORIZED REPRESENTATIVE



**Fremont County, Colorado  
Contractor License**

**Name** \_\_\_\_\_ Leon McCauley  
**Business** \_\_\_\_\_ McCauley Constructors Inc.  
**License #** \_\_\_\_\_ 595    **Class** \_\_\_\_\_ General A  
**Expiration** \_\_\_\_\_ January 30, 2025

The individual named on the front of this license is hereby authorize  
engage in the business of building contractor having successfully  
completed prescribed written examination in the class indicated.

  
NOT VALID UNLESS SIGNED BY BUILDING OFFICIAL

*This license is the property of the Fremont County Building  
Department and shall be returned upon demand.*

LETTER OF AUTHORIZATION

I, John Edgar, the undersigned property Owner hereby acknowledges that Mrs. Anna Fluckey of McCauley Constructors, Inc., is to act on my behalf in all manners relating to my application to Fremont County for Commercial Development Plan review and the Board of Zoning Adjustment for the premises located at 17225 SH 115 in Penrose, Colorado, effective the date of my signing below.

My signature below indicates my acknowledgment that I do not object to Mrs. Anna Fluckey applying on my behalf and receiving under my name from the County of Penrose, all coordination communication from the County for the purposes of completing the applications noted above with the County to the end of the review and approval process on the property listed above, which I own.

I understand that for the application review process to begin I must pay the appropriate application fees, to be included with this Letter of Authorization along with the physical applications.

Thank you,

John Edgar

Property Owner, Printed Name

3455 Fillmore Ridge Heights

Property Owner, Street Address

Colorado Springs, CO 80907

Property Owner, State Zip

DocuSigned by:  


Property Owner, Signature

703-897-2624

Property Owner, Telephone

John@EdgarTruck.com

Property Owner, Email Address

2/12/2024

Date

# COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

**Instructions:**

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>

**Please print or type**

1) Property owner (Permittee) <b>Epcoco Rei One, LLC</b>		2) Applicant or Agent for permittee (if different from property owner) <b>McCauley Constructors, Attn: Anna Fluckey</b>	
Street address <b>3455 Fillmore Ridge Heights</b>		Mailing address <b>650 Innovation Cir.</b>	
City, state & zip <b>Colorado Springs, CO 80907</b>	Phone #	City, state & zip <b>Windsor, CO 80550</b>	Phone # (required) <b>970-686-6300</b>
E-mail address <b>john@edgartruck.com</b>		E-mail address if available <b>anna.fluckey@mccauleyconstructors.com</b>	
3) Address of property to be served by permit (required) <b>17225 State HWY 115, Penrose, CO</b>			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county <b>Fremont</b> subdivision <b>Coyle-Vanegmond</b> block _____ lot <b>2</b> section _____ township _____ range _____			
5) What State Highway are you requesting access from? <b>HWY 115</b>		6) What side of the highway? <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? <b>Aprx 510</b> feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: <b>MM17</b>		How many feet is the proposed access from the nearest cross street? <b>Aprx 2115</b> feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: <b>2nd St to W G-St to East</b>	
8) What is the approximate date you intend to begin construction? <b>5/1/2024</b>			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: _____) <input checked="" type="checkbox"/> improvement to existing access <input type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use <b>Vacant Land</b>			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: <b>219009</b> and/or, permit date: <b>4/5/2019</b> <b>This permit has expired</b>			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe:			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? <b>N/A</b>			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
	business/land use	square footage	business square footage
	<b>Penrose RV &amp; Boat Stor - Mini-warehouse</b>	<b>17,760</b>	
	<b>Penrose RV &amp; Boat Stor - SFDH</b>	<b>210</b>	
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
	type	number of units	type number of units
	<b>N/A</b>		
	<b>N/A</b>		
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.		# of passenger cars and light trucks at peak hour volumes <b>26</b>	# of multi unit trucks at peak hour volumes <b>0</b>
# of single unit vehicles in excess of 30 ft	# of farm vehicles (field equipment)	<b>Total count of all vehicles</b> <b>26</b>	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

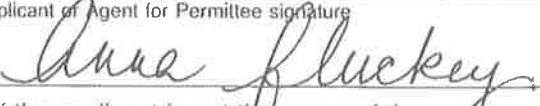

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

**The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**

**I understand receipt of an access permit does not constitute permission to start access construction work.**

Applicant or Agent for Permittee signature 	Print name <b>Anna Fluckey</b>	Date <b>01.25.2024</b>
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature 	Print name <b>John Edgar</b>	Date <b>Feb 1, 2024</b>



February 14, 2024

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

Re: Commercial Development Plan Submittal  
Penrose RV & Boat Storage, 17225 SH 115, Penrose, CO  
Addresses within 500' of CDOT Access

To Whom It May Concern:

Please accept the following list of address located within 500 feet of the CDOT access proposed under the above referenced CDP application:

1. State of Colorado  
1127 Sherman St., Ste 300  
Denver, CO 80203-2398  
Account No. R028521
2. Mooningham Song  
7445 Sand trap Dr.  
Colorado Springs, CO 80925-9595  
Account No. R034364
3. Hall Alden Neal  
150 I Street  
Penrose, CO 81240-9750  
Account No. R027658
4. Pollard Rose Mary & W Duane  
PO Box 647  
Penrose, CO 81240-0647  
Account No. R022628
5. Penrose Water District  
340 Grant  
Penrose, CO 81240-9394  
Account No. R022784
6. Gamma Ray Holding CO.  
112 Garden Dr.  
Penrose, CO 81240-9219  
Account No. R033813



## Nicole Suttle

---

**From:** Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>  
**Sent:** Thursday, January 18, 2024 8:54 AM  
**To:** Nicole Suttle  
**Cc:** Anna Fluckey  
**Subject:** Re: Penrose RV 17225 ST HWY 115, Canon City, CO Access Permits #219009 & #215075

Nicole,

Please continue to move forward with the Permit Application. I have reviewed historical permits and your proposed ones and I hope we can get this permit to the finish line.

Thank you,

Arthur Gonzales - Access Manager



R2 - Permits - Access - Traffic and Safety

5615 Wills Blvd., Suite A Pueblo, CO 81008

P(719)546-5732 | [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) | [www.coloradodot.info](http://www.coloradodot.info) | [www.cotrip.org](http://www.cotrip.org)

On Tue, Jan 16, 2024 at 3:04 PM Nicole Suttle <[nicole.suttle@mccauleyconstructors.com](mailto:nicole.suttle@mccauleyconstructors.com)> wrote:

Hello Sir,

Thank you for the update on Valerie.

Please see attached for your review and input, I very much appreciate your attention, thank you 😊

We will review the potential clearances, I completely understand. Risk must always be assessed.

I look forward to working with you, Sir, thank you again!

Nicole



**Nicole Suttle**  
Preconstruction Project Engineer

p. 970.686.6300  
e. [nicole.suttle@mccauleyconstructors.com](mailto:nicole.suttle@mccauleyconstructors.com)



**Windsor Office**  
650 Innovation Circle  
P.O. Box 200  
Windsor, Colorado 80550



[www.mccauleyconstructors.com](http://www.mccauleyconstructors.com)

**From:** Gonzales - CDOT, Arthur <[arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us)>  
**Sent:** Tuesday, January 16, 2024 2:37 PM  
**To:** Nicole Suttle <[nicole.suttle@mccauleyconstructors.com](mailto:nicole.suttle@mccauleyconstructors.com)>  
**Cc:** Anna Fluckey <[anna.fluckey@mccauleyconstructors.com](mailto:anna.fluckey@mccauleyconstructors.com)>  
**Subject:** Re: Penrose RV 17225 ST HWY 115, Canon City, CO Access Permits #219009 & #215075

Nicole,

I have removed Valerie Vigil from this email chain since she has retired.

Moving forward I would like to have a chance to review your Traffic Memo and Site plan for the proposed land use of RV Storage before making application.

Pertaining to your question about the additional clearances (highlighted). Please get with your Engineering design team to determine if the project is going to encounter any of these areas that may need additional clearances. Typically an RV Storage facility would not encounter these areas to worry about. I have had an issue in my past dealings where the site grading added additional storm flows to CDOT Right of Way and caused all kinds of flooding issues. So these items are important to cover. I can not provide engineering guidance since it would be a conflict on my part and then I could be liable. I hope you understand...

Thank you,

Arthur Gonzales - Access Manager



R2 - Permits - Access - Traffic and Safety

5615 Wills Blvd., Suite A Pueblo, CO 81008

P(719)546-5732 | [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) | [www.coloradodot.info](http://www.coloradodot.info) | [www.cotrip.org](http://www.cotrip.org)

On Tue, Jan 16, 2024 at 2:12 PM Nicole Suttle <[nicole.suttle@mccauleyconstructors.com](mailto:nicole.suttle@mccauleyconstructors.com)> wrote:

Hello Arthur and Valerie,

I am preparing for a permit submission with CDOT and have your instructions that you sent to Anna, thank you for that.

I am becoming familiar with the steps involved to submit a complete application.

The one piece I am not clear on, so far, is the "clearances" reference I read on the CDOT application; can you help me understand which clearances are applicable to our project?

I really appreciate your time and thank you in advance for your consideration and guidance.

Nicole

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.

1- It is the applicant's responsibility to contact appropriate agen to their activities. Such clearances may include Corps of Engine permits, or ecological, archeological, historical or cultural resour Information Summary presents contact information for agencies prohibited discharges, and may be obtained from Regional CDO CDOT Planning/Construction-Environmental-Guidance webpage



**Nicole Suttle**  
Preconstruction Project Engineer

p. 970.686.6300  
e. [nicole.suttle@mccauleyconstructors.com](mailto:nicole.suttle@mccauleyconstructors.com)

ASK US.  
WE KNOW  
STORAGE

**Windsor Office**  
650 Innovation Circle  
P.O. Box 200  
Windsor, Colorado 80550



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February 7, 2024

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

Re: Penrose RV & Boat Storage, 17225 SH 115, Penrose, CO

To whom it may concern:

For your consideration, is the above referenced project, outlined below. Thank you in advance.

***Introduction:***

The Penrose RV & Boat Storage project envisions the transformation of Lot 2 within the Coyle-Vanegmond Lot Line Adjustment Subdivision into a modern and efficient storage RV facility. Situated on a 1.36-acre site zoned B – Business Zone District, this development aligns with the County's vision for "uniform, steady growth." The primary goal is to not only contribute significantly to the economic development of Fremont County but also to ensure harmony with the historic and scenic attributes of the territory.

***Preservation of Natural Landscape:***

The natural landscape within and surrounding the project site is unique to the Penrose region, setting it apart from the diverse plant communities prevalent throughout Colorado. In adherence to a preservation-oriented approach, the landscape design will endeavor to respect the integrity of the existing natural surroundings, integrating indigenous plant materials. The ultimate design of the landscape plan will contemplate the incorporation of native plant specimens that not only enhance ecological authenticity but also demonstrate a conscientious approach to water conservation. Additionally, our design will strive to enhance the visual corridor along highway 115. The proposed site layout and building configuration are planned to minimize impacts to neighboring property owner's views and frame views with enhanced landscape screening of the natural landscape.

***Compatibility with Neighboring Uses:***

Acknowledging the importance of community integration, the Penrose RV & Boat Storage project is designed with a keen understanding of the existing land uses in the vicinity. Neighboring businesses, such as WD Trucking and Silverline Trailers, have impacted our design decisions, ensuring architectural site design with the local economic ecosystem in mind. This compatibility enhances the overall functionality and acceptance of the storage facility within the community. The facility will be screened and secured using rod iron fencing and gates.

***Collaborative Services and Development:***

In an effort to enrich the surrounding area, the Penrose project extends its services in collaboration with neighboring businesses and developments. Notably, the integration of services aligns with the establishment of

a new Recreational Vehicle Park in the area. The project contributes not only to its own success but also to the broader enhancement of the local recreational vehicle storage and economic landscape.

***Strategic Accessibility:***

Accessibility is paramount to the success of the Penrose RV & Boat Storage project. A planned new entry from Hwy 115, currently under review for CDOT approval, ensures ease of access for both clients and service providers. This access point not only enhances the project's functionality but also mitigates potential traffic concerns, demonstrating our commitment to responsible, safe and efficient development.

***Sustainable Infrastructure:***

The Penrose project recognizes the importance of responsible resource utilization. Existing water services, tapped and accessible at the project site, are integrated into the development. These services, currently invoiced to the property owner on a regular billing cycle. The project will be designed to meet all local building and energy compliance codes.

***Lighting and Photometric Design:***

Our commitment to creating a secure and inviting environment extends to the realm of lighting and photometric design. Thoughtful placement of lighting fixtures, adhering to industry best practices, ensures both safety and aesthetic appeal throughout the storage facility. The design incorporates energy-efficient (LED) lighting solutions that not only minimize environmental impact but also contribute to operational cost-effectiveness. A comprehensive photometric analysis will be conducted to optimize light distribution, preventing glare and shadows while enhancing visibility and safety for the clients and staff during all hours of operation.

***Fire Protection:***

A new hydrant is proposed near the site entrance, as there are no other hydrants near-by. This new proposed hydrant shall be the provided method of fire protection.

***Refuse Disposal:***

On site refuse disposal limited to office use only. Disposal services shall be provided by local waste management company. No large bins provided to accommodate clientele.

***Conclusion:***

In conclusion, the Penrose RV & Boat Storage project will offer a needed amenity to the area; it is a harmonious integration of thoughtful design, community collaboration, and advanced lighting solutions. By addressing the economic needs of Fremont County and respecting the historical and scenic qualities of the area.



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Colorado Ecological Services Field Office  
Denver Federal Center  
P.O. Box 25486  
Denver, CO 80225-0486  
Phone: (303) 236-4773 Fax: (303) 236-4005

In Reply Refer To:  
Project Code: 2024-0037469  
Project Name: Fremont Storage

January 17, 2024

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](https://www.fws.gov/partner/council-conservation-migratory-birds).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.



Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Colorado Ecological Services Field Office**

Denver Federal Center

P.O. Box 25486

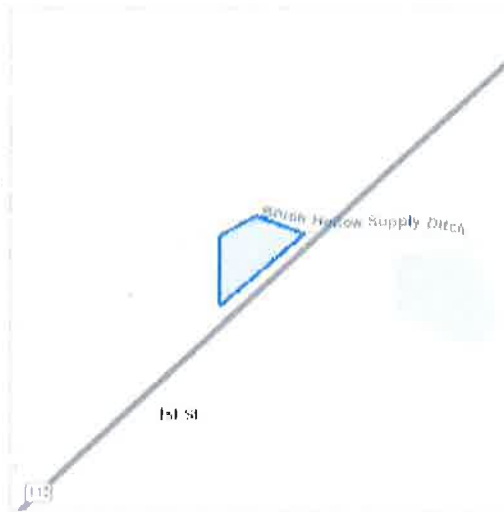
Denver, CO 80225-0486

(303) 236-4773

## PROJECT SUMMARY

Project Code: 2024-0037469  
Project Name: Fremont Storage  
Project Type: Commercial Development  
Project Description: 1.5 acres site development, 2024  
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.454549650000004,-105.01426950580297,14z>



Counties: Fremont County, Colorado

## ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

NAME	STATUS
<p><b>Gray Wolf <i>Canis lupus</i></b>                      Population: U.S.A.: All of AL, AR, CA, CO, CT, DE, FL, GA, IA, IN, IL, KS, KY, LA, MA, MD, ME, MI, MO, MS, NC, ND, NE, NH, NJ, NV, NY, OH, OK, PA, RI, SC, SD, TN, TX, VA, VT, WI, and WV; and portions of AZ, NM, OR, UT, and WA. Mexico.                      There is <b>final</b> critical habitat for this species.                      This species only needs to be considered under the following conditions:</p> <ul style="list-style-type: none"> <li>▪ Lone, dispersing gray wolves may be present throughout the state of Colorado. If your activity includes a predator management program, please consider this species in your environmental review.</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/4488">https://ecos.fws.gov/ecp/species/4488</a>	Endangered
<p><b>Gray Wolf <i>Canis lupus</i></b>                      Population: CO                      No critical habitat has been designated for this species.                      Species profile: <a href="https://ecos.fws.gov/ecp/species/4488">https://ecos.fws.gov/ecp/species/4488</a></p>	Experimental Population, Non- Essential

## BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a>	Threatened
Mexican Spotted Owl <i>Strix occidentalis lucida</i> There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/8196">https://ecos.fws.gov/ecp/species/8196</a>	Threatened

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Jim Brzostowicz  
Address: 8308 Colorado Blvd  
Address Line 2: Suite 200  
City: Firestone  
State: CO  
Zip: 80504-6805  
Email: jim@civilresources.com  
Phone: 7205567667