

TOWN OF PLATTEVILLE, COLORADO

NOTICE AND AGENDA OF REGULAR MEETING

NOTICE OF REGULAR MEETING of the Platteville Planning Commission will be held on
Tuesday, August 5, 2025 at 6:30 pm at 400 Grand Avenue, Platteville, CO.

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

Chair: Rich Smith

Commissioners: Steve Shafer, Sandra Smith, Mike Cowper, Larry Clark, Hope Morris, Missy Clark

Staff: Troy Renken, Town Manager; Danette Schlegel, Town Clerk

5. APPROVAL OF THE AGENDA

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

Commissioners welcome you here and thank you for your time and concerns. If you wish to address the Commission, 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 Commission. Your comments will be limited to three (3) minutes. Commissioners 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 person for follow-up. Thank you!

7. APPROVAL OF THE CONSENT AGENDA

The Consent Agenda contains items that can be approved without discussion. Any Commissioner 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.)

March 15, 2025 Meeting Minutes

8. ACTION ITEMS

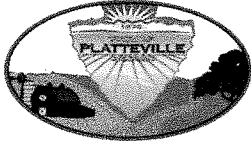
PUBLIC HEARING

- A. RESOLUTION PC2025-02, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING APPROVAL OF LIGHT INDUSTRIAL ZONING OF 8677 STATE HIGHWAY 66

9. REPORTS

- A. Town Manager

10. ADJOURNMENT



Agenda Item Cover Sheet

MEETING DATE: August 5, 2025

AGENDA ITEM: Consent Agenda Items
➤ March 15, 2025 Minutes

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The meeting minutes from March 15, 2025 regular meeting are presented for review and approval.

FINANCIAL CONSIDERATIONS

None

RECOMMENDED ACTION

Move to approve the Consent Agenda as presented and for the Chairman to executive all documents.

ATTACHMENTS

March 15, 2025 Meeting Minutes

TOWN OF PLATTEVILLE, COLORADO

PLANNING COMMISSION REGULAR MEETING MINUTES

The Regular Meeting of the Platteville Planning and Zoning Commission was held
on Tuesday, March 15, 2025 at 400 Grand Avenue, Platteville, Colorado.
Chairman Rich Smith called the meeting to order at 6:30p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair: Rich Smith

Commissioners: Steve Shafer, Michael Cowper, Hope Morris, Larry Clark, Sandra Smith, Missy Clark

Absent: Hope Morris

STAFF MEMBERS PRESENT

Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer

APPROVAL OF THE AGENDA

Commissioner Cowper moved to approve the agenda. Commissioner Clark seconded. All members in favor.

AUDIENCE PARTICIPATION

Craig Wood at 608 Marion informed the commission of his concern with the dog waste in the park.

APPROVAL OF THE CONSENT AGENDA

Moved by Commissioner Cowper to approve the Consent Agenda consisting of the Meeting Minutes for the November 19, 2024 Meeting of the Planning Commission. Commissioner Shafer seconded. All members in favor.

ACTION ITEMS

Public Hearing Opened at 6:45

There were several members from the community present to discuss the following action item.

Resolution PC2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING APPROVAL OF LIGHT INDUSTRIAL ZONING OF CENTENNIAL ESTATE, LLC.

The Town Planner, Angela Snyder, provided a detailed staff report to summarize this petition and the Town Manager addressed any additional questions the Planning Commission may have during the meeting.

Commissioner Cowper moved to approve Resolution PC 2025-01, a Resolution of the Planning Commission of the Town of Platteville recommending approval of the light industrial zoning of Centennial Estate, LLC. Commissioner Missy Clark seconded the motion. All members in favor.

A few of the surrounding neighbors were present for this item.

Public Hearing closed at 7:07

REPORTS

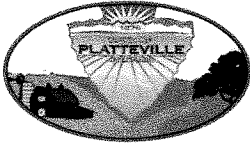
Town Manager Report

ADJOURNMENT

Having no additional business before the Commission, the meeting was adjourned at 7:114pm.

ATTEST: Danette Schlegel, Clerk/Treasurer

Rich Smith, Chairman



Agenda Item Cover Sheet

MEETING DATE: August 5, 2025
AGENDA ITEM: Resolution PC 2025-02
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

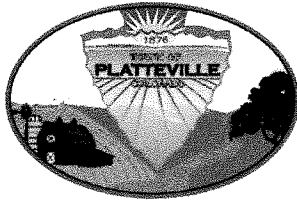
Increased property tax revenues as an industrial zoned property with potential sales tax revenues.

RECOMMENDED ACTION

Move to approve Resolution PC 2025-02, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING THE APPROVAL OF LIGHT INDUSTRIAL ZONING OF 8677 STATE HIGHWAY 66

ATTACHMENTS

Staff Report
Resolution
Application
Referrals
Sec. 16.2.130



STAFF REPORT

DATE: July 28, 2025
TO: Planning Commission
FROM: Angela Snyder, Town Planner
SUBJECT: DR25-04, Rezoning from A-H to LI (Perez)

Owner: Silo Properties, LLC, c/o Roger Pilant
Applicants: Paul and Tracie Perez
Parcel ID: 120921400002
Legal: PT SE4, 21-3-67, Lot B Recorded Exemption RECX19-0047
Location: N of and adjacent to State Highway 66, approx. 850 ft W of County Road 19
Size: ± 6 acres

Background

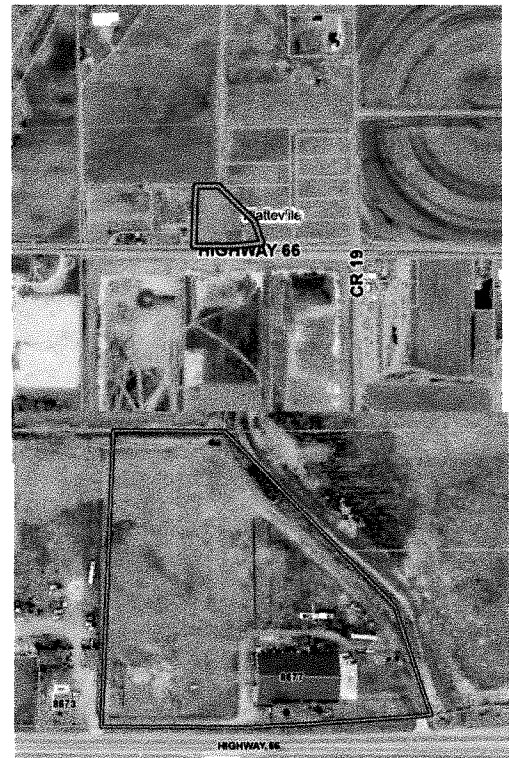
The Town of Platteville has received an application for a rezoning from A-H (Agricultural Holding) to LI (Light Industrial).

The property is currently the site of Jasper's Doggy Daycare.

The applicants and owners would like to sell the property and improvements to an industrial user that intends to distribute electrical supplies. Light Industrial zoning allows for warehousing and distribution, provided it is enclosed and takes up 50% or less of the property.

A rezoning is not use-specific. Approval of LI zoning would allow any use allowed by right and the possibility of approval for other uses requiring further review. See the attached full list of allowed uses and bulk requirements of the LI Zoning District for more information.

The applicant is in possession of an incomplete temporary access permit from the Colorado Department of Transportation (CDOT), allowing the buyer industrial access until such time as alternative access off a frontage road is possible. However, CDOT has provided conditions of approval prior to issuance of



a “Notice to Proceed.” The Town will require evidence of the Notice to Proceed prior to operation of industrial use of the property.

When the property was annexed, it was not properly excluded from the Central Weld County Water District (CWCWD). The applicant must apply for exclusion as a condition of approval. CWCWD may continue to serve the property under the agreement with the Town of Platteville if direction is provided from the Town to CWCWD upon approval. The applicant is responsible for undergoing a backflow survey prior to operation as a condition of approval.

Referral Responses

Town of Platteville staff asked referral agencies and departments to provide comments on the request. The following returned responses with comments or conditions:

Central Weld County Water District

Conditions of approval were provided in a referral response dated July 24, 2025. Written evidence from CWCWD shall be submitted to the Town of Platteville by the applicant prior to operation. See the referral attached.

Colorado Department of Transportation

Conditions of approval were provided in a referral response dated July 23, 2025. Official “Notice to Proceed” from CDOT shall be submitted to the Town of Platteville by the applicant prior to operation. See the referral attached.

Town of Mead

Comments were provided in a referral response dated July 22, 2025. The Town of Mead urges the Platteville Planning Commission to limit uses along the State Highway 66 corridor to commercial and agricultural uses to protect community gateways, though no official concerns were received. See the referral attached.

The following returned responses without comments or concerns:

Platteville Engineering, E.P.S., 7/22/25 *See the referral attached.*

Town of Firestone 7/25/25 *See the referral attached.*

Platteville-Gilcrest Fire District 7/28/25 *See the referral attached.*

The following did not respond:

Platteville Public Works

Platte Valley Conservation District

Weld County

Weld County School District RE-1

Approval Criteria

For the purpose of establishing and maintaining sound, stable and desirable development within the Town, a rezoning shall only be approved if it meets one (1) or more of the following criteria:

- 1. To correct a manifest error in an ordinance establishing the zoning for a specific property.*

Does not apply.

2. *To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.*

Applies. The adjacent property, known commonly as Platte View Commerce Center, is zoned LI. This rezoning will extend the LI (Light Industrial) Zoning District boundary to reflect the growing industrial nature of the area.

3. *The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan, being located in a Developing Urban Area.*

Does not apply.

4. *The proposed rezoning 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.*

Applies. The rezoning is consistent with the policies and goals of the Comprehensive Plan, which allows for industrial use in targeted areas along State Highway 66.

5. *The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.*

Applies. Rezoning this property allows for uses beyond the limitations of the A-H (Agricultural Holding) Zoning District, which is intended to be a temporary zoning classification. The LI classification will allow the redevelopment of the property for industrial use, consistent with the intended use and zoning of the adjacent industrial subdivision.

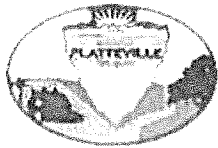
6. *A rezoning to a PD District will encourage innovative and creative design and to promote a mix of land uses in the development.*

Does not apply.

Recommendation

- A. Based upon the findings in this report, staff recommends approval of the rezoning request with the following conditions be completed prior to operation of LI uses:

1. The applicant shall address the requirements of Central Weld County Water District, stated in the referral response received July 24, 2025. Evidence shall be submitted in writing to the Town of Platteville.
2. The applicant shall acknowledge the advisory comments of the Colorado Department of Transportation, stated in the referral response received July 23, 2025, in writing to the Town of Platteville.



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 + Trace Perez

Signature: [Signature]

Address: 14513 CR 116

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

Fort Lupton, CO 80621

Email: westykr9@aol.com / xcalbeck9@gmail.com

Owner of Record:

Name: Green Site Properties LLC

Signature: _____

Address: _____

Phone: 303-619-16914

3327 S. CR 7 Loveland CO 80538

Email: plent@ac.com

Contractor/Consultant:

Name: Dominic Perez

Title: GC

Address: 14513 CR 116

Phone: 303-961-7653

Fort Lupton, CO 80621

Email: westykr9@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

Date

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

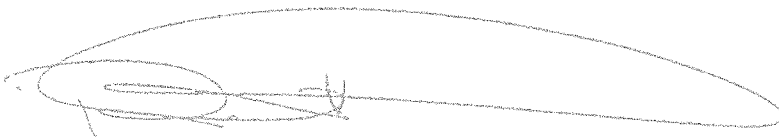
3327 S CR 7

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 black ink, appearing to read 'Roger Pilant', enclosed within a large, hand-drawn oval.

Roger Pilant

Silo Properties, LLC

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)."



Outlook

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

**COLORADO**
Department of Transportation

10601 West 10th Street, Greeley, CO 80634

Rose.Valdes@state.co.us | <http://codot.gov/> | 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> 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 | <http://codot.gov/> | 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> wrote:

Thanks Rose!

Angela Snyder, CFM | Planning Lead

Office: 970.223.5556 | Direct: 970.821.6366

Ayres Associates Inc. | www.AyresAssociates.com

Ingenuity, Integrity, and Intelligence.

From: Valdes - CDOT, Rose <rose.valdes@state.co.us>
Sent: Tuesday, July 22, 2025 3:54 PM
To: Snyder, Angela <SnyderA@AyresAssociates.com>
Cc: Timothy Bilobran - CDOT <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 | <http://codot.gov/> | 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> 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 | <http://codot.gov/> | 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> 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)

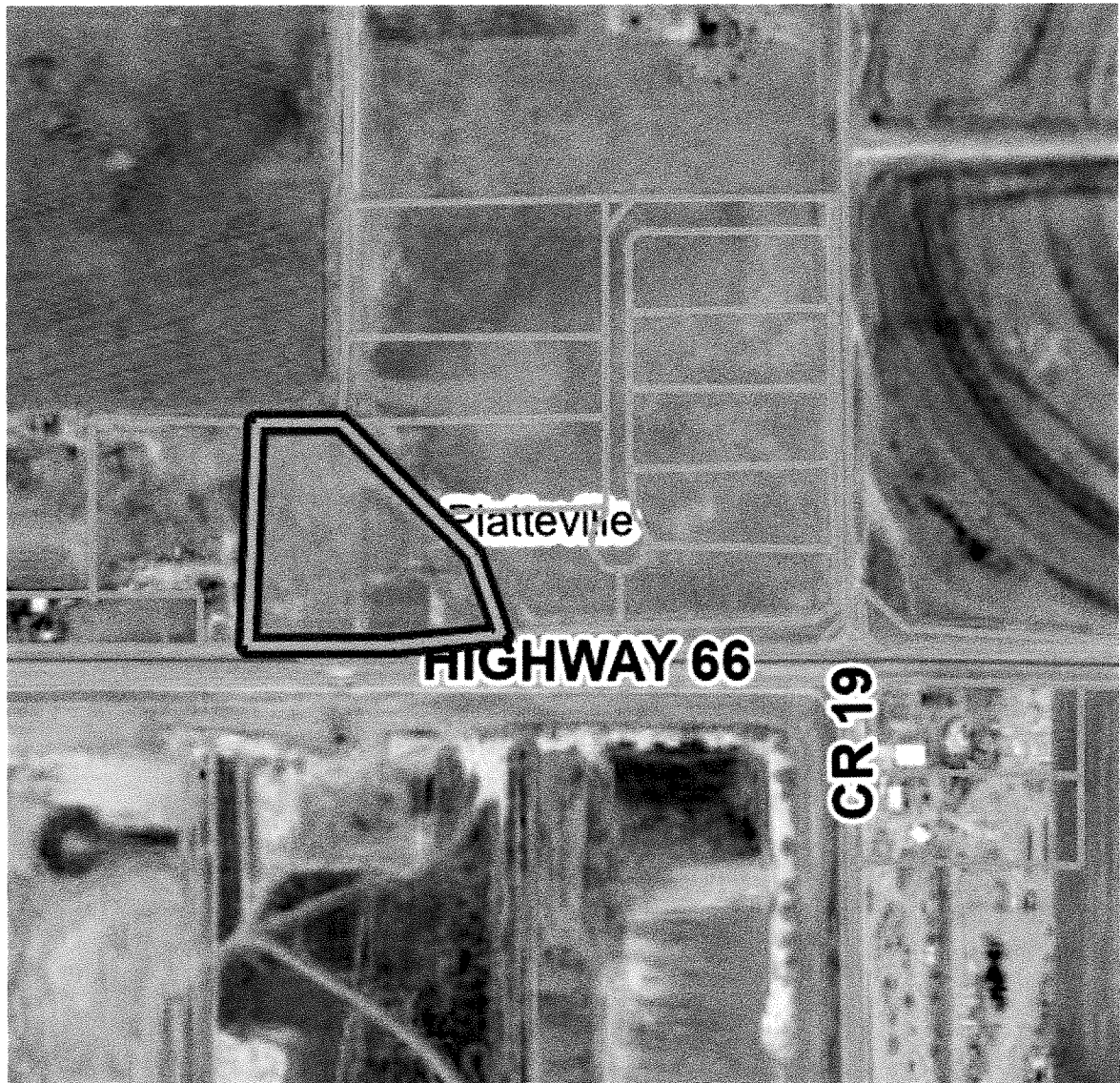
Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85

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

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS CODE NOTICE TO PROCEED		CDOT Permit No. 425072
		State Highway/Mile Post/Side 385D / 267.66/Right
		Local Jurisdiction
Permittee(s): Dean Dick Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209		
Applicant: Tierce Weaver Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209		
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
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

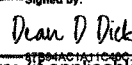
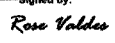
Copy distribution: Required:

Region (original)
ApplicantMake copies as necessary for:
Local Authority
MTCE Patrol
Inspector
Traffic Engineer

Form 1265 8/98, 6/99

COLORADO DEPARTMENT OF TRANSPORTATION			CDOT Permit No.
STATE HIGHWAY ACCESS PERMIT			425072
			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

The Permittee(s): Dean Dick Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209	The Applicant(s): Tierce Weaver Tallgrass Pony Express Pipeline LLC 370 Van Gordon St Lakewood, Colorado 80228 3037633209						
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.							
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 & 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					
Additional Information: 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. 							

MUNICIPALITY OR COUNTY APPROVAL			
Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
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. 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. 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.			
Permittee Signature: 	Print Name Dean D Dick	Date 7/21/2025 11:04 AM MDT	
Co-Permittee Signature: (if applicable)	Print Name	Date	
This permit is not valid until signed by a duly authorized representative of the Department.			
COLORADO DEPARTMENT OF TRANSPORTATION			
Signature 	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
MTCE Patrol
Inspector
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 4th 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 ensembling 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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Yuma County Recorder, BEVERLY WENGER Page 2 of 3
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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.

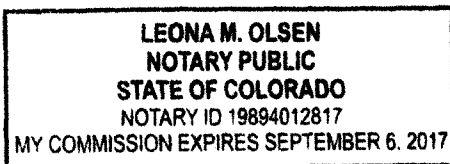
James Jason Bowman, General Partner
By: James Jason Bowman
Title: General Partner

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 WENGER Page 1 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.

<u>Name</u>	<u>Title</u>
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



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>

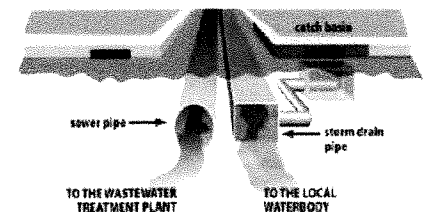
For more information on CDOT Water Quality Program:

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



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
Department of
Transportation



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Department of
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:

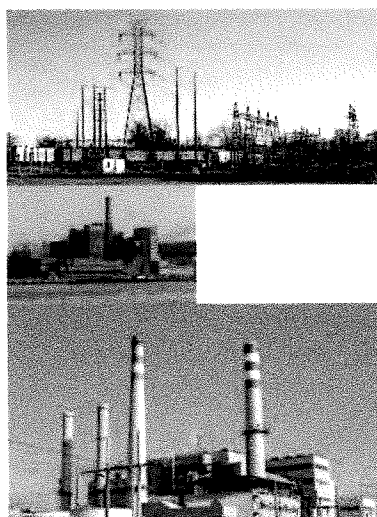
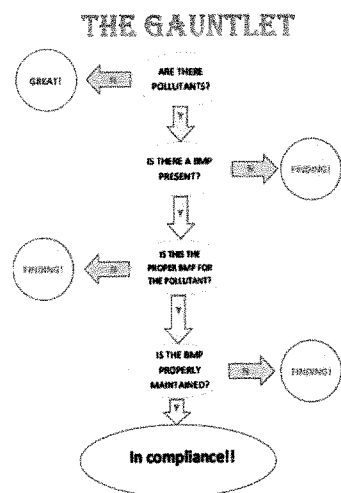
- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

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 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**

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits.
Municipal Separate Storm Sewer System (MS4) Requirements - 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 (https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes) and the CDOT MS4 Permit #COS-000005 (https://www.codot.gov/programs/environmental/water-quality/documents). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.
Post-Construction Permanent Water Quality - 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: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality
Discharges to Storm Sewer Systems Prohibited Discharges - 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. Allowable Discharges - 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. Contact Information: Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html.
Spill Reporting - 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 (4H20), 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 https://www.colorado.gov/pacific/cdphe/emergency-reporting-line.
Disposal of Drilling Fluids - 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.). Contact Information: Contact CDPHE (telephone #'s listed above).
Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (https://www.colorado.gov/pacific/agconservation/noxiousweeds) and the Colorado Division of Parks and Wildlife (http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

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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.

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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, 6th 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.cdott.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".

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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.

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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: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="text-align: left; font-size: small;">County *</th> <th style="text-align: left; font-size: small;">City or Municipality</th> <th style="text-align: left; font-size: small;">Parcel # or Tax Schedule #</th> <th style="text-align: left; font-size: small;">Latitude</th> <th style="text-align: left; font-size: small;">Longitude</th> </tr> </thead> <tbody> <tr> <td>Yuma County</td> <td>Holyoke</td> <td>R514128</td> <td>40.414210</td> <td>-102.296870</td> </tr> </tbody> </table>				County *	City or Municipality	Parcel # or Tax Schedule #	Latitude	Longitude	Yuma County	Holyoke	R514128	40.414210	-102.296870
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"> a) Property map indicating other access, bordering roads and streets. a) Highway and driveway plan profile. a) Drainage plan showing impact to the highway right-of-way. a) Map and letters detailing utility locations before and after development in and along the right-of-way. | <ul style="list-style-type: none"> a) Subdivision, zoning, or development plan. a) Proposed access design. a) Parcel and ownership maps including easements. a) Traffic studies. a) Proof of ownership. |
|--|--|



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

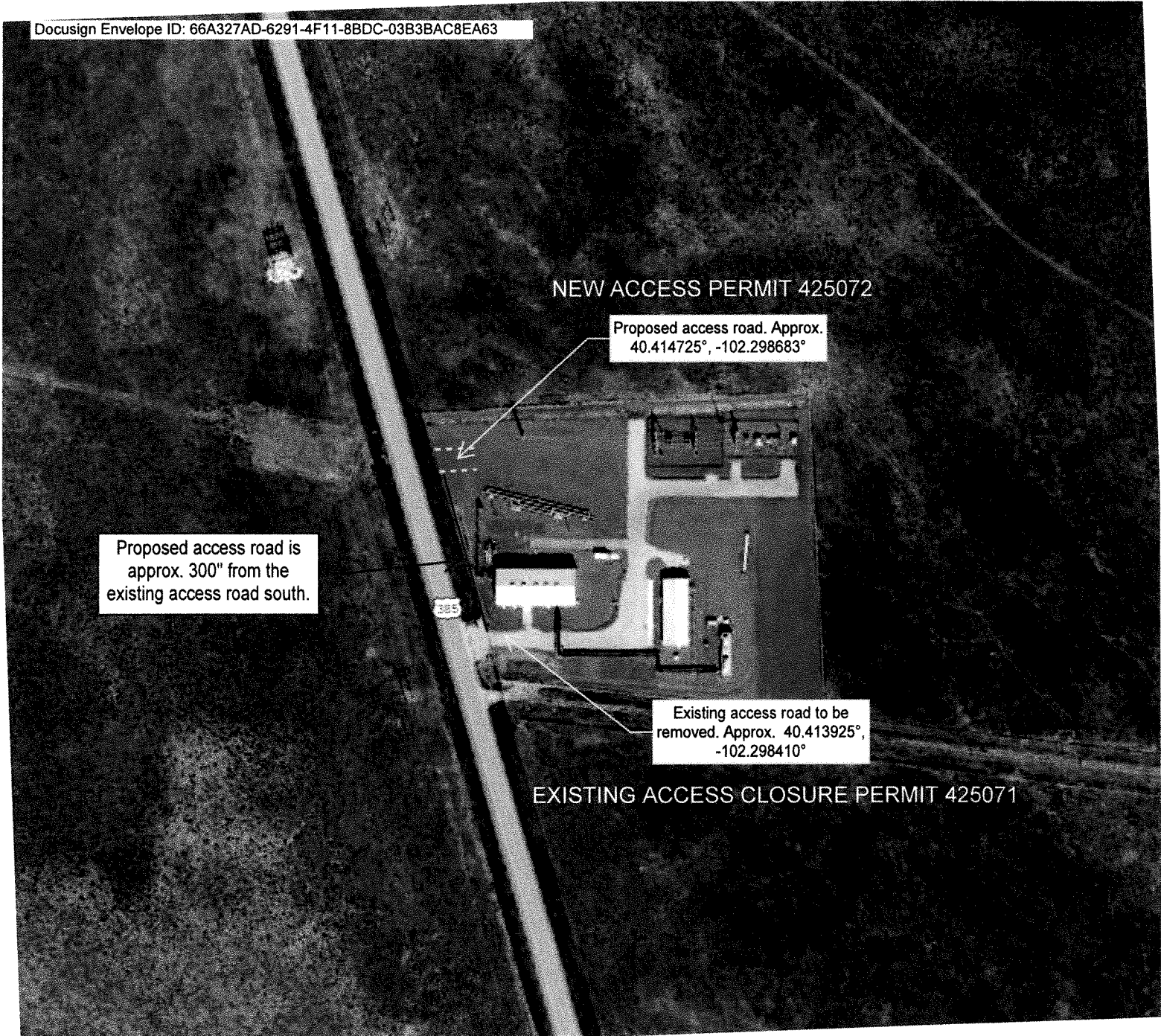
NEW ACCESS PERMIT 425072

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

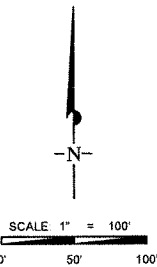


PRELIMINARY
SECTION 8, T5S- R44W
YUMA COUNTY, COLORADO



LEGEND

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



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSKOTT ROAD, Ste. 200 • BENBROOK, TEXAS 75126
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: 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.
	INT	DATE	
	DJE	06/23/25	
DATE: 04/15/2025			
FILE: SK_HOLYOKE_PUMP_STA_ACCESS_REV1			
DRAWN BY: CAR			
SHEET: 1 OF 1			

PRELIMINARY

SECTION 8, T5S- R44W
YUMA COUNTY, COLORADO

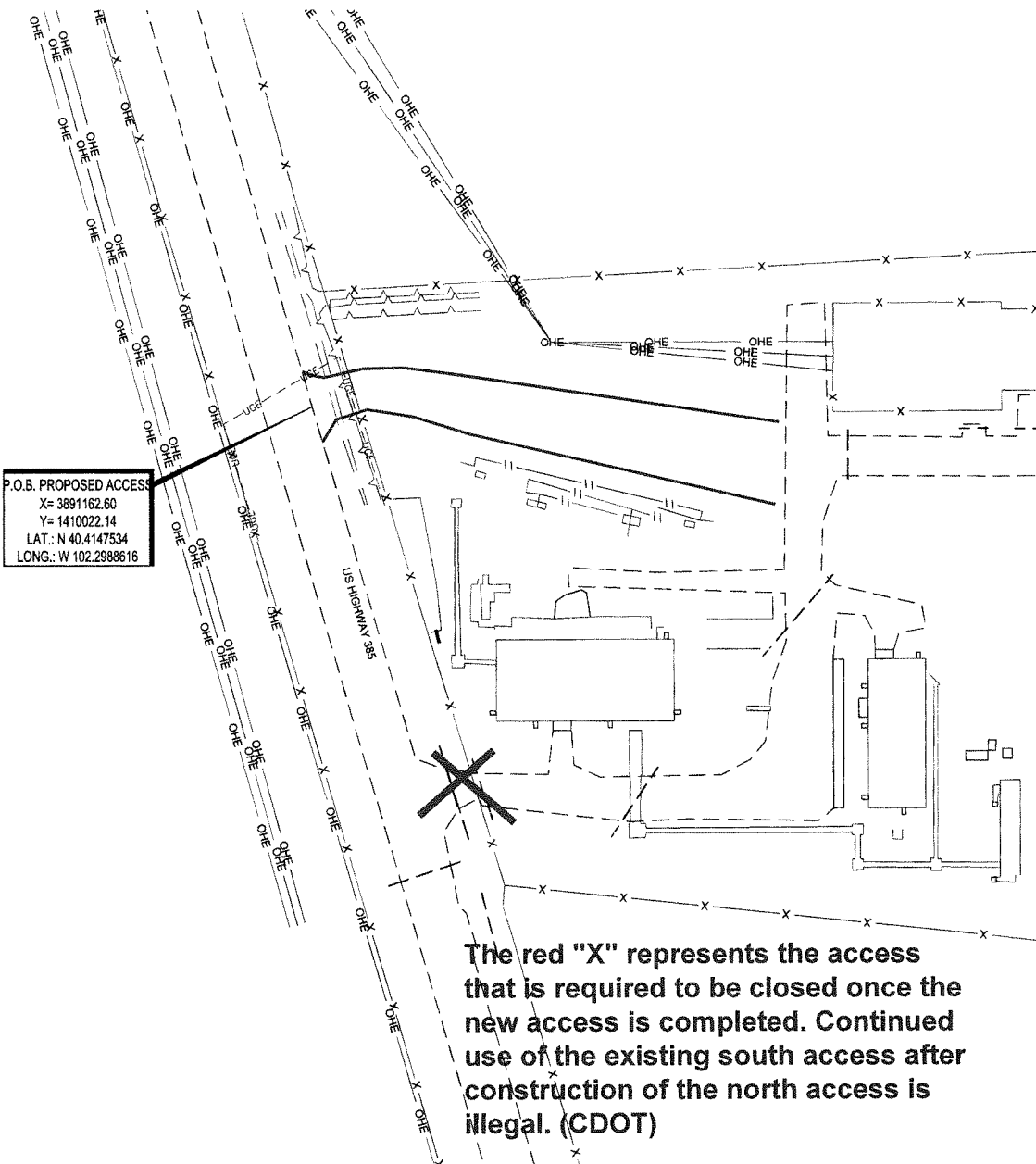
TALLGRASS ENERGY

LEGEND

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

SCALE 1" = 100'

0' 50' 100'



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554
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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.

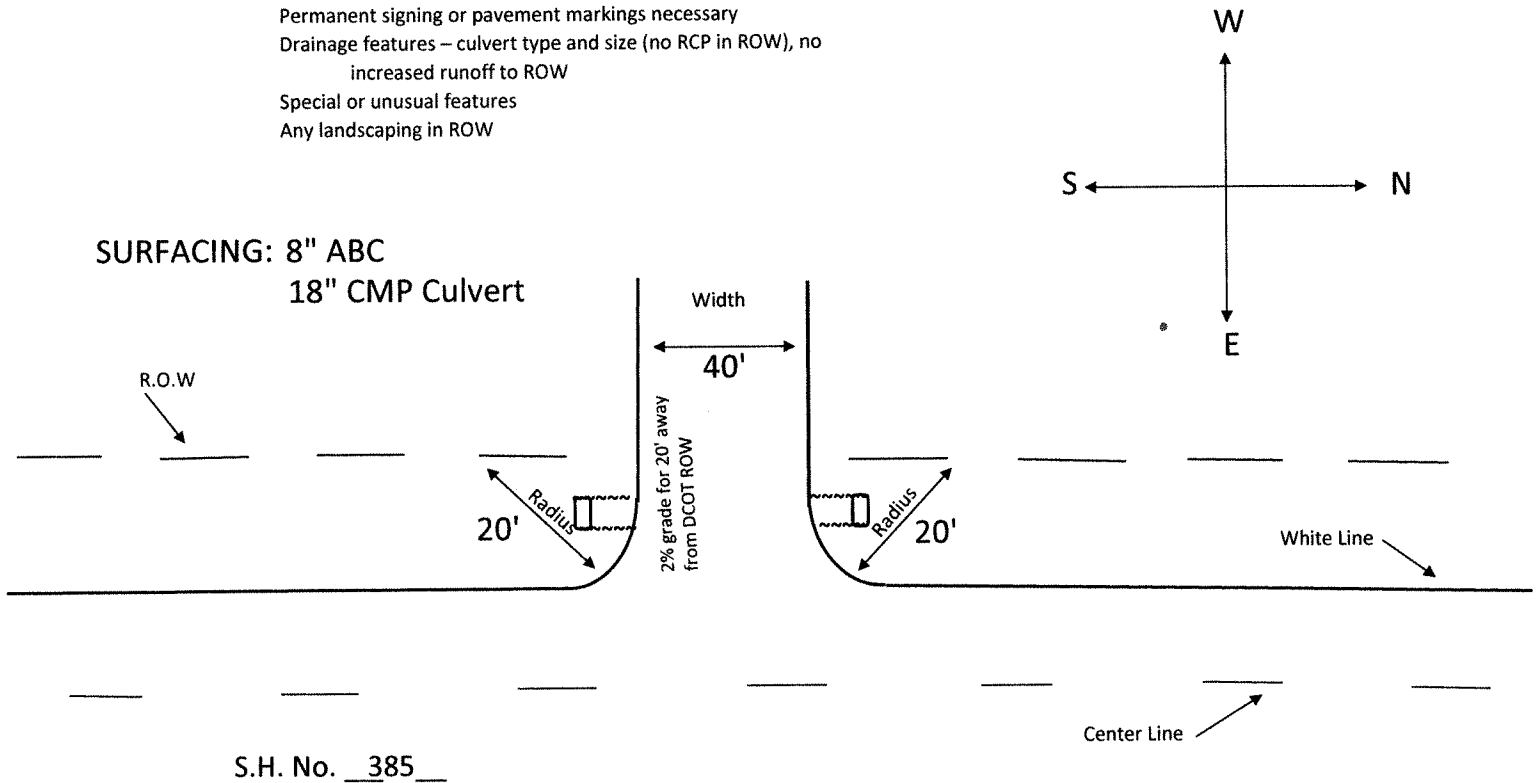
HOLYOKE PUMP STA ACCESS	REVISION:		NOTES:
	INT	DATE	
	DJE	06/23/25	
DATE: 04/15/2025			1. ORIGINAL DOCUMENT SIZE: 8.5" X 14" 2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE, U.S. SURVEY FEET. 3. CERTIFICATION IS 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

Permit# 425072

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



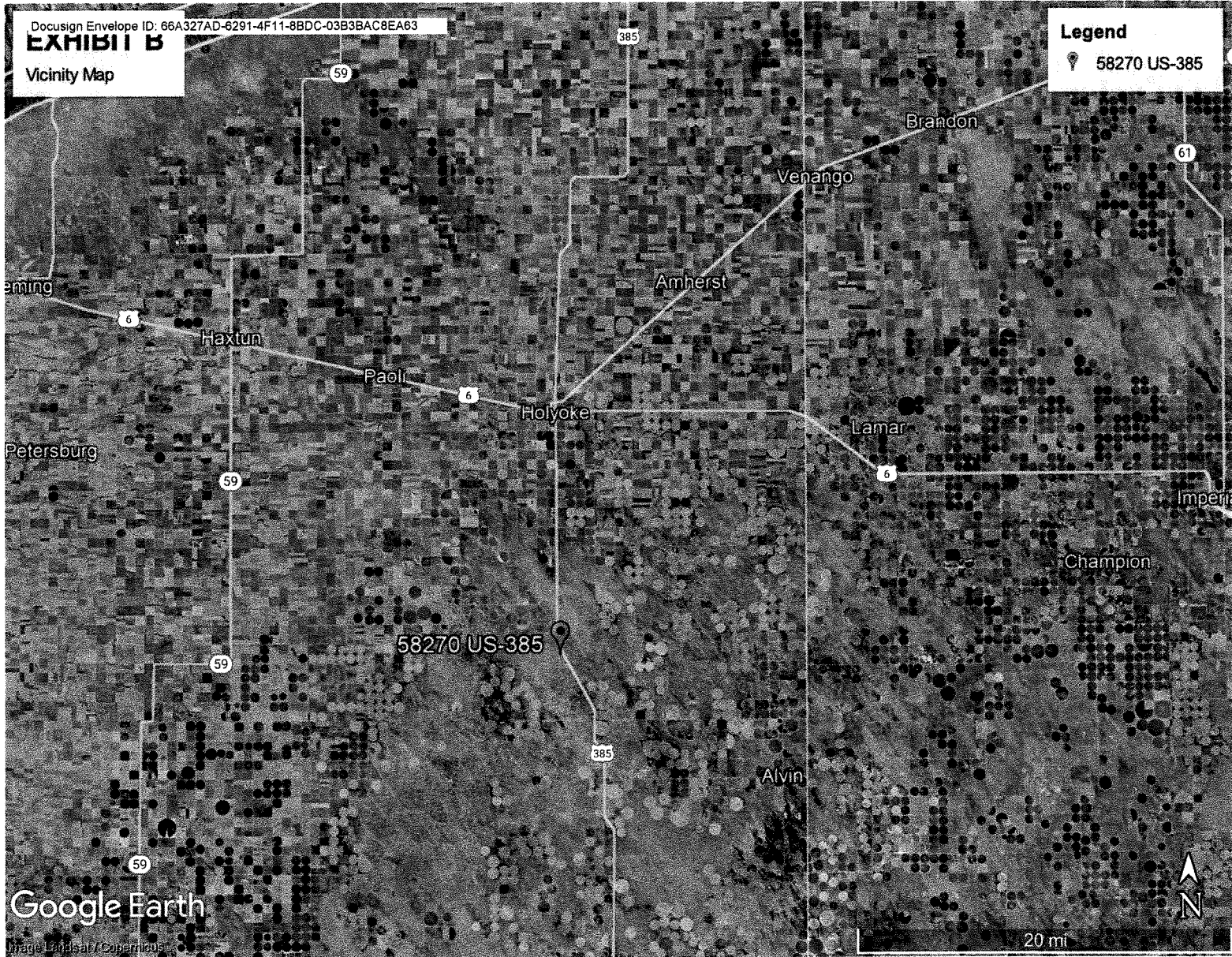
Docusign Envelope ID: 66A327AD-6291-4F11-8BDC-03B3BAC8EA63

EXHIBIT B

Vicinity Map

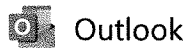
Legend

58270 US-385



Google Earth

Image Landsat / Copernicus



RE: Platteville Referral Request - Perez Rezoning

From Kathy Naibauer <kathy@cwcd.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 2nd 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)

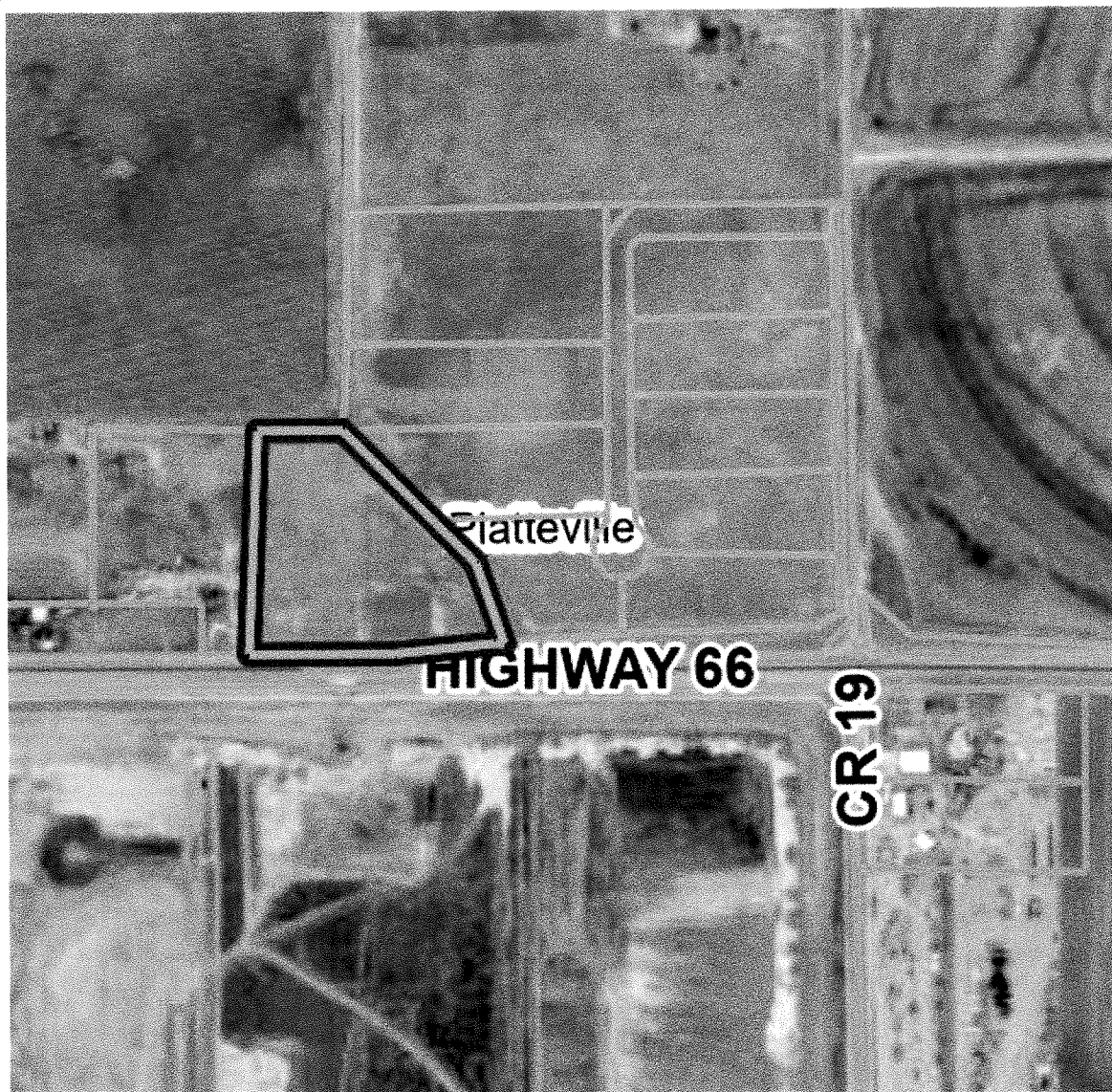
Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85

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

Ayres Associates Inc. | 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:

**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,

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)

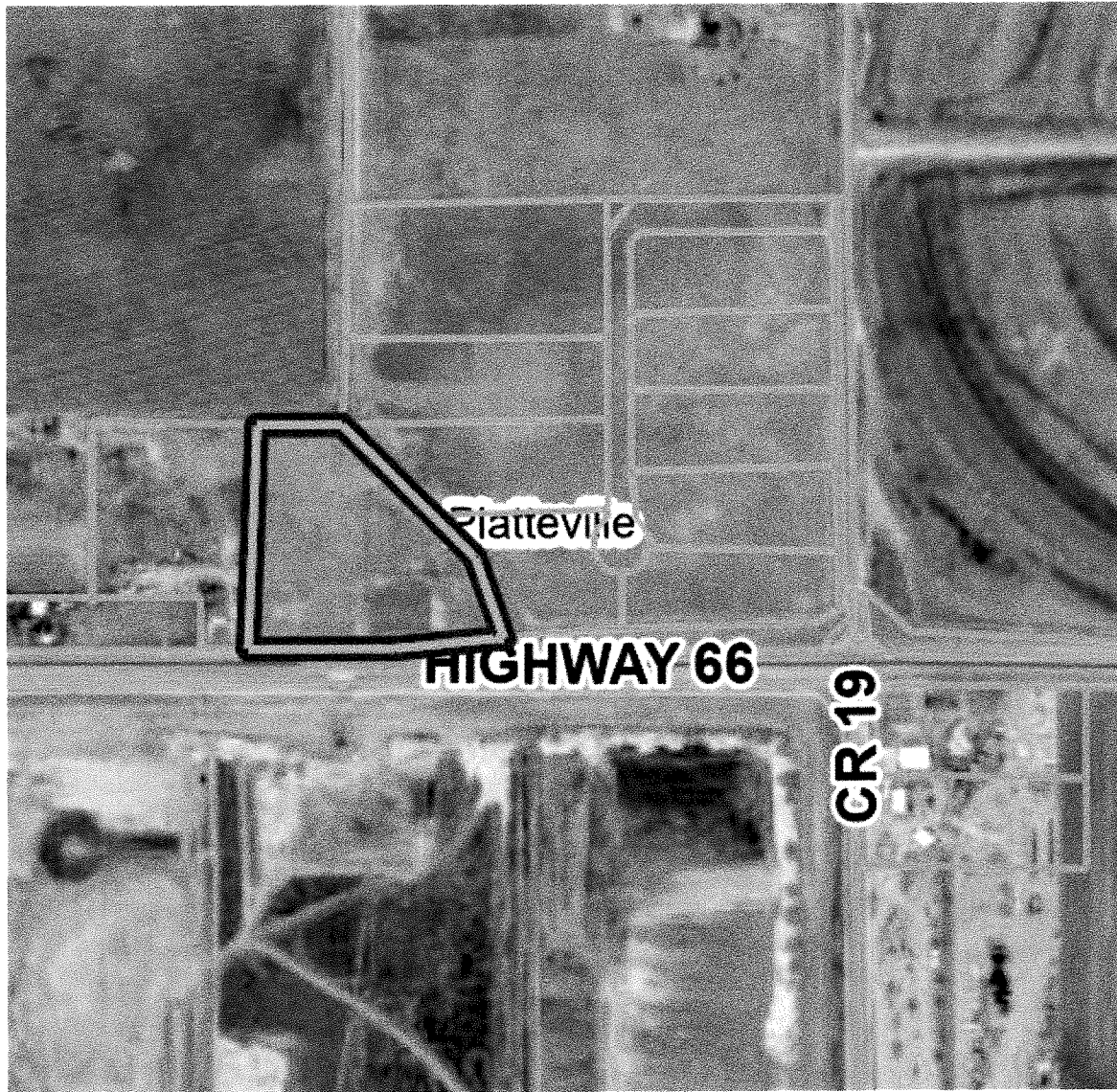
Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85

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

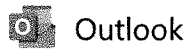


3665 JFK Parkway, Bldg. 2, Suite 100 | Fort Collins, CO 80525-3152

Office: 970.223.5556 | Direct: 970.821.6366

Ayres Associates Inc. | www.AyresAssociates.com

angela.snyder@ayresassociates.com

**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

Good Afternoon,

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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)

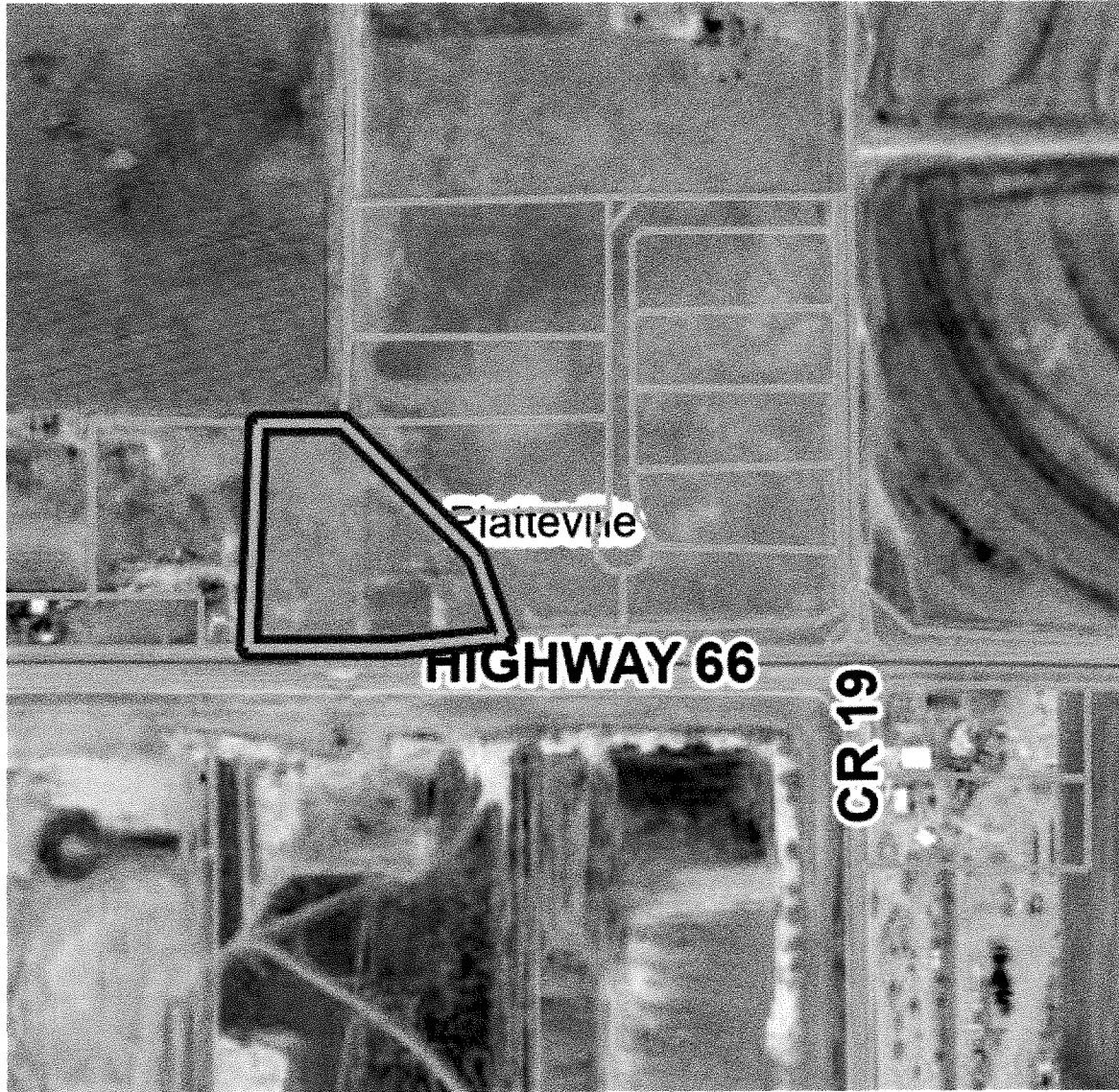
Location: North of and adjacent to CR 34, approximately 350 feet west of US Hwy 85

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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)

Ayres Associates Inc. | www.AyresAssociates.com

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

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

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).

**TOWN OF PLATTEVILLE
PLANNING COMMISSION
RESOLUTION PC 2025-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
PLATTEVILLE RECOMMENDING THE APPROVAL OF LIGHT INDUSTRIAL
ZONING OF 8677 STATE HIGHWAY 66**

WHEREAS, Silo Properties, LLC (the “Owner”) is the owner of the real property here 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 6th Principal Meridian, Town of Platteville, County of Weld, State of Colorado comprising 6.327 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.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF PLATTEVILLE, COLORADO AS FOLLOWS:**

Section 1. **Findings.** The Planning Commission hereby finds the Application is in accordance with all applicable standards of the Platteville Municipal Code, specifically criteria two (2), four (4), and five (5) of Section 16-5-70 for the following reasons:

1. The request expands the existing zone district in that area into newly annexed land.
2. The use was not anticipated at the time of the adoption of the Comprehensive Plan; however, the zoning is consistent with the policies and goals of the Comprehensive Plan.
3. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

Section 2. **Decision.** Based on the foregoing findings, the Planning Commission hereby recommends to the Board of Trustees approval of zoning the Property Light Industrial (LI).

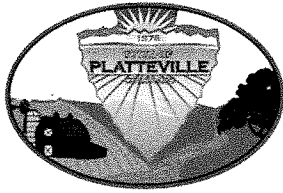
PASSED AND APPROVED this 5th day of August, 2025.

TOWN OF PLATTEVILLE PLANNING COMMISSION

Rich Smith, Chair

ATTEST:

Danette Schlegel, Town Clerk



Town of Platteville

Troy Renken, Town Manager

400 Grand Avenue, Platteville, Colorado 80651

970.785.2245 / trenken@plattevillegov.org

Platteville.Colorado.Gov

July 31st, 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 Angela 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 2nd Board meeting.

➤ Hazard Mitigation Plan Update

I attended the third workshop in Kersey this week and have the final workshop on September 3rd in Greeley with a public meeting scheduled for September 17th 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 2nd 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 Angelia 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 2nd 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 9th Annual Golf Tournament fundraiser for Harvest Daze will be held next Friday, August 8th 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 15th - 17th 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 19th 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 2nd 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 17th 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.