

# TOWN OF PLATTEVILLE, COLORADO

## NOTICE AND AGENDA OF REGULAR MEETING

NOTICE OF REGULAR MEETING of the Platteville Board of Trustees will be held on  
Tuesday, August 5, 2025, at 7:00 pm at 400 Grand Avenue, Platteville, CO.

1. CALL TO ORDER
2. MOMENT OF SILENCE
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL

Mayor: Mike Cowper  
Mayor Pro-Tem: Nick Ralston  
Trustees: Larry Clark, Larry Hatcher, Hope Morris, Melissa Archambo, Steve Nelson  
Staff Present: Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer

### 5. APPROVAL OF THE AGENDA

### 6. AUDIENCE PARTICIPATION (*Public Comment Items not on the agenda*)

Trustees welcome you here and thank you for your time and concerns. If you wish to address the Board of Trustees, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address, then address the Trustees. Your comments will be limited to three (3) minutes. Board Members may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the appropriate staff for follow-up. Thank you!

### 7. APPROVAL OF THE CONSENT AGENDA

The Consent Agenda contains items that can be approved without discussion. Any Board Member may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the Consent Agenda. Items removed from Consent will be placed under Action Items in the order they appear on the agenda. (This should be done prior to the motion to approve the agenda.)

A. July 15<sup>th</sup>, 2025 Meeting Minutes

### 8. PRESENTATIONS AND DISCUSSIONS

A. Preliminary Budget Discussion

### 9. ACTION ITEMS

A. Ordinance 2025-845 - 8677 State Highway 66 Rezoning

B. Nature Preserve Fencing Bids

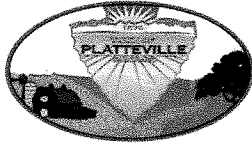
C. Valley High School Football Golf Fundraiser – Resolution 2025-08

10. REPORTS

- A. Parks, Trails and Trees
- B. Economic Development
- C. Recreation
- D. Public Safety
- E. Town Manager
- F. Mayor

11. ADJOURNMENT

Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: August 5, 2025

AGENDA ITEM: Consent Agenda Items  
➤ July 15, 2025 Meeting Minutes

DEPARTMENT: Legislative

PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

The only item on the Consent Agenda is the previous meeting minutes from July 15, 2025.

### FINANCIAL CONSIDERATIONS

N/A

### RECOMMENDED ACTION

Move to approve the Consent Agenda as presented and for the Mayor to execute all documents.

### ATTACHMENTS

July 15, 2025 Meeting Minutes

**TOWN OF PLATTEVILLE, COLORADO**  
**BOARD OF TRUSTEES MEETING MINUTES**  
Regular meeting of the Platteville Board of Trustees will be held on  
Tuesday, July 15, 2025 at 400 Grand Avenue, Platteville, CO.  
Mayor Cowper called the meeting to order at 7:00 pm

**CALL TO ORDER**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Mayor: Mayor Cowper  
Mayor Pro Tem: Nick Ralston  
Trustees: Larry Clark, Steve Nelson, Larry Hatcher, Hope Morris, Melissa Archambo  
Absent: Nick Ralston  
Staff Present: Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer;  
David Brand, Public Works Director

**APPROVAL OF THE AGENDA**

Trustee Nelson moved to approve the agenda as presented. Trustee Morris seconded the motion. All members in favor.

**AUDIENCE PARTICIPATION** (*Public Comment Items not on the agenda*)

**PRESENTATIONS & DISCUSSIONS**

Gordon Huntington was present to update the Board on the Viking Nation Recreation District.

**APPROVAL OF THE CONSENT AGENDA**

Trustee Nelson moved to approve the consent agenda. Trustee Morris seconded the motion. All members in favor.

**ACTION ITEMS**

**June Paid Bills**

The board had a few questions about the paid bill report. The Town Manager addressed the questions. Trustee Nelson moved to approve the June Paid Bills as presented. Trustee Morris seconded the motion. All members in favor.

**Weld RE 1 Intergovernmental Agreement – School Resource Officer**

The annual IGA with the Weld RE1 School District to provide two School Resource Officers for the Platteville and Gilcrest school facilities is being presented for renewal. Trustee Nelson moved to approve the IGA between the Weld County RE-1 School District and the Town of Platteville to provide School Resource Officers during the 2025-2026 school year. Trustee Morris seconded the motion. All members in favor.

**Business Enhancement Grant Application- St Nicholas Catholic Church**

The St. Nicholas Catholic Church has submitted a Business Enhancement Grant application in the amount of \$2,500 to assist with the costs of lighting improvements for the church at an estimated cost of \$11,515.28. Trustee Morris to approve the Business Enhancement Grant application from the St. Nicholas Catholic Church in the requested amount of \$2,500 for lighting improvements. Trustee Hatcher seconded the motion. Five members in favor and one member against.



Ordinance 2025-844

PGFPD Fire Marshal Dave Sutton has requested that the Town consider the adoption of the 2024 International Fire Code with amendments as presented in Ordinance 2025-844. The 2024 IFC will replace the 2012 edition, and the amendments are recommended specifically for the Platteville & Gilcrest service district. Trustee Morris moved to approve the first reading of Ordinance 2025-844 to adopt the 2024 International Fire Code with amendments and to schedule a public hearing on August 19<sup>th</sup> to consider the final reading and adoption. Trustee Hatcher seconded the motion. All members in favor.

Reports

Recreation Director

Police Chief

Public Works Director

Town Manager

Mayor

ADJOURNMENT

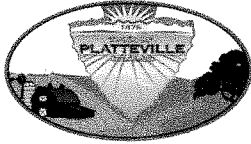
Having no further business before the Board, the meeting was adjourned at 8:20 P.M.

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Attest: Danette Schlegel, Town Clerk/Treasurer

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Michael Cowper, Mayor



## Agenda Item Cover Sheet

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MEETING DATE: August 5, 2025

AGENDA ITEM: Ordinance 20025-845 Rezoning

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

The Silo Properties LLC was annexed to the Town of Platteville in 2021 and has since been zoned Agricultural Holding and used for a dog kennel and training facility. The tenants, Damian and Traci Perez, with permission from the property owner, have requested a zoning change to Light Industrial to allow the property to be sold to another prospective buyer. The Perez's have initiated the sale of the property with the current owner's permission and the new zoning would allow for a light industrial business use.

### FINANCIAL CONSIDERATIONS

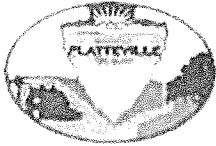
Increased property tax revenues as an industrial zoned property with potential sales tax revenues.

### RECOMMENDED ACTION

Move to approve Ordinance 2025-845, AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE REZONING PROPERTY LOCATED AT 8677 STATE HIGHWAY 66 AS LIGHT INDUSTRIAL

### ATTACHMENTS

Ordinance  
Staff Report  
Application  
Referrals  
Sec. 16.2.130



LAND DEVELOPMENT  
APPLICATION

TOWN OF PLATTEVILLE

400 Grand Avenue  
Platteville, Colorado 80651  
Phone (970) 785-2245 Fax (970) 785-2476  
www.plattevillegov.org

APPLICANT INFORMATION

Applicant/Representative:

Name: Paul + Tracy Perez

Signature: [Signature]

Address: 14513 CR 116

Phone: 303-961-7653 / 970-288-2288

Fort Lupton, CO 80421

Email: westyk9@aol.com / xcalbeck9@gmail.com

Owner of Record:

Name: Plant Site Properties LLC

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: 303-619-6914

3327 S. CR 7 Loveland CO 80538

Email: plant@aol.com

Contractor/Consultant:

Name: Dominic Perez

Title: GC

Address: 14513 CR 116

Phone: 303-961-7653

Fort Lupton, CO 80421

Email: westyk9@aol.com

PROJECT INFORMATION

Project Name: Jasper's Boarding + Daggie Daycare LLC

Parcel ID #: 120921400002

Address/Location: 8617 Hwy 106, Platteville CO

Legal Description: PT SE4-21-3-67

Lot B Rec Exempt REC19-0047

Zoning: Agricultural

Proposed Density: \_\_\_\_\_

Site Acreage: 6.5 acres

Structure Square Footage: 16,000 sq ft.

☒ Annexation

☒ Rezoning

☐ Planned Unit Development

☐ Plat Amendment

☐ Minor Subdivision

☐ Major Subdivision

☐ Conditional Review Use

☐ Plat Vacation

☒ Site Plan

☐ Variance

☐ Special Use Permit

☐ Existing Use Site  
Plan - Oil and Gas

☐ Sign Permit

☐ Temporary Use Permit

CERTIFICATIONS

I certify that I am the lawful owner of the property that this application concerns and consent to this action.

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner. I understand that all materials and fees required by the Town must be submitted prior to processing the application.

Applicant Signature [Signature]

Date 08/26

Greetings,

We are the owners, and operators, of Jasper's Doggie Day Care located at 8677 State Highway 66. While we have enjoyed owning, and operating, our business in Platteville it is time for us to start a new chapter in our lives.

We are currently under contract to sell our property to Allen Lee Capital. Allen Lee Capital is a business that falls under the label of a light industrial business. Allen Lee Capital is a business that distributes electrical supplies to electrical contractors. They are a family owned business and they are excited to become a part of the community.

In order to obtain their loan Allen Lee Capital's bank requires that the property is zoned Light Industrial before the sale closes.

We have included our new permit from CDOT. They have approved access (onto State Highway 66 via our western driveway) for a business zoned light industrial.

We have appreciated how kind the Town of Platteville has been to Jasper's over the years. Please let us know if we can provide any additional information.

Thank you,

Damian and Traci Perez

**SILO PROPERTIES, LLC**

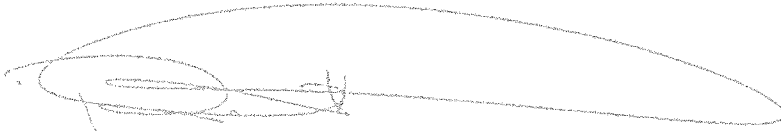
**3327 S CR 7**

**Loveland, CO 80537**

To whom it may concern,

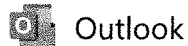
Re: Annexation of 8677 Hwy 66

It is our attention, the owners of the property located at 8677 Hwy 66, Platteville, CO 80651, to pursue with the current tenants Damian and Traci Perez annexation into the city of Platteville. As the property owner we ask that you communicate all correspondence to representatives of both parties. And to further allow the Perez's to pursue the common goal of property annexation.

A handwritten signature in dark ink, appearing to read 'Roger Pilant', enclosed within a large, hand-drawn oval.

**Roger Pilant**

**Silo Properties, LLC**

**Re: Platteville Referral Request - Perez Rezoning**

**From** Valdes - CDOT, Rose <rose.valdes@state.co.us>

**Date** Wed 2025-07-23 2:06 PM

**To** Snyder, Angela <SnyderA@AyresAssociates.com>

**Cc** Timothy Bilobran - CDOT <timothy.bilobran@state.co.us>; westyk9@aol.com <westyk9@aol.com>

 1 attachment (14 MB)

ACC\_425072.pdf;


Good Afternoon Angela,

**RE:** Highway 66, Platteville, CO.

Attached please find CDOT permits 425072 & 425073 issued for this property. Both permits are issued to the Buyers (copied here) currently under contract to purchase the property. The permits allow the buyers to proceed with the sale.

These Permits are not final, until the Buyers become the owners of the property and have two conditions.

- Permit 425072 is for the closure of the current, large, improved access to the doggy daycare.
- Permit 425073 is for the new access. This new permit was just issued today, just before sending this email. The one authorizes new commercial traffic. The Notice to Proceed is not yet issued for this permit. Below are the two conditions that must be met before a Notice to Proceed is issued.

 ACC\_425073.pdf

- (1) CDOT receipt of a notarized deed in Buyer's names, post sale of the property
- (2) CDOT receipt of written evidence of Land Use Authority conformance.

Should you have any questions or concerns, please do not hesitate to contact me.

Kind Regards,

Rose Valdes  
Access Manager  
Region 4 Outdoor Advertising Inspector



10601 West 10th Street, Greeley, CO 80634

[Rose.Valdes@state.co.us](mailto:Rose.Valdes@state.co.us) | <http://codot.gov/> | [www.cotrip.or](http://www.cotrip.or)

Office Phone (970) 939-2440

My working hours are Monday through Thursday 7am to 4:30pm and 7am to 11am on Fridays.

On Wed, Jul 23, 2025 at 7:27 AM Valdes - CDOT, Rose <[rose.valdes@state.co.us](mailto:rose.valdes@state.co.us)> wrote:  
My pleasure Angela!

I hope you have a wonderful rest of your week!

Rose Valdes  
Access Manager  
Region 4 Outdoor Advertising Inspector



10601 West 10th Street, Greeley, CO 80634  
[Rose.Valdes@state.co.us](mailto:Rose.Valdes@state.co.us) | <http://codot.gov/> | [www.cotrip.or](http://www.cotrip.or)  
Office Phone (970) 939-2440

My working hours are Monday through Thursday 7am to 4:30pm and 7am to 11am on Fridays.

On Tue, Jul 22, 2025 at 5:26 PM Snyder, Angela <[SnyderA@ayresassociates.com](mailto:SnyderA@ayresassociates.com)> wrote:  
Thanks Rose!

**Angela Snyder, CFM | Planning Lead**  
Office: 970.223.5556 | Direct: 970.821.6366  
**Ayres Associates Inc.** | [www.AyresAssociates.com](http://www.AyresAssociates.com)  
Ingenuity, Integrity, and Intelligence.

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**From:** Valdes - CDOT, Rose <[rose.valdes@state.co.us](mailto:rose.valdes@state.co.us)>  
**Sent:** Tuesday, July 22, 2025 3:54 PM  
**To:** Snyder, Angela <[SnyderA@AyresAssociates.com](mailto:SnyderA@AyresAssociates.com)>  
**Cc:** Timothy Bilobran - CDOT <[timothy.bilobran@state.co.us](mailto:timothy.bilobran@state.co.us)>  
**Subject:** Re: Platteville Referral Request - Perez Rezoning

Hi Angela,

Once this gets to the planning phase, CDOT will require a CDOT Access Permit.

Kind Regards,

Rose Valdes  
Access Manager  
Region 4 Outdoor Advertising Inspector



10601 West 10th Street, Greeley, CO 80634

[Rose.Valdes@state.co.us](mailto:Rose.Valdes@state.co.us) | <http://codot.gov/> | [www.cotrip.or](http://www.cotrip.or)  
Office Phone (970) 939-2440

My working hours are Monday through Thursday 7am to 4:30pm and 7am to 11am on Fridays.

On Tue, Jul 22, 2025 at 3:40 PM Valdes - CDOT, Rose <[rose.valdes@state.co.us](mailto:rose.valdes@state.co.us)> wrote:

Good Afternoon Angela,

CDOT has no objections to the rezoning.

Kind Regards,

Rose Valdes  
Access Manager  
Region 4 Outdoor Advertising Inspector



**COLORADO**  
Department of Transportation

10601 West 10th Street, Greeley, CO 80634

[Rose.Valdes@state.co.us](mailto:Rose.Valdes@state.co.us) | <http://codot.gov/> | [www.cotrip.or](http://www.cotrip.or)  
Office Phone (970) 939-2440

My working hours are Monday through Thursday 7am to 4:30pm and 7am to 11am on Fridays.

On Tue, Jul 22, 2025 at 12:53 PM Snyder, Angela <[SnyderA@ayresassociates.com](mailto:SnyderA@ayresassociates.com)> wrote:

Good Afternoon,

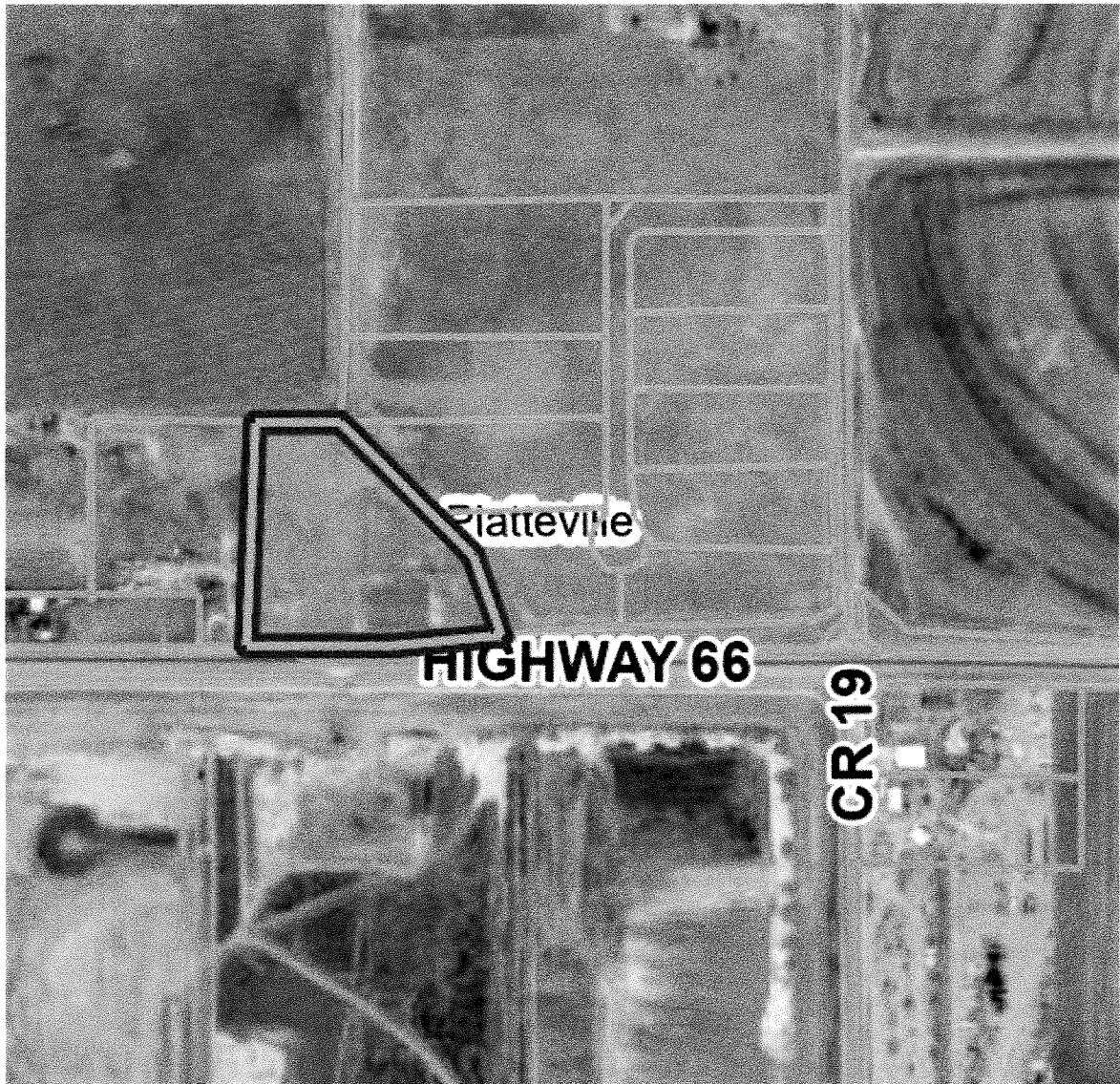
The Town of Platteville is reviewing the following land use request. We appreciate your comments as a potentially-impacted agency.

**PLEASE RETURN RESPONSES NO LATER THAN JULY 31, 2025.**

Request: Rezoning  
Project No.: DR25-04 Perez COZ  
Applicant: Paul & Tracie Perez  
Owner: Silo Properties, LLC  
Representative: Damian Perez  
Parcel ID(s): 120921400002  
Address: 8677 CO HWY 66  
Legal: Lot B of RECX19-0007, part of the SE quarter of 21-3-67 (see town for full description)  
Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85  
Size: approx. 6.5 acres  
Current Zoning: A (Agricultural)  
Proposed Zoning: LI (Light Industrial) Zone District

The Platteville Planning Commission and Board of Trustees hearings have been set for August 5 at 6:30 and 7pm.





Angela Snyder, CFM  
Planning Lead



3665 JFK Parkway, Bldg. 2, Suite 100 | Fort Collins, CO 80525-3152  
Office: 970.223.5556 | Direct: 970.821.6366  
**Ayres Associates Inc.** | [www.AyresAssociates.com](http://www.AyresAssociates.com)

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>  <b>STATE HIGHWAY ACCESS CODE</b>  <b>NOTICE TO PROCEED</b>	CDOT Permit No. <b>425072</b>
	State Highway/Mile Post/Side 385D / 267.66/Right
	Local Jurisdiction

<b>Permittee(s):</b>  Dean Dick Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209	<b>Applicant:</b>  Tierce Weaver Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209
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The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction, or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code.

Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit.

Both the Access Permit and this Notice To Proceed shall be available for review at the construction site.

This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate.

**This new access requires the closure of the existing south access per permit # 425071.**

**Municipality or County Approval** (When the appropriate local authority retains issuing authority)

By (X)	Title	Date
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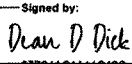
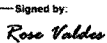
This Notice is not valid until signed by a duly authorized representative of the Department

**Colorado Department of Transportation**

By (X)	Signed by: <i>Rose Valdes</i>	Title Assistant Access Manager	Date 7/21/2025   12:37 PM MDT
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<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			CDOT Permit No.
<b>STATE HIGHWAY ACCESS PERMIT</b>			<b>425072</b>
			State Highway No / Mp / Side 385D / 267.660 / Right
Permit Fee \$100.00	Date of Transmittal 07 / 21 / 2025	Region / Section / Patrol / Name 4 / 01 / 39 Mary Patrol	Local Jurisdiction Yuma County

<b>The Permittee(s):</b>  Dean Dick Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209	<b>The Applicant(s):</b>  Tierce Weaver Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209						
<p>is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.</p>							
Location: Hwy 385, .66 mile north of milepost 267 on the right/east side.							
<table border="1"> <tr> <td>Access to Provide Service to: (Land Use Code)</td> <td>(Size)</td> <td>(Units)</td> </tr> <tr> <td>1000 - Other - Oil &amp; Gas Pipeline Pump Station (Not in PCE)</td> <td>5</td> <td>DHV</td> </tr> </table>		Access to Provide Service to: (Land Use Code)	(Size)	(Units)	1000 - Other - Oil & Gas Pipeline Pump Station (Not in PCE)	5	DHV
Access to Provide Service to: (Land Use Code)	(Size)	(Units)					
1000 - Other - Oil & Gas Pipeline Pump Station (Not in PCE)	5	DHV					
<b>Additional Information:</b>  This permit authorizes this new access at 267.66 in lieu of Permit 425071 existing access closure at 267.61 south of the new access.  The applicant is responsible for ensuring the proposed internal access road does not encroach upon CDOT ROW. <div style="float: right; border: 1px solid black; padding: 2px; margin-top: 10px;"> Initial DD </div>							

<b>MUNICIPALITY OR COUNTY APPROVAL</b>			
Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
<p>Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.</p> <p><b>The permittee shall notify Bruce Barnett with the Colorado Department of Transportation, at (970) 381-1742 at least 48 hours prior to commencing construction within the State Highway right-of-way.</b></p> <p>The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.</p>			
<b>Permittee Signature:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> Signed by:   </div>	Print Name Dean D Dick	Date 7/21/2025   11:04 AM MDT	
<b>Co-Permittee Signature: (if applicable)</b>	Print Name	Date	
This permit is not valid until signed by a duly authorized representative of the Department. <b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			
Signature <div style="border: 1px solid black; padding: 2px; display: inline-block;"> Signed by:   </div>	Print Name Rose Valdes	Title Assistant Access Manager	Date (of issue) 7/21/2025   12:37 PM MDT

**Copy Distribution:**

Required:  
1.Region  
2.Applicant

3.Staff Access Section  
4.Central Files

Make copies as necessary for:  
Local Authority  
Inspector  
MTCE Patrol  
Traffic Engineer

Previous editions are obsolete and may not be used  
Page 1 of 3 CDOT Form #101 5/07

## State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

### APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

### PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

### CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

#### CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

#### MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.



### GENERAL WARRANTY DEED

**THIS DEED**, is made, entered into and effective the 4<sup>th</sup> day of March, 2014 by and between:

**TP Ranch LLLP**, a Colorado limited liability limited partnership, whose principal address is P. O. Box 245, Wray, CO 80758 ("Grantor"), and

**TALLGRASS PONY EXPRESS PIPELINE, LLC**, a Delaware limited liability company, whose address is 370 Van Gordon Street, Lakewood, CO 80228 ("Grantee").

**WITNESS**, that the Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and Grantee's successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Yuma, and State of Colorado, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED

**TOGETHER** with all and singular hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, reserving, however, unto the Grantor all oil, gas and other minerals in, on or under the above referenced lands and further provided, however, that Grantor shall not use the surface of the premises and that no extraction of such oil, gas or other minerals by Grantor shall interfere with or affect the Grantee's use of or activities on the premises or the Grantee's improvements or facilities placed, or to be placed, upon the premises conveyed hereby; and further provided, however, that Grantee, or its successors or assigns, shall not place or drill a high-capacity or commercial water well on the above-described property at any time that Grantee, or its successors or assigns, possesses said property, subject to, however, the right of Buyer, or its successors or assigns, to drill and place a domestic/stock well on the Property for operation of pump/compressor stations on the Property;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and Grantee's successors and assigns forever.

The Grantor, for Grantor and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee and Grantee's successors and assigns, that at the time of the ensealing and delivery of these presents, it 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 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.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee and Grantee's successors and assigns, against all and every person or persons claiming the whole or any part thereof.

In the event that the above-described property is no longer used for the purpose of constructing, operating, maintaining or replacing a pipeline(s), pump and/or compressor stations(s), and related appurtenant facilities by Grantee, or its successors and assigns, and Grantee, or its successors and assigns, receives required regulatory approvals to abandon the use of such facilities and no longer uses the said



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WD R 20.00 S 1.00 D 12.80

property for such purposes, Grantee, or its successors or assigns, shall thereupon provide notice to Grantor that the property is no longer being used for such purposes and Grantee, or its successors or assigns, has received all required regulatory approvals to abandon the use of the property. Within ninety (90) days of receipt of such notice from Grantee, or its successors or assigns, Grantor shall have the right, but not the obligation, in its sole discretion, to have all of Grantee's, or its successor or assigns, right, title and interest in and to the property revert back to Grantor, without any compensation or other amount to be paid by Grantor for such reversion. If Grantor exercises such right, Grantee, or its successors and assigns, shall take all action necessary to effectuate such reversion, with the rights and obligations associated with any right to such reversion to survive the closing of this transaction and be binding upon the parties, or their successors or assigns, including but not limited to bona fide purchasers for value.

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.

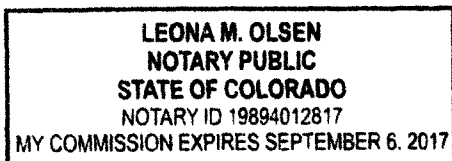
James Jason Bowman, General Partner  
By: James Jason Bowman  
Title: General Partner

STATE OF COLORADO           )  
  ) ss.  
COUNTY OF YUMA            )

The foregoing instrument was acknowledged before me this 4th day of March, 2014, by James Jason Bowman, as General Partner of TP Ranch LLLP, a Colorado limited liability limited partnership.

Witness my hand and official seal.

Leona M. Olsen  
Notary Public  
My commission expires: 9/6/2017







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Yuma County Recorder, BEVERLY WENCER Page 3 of 3  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**TOWNSHIP 5 NORTH, RANGE 44 WEST OF THE 6TH P.M.**

**SECTION 8:** A parcel of land located in the Southwest Quarter of Section 8, Township 5 North, Range 44 West of the 6th Principal Meridian, County of Yuma, State of Colorado;

Considering the West line of said Southwest Quarter to bear South 02°59'26" East a distance of 2,664.28 feet between the West Quarter Corner, being a found 1913 GLO 1" pipe broken off at ground surface with 1913 GLO 2.5" brass cap on 1" pipe lying adjacent, and the Southwest Corner, being a found 1913 GLO 2.5" brass cap on 2" pipe, with all bearings contained herein relative thereto;

Commencing at the West Quarter Corner of said Section 8;  
thence South 02°59'26" East along said West line a distance of 1009.50 feet;  
thence North 87°00'34" East perpendicular with said West line a distance of 592.82 feet to the East right-of-way line of US Highway 385 and the point of beginning;  
thence continuing North 87°00'34" East perpendicular with said West line a distance of 645.13 feet;  
thence South 02°59'26" East 1,237.95 feet East of and parallel with the West line of said Southwest Quarter a distance of 530.84 feet;  
thence North 83°16'40" West a distance of 550.00 feet to the East right-of-way line of US Highway 385;  
thence North 16°13'29" West along said right-of-way line a distance of 450.00 feet, more or less, to the point of beginning;

**EXCEPT** a tract conveyed to Yuma County in Deed dated March 27, 1937, recorded April 5, 1937 in Book 249 at Page 149, Yuma County, Colorado records.



**CONFIDENTIAL**

**SECRETARY'S CERTIFICATE**

June 27, 2025

The undersigned, Emily Taylor, the duly elected and acting Secretary of Liberty Express Pipeline, LLC, a Delaware limited liability company (the "Sole Member"), which is the sole member of Tallgrass Pony Express Pipeline, LLC, a Delaware limited liability company ("Tallgrass Pony Express Pipeline"), hereby certifies in such capacity and on behalf of Tallgrass Pony Express Pipeline that each of the persons named below is (i) a duly qualified, elected and acting officer of the Sole Member of Tallgrass Pony Express Pipeline holding the offices set forth opposite his or her name below and (ii) an authorized signatory of the Sole Member of Tallgrass Pony Express Pipeline with respect to certain documentation related to the permit(s) to be issued by the Colorado Department of Transportation associated with the Holyoke Pump Station.

<b><u>Name</u></b>	<b><u>Title</u></b>
Dean Dick	President of the Sole Member
Kyle Quackenbush	Vice President of the Sole Member
Emily Taylor	Secretary of the Sole Member

*[signature page follows]*

**CONFIDENTIAL**

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate on behalf of Tallgrass Pony Express Pipeline as of the date set forth above.

**TALLGRASS PONY EXPRESS PIPELINE, LLC**

**By: Liberty Express Pipeline, LLC, its sole member**

By: Emily M Taylor  
Name: Emily Taylor  
Title: Secretary



**COLORADO**  
Department of  
Transportation

#### What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground.

#### Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.



Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, rock, sand, any industrial, municipal, or agricultural waste.

#### Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at (303) 512-4426  
From a safe distance try to estimate the amount of the discharge.  
Identify characteristics of the discharge (color, odor, algae, etc.).  
Obtain information on the vehicle dumping the waste (if applicable).

Do not approach!

Call \*CSP for illicit dumping.

If possible, take a photo, record a license plate.

*REMEMBER:*

*Never get too close to the illicit discharge, it may be dangerous!!!*

For more information on CDOT Utility Permits:

<https://www.codot.gov/business/permits/utilities/specialuse>

For more information on CDOT Access Permits:

<https://www.codot.gov/business/permits/access/permits>

For more information on CDOT Water Quality Program:

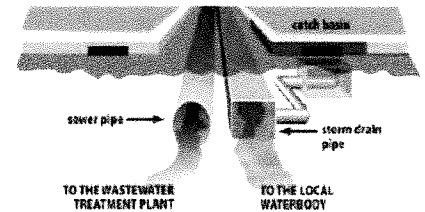
Water Quality Program Manager  
4201 E. Arkansas Ave.  
Shumate Building  
Denver, Colorado 80222  
303-757-9343



**COLORADO**  
Department of  
Transportation

#### Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system.



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program



**COLORADO**  
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Transportation



**COLORADO**  
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Transportation

### Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

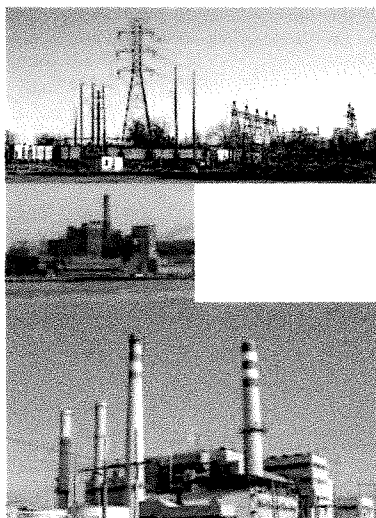
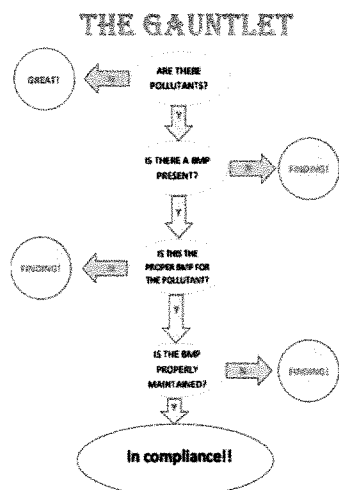
- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

### Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

### Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at: <http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf>



## COLORADO DEPARTMENT OF TRANSPORTATION Environmental Clearances Information Summary

**PURPOSE** - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

**CLEARANCE CONTACTS** - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000 Water Quality Control Division (WQCD): (303) 692-3500  
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 512-4053 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:  
Omaha District (Northeastern CO), Denver Office (303) 979-4120  
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>  
Sacramento District (Western CO), Grand Junction Office (970) 243-1199  
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>  
Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459  
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

**Wildlife Resources** - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

**Cultural Resources** - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<https://www.historycolorado.org/file-access>; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

**Paleontological Resources** - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) and the Denver Museum of Nature and Science (<https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit involve no ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at [nicole.peavey@state.co.us](mailto:nicole.peavey@state.co.us) or (303)757-9632.

## CDOT UTILITY/RELOCATION/SPECIAL USE PERMIT STANDARD PROVISIONS

**Hazardous Materials, Solid Waste** - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed.

**Contact Information:** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

**Asbestos Containing Materials, Asbestos Contaminated Soil** - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions. **Contact Info:** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information concerning clearance on CDOT projects is available from the CDOT Asbestos Project Manager

(303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

**Transportation of Hazardous Materials** - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact Information:** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra- state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

### **Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality**

**Certifications Issued by the CDPHE WQCD** - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

**Working on or in any stream or its bank** - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <https://www.codot.gov/programs/environmental/wildlife/guidelines>.

**Erosion and Sediment Control Practices** - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/cdot-construction-specifications>). The CDOT Erosion Control and Stormwater Quality Guide (website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>) can also be used to design erosion/sediment

controls. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500.

Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>

**Site Stabilization** - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>

**Stormwater Discharge From Industrial Facilities** - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPHE Stormwater Permit. **Contact Information:** Contact the CDPHE-WQCD at (303) 692- 3500. Website: <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>

**Concrete Washout** - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at <https://www.codot.gov/business/designsupport/cdot-construction-specifications> and refer to the specifications and their revisions for sections 101, 107 and 208.

**Construction Dewatering (Discharge or Infiltration) and Remediation Activities** - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact**

<p><b>Information:</b> Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: <a href="https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits">https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits</a>.</p>
<p><b>Municipal Separate Storm Sewer System (MS4) Requirements</b> - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<a href="https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes">https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes</a>) and the CDOT MS4 Permit #COS-000005 (<a href="https://www.codot.gov/programs/environmental/water-quality/documents">https://www.codot.gov/programs/environmental/water-quality/documents</a>). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: <a href="https://www.codot.gov/programs/environmental/water-quality/stormwater-programs">https://www.codot.gov/programs/environmental/water-quality/stormwater-programs</a>.</p>
<p><b>Post-Construction Permanent Water Quality</b> - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: <a href="https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality">https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality</a></p>
<p><b>Discharges to Storm Sewer Systems</b></p> <p><b>Prohibited Discharges</b> - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.</p> <p><b>Allowable Discharges</b> - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. <b>Contact Information:</b> Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: <a href="https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html">https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html</a>.</p>
<p><b>Spill Reporting</b> - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H2O), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <a href="https://www.colorado.gov/pacific/cdphe/emergency-reporting-line">https://www.colorado.gov/pacific/cdphe/emergency-reporting-line</a>.</p>
<p><b>Disposal of Drilling Fluids</b> - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). <b>Contact Information:</b> Contact CDPHE (telephone #'s listed above).</p>
<p><b>Noxious Weeds and Invasive Species Management Plan</b> - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<a href="https://www.colorado.gov/pacific/agconservation/noxiousweeds">https://www.colorado.gov/pacific/agconservation/noxiousweeds</a>) and the Colorado Division of Parks and Wildlife (<a href="http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx">http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx</a>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.</p>

State Highway Access Permit

Attachment to Permit No. **425072** - Additional Terms and Conditions

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1. If there are any questions regarding this permit, please contact Rose Valdes at 970.939.2440.
2. **Pre-Construction On-Site Meeting.** The Permittee or the contractor shall notify Bruce Barnett at (970) 381.1742 at least two working days prior to beginning any access improvements or construction of any kind within the State Highway right-of-way. Failure to comply with this requirement may result in revocation of this permit.
3. **Construction Final On-Site Meeting.** The Permittee shall request final inspection by Bruce Barnett at (970) 381.1742 within 10 days following the completion of access construction, and prior to authorized use. The Permittee or their representative shall be present.
4. **Permit Availability.** A fully executed complete copy of this permit must be on the job site with the contractor at all times during construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the Department inspector or the issuing authority.
5. **Requirements.** The Permittee shall refer to all additional standard requirements included with this permit and any enclosed additional terms, conditions, exhibits, and noted attachments.
6. **Communications.** All communications related to the deliberative process are considered to be part of the permit.
7. **Inclusions.** Incorporated as part of this permit are the following:
  - Application for Access Permit (CDOT Form No. 137)
  - Permit (CDOT Form No. 101) and its attachments
  - Exhibits:
    - "A" – Access Plan
    - "B" – Vicinity Map
8. **Limited Use.** This permit is issued in accordance with the State Highway Access Code (2 CCR 601-1) and is based upon the information submitted by the Permittee. This permit is only for the use and purpose stated in the Application and Permit. Any changes in traffic volumes or type, drainage, or other operation aspects may render this permit void, requiring a new permit to be applied for based upon the existing and anticipated future conditions.
9. **Conformance.** All work is to conform to the plans referenced by this permit on file with the Department or as modified by this permit. (If discrepancies arise, this permit shall take precedence over the plans.) The Department plan review is only for the general conformance with the Department's design and code requirements. The Department is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and any other elements which shall be confirmed and correlated at the work site. The Department, through the approval of this document, assumes no responsibility for the completeness and/or accuracy of the plans.
10. **Additional Permits & Clearances.** The Permittee is responsible for obtaining any necessary additional federal, state, and/or city/county permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.



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11. **Unforeseen Circumstances.** The Permittee is responsible for the resolution of any unforeseen circumstances.
12. **Certificate of Insurance.** The State requires a Certificate of Insurance prior to commencing any work on the State Highway right-of-way. Policies shall name the State of Colorado as additional insured party. All vendors, contractors, and utility companies shall procure, at their own expense, and maintain for the duration of the work period, the following minimum insurance coverages:
  - A. Standard workman's compensation and employer's liability, including occupational disease, covering all employees engaged in performance of the work at the site, in the amount required by State Statutes.
  - B. Comprehensive general liability in the amount of \$600,000 combined single limit bodily injury and property damage, each occurrence and \$2,000,000 annual aggregate.
  - C. Automobile liability in the amount of \$1,000,000 combined single limit bodily injury and property damage, for each accident.

Certificates of insurance showing compliance with these provisions shall be attached to and made a part of this permit and be available on the site during construction.

13. **All Costs.** All costs associated with the installation of this access are the responsibility of the Permittee. This includes design, construction, signing and striping, utility relocation, testing of materials, and inspections. In the event a signal is warranted in the future, CDOT will not participate in any fashion with that signal installation, including financially.
14. **No Negative Impacts.** The development of this property shall not negatively impact adjacent nearby properties. Correction of the problem and cost resulting from damages shall be borne by the Permittee.
15. **Environmental Regulations.** It is the responsibility of the Permittee to determine which environmental clearances and/or regulations apply to the project, and to obtain any clearances that are required directly for the appropriate agency prior to commencing work. Please refer to or request a copy of the "CDOT Environmental Clearance Information Summary" (ECIS) for details. The ECIS may be obtained from the CDOT Permitting Offices or may be accessed via the CDOT Planning/Construction-Environmental Guidance webpage at <http://www.dot.state.co.us/environmental/Forms/asp>. FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN THE SUSPENSION OR REVOCATION OF YOUR CDOT PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.

ALL discharges are subject to the provisions of the Colorado Water Quality Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.

Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environmental (CDPHE) Water Quality Control Division (WQCD) as significant sources of pollutants to the waters of the State, the following discharges to storm water systems are

State Highway Access Permit

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allowed without a Colorado Discharge Permit System Permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air condition condensation, irrigation water, springs, footing drains, waterline flushing, flows from riparian habitats and wetlands, and flow from fire-fighting activities.

ANY OTHER DISCHARGES, including storm water discharges from industrial facility or construction sites, may require Colorado Discharge Permit System permits from CDPHE before work begins. For additional information and forms, go to the CHPHE website at:

<http://cdphe.state.co.us/wq/PermitsUnit/wqu>.

16. **Excavation Discovery.** Should any excavation encounter plant or animal fossils, the remains of historic or prehistoric structures, artifacts, (pottery, stone tools, arrowheads, etc.), the work shall be stopped and the Permittee shall notify the Department inspector.

17. **Survey Markers and Monuments.** Survey markers or monuments must be preserved in their original positions. Notify the Department at (970) 350-2173 immediately upon damage to or discovery of such markers or monuments at the work site. Any survey markers or monuments disturbed during the permitted work shall be repaired and/or replaced immediately at the expense of the Permittee.

18. **Sight Distance.** Landscaping and site construction shall not obstruct entering highway sight distance at any State Highway access point. Landscaping within the State Highway right-of-way requires the Permittee to obtain a CDOT Landscaping Permit from the Traffic/Access Section. The access permit does not authorize that activity. Irrigation of features within the right-of-way may require the Permittee to install a subsurface drain in accordance with CDOT Standard M-605-1 or other approved system.

19. **Revocation.** This permit is subject to revocation due to 1) Noncompliance with the provisions of this permit; 2) Abandonment; 3) Supersedure by new permit covering the same installation; or 4) Conflict with necessary planned highway construction and/or improvements. The permittee shall promptly terminate occupancy upon notice of cancellation of the permit from the Department, unless a new permit is applied for and granted.

20. **Suspension of Work.** The Department inspector may suspend work due to: 1) Noncompliance with the provisions of this permit; 2) Adverse weather or traffic conditions; 3) Concurrent highway construction or maintenance in conflict with permit work; 4) Any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the Department Inspector.

21. **Changes & Corrections.** If necessary, minor changes, corrections, and/or additions to this permit may be ordered by the Department inspector, other Department representative or local authority to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the plan must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.

State Highway Access Permit

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22. **Repairs, Re-Design & Reconstruction.** Reconstruction and improvements to the access may be required when the Permittee has failed to meet the required design and/or material specifications. If any construction element fails within two years due to improper construction or material specifications, the Permittee is responsible for all such repairs.

23. **Maintenance.** The Department retains the right to perform any necessary maintenance work in this area.

Routine, periodic maintenance and emergency repairs may be performed within the State Highway right-of-way, under general terms and conditions of the permit. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, will require written authorization from the Department. The Department shall be given proper advance notice whenever maintenance work will affect the movement or safety of traffic on the State Highway. In an emergency, the Department Region Office and the State Patrol shall immediately be notified of possible hazards.

24. **Methods & Materials.** Access construction methods and materials shall conform to the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction (current edition).

25. **Improvement Requirements.** All materials, equipment, installation, construction, and design, including the auxiliary lane(s) and intersection improvement(s) within the State Highway shall be in accordance with the following Department standard references as applicable.

- A. State Highway Access Code, 2 CCR601-1
- B. Roadway Design Manual
- C. Materials Manual
- D. Construction Manual
- E. Standard Specifications for Road and Bridge Construction, latest edition
- F. Standard Plans (M&S Standards)
- G. Manual on Uniform Traffic Control Devices (M.U.T.C.D.) for Streets and Highways and the Colorado Supplement thereto
- H. A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), latest edition
- I. AASHTO Roadside Design Guide
- J. Institute of Transportation Engineer's Trip Generation Manual, 6<sup>th</sup> Edition

Some of the reference materials listed above (A through E) may be purchased from:

Colorado Department of Transportation  
Bid Plans Room  
4201 East Arkansas Avenue  
Denver, CO 80222-3400  
(303) 757-9313

The State Highway Access Code may be purchased from:

The Public Records Corporation  
1666 Lafayette Street  
PO Box 18186

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Denver, CO 80218  
(303) 832-8262

The website address is: [www.cdor.gov](http://www.cdor.gov)

26. **Health & Safety.** 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.

At a minimum, all workers in the State Highway right-of-way, except when in their vehicles, shall wear the following personal protective equipment:

- Head protection that complies with the ANSI Z89.1-1997 standard;
- At all construction sites or whenever there is danger of injury to feet, protective footwear that complies with the ANSI Z41-1999 standard will be worn
- High visibility apparel as specified in the Traffic Control provision of this permit (at such a minimum ANSI/ISEA 107-1999, Class 2).

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

27. **No Night or Weekend Work.** No work will be allowed at night, or on Saturdays, Sundays, and legal holidays without prior authorization from the Department. The Department may also restrict work within the State Highway right-of-way during adverse weather conditions.
28. **No ROW Parking or Storage.** No construction vehicles shall be parked, or construction materials/equipment stored, on the State Highway right-of-way overnight.
29. **No Backing within ROW.** Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in forward movement. Backing into the right-of-way shall be considered a violation of the terms and conditions of the access permit and may result in revocation of the permit by the Department and/or the issuing authority.
30. **Traffic.** Traffic detours or lane closures will not be allowed, unless pre-approved by the Department.
- Two-way traffic shall be maintained throughout the work area at all times unless specific written authorization is obtained from the Department.
31. **Control Devices.** Construction traffic control devices, when not in use, shall be removed or turned away from traffic. Devices must be stored outside of the roadway clear zone per the latest AASHTO guidelines.
32. **Right-of-Way.** Cattle guards are not permitted in State Highway right-of-way.

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33. **Fencing.** Any fencing modifications should follow the included Standard M-607-1 sheets 1 through 3. Permittee will be required to obtain a highway right-of-way fence agreement for a special fence if the Permittee desires to remove the existing standard highway fencing in this area.

When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with the Department's M-607-1 standard, before the fence is cut to prevent slacking of the remaining fence. All posts and wire removed shall be returned to the Department.

34. **45-Day Completion.** The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.

35. **Authorized Use.** All required access improvements shall be installed prior to the herein authorized use of this access. Failure to do so will result in the appropriate legal action from the Department, up to Permit Revocation.

36. **Access Cleanliness.** The Permittee is required to install a tracking pad on private property to mitigate the effects of mud and other debris being tracked onto the State Highway system. Should debris tracking onto the highway be a problem, CDOT will contact the Permittee who shall clean the highway within 24 hours of CDOT contact. Appropriate traffic control shall be used per the M.U.T.C.D.

The permittee is required to sweep CDOT right of way and remove material from CDOT right of way.

37. **Access Specifications.** The access shall be constructed and maintained as per Exhibit "A".

Initial  
DDD

The Permittee shall install a new 18-inch corrugated metal pipe and shall provide for proper side slopes. Culverts over 18 inches in diameter shall have end sections.

The access shall be constructed perpendicular to the travel lanes of the State Highway for a minimum distance of 40 feet and shall slope down and away from the adjacent pavement edge at a rate of 2% grade for a minimum of 20 feet.

38. **Surfacing.** The access shall be surfaced immediately upon completion of earthwork construction and prior to use.

Surfacing of the access shall be completed as per Exhibit "A".

No paved surface shall be cut unless specified in this permit. Asphalt removal shall be saw cut to assure a straight edge for patching. Full panel concrete replacement is required for any concrete work.

State Highway Access Permit

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The new State Highway pavement shall slope on the same plane as the present pavement surface.

If frost, water, or moisture is present in the subgrade, no surfacing materials shall be placed until all frost, water, or moisture is gone or removed.

39. **Drainage.** The access shall be constructed and maintained in such a manner that will not cause water to enter onto the roadway and will not interfere with the existing drainage system within the State Highway right-of-way. Drainage to the State Highway right-of-way shall not exceed historical rate of flow.
40. **Drainage Methods.** All existing drainage structures shall be extended, modified, or upgraded as necessary, to accommodate all new construction and safety standards, in accordance with the Department's standard specifications.
41. **Utility Permits.** Utility plans are not reviewed or authorized by the access permit. They must be submitted to the Region Utility Office. The Permittee shall locate all utilities within the existing right-of-way and any area which may be affected by access or roadway improvements. Plans shall conform to Section 2.3(11)(f) of the State Highway Access Code. The Permittee shall contact the Region Utility Office (970) 350-2164.



**COLORADO DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application  
acceptance date:

**Instructions:**

*Please print or  
type*

*\*Indicates  
required field*

- 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 a separate 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.codot.gov/business/permits/accesspermits>.

**1) Property Owner (Permittee)\***

Tallgrass Pony Express Pipeline LLC

**2) Applicant for Permittee (if different from property owner)**

Tallgrass Pony Express Pipeline LLC

**Mailing Address\***

370 Van Gordon St

**Mailing Address**

370 Van Gordon St

**City, State & Zip\***

Lakewood, Colorado  
80228

**Phone #\***

3037633209  
Ext:

**City, State & Zip**

Lakewood, Colorado 80228

**Phone #**

3037633209  
Ext:

**E-mail Address\***

tierce.weaver@tallgrass.com

**E-mail Address (if available)**

tierce.weaver@tallgrass.com

**3) Address of property to be served by permit :**

58270 US Highway 385

**4) Legal description of property:**

County *	City or Municipality	Parcel # or Tax Schedule #	Latitude	Longitude
Yuma County	Holyoke	R514128	40.414210	-102.296870

**5) What State Highway are you requesting access from? \***

Highway: 385D Milepoint/Milepost: 268.000

**6) What side of the highway? \***

East

**7) How many feet is the proposed access from the nearest milepost (or cross street if mile post unknown)? \***

1700

**8) What is the approximate date you intend to begin construction?**

Sep 1, 2025

**9) Check here if you are requesting a: \***

New Access: ☒ Temporary Access (duration anticipated): ☐ Improvement to Existing Access: ☐  
Change in Access Use: ☐ Removal of Access Via a local public road: ☐ Relocation of an Existing Access: ☒


**10) Provide existing property use:**

Vacant: ☐      Single Family Residence: ☐      Multi-Family: ☐  
 Mixed Use: ☐      City Street/County Road: ☐      Commercial: ☐  
 Industrial: ☒      Other: ☐      Agricultural/Grassing: ☐

**11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? \***

Yes

**12) Does the property owner own or have any interests in any adjacent property? \***

No

**13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? \***

Yes

**14) If you are requesting agriculture field access – how many acres will the access serve?**
**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.**

Two buildings. First being 7500 sqf. Second being 4500 sqft

**16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?**
**17) Provide the following vehicle count estimates for vehicles that will use the access. \***

Total peak hour volumes for all vehicles *	# of passenger cars and light trucks in peak hour	# of multi-unit trucks in peak hour
5	2	1
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	
1	1	

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

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>a) Property map indicating other access, bordering roads and streets.</li> <li>a) Highway and driveway plan profile.</li> <li>a) Drainage plan showing impact to the highway right-of-way.</li> <li>a) Map and letters detailing utility locations before and after development in and along the right-of-way.</li> </ul> | <ul style="list-style-type: none"> <li>a) Subdivision, zoning, or development plan.</li> <li>a) Proposed access design.</li> <li>a) Parcel and ownership maps including easements.</li> <li>a) Traffic studies.</li> <li>a) Proof of ownership.</li> </ul> |
|--|--|





1- It is the permittee'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 COOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional COOT Utility/Special Use Permit offices or accessed via the COOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>.

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 289.1-1997 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 241-1999.

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: <https://www.codot.gov/business/civilrights/ada/resources-engineers>.

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 permittee 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.**

By signing this application I am confirming that I am the Permittee (landowner) OR an authorized representative. 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 and will be required to sign the permit.

Permittee or Authorized by the Owner **Digital Signature**  
*Tierce Weaver*

Print Name  
 Tierce Weaver

Date  
 6/9/2025, 1:34:25 PM



NEW ACCESS PERMIT 425072

Proposed access road. Approx.  
40.414725°, -102.298683°

Proposed access road is  
approx. 300" from the  
existing access road south.

Existing access road to be  
removed. Approx. 40.413925°,  
-102.298410°

EXISTING ACCESS CLOSURE PERMIT 425071

# PRELIMINARY

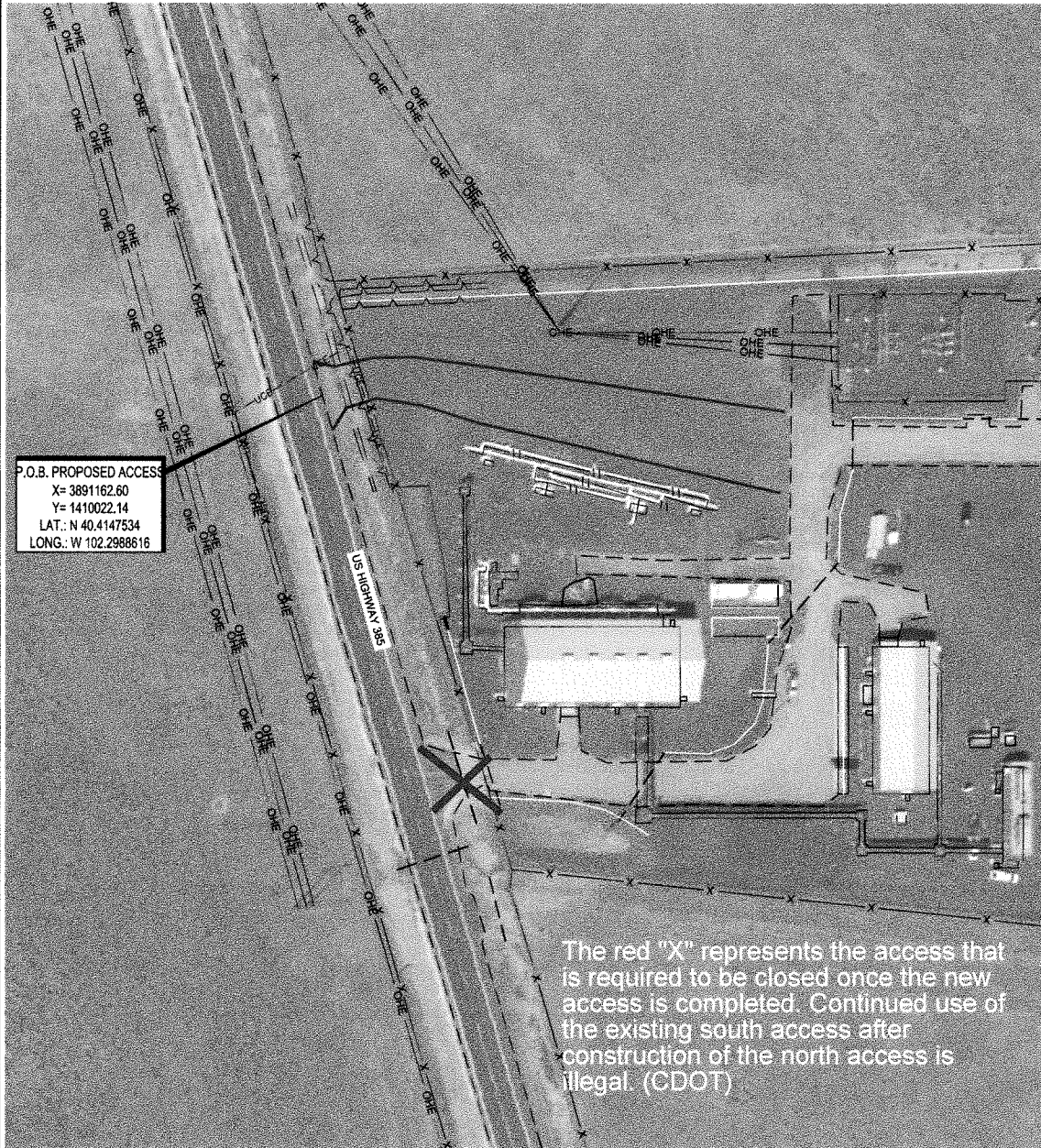
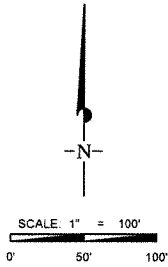
SECTION 8, T5S- R44W  
YUMA COUNTY, COLORADO

# TALLGRASS

ENERGY

## LEGEND

	EDGE OF PROPOSED ROAD
	ROAD WAY
	FENCE LINE
	EXISTING PIPELINE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	TOE OF SLOPE
	TOP OF SLOPE



**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY

481 WINSKOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126  
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554  
WWW.TOPOGRAPHIC.COM

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

HOLYOKE PUMP STA ACCESS	REVISION:		NOTES
	INT	DATE	
	DJE	06/23/25	
DATE: 04/15/2025			<p>1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"</p> <p>2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE, U.S. SURVEY FEET.</p> <p>3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY TALLGRASS ENERGY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.</p>
FILE: SK_HOLYOKE_PUMP_STA_ACCESS_REV1			
DRAWN BY: CAR			
SHEET: 1 OF 1			

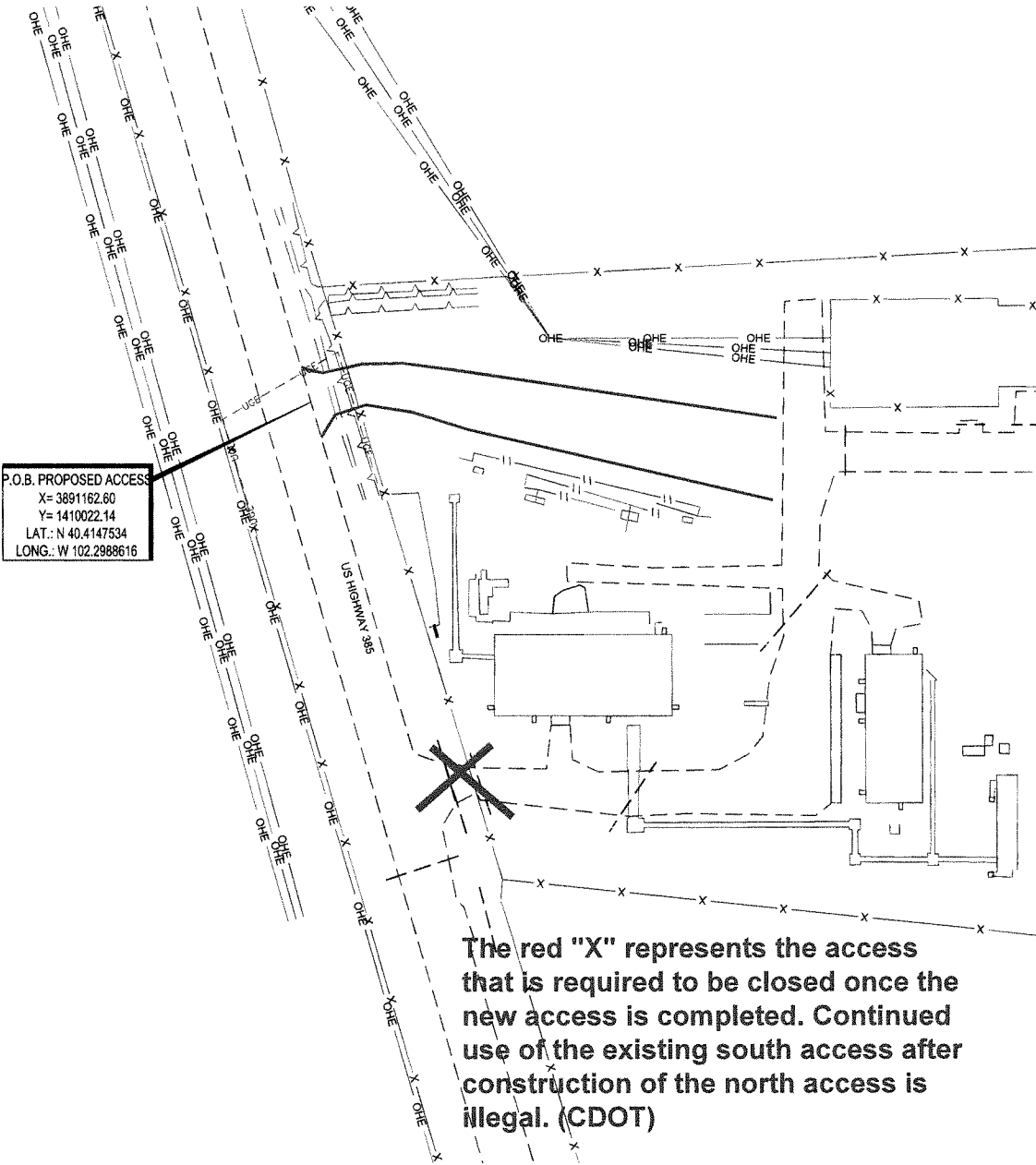
**PRELIMINARY**  
SECTION 8, T5S- R44W  
YUMA COUNTY, COLORADO



**LEGEND**

- EDGE OF PROPOSED ROAD
- == ROAD WAY
- X- FENCE LINE
- EXISTING PIPELINE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- TOE OF SLOPE
- TOP OF SLOPE

SCALE: 1" = 100'  
0' 50' 100'



P.O.B. PROPOSED ACCESS  
X= 3891162.60  
Y= 1410022.14  
LAT.: N 40.4147534  
LONG.: W 102.2988616

The red "X" represents the access that is required to be closed once the new access is completed. Continued use of the existing south access after construction of the north access is illegal. (CDOT)



481 WINSKOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126  
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554  
WWW.TOPOGRAPHIC.COM

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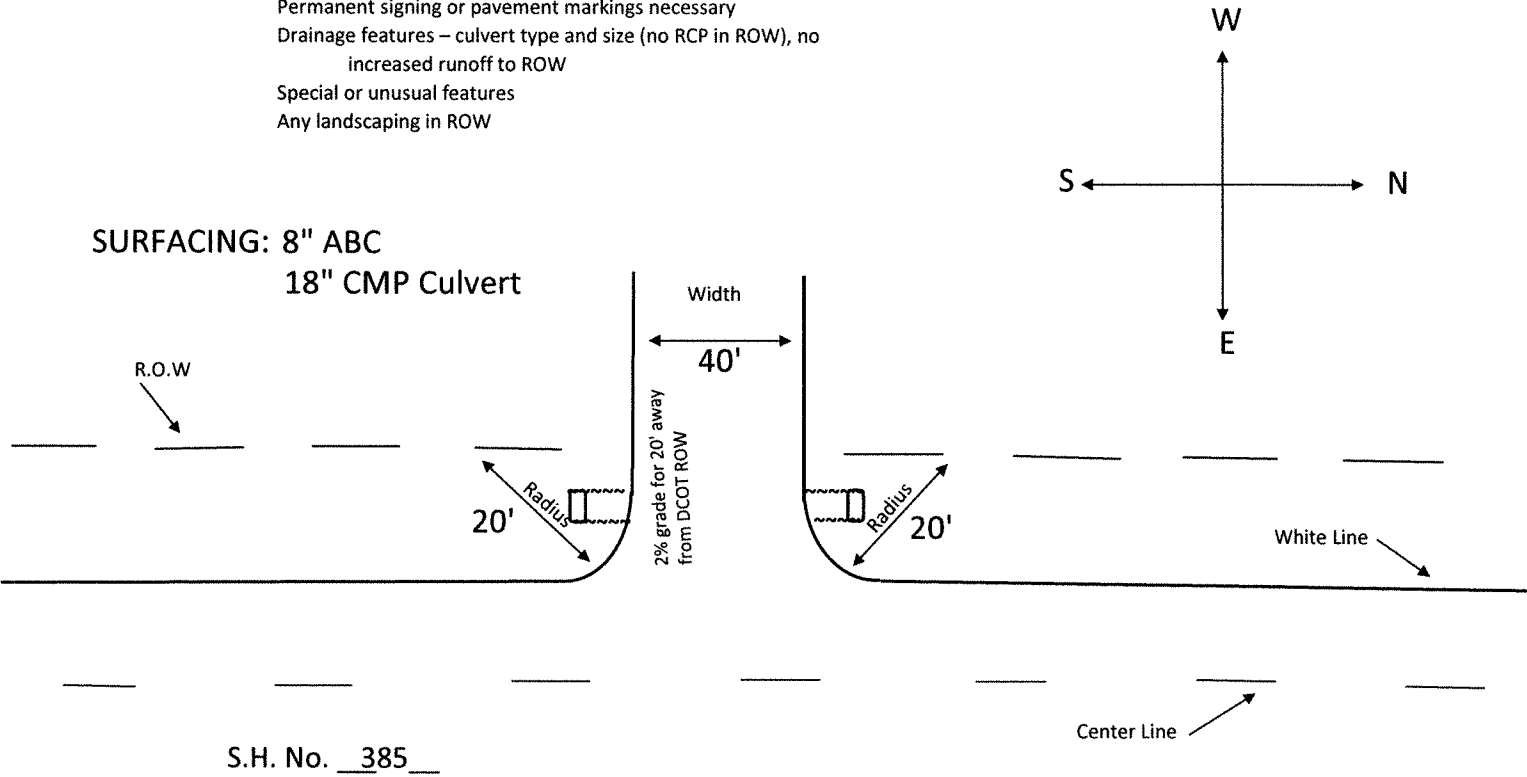
HOLYOKE PUMP STA ACCESS	REVISION:		NOTES
	INT	DATE	
	DJE	06/23/25	
DATE: 04/15/2025			1. ORIGINAL DOCUMENT SIZE: 8.5" X 14" 2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE, U.S. SURVEY FEET. 3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND USING DOCUMENTATION PROVIDED BY TALLGRASS ENERGY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.
FILE: SK_HOLYOKE_PUMP_STA_ACCESS_REV1			
DRAWN BY: CAR			
SHEET: 1 OF 1			

**EXHIBIT "A" – SIMPLE ACCESS DESIGN**

- Define:
- Width of access exclusive of radii
  - Radii
  - Profile
  - Angle if other than 90°
  - Surfacing – material type (asphalt, grading, concrete class, total thickness, individual mat thickness for asphaltic materials)
  - Curb and gutter type/dimensions/material
  - Permanent signing or pavement markings necessary
  - Drainage features – culvert type and size (no RCP in ROW), no increased runoff to ROW
  - Special or unusual features
  - Any landscaping in ROW

**EXHIBIT A**

**Permit# 425072**





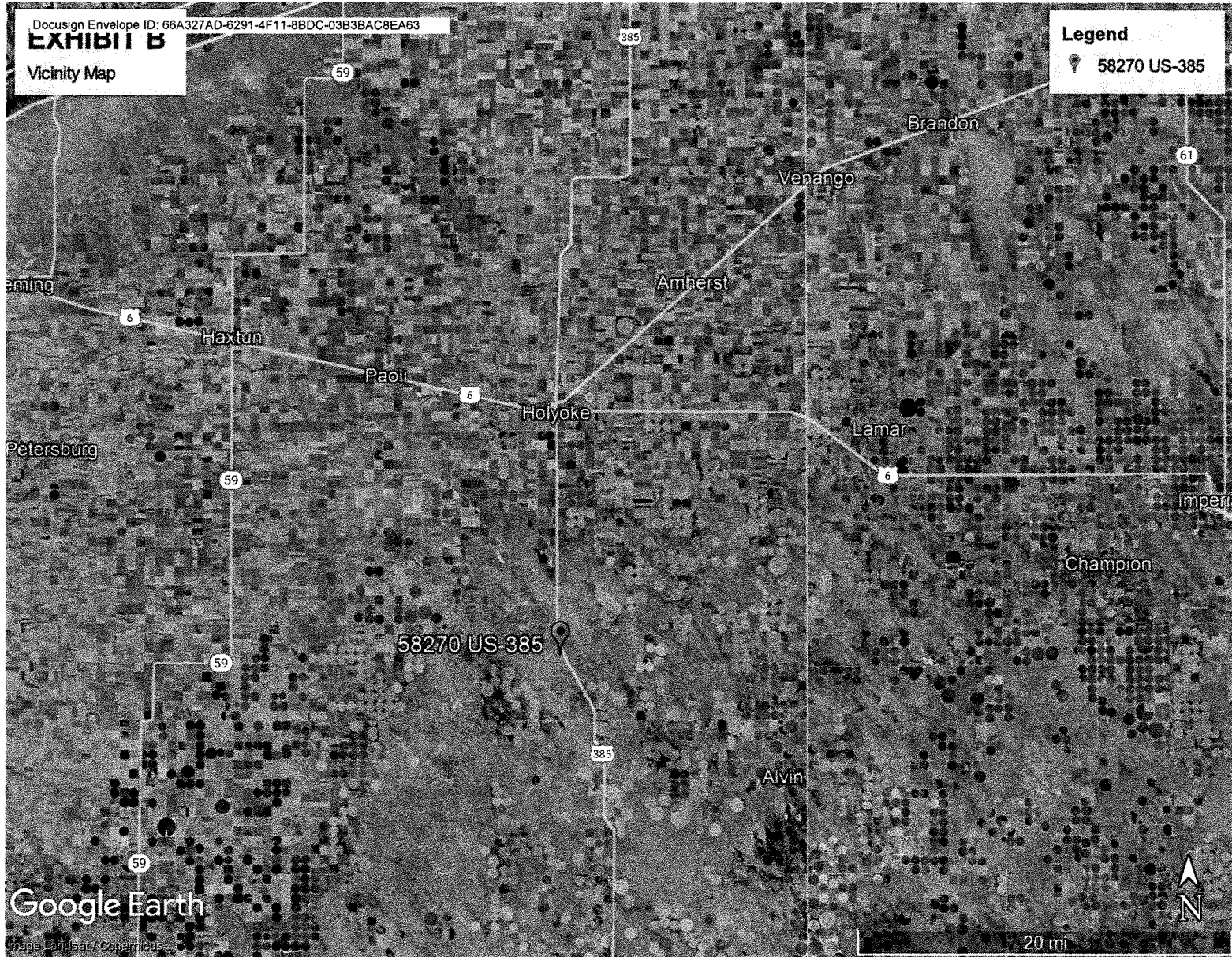
Docusign Envelope ID: 66A327AD-6291-4F11-8BDC-03B3BAC8EA63

## EXHIBIT B

Vicinity Map

### Legend

📍 58270 US-385





Outlook

**RE: Platteville Referral Request - Perez Rezoning****From** Kathy Naibauer <kathy@cwccd.com>**Date** Thu 2025-07-24 10:31 AM**To** Snyder, Angela <SnyderA@AyresAssociates.com>

1 attachment (66 KB)

Silo Properties LLC \_Town of Platteville\_120921400002\_Exclusion Petition.pdf;

Angela,

I don't believe we were aware that this property was annexed to Platteville, however, it could be my memory is just failing me. Do you have information on when annexation took place? Because of the annexation status, the District requests that the property petition for exclusion from CWCWD's tax area. A petition is attached and once signed and notarized, the original document must be returned to our office at the address below my signature for review, approval and recording.

This property is currently being served by CWCWD tap 3295. The District requests that the town indicate whether they are seeking to convert this tap to a master meter, or if they want the District to continue serving the tap directly. In either case, because of the zoning change, the application will prompt a backflow survey, which we will conduct with the property owner. The town does not need to wait for results of the backflow survey to approve the application.

Please reach out with any questions.

Thank you,

***Kathy Naibauer***

Central Weld County Water District  
2235 2<sup>nd</sup> Ave  
Greeley, CO 80631

Office 970 352 1284  
Cell 970 381 2897

**From:** Snyder, Angela <SnyderA@AyresAssociates.com>**Sent:** Tuesday, July 22, 2025 12:53 PM**Subject:** Platteville Referral Request - Perez Rezoning

Good Afternoon,

The Town of Platteville is reviewing the following land use request. We appreciate your comments as a potentially-impacted agency.

**PLEASE RETURN RESPONSES NO LATER THAN JULY 31, 2025.**

Request: Rezoning

Project No.: DR25-04 Perez COZ

Applicant: Paul & Tracie Perez

Owner: Silo Properties, LLC

Representative: Damian Perez

Parcel ID(s): 120921400002

Address: 8677 CO HWY 66

Legal: Lot B of RECX19-0007, part of the SE quarter of 21-3-67 (see town for full description)

Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85

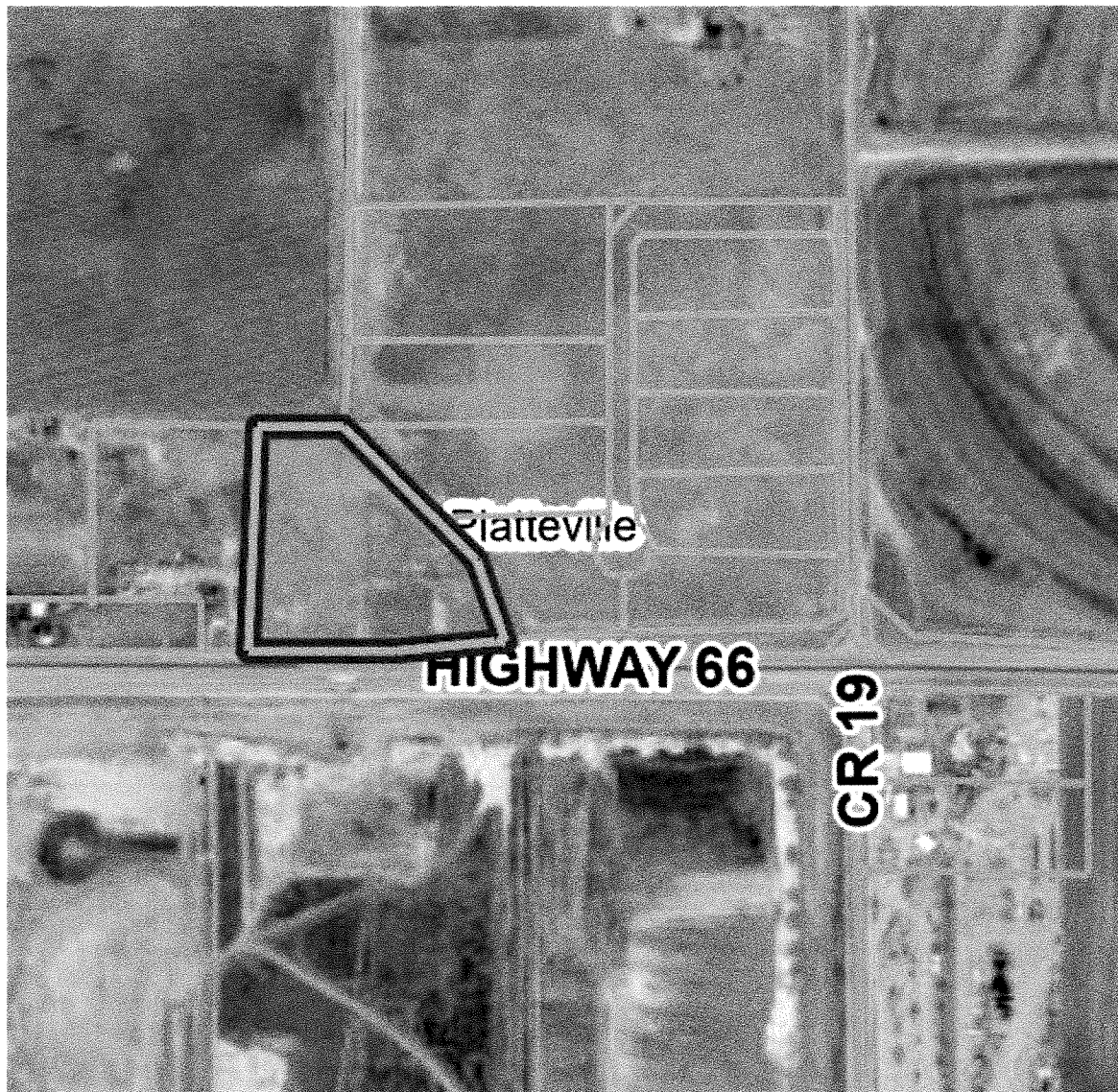
Size: approx. 6.5 acres

Current Zoning: A (Agricultural)

Proposed Zoning: LI (Light Industrial) Zone District

The Platteville Planning Commission and Board of Trustees hearings have been set for August 5 at 6:30 and 7pm.





Angela Snyder, CFM  
Planning Lead



3665 JFK Parkway, Bldg. 2, Suite 100 | Fort Collins, CO 80525-3152  
Office: 970.223.5556 | Direct: [970.821.6366](tel:970.821.6366)  
**Ayres Associates Inc.** | [www.AyresAssociates.com](http://www.AyresAssociates.com)

PETITION FOR EXCLUSION

STATE OF COLORADO     )  
  )ss  
COUNTY OF WELD         )

CENTRAL WELD COUNTY WATER DISTRICT

TO: THE BOARD OF DIRECTORS OF THE CENTRAL WELD COUNTY WATER DISTRICT

I/we, being all of the owners of the below described real property, which property is now included within the boundaries of the above named District, hereby petition the Board of Directors of said Central Weld County Water District to exclude the below described real property from the boundaries of said District for the following reasons:

ANNEXED TO THE TOWN OF PLATTEVILLE

Request for the exclusion of such property is hereby made by the below signers, which signers constitute all of the fee owners of said below described property.

**Legal description including Parcel No. from Weld County Assessor:**

PT SE4 21-3-67 LOT B REC EXEMPT RECX19-0047  
Weld County Parcel Number: 120921400002

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Petitioner – Silo Properties LLC

BY: \_\_\_\_\_  
Signature – Authorized Signer  
Silo Properties LLC

STATE OF COLORADO     )  
  )ss  
COUNTY OF                 )

The foregoing Petition was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, by \_\_\_\_\_

Witness my hand and official seal,

\_\_\_\_\_  
Notary Public

My commission expires:



Outlook

---

**RE: Platteville Referral Request - Perez Rezoning**

---

**From** Jason Bradford <jbradford@townofmead.org>  
**Date** Tue 2025-07-22 1:08 PM  
**To** Snyder, Angela <SnyderA@AyresAssociates.com>

Angela,

I don't have any concerns with the request. However, would it be possible for the proposed use to exist under a commercial zoning designation rather than an industrial zone? If possible, it would be best to keep the corridor free from unnecessary industrial zoning.

Please let me know if you have any questions or would like to discuss further.

Thank you,

**JASON BRADFORD, AICP**

Director

COMMUNITY DEVELOPMENT

441 Third Street | Mead, CO 80542

p: 970.805.4192 | w: townofmead.org

**From:** Snyder, Angela <SnyderA@AyresAssociates.com>  
**Sent:** Tuesday, July 22, 2025 12:53 PM  
**Subject:** Platteville Referral Request - Perez Rezoning

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Good Afternoon,

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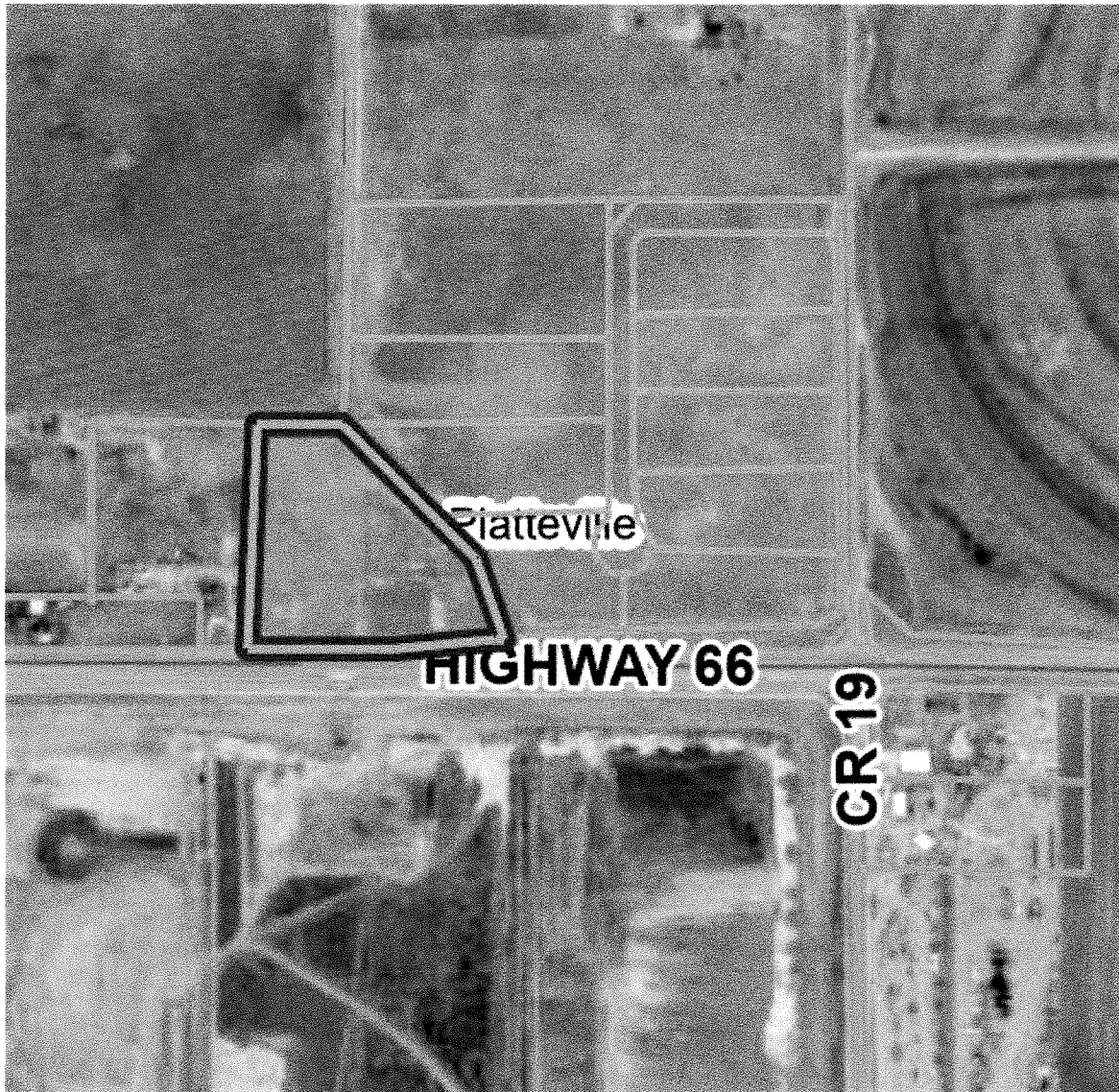
Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85

Size: approx. 6.5 acres

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Proposed Zoning: LI (Light Industrial) Zone District

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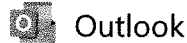


Angela Snyder, CFM  
Planning Lead



3665 JFK Parkway, Bldg. 2, Suite 100 | Fort Collins, CO 80525-3152  
Office: 970.223.5556 | Direct: [970.821.6366](tel:970.821.6366)  
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3665 JFK Parkway, Bldg. 2, Suite 100 | Fort Collins, CO 80525-3152

**RE: Platteville Referral Request - Perez Rezoning**

**From** Brad Curtis <Brad.Curtis@epsgroupinc.com>

**Date** Tue 2025-07-22 1:56 PM

**To** Snyder, Angela <SnyderA@AyresAssociates.com>

**Cc** David Brand (dbrand@plattevillegov.org) <dbrand@plattevillegov.org>; trenken@plattevillegov.org  
<trenken@plattevillegov.org>

No support/narrative information provided for review, such as properties current / proposed use(s), structures, etc in compliance with Code associated with the requested change.

Regards.

Bradley A. Curtis, PE, CPM, LEED AP  
Senior Project Manager, Public Works  
820 8th Street | Greeley, Colorado 80631

Office: [970.395.9880](tel:970.395.9880) Direct: [970.488.1119](tel:970.488.1119) Mobile: [970.590.0440](tel:970.590.0440)

Arizona | Colorado



[Website](#) | [LinkedIn](#) | [Instagram](#) | [Facebook](#)

**From:** Snyder, Angela <SnyderA@AyresAssociates.com>

**Sent:** Tuesday, July 22, 2025 12:53 PM

**Subject:** Platteville Referral Request - Perez Rezoning

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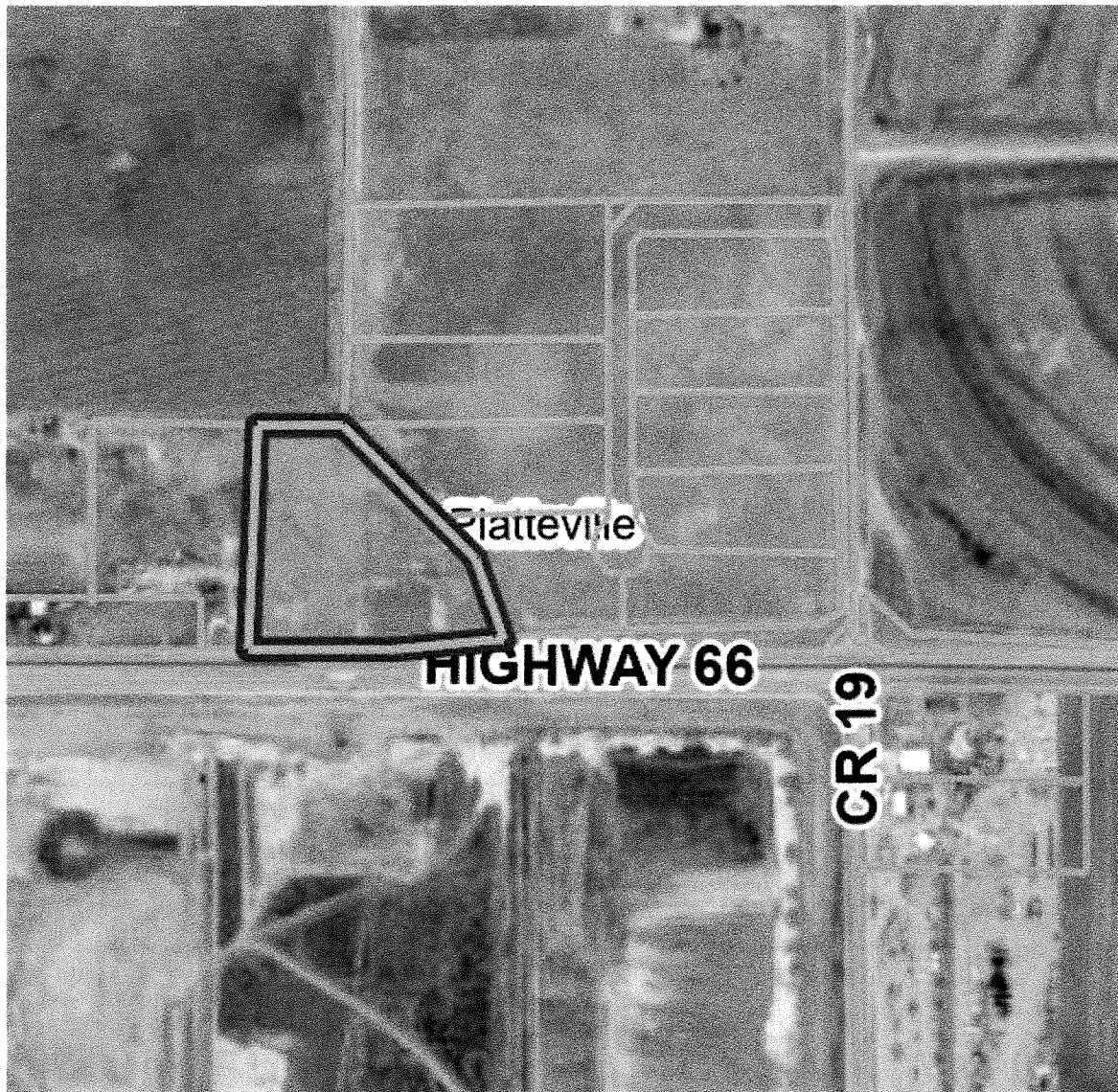
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**CAUTION - EXTERNAL EMAIL**

Phishing? Forward to Helpdesk

***Notice to Recipients of Electronic Files from EPS Group, Inc.:***

*All electronic files are for recipient's use only and subject to revisions. EPS Group, Inc. makes no guarantees nor warrants the accuracy or completeness of any information contained in these files. Recipients should verify all information with actual sealed and signed documents. It shall be the responsibility of recipients to obtain any future document updates from EPS Group, Inc.*



## Platteville Gilcrest Fire Protection District

P.O. Box 407  
202 Main Street  
Platteville, CO 80651  
Phone 970.817.1416 • Fax 970.785.1224

---

July 2025

To whom it may concern:

The Platteville-Gilcrest Fire Protection District (PGFPD) Fire Bureau has no objections to the proposed re-zoning located at 8677 Highway 66, Platteville, Co 80651 to light industrial at this time.

Please note that PGFPD reserves the right to modify our position in the future.

If there are any questions or concerns, please do not hesitate to contact me.

Respectfully

Dave

A handwritten signature in black ink, appearing to read "Dave Sutton", is written over a horizontal line.

Dave Sutton  
Fire Marshall  
Fire Inspector I # 236115386  
Plans Examiner III # 236316109  
Platteville Gilcrest Fire Protection District.

O 970-817-1416  
C 720-892-9439  
[dsutton@pgfpd.org](mailto:dsutton@pgfpd.org)

The Platteville Gilcrest Fire Protection District AHJ reserves the right to modify this letter as needed for Fire, Life Safety concerns.

*This letterhead is not a formal plan review or approval of any design. All designs must meet all code requirements, regardless of any statements or approvals made by fire department personnel (2024 IFC 105.3.6).*

---

## **Sec. 16-2-130. Light Industrial (LI) District.**

- (a) Characteristics and Objectives. The Light Industrial (LI) District is intended to accommodate light industrial development within a Developing Urban or Stable Urban area designated in the Comprehensive Plan, and to protect and preserve prime industrial lands for high quality manufacturing, assembly, research and development, as well as industries that benefit from rail service. The LI District is appropriate for land parcels that have direct access to major transportation thoroughfares, specifically easy access to U.S. 85 and in close proximity to rail service.
- (b) Use Regulations.
  - (1) Permitted Uses. The following principal uses are allowed in the LI district, provided that outside storage and activity areas, other than employee and visitor parking or loading areas, do not exceed fifty percent (50%) of the lot area and such uses are screened from view.
    - a. Uses primarily engaged in research and development activities including research laboratories and facilities, development laboratories and facilities, and compatible light manufacturing facilities such as but not limited to the following: bio-chemical, chemical, genetics, environmental and natural resources, electronics, pharmaceutical and sound imaging.
    - b. Office uses aimed at providing areas for intensive employment, including but not limited to professional, financial, insurance, personal services and research and development facilities.
    - c. Uses primarily engaged in manufacturing, assembly, testing and repair of components, devices, equipment and parts. Examples include communication, transmissions and reception equipment; computer hardware and software development; telecommunication devices and educational or training facilities.
    - d. Any production, fabrication or assembly activities, including oil and gas services and repair facilities provided that the proposed use can demonstrate that it will not create traffic hazards, noise, dust, noxious fumes, odors, smoke, vapor, vibration or industrial waste disposal problems, and if the use is screened from view through the use of dense plantings and impervious fencing so that it is screened from view from any street except a local street and provided the appearance minimizes undesirable impacts on surrounding uses.
    - e. Repair, professional trade and construction contractor services.
    - f. Warehousing and distribution facilities provided that such activities shall be conducted wholly within a completely enclosed lot or building and shall not occupy more than fifty percent (50%) of the area of any lot.
    - g. Distribution centers and warehouse uses with less than fifty thousand (50,000) square feet of building area.
    - h. Commercial laundries and dry cleaning.
    - i. Printing or publishing facilities.
    - j. Vocational training centers, schools.
    - k. Retail sale of products produced on-site.
    - l. Self-storage facilities.
    - m. Automobile sales, service, repair stations, including RV sales, service and storage.

- 
- n. Railroads spur lines where such lines are used only for delivery or loading of freight to industries or businesses in occupancy of the LI district but not including mainlines.
- (2) Permitted Accessory Uses. Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot including, by example:
- a. Employee recreational facilities, dining facilities, and personal and professional services as an accessory use incidental to the primary use of the parcel.
  - b. Associated uses to include by way of example: medical offices, pharmacies, child care centers, public or private spaces and community facilities.
  - c. Parking as specified in Section 16-3-100.
  - d. One (1) caretaker residence per business or lot.
  - e. Accessory solar energy systems.
  - f. Small solar energy systems.
- (3) Conditional Review Uses.
- a. Any of the permitted uses requiring an outside storage or activity area that is equal to or greater than fifty percent (50%) of the lot area, may be permitted if such outside uses will not have an adverse impact on existing uses in the area, including but not limited to safety, noise, odor, light or visual impacts.
  - b. Convenience businesses.
  - c. Trucking terminals.
  - d. A storage or warehouse facility for materials or equipment such as explosives or any materials that are classified as toxic or hazardous under state and federal law, may be permitted if such a use demonstrates continuing compliance with state and federal requirements and will not have an adverse impact on existing uses in the area, including but not limited to safety, noise, odor, light or visual impacts.
  - e. A pawnshop may be permitted if it is not established, operated or maintained within one thousand (1,000) feet of any commercial zoning district.
  - f. Congregate living facilities that is attached to the main office or part of a permanent structure.
- (c) Dimensional Requirements.
- (1) Minimum lot area: Twenty thousand (20,000) square feet.
  - (2) Minimum lot dimensions: None.
  - (3) Maximum impervious coverage: Ninety percent (90%).
  - (4) Maximum height.
    - a. Buildings: Fifty (50) feet.
    - b. Storage structures: Seventy-five (75) feet.
  - (5) Setbacks:
    - a. Front yard setback: Ten (10) feet.
    - b. Side yard setback: Ten (10) feet.
    - c. Rear yard setback: Ten (10) feet.

---

(d) Development Standards.

- (1) All development shall be designed so that for the given location, egress points, grading and other elements of the development satisfy the requirements set forth below to the greatest extent practicable:
  - a. Reduce disruption to the existing terrain, vegetation or other natural site features.
  - b. Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.
  - c. Reduce the number of removed trees measuring four (4) inches in diameter and taller than five (5) feet above ground level.
  - d. Reduce the number of access points onto an arterial or collector street.
  - e. Minimize adverse impacts on any existing or planned residential uses.
  - f. Improve pedestrian or vehicle safety within the site and exiting from it.
  - g. Reduce the visual intrusion of parking areas, screened storage areas and similar accessory areas and structures.
- (2) Parking and loading areas for commercial and office uses must be paved and screened from view of any adjacent residential properties or public parks or public trail systems.
- (3) Parking and loading areas for industrial uses involving heavy equipment or frequent delivery of semi-tractor trailers may be allowed to provide road base in lieu of paving only upon recommendation of the Public Works Director and approval by the Planning Commission.

(Ord. 667 §1, 2011; Ord. 710 § 3, 2014; Ord. 730 §10, 2016; Ord. 744, 5-16-2017)

Editor's note(s)—Ord. No. 744, § 15, adopted May 16, 2017, amended the catchline of § 16-2-130 to read as herein set out. Said catchline formerly read "Business Park/Planned Industrial (BP-PI)."

**TOWN OF PLATTEVILLE  
BOARD OF TRUSTEES  
ORDINANCE NO. 2025-845**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF  
PLATTEVILLE REZONING PROPERTY LOCATED AT 8677 STATE  
HIGHWAY 66 AS LIGHT INDUSTRIAL**

**WHEREAS**, Silo Properties, LLC (the “Owner”) is the owner of certain property more particularly described as

Lot B of Recorded Exemption RECX19-0047, being a part of the Southeast Quarter of Section 21, Township 3 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, Town of Platteville, County of Weld, State of Colorado

comprising 40.22 acres and located at 8677 State Highway 66 (the "Property");

**WHEREAS**, the Applicant desires the property to be zoned Light Industrial (LI), (the “Application”); and

**WHEREAS**, on August 5, 2025, the Planning Commission held a properly noticed public hearing on the Application, and recommended that the Board of Trustees approve the Application;

**WHEREAS**, on August 5, 2025, the Board of Trustees conducted a properly-noticed public hearing to consider the Application;

**WHEREAS**, the Board of Trustees finds that it is desirable and necessary to rezone the Property Light Industrial (LI);

**NOW BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF  
PLATTEVILLE, COLORADO AS FOLLOWS:**

**Section 1.**     Findings of Fact.

- a.     Public notice has been given as follows and as required by Platteville Municipal Code § 16-5-30.
- b.     A need exists for zoning the Property to Light Industrial (LI) and doing so will meet the following criteria in Platteville Code Sec. 16-5-70:
- c.     The proposed zoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; and
- d.     The zoning is consistent with the purpose statement of the Light Industrial (LI) zoning district, which is to accommodate light industrial development within a Developing Urban or Stable Urban area designated in the Comprehensive Plan, and to protect and

preserve prime industrial lands for high quality manufacturing, assembly, research and development, as well as industries that benefit from rail service..

e. Based on the foregoing findings, the Property is hereby zoned Light Industrial (LI), and the Town's Zoning Map is hereby amended accordingly.

**Section 4.** Effective Date. This Ordinance shall become effective 30 days after publication.

**INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED THIS 5<sup>th</sup> DAY OF AUGUST, 2025.**

**TOWN OF PLATTEVILLE, COLORADO**

\_\_\_\_\_  
Mike Cowper, Mayor

**ATTEST:**

\_\_\_\_\_  
Danette Schlegel, Town Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

An area of land being a portion of that parcel of land known as Lot B, Recorded Exemption No. 1209-01-2 RE-4174 recorded November 15, 2005 at Reception No. 3340190 within the records of Weld County, and being a part of the Northwest Quarter of Section One (1), Township Three North (T.3N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows:

**COMMENCING** at the North Quarter corner of Section 1 and assuming the North line of the NW1/4 of said Section 1, as monumented by a #6 rebar with a 2.5" aluminum cap stamped LS38026 at the East end and at the calculated position of the Northwest corner of said Section 1 at the West end per said RE-4174, bears North 87°34'05" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2616.50 feet with all bearings contained herein relative thereto.

The lineal dimensions contained herein are based on the U.S. Survey Foot.

THENCE North 87°34'05" West along the North line of the NW1/4 of said Section 1 a distance of 1308.29 feet to the Northeast corner of said Lot B, RE-4174;

THENCE South 00°19'17" West along the East line of said Lot B a distance of 30.02 feet to the South right-of-way line of County Road 38 and the Southerly line of the Hoffschneider Fifth Annexation recorded December 13, 2012 at Reception No. 3895813 within the records of Weld County and to the **POINT OF BEGINNING**;

THENCE along the East, South and West lines of Lot B, RE-4174 the following Five (5) courses and distances:

THENCE South 00°19'17" West a distance of 1876.65 feet;

THENCE South 87°32'44" West a distance of 519.61 feet;

THENCE North 55°00'29" West a distance of 389.20 feet;

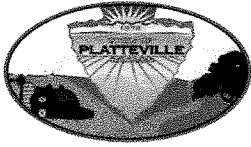
THENCE North 72°44'27" West a distance of 124.39 feet;

THENCE North 01°00'05" East a distance of 1678.86 feet to the South right-of-way line of said County Road 38;

THENCE South 87°34'05" East along said South right-of-way line a distance of 938.80 feet to the **POINT OF BEGINNING**;

Said described area of land contains 40.22 Acres (+/-1,751,819 sq.ft.), more or less, and is subject to any rights-of-way or other easements of record as now existing on said described area of land.





## Agenda Item Cover Sheet

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MEETING DATE: August 5, 2025

AGENDA ITEM: Nature Preserve Parking Area and Northern Fence Installation

DEPARTMENT: BOT Advisory Committees - Parks, Trails & Trees

PRESENTED BY: David Brand, Public Works Director

### SUMMARY

LG Everest Companies donated a parcel of land to the Town to be used as a Nature Preserve. The Town needs to define the parking area and northern boundary of the property prior to allowing the public to access the Nature Preserve.

Proposals were solicited from 5 vendors via email and the RFP was posted on the Town's website. The Town received 3 qualified proposals by the deadline.

While the 3 proposals were not entirely "apples to apples", they were all equivalent to what was requested in the RFP. The footages in the RFP were "approximate" due to the measurements based on Satellite images. The proposal provided by Liberty Fence and Supply was not only the most reasonable and met the intent of the RFP. Please see the attached spreadsheet with the proposal costs.

### FINANCIAL CONSIDERATIONS

The Town budgeted \$10,000 for this project in the Parks section of the Capital Improvement Fund of the budget so the proposed bid cost is several thousand over budget. The Capital Improvement Fund has a current balance of \$1,878,447 so the overage can be covered without concern.

Due to the minor cost increase selecting option 2, the 3-rail fence, for the parking lot perimeter would make the most sense. To ensure any minor additional changes or footage of fencing are needed, please consider approving up to \$14,000 for this project.

### ACTION

Move to approve the proposal from Liberty Fence & Supply LLC to install option #2 for the parking lot fence and the northern boundary fence in the amount up to \$14,000.00 and authorize the Town staff to execute an agreement with Liberty Fence & Supply LLC for this work.

### ATTACHMENTS

Spreadsheet comparing the three proposals for the fencing work at the Nature Preserve.

<u>Project</u>	<u>Contractor</u>	<u>Estimate</u>
<b>Nature Preserve Fence Option #1 (2 Rail)</b>	<b><i>Liberty Fence &amp; Supply</i></b>	<b><i>\$8,920.00</i></b>
≈ 450' of 2 rail Wood Ranch Rail Fence	Bonnell Fencing	\$16,046.00
≈ four foot tall with posts in concrete	Dean Contracting	\$15,971.00
Including 3 - 10' gates and one 4' gate		
<b>Nature Preserve Fence Option #2 (3 Rail)</b>	<b><i>Liberty Fence &amp; Supply</i></b>	<b><i>\$10,390.00</i></b>
≈ 450' of 3 rail Wood Ranch Rail Fence	Bonnell Fencing	\$17,874.00
≈ four foot tall with posts in concrete	Dean Contracting	\$19,370.00
Including 3 - 10' gates and one 4' gate		
<b>Northern Boundary 5-Strand Barbless</b>	<b><i>Liberty Fence &amp; Supply</i></b>	<b><i>\$2,350.00</i></b>
≈ 470' of 5-strand barbless wire fence	Bonnell Fencing	\$3,460.50
with posts	Dean Contracting	\$8,178.00
<b>Total Package Opt 1 &amp; Northern Fence</b>	<b><i>Liberty Fence &amp; Supply</i></b>	<b><i>\$11,270.00</i></b>
	Bonnell Fencing	\$19,506.50
	Dean Contracting	\$24,149.00
<b>Total Package Opt 2 &amp; Northern Fence</b>	<b><i>Liberty Fence &amp; Supply</i></b>	<b><i>\$12,740.00</i></b>
	Bonnell Fencing	\$21,334.50
	Dean Contracting	\$27,548.00

## Flagville, Colorado

## Mission Statement

①



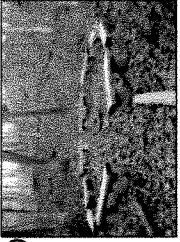
UTILIZING LARGE INTERPRETIVE SIGNAGE AT TRAIL HEAD FOR  
WAY FINDING AND EDUCATIONAL INFORMATION FOR VISITORS



USE THE SMALLER SECONDARY INTERPRETIVE SIGNAGE AT LOCATIONS ALONG THE TRAIL SYSTEM.



NATURE PROVIDES AN OPPORTUNITY FOR POLICEMEN &amp; DISCOVERY



CREATE AREAS FOR OUTDOOR LEARNING CLASSROOMS



PROVIDE LEARNING OPPORTUNITIES FOR YOUTH IN THE



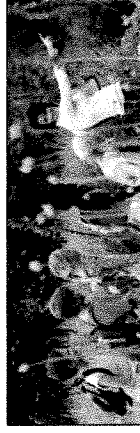
UNITE OLD LOGS AND DEAD TREES SO



WHITE ROULEAU SEATING AND NATURAL MATERIALS FOR

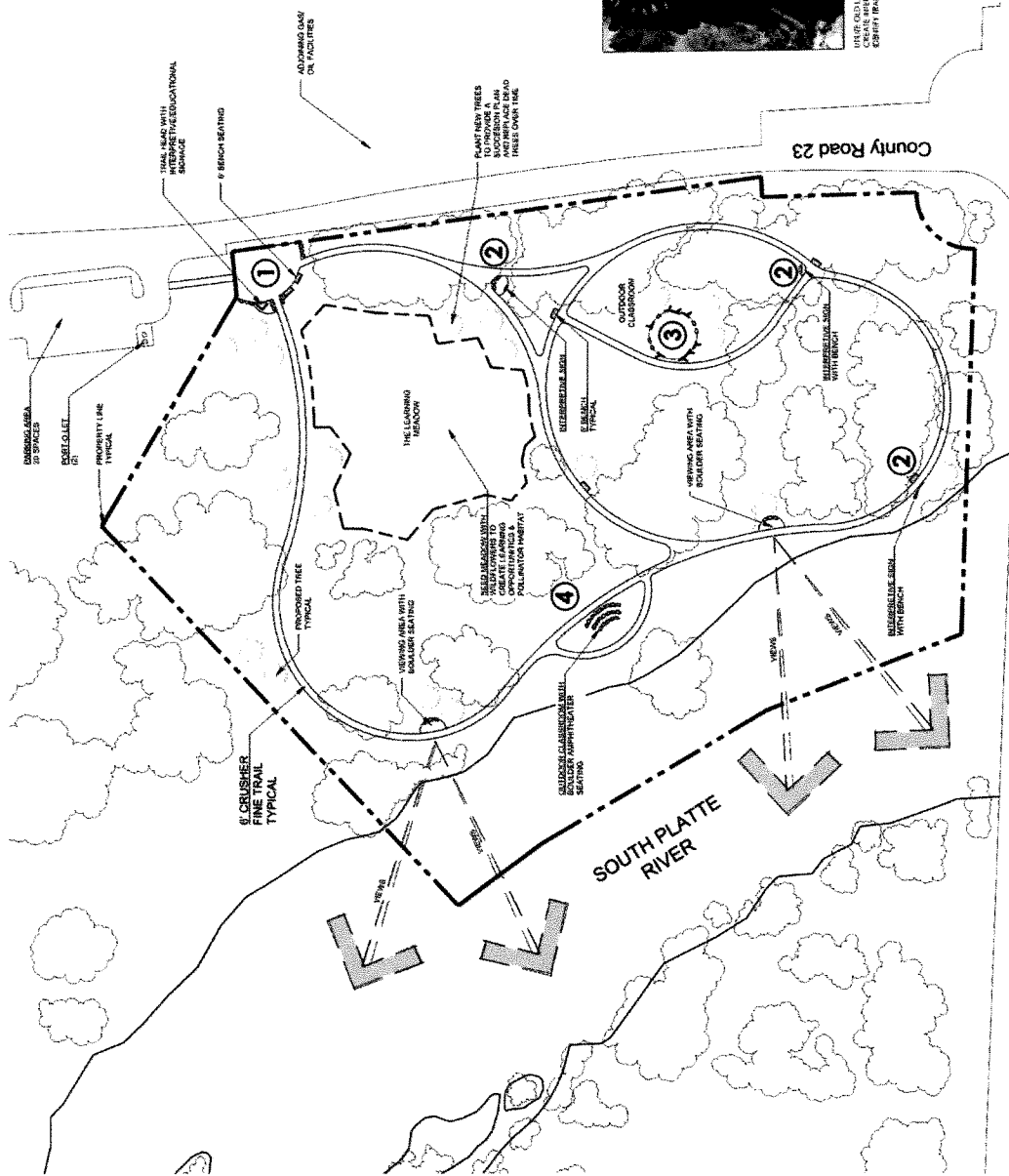


PREMIUM WOUND FENCING MAY BE USED TO DEFEND



"WHAT CHILDREN NEED IS NOT NEW AND BETTER CURRICULA BUT ACCESS TO MORE AND MORE OF THE REAL WORLD... 100 MORE IF EASIER FOR THEM TO GET TO WHERE THEY WANT TO GO, AND TO FIND OUT WHAT THEY WANT TO FIND OUT."

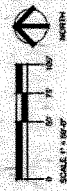
JOHN HOY



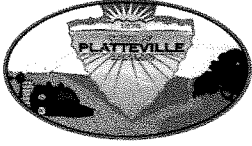
County Road 32 1/2

# "People, Place, Possibilities: Pure Platteville"

**SPRING 2023**



Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: August 5, 2025

AGENDA ITEM: Valley Football Golf Fundraiser

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

The Valley High School football team has submitted a donation or sponsorship request to help support their annual golf tournament that will be held at the Highland Hills Golf Course in Greeley on September 6<sup>th</sup>. The Town provided a \$250 donation last year and I am recommending the same for this year.

### FINANCIAL CONSIDERATIONS

The Board budgeted \$3,000 for community donations and has \$2,215 remaining.

### RECOMMENDED ACTION

Move to approve Resolution 2025-08, A RESOLUTION OF THE TOWN OF PLATTEVILLE BOARD OF TRUSTEES GRANTING A CHARITABLE DONATION TO THE VALLEY FOOTBALL GOLF FUNDRAISER

### ATTACHMENTS

Resolution  
Donation Letter

**TOWN OF PLATTEVILLE  
WELD COUNTY, COLORADO  
RESOLUTION NO. 2025-08**

**A RESOLUTION OF THE TOWN OF PLATTEVILLE BOARD OF TRUSTEES  
GRANTING A CHARITABLE DONATION TO THE VALLEY FOOTBALL  
GOLF FUNDRAISER**

**WHEREAS** the Town has the power to aid and foster charitable organizations via lawful appropriations under the authority granted by Section 31-15-901(1)(c), C.R.S.; and

**WHEREAS** Article XI, Section 2 of the Colorado Constitution prohibits the Town from making purely private donations or gifts from the public funds that confer no benefit upon the public in general; and

**WHEREAS**, pursuant to this authority, the Town previously adopted guidelines for charitable donations by the Town, by Resolution No. 2000 - 8; and

**WHEREAS**, said guidelines establish certain criteria the Board of Trustees must consider and findings the Board must make in order to approve an application for a charitable contribution by the Town; and

**WHEREAS**, on August 5, 2025 the Board of Trustees was presented with a request for a charitable contribution from the Valley High School Football Team; and

**WHEREAS**, the Board of Trustees wishes to enter certain findings on the Application and issue a formal decision thereon in accordance with the Town's guidelines governing the same.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Town of Platteville, Colorado as follows:

**Section 1.** The above and foregoing recitals are adopted as findings of the Board of Trustees.

**Section 2.** The Application is hereby granted, and the Board of Trustees approves a charitable donation in the amount of two hundred fifty dollars (\$250.00) from the Town of Platteville to Valley High School Football Team.

**Section 3.** The Board of Trustees considered the following facts in reaching its decision to approve the Application:

- A. Name of applicant: Valley High School Football Team
- B. Amount of requested donation: \$250.00 requested in writing
- C. Purpose for which the donation is requested: Valley Football Golf Fundraiser

**Section 4.** The Board of Trustees finds that the Program serves a public purpose based on the following factors:

- A. The primary benefit conferred by the Program is public in nature and open to all residents of the Town of Platteville and their families.
- B. The private benefits bestowed to Program participants are incidental to the overriding public benefit the Program provides to the community as a whole.
- C. The Board of Trustees has not been presented with any available options that would bestow the same benefits on the public that the Program does, without conferring a private benefit.

**Section 5.** The Board of Trustees finds that there are Town funds legally available to grant the Application. The two hundred fifty dollars (\$250.00) granted will be paid from the General Fund.

ADOPTED AND APPROVED this 5<sup>th</sup> day August, 2025

TOWN OF PLATTEVILLE

\_\_\_\_\_  
Michael Cowper, Mayor

ATTEST:

\_\_\_\_\_  
Danette Schlegel, Town Clerk/Treasurer

# Valley Football 6th Annual 4-Person Scramble Golf Tournament



**When: Saturday, September 6th**

**Where: Highland Hills Golf Course**

2200 Clubhouse Drive, Greeley, Colorado, 80634

**Check in 6:30 am, Shotgun Start 8 am**

**Cost: \$450 per 4-person team (includes cart, goody bag, and lunch).**

Register your golf team or become a sponsor through our website using this QR code:



We accept credit cards, checks or Venmo (@Valley-Friends-of-Football)

**Registration deadline is August 27th.  
Space is limited, so register your team today!**

**There will be fun activities, too!**

- Prizes for winning teams & other contests
- Drawing tickets & prize drawings
- Golf Cannon, Mulligans, Buy Ups And More!!

*go Jonathan Rivera*  
The Valley High School Football Team appreciates your support. We are asking for your help to raise funds for new equipment, camp fees, and ongoing team expenses.

## Sponsorship Levels

Multiple Levels of Sponsorship are available, and all levels include a hole sponsorship at the golf tournament.

- **Full Viking - \$1000**
  - One Team Registration included (\$450 value)
  - In-game announcement of your company name and tagline during home football games (NEW this year!)
  - Company logo and phone or website on our Stadium Banner
  - Company name on the back of our golf tournament volunteers' shirts and other team shirts throughout the 2025 season
  - Company logo printed in our home football game programs
  - Hole Sponsor sign at the Golf Tournament
- **Mini Viking - \$500**
  - Company logo and phone or website on our Stadium Banner (smaller font than Full Viking)
  - Company name on the back of our golf tournament volunteers' shirts and other team shirts throughout the 2025 season
  - Company logo printed in our home football game programs
  - Hole Sponsor sign at the Golf Tournament
- **Viking Supporter - \$250**
  - Company name on our Stadium Banner
  - Company name on the back of our golf tournament volunteers' shirts and other team shirts throughout the 2025 season
  - Hole Sponsor sign at the Golf Tournament

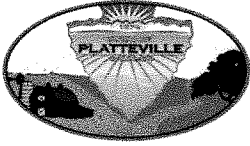
**Please visit our website using the QR code above and click "Become a Sponsor" to complete your sponsorship. Sponsorships must be received by August 22 to be included on shirts and banner.**

**This is a fun community event that we look forward to every year! Hope to see you there!!!**

**Questions?**

Email: [valleyfriendsoffootball@gmail.com](mailto:valleyfriendsoffootball@gmail.com)

Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE: August 5, 2025

AGENDA ITEM: Citizen Advisory Committee Reports

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

### SUMMARY

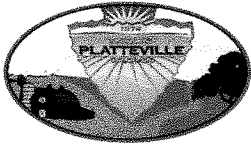
The Board Liaisons for the four Citizen Advisory Committees will provide reports or updates on what each committee has been working on.

### ATTACHMENTS

None



Town of Platteville, Colorado  
400 Grand Avenue, 80651



## Agenda Item Cover Sheet

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MEETING DATE:	August 5, 2025
AGENDA ITEM:	Town Manager Report
DEPARTMENT:	Administration
PRESENTED BY:	Troy Renken, Town Manager

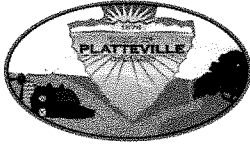
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### SUMMARY

Mr. Renken has provided a written report and will be available to answer any additional questions during the meeting.

### ATTACHMENTS

Manager's Report



## Agenda Item Cover Sheet

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MEETING DATE: August 5, 2025  
AGENDA ITEM: Mayor Report  
DEPARTMENT: Administration  
PRESENTED BY: Mike Cowper, Mayor

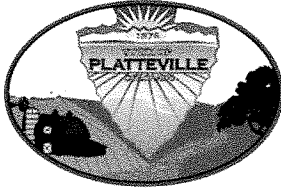
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### SUMMARY

Mayor Cowper will discuss various items of community interest with the Board.

### ATTACHMENTS

None



## Town of Platteville

Troy Renken, Town Manager

400 Grand Avenue, Platteville, Colorado 80651

970.785.2245 / [trenken@plattevillegov.org](mailto:trenken@plattevillegov.org)

[Platteville.Colorado.Gov](http://Platteville.Colorado.Gov)

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July 31<sup>st</sup>, 2025

### Town Manager's Board Report

The Planning Commission will meet for only the second time this year and will likely meet again this fall depending on how another land use application goes that could involve an annexation near Highway 85 & CR26. The Commission only has the rezoning request to consider and then the Board will meet at 7:00pm. The staff report from Angels Snyder does a nice job summarizing the request and I've also included the lengthy CDOT access permit as this is key for the property to be used for industrial use.

Food and drinks will be available in the Conference Room at 6:00pm prior to the meetings if interested. Danette is ordering sandwiches from Chicken Salad Chick and will also include a regular salad and fruit with pop and water for drinks.

#### Project Updates:

➤ Community Service Officer

Over twenty resumes and applications were received by last Friday's deadline and I'll be setting up interviews in the next few weeks to hire our next Community Service Officer. I've renamed the position from Code Enforcement Officer to CSO as I have expanded the duties to include backup crossing guard and assist with building and zoning regulations.

➤ Police Station Design & Funding

The preliminary design is almost complete and Fransen Pittman is providing a detailed budget estimate in the next few weeks. I have scheduled the final presentation of the design and budget estimate for the September 2<sup>nd</sup> Board meeting.

➤ Hazard Mitigation Plan Update

I attended the third workshop in Kersey this week and have the final workshop on September 3<sup>rd</sup> in Greeley with a public meeting scheduled for September 17<sup>th</sup> to present the draft plan. I will present the mitigation action steps that I've been working on to incorporate into the plan during the September 2<sup>nd</sup> Board meeting.

➤ Real Weld Metro District - Community Complex Master Plan

Brad Curtis has submitted a draft plan of the proposed soccer field on the east side of the Community Complex to David and I and once further details are worked out this plan will be presented to the Board during a future meeting.

➤ Contract Planning Services

Earlier this month Angela Snyder with Ayres Associates informed me that she needed to step down from her position with Ayres and would no longer be our assigned planner in the near future. Angela sent me a recommendation of another planner with Ayres, Lindsey Wilson, be our regular Town Planner and use Mike Scholl as our Project Manager. Mike attended an Economic Development Committee meeting a earlier this summer and has extensive experience in economic development and also is a consultant for the DOLA Main Street Program.

On a related note, I've scheduled a study session on September 2<sup>nd</sup> prior to the regular Board meeting for several members of the Main Street Program to discuss the program with the Board and have invited Lindsey and Mike to attend so you can meet them. Since the Town contracts with Ayres Associates for overall planning services I'd like to continue our contract with the firm as they've shown to be very knowledgeable. Angela will be missed as she's done a very good job during the past nine months but needs to step aside for personal reasons.

➤ Harvest Daze Golf Tournament & Weekend Event

The 9<sup>th</sup> Annual Golf Tournament fundraiser for Harvest Daze will be held next Friday, August 8<sup>th</sup> at the Coyote Creek Golf Course in Ft. Lupton. To date there are 25 4-person teams signed up with 22 of them being hole sponsors. This should be another successful fundraising event as it normally brings in \$15,000+ to help fund Harvest Daze. The Harvest Daze weekend is scheduled for August 15<sup>th</sup> - 17<sup>th</sup> and I've included this year's flyer for your review. The majority of events are the same as in previous years and hopefully we have decent weather.

➤ Preview of Upcoming Meetings

I will not attend the next meeting on August 19<sup>th</sup> as I'll be out of town that week taking my son to college in North Dakota. As of now the only action items scheduled for that meeting are the final ordinance reading to adopt the 2024 International Fire Code and review of the July paid bills and financial statements.

During the September 2<sup>nd</sup> meeting night there will be a study session with the Main Street Program staff at 6:00pm that the Planning Commission is also invited to attend. The focus of the study session is for the staff to discuss the benefits of becoming a Main Street Achieving Member to help promote economic development and revitalization along our Main Street. During the 7:00pm regular meeting the Board will consider re-approval of the Platte View Commerce Center Service Plan to establish a Metro District along with a revised Fireworks ordinance along with another ordinance to adopt the new Non-Residential Impact Fees.

As of now there are no action items scheduled for the September 17<sup>th</sup> meeting other than the monthly paid bills and financial statements so I will try and schedule a follow-up discussion on the NISP water project with the Towns' contract water engineer and attorney. Brad Hagan with Civil Resources has been our water engineer for many years and is very familiar with the various water suppliers and projects in Northern Colorado. Andrea Kehrl, formerly with Vranesh & Raisch, is now with the Lyons Gaddis law firm which is also very well known in Northern Colorado. Andrea is also well known by Northern Water and the CWCWD staff and very familiar with the NISP project. Once I confirm they're available I'll notify the Board of the meeting status.

I'll have a few other items to discuss with the Planning Commission and Board of Trustees during my verbal report. Have a nice weekend and please let me know if you have any questions prior to the meeting.