

STAFF REPORT

Staff Report Summary

Case Number:
24-127376SU

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

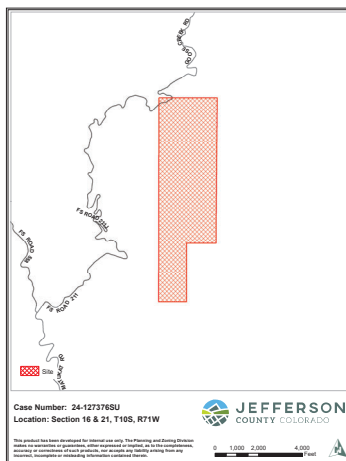
Case Summary

A Special Use to expand existing guest ranch usage

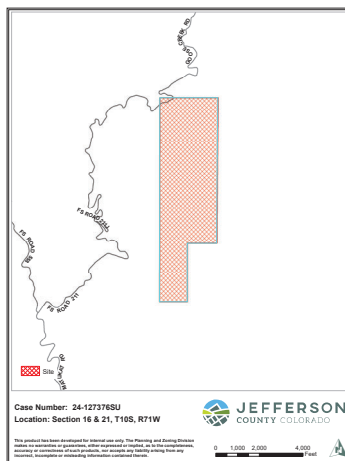
Purpose		Lost Valley Ranch		Alexander Fowlkes	10/31/24
Case Name		Case Manager		Formal Submittal Date	
Jun 6th, 2024	N/A	July 9, 2025	August 6, 2025	Site Development Plan	
Pre-Application Date	Community Meeting Date	PC Hearing Date	BCC Hearing Date	Next Process	
Jon Romero	Lost Valley Ranch Corporation				
Applicant/Representative, check if same as owner: <input checked="" type="checkbox"/>		Owner			
29555 Goose Creek Rd	Sedalia	80135	480 acres	16	10 71
Property Address	City	Zip	Area ≈	Section	Township Range
300034384	South Jeffco, Surrounded by Arapahoe National Forest				
Pin	General Location				

Land Use and Zoning

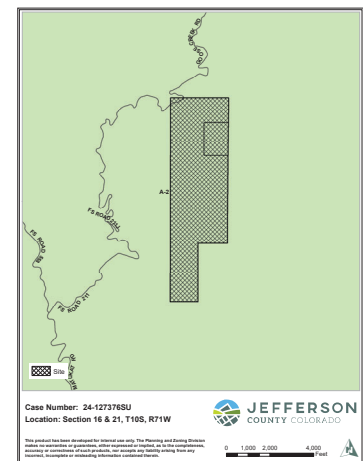
Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Lodge/Guest Ranch	Agricultural-Two	1 DU per 35 Acres Destination Resorts	N/A
Plan Area: Conifer/285 Corridor Area		Number of citizens at Community Meetings: 0	
PC Recommendations:		Level of Community Interest: Low	
Key Issues: None			

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

✓	○	✗
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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1. SUBJECT REQUEST

The applicant is requesting to allow a Lodge/Guest Ranch as a Special Use in this Agricultural-Two (A-2) Zone District. The property is already developed as a Lodge/Guest Ranch allowed by a previous Special Use, and the applicant's intent is to expand the existing use. This existing use was approved in 1999 (99015250SUP1), with an occupancy of 200 people. The applicant is proposing a maximum occupancy of 250 people (Guests and Staff) and is introducing other standards aimed at preserving the rural mountain character of the area, including but not limited to alternative architectural standards, parking standards, and site design standards. Should this request be approved, the applicant would be allowed to expand the existing Lodge/Guest ranch usage pending the approval of a Site Development Plan. As this is a Special Use, all lot and building standards present in the A-2 zone district shall apply to any future development, unless specifically modified by the Special Use Document. Here, the proposed modifications introduce more restrictive standards.

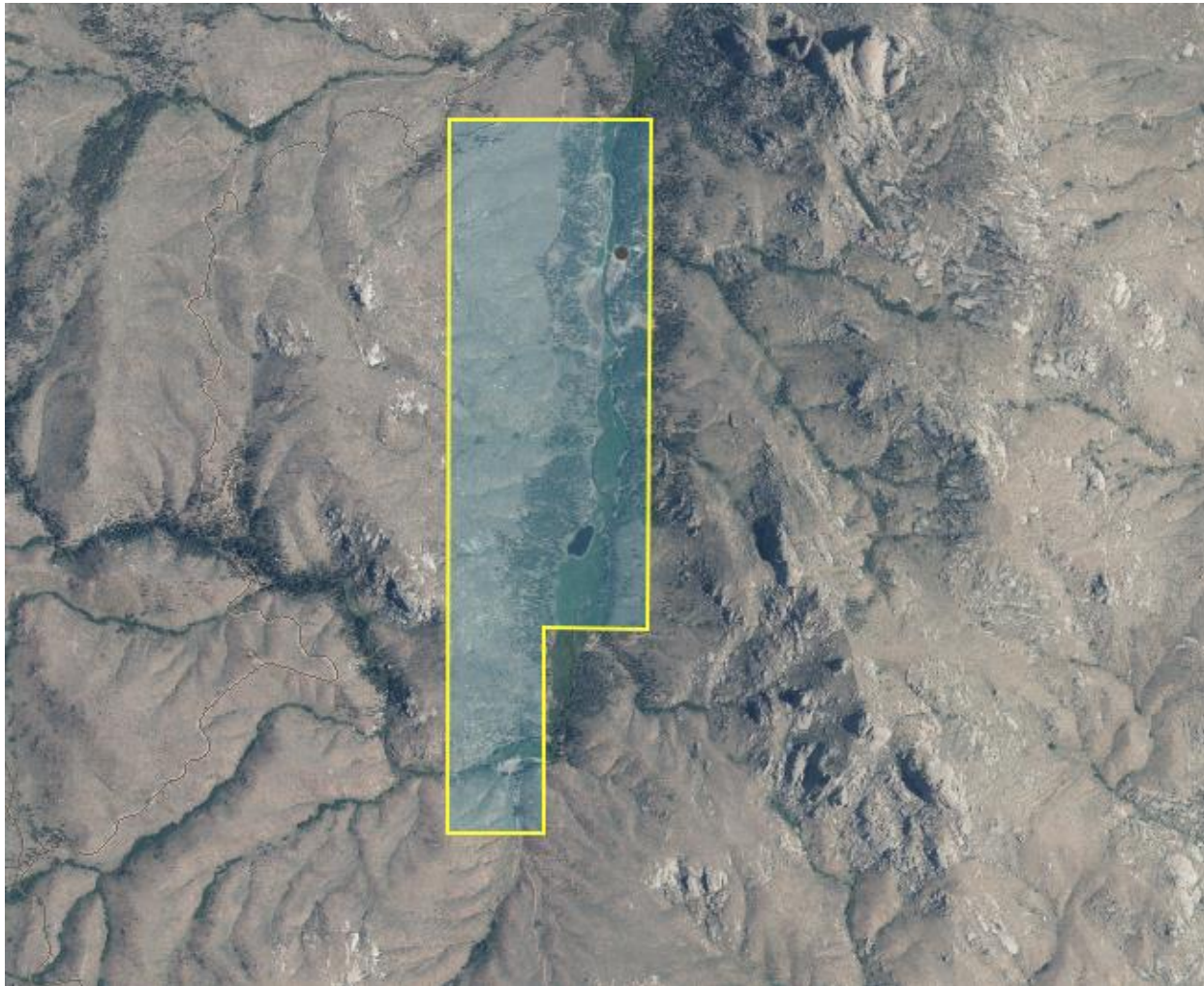


Figure 1 Subject Property Boundaries (Approximate)

2. CONTEXT

The subject property is approximately 480 acres, is located in the southern area of Jefferson County and is completely surrounded by the Arapahoe National Forest. This property is not platted and is developed with numerous guest and staff facilities, as well as structures that support the agricultural ranching use that is conducted on site. The property has historically been used as an agricultural ranch and has been used as a lodge/guest ranch for roughly 60 years. The property received a formal approval to operate as a guest

ranch by going through the Special Use process in 1999. The approved Special Use Document limited their occupancy to 200 people, and introduced other standards aimed at reducing impacts. The property is also within the portion of Jefferson County affected by the Hayman Fire in 2002, and Colorado State Forest Service (CSFS) has asked for a wildfire hazard mitigation plan to be provided at the time of SDP for their review.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural-Two (A-2)	National Forest
South:	Agricultural-Two (A-2)	National Forest
East:	Agricultural-Two (A-2)	National Forest
West:	Agricultural-Two (A-2)	National Forest

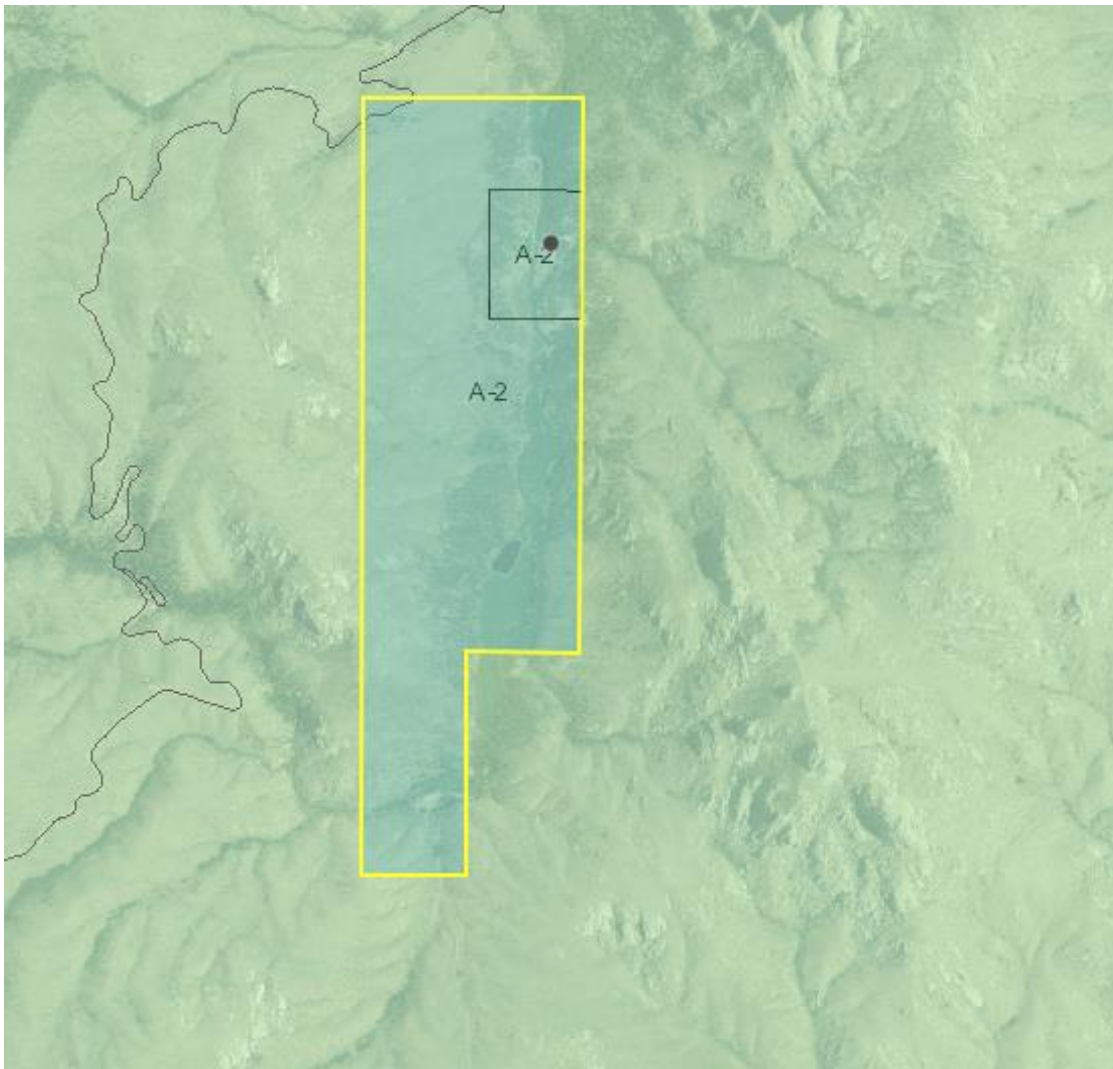


Figure 2 Surrounding Zone Districts

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Special Use
Zone District	Agricultural-Two (A-2)	Agricultural-Two (Unchanged)
Permitted Uses	Agricultural Uses Lodge/Guest Ranch	Agricultural Uses Lodge/Guest Ranch (Unchanged)
Setbacks	Front: 50 Ft Side: 30 Ft Rear: 50 Ft (Other Setbacks as noted in Section 33 of the ZR)	Unchanged
Building Height	Maximum Height – 35 ft	Unchanged
Maximum Occupancy	200 People (Guests and Staff)	250 People (Guests and Staff)
Parking	100 Spaces Required	Guest Parking – 1 Space per 4 Guests Staff Parking – 1 Space per 2 Staff

5. TRANSPORTATION

The proposed Special Use would allow for an expansion to the existing Lodge/Guest Ranch, and therefore increased traffic onto the nearby traffic system. The applicant was required to submit a Trip Generation Analysis comparing the potential traffic generated by this proposal to the traffic currently generated by the lodge/guest ranch. The applicant was not required to do a transportation study as the proposed development is expected to produce fewer than 1,000 average daily trips.

The Trip Generation Analysis shows there would be 130 average Daily trips compared to 100 trips generated under the existing zoning. During the AM peak hour, the project will average 8 trips in and 3 trips out, while the PM peak hour will average 5 trips in and 8 trips out. This is a relatively minor increase from what is currently allowed under the maximum occupancy of the guest ranch. Transportation & Engineering (T&E) has no concerns with this increase as the trips generated by the proposed Special Use will result in minimal impacts that can be absorbed by the surrounding transportation network.

6. CRITERIA FOR DECISIONS FOR SPECIAL USE APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*








- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
- ✓ b. *The degree of conformance with applicable land use plans.*
- ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
- ✓ d. *The availability of infrastructure and services.*
- ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

a. The compatibility with existing and allowable land uses in the surrounding area.

Staff finds that the proposed Special Use is compatible with the national forest land in the surrounding area. The Lodge/Guest Ranch has existed for almost 60 years, and this expansion of the use is not expected to impact compatibility. The proposed standards are designed to enhance compatibility by requiring adequate buffers to the forest, maintaining trail connections, and preserving view corridors, etc. while maintaining the rural mountain character of the area.

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP?   
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

Staff concludes that the subject request is in general conformance with the applicable goals and policies of the Comprehensive Master Plan.

Land Use: The property is within the Conifer/285 Area Plan, with a land use recommendation of 1 dwelling unit (du) per 35 acres. However, the CMP states that large holdings in this area may be particularly suited to be Destination Resorts as defined under "Other Potential Uses within Residential Areas.

The proposed Lodge/Guest Ranch can be characterized as a destination resort.

Destination resorts provide lodging and recreational and leisure time activities for guests. The types of use that should be permitted include camps, campgrounds, cabins, lodges, equestrian centers, fishing, golf, hiking, picnic facilities, swimming, shuffleboard, tennis and similar activities.

Destination resorts may include limited retail or dining if it is directly associated with the resort, ancillary to the development, of a scale compatible with the development and the rural mountain environment and only caters to guests of the resort

The CMP does have additional criteria to address when a Destination Resort is proposed, and Staff has found the applicant to be meeting all the destination resort criteria, which are listed below:

Destination Resorts Additional Criteria (CMP p.23):

- *This use should only be allowed in the Mountain Area Plans.*
 - The subject property is in the Conifer / 285 Corridor Area Plan which is a Mountain Area Plan.
- *Buildings should utilize quality architectural design.*
 - The Conifer Area Plan has specific design guidelines to review (CMP-Conifer/285 Area Plan p. 33-47). The applicant added the Conifer Area Plan design guidelines to the Special Use Written Restrictions. The architectural standards in the Zoning Resolution will ensure that the new structures will have similar style and design to the other structures on the property, which is an emphasis of the written restrictions. Additionally, limits on the size of the building has been added, which is another emphasis of the architectural design guidelines
- *Lot size should be at least 10 acres or large enough to mitigate negative impacts.*
 - The Ranch property is approximately 480 acres in size with activities centralized / clustered to mitigate impacts to the surrounding forest service property.
- *Traffic should access the site from a collector road and should not go through residential streets.*
 - The proposal doesn't gain access from a collector road but does not go through any residential areas, so would not completely comply with this factor. However, the traffic memo shows that Goose Creek Road be adequate to serve the additional traffic. Additionally, language has been added to the Special Use Document stating that access roads shall not go through residential areas and that access shall be gained by way of remote roads that connect to State Highway-67. Staff agrees with the applicant's assessment that due to the remote location, hierarchy of roadway classifications can't be applied to this site as they do in less remote locations.
- *The site should contain 80% open area.*
 - The proposal includes language in the Special Use Document stating that "the site maintain at least 80% open area." This complies with the CMP and addresses this factor.
- *A buffer should be designated on all sides to mitigate impacts to surrounding properties.*
 - The proposal includes language in the Special Use Document stating that "A designated buffer of 100 ft of forestland shall be maintained on all sites of property in accordance with the Jefferson county CMP at the time of Special Use approval."
- *The visual resource corridors along roads should be preserved.*
 - The Proposal includes language that it will be required to "Site structures to maintain view corridors, Use changes in ground elevations, and frame or accentuate good vistas or view corridors with new buildings". These standards satisfy this factor.
- *Access to open space should be maintained or improved*
 - The proposal includes language in the Special Use Document stating that existing connections shall be maintained. This language complies with the CMP and addresses this factor.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The subject property does contain slopes in excess

of 30%, a floodplain, and wetlands. However, the applicant has added requirements in the SUD that severely limits or does not allow for development within floodplains, wetlands, and areas exceeding 30% slope. Additionally, the property is within the Wildland Urban Interface Overlay District, and wildfire mitigation will be required with any future phase of development per CSFS comments.

Community Resources: The proposal will not have major impacts to air, light, odor, or noise. The applicant has included Written Restrictions requiring the maintenance of any trail connections and has included architectural standards aimed at preserving the historical character of the lodge/guest ranch. A Cultural Resource report is going to be required with a future Site Development Plan and will be reviewed by the Jefferson County Historical Commission.

Infrastructure, Water and Services: Existing infrastructure and services are adequate and available to support the proposed Special Use. The subject property receives fire protection from Conifer Fire Protection District. Water and sanitation services are provided by a public water system and an individual septic system. These systems may need to be upgraded through the State prior to future development, but there are no concerns over the applicant's ability to do so. And lastly, The Jefferson County Sheriff's Office provides law enforcement to the area.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff's initial concern was the potential for fire impacts to the surrounding national forest. However, the applicant has included standards that require a Wildfire Hazard Mitigation Plan to be prepared at the time of SDP, and it's recommendations be implemented. This Wildfire Hazard Mitigation plan will be reviewed by the Colorado State Forest Service and Conifer Fire Protection District. Furthermore, Staff has no other concerns over potential impacts as the proposed expansion is unlikely to affect the surrounding area given that it takes place nearly in the center of the 480-acre parcel.

d. The availability of infrastructure and services.

As discussed above, Staff has determined that adequate infrastructure and services are available to support this proposal. The property is served by Conifer Fire Protection District and Jefferson County Sheriff's Office for emergency services. The property is on a public water system (per LDR Section 21.A) with a Public Water System Identification number (CO0230041). The property has a septic system with an average daily flow of more than 2,000 gallons per day and is therefore permitted by CDPHE. This wastewater system may need to be upgraded to allow for additional occupancy, but the applicant is aware of this and has plans to do so through a subsequent SDP. For these reasons, Staff has no concerns over the availability of infrastructure and services.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. No unmitigated deleterious effects relating to the proposed Special Use have been identified.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

The requirement for a community meeting was waived by the director of Planning and Zoning on July 2nd 2024, due to the lack of adjacent private properties in the area.

See the attached correspondence in the case packet with the director's determination

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Special Use application, Staff received no public comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on one referral to 12 Jefferson County Departments & Divisions and 12 external agencies. No Referral agencies expressed concerns about this proposal, and there are no known outstanding issues with the referral agencies.

11. NOTIFICATION

Notification of the proposed development was provided in accordance with the Zoning Resolution. Postcards were mailed to all property owners within ¼ of a mile and all registered associations within 2 miles were sent e-mail notifications.

12. POST HEARING REVIEW

If the Special Use is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

Special Use Document (SUD): The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked SUD, and to pay the recordation fees. The Case Manager will have 7 days to review the submitted document. If the revisions have been made in accordance with the approval conditions, the Case Manager will affirm and record the document(s), as appropriate. If the submitted documents are not in conformance with the approved red-marked SUD, the red-marked document shall be recorded by the Case Manager.

13. SUBSEQUENT PROCESSES

Site Development Plan: Should this Special Use be approved, the applicant will need to complete an SDP in order to develop the property further. The SDP process is an administrative process that includes a thorough review of architecture, lighting, landscaping, grading, erosion and sediment control, drainage, and other requirements of Zoning Resolution, Land Development Regulation, and any additional requirements of the Special Use Document.

Building: After an SDP is approved, the applicant will need to acquire Building Permits for any proposed additions or new structures. At which time, compliance with the approved SDP will be evaluated by staff.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Special Use to allow a Lodge/Guest Ranch will be compatible with the existing and allowable uses in the area, is in general conformance with the CMP, will not create negative impacts to the surrounding area, will not negatively impact the health, safety, and welfare of residents or landowners in the surrounding area, and infrastructure and services are available to support the proposed use. This application meets all Special Use criteria specified in the Zoning Resolution. Staff has no unresolved issues related to this Special Use application. Based upon this and the findings below, staff recommends APPROVAL of the proposed Special Use.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in subsection 6 of this staff report.

- 1. The proposed Special Use to allow an expanded Lodge/Guest Ranch on the subject property is compatible with the existing Lodge/Guest Ranch use and the forest land in the surrounding area. The subject property is surrounded by the Arapahoe National Forest, and**

the size and scale of the proposed Lodge/Guest Ranch is in line with the existing rural mountain character of the area.

2. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The subject property is within the Conifer/285 Area of the CMP with a residential land use recommendation. The CMP also recommends that Destination Resort uses may be located within areas recommended for residential uses as long as the Destination Resort criteria are met. The proposed Lodge/Guest Ranch is deemed a Destination Resort and the Destination Resort criteria are met. All other applicable CMP goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered and staff has found no unmitigated impacts. A Wildfire Hazard Mitigation Plan is required at the time of SDP, which will mitigate any fire concerns staff may have, and the site is large enough that the proposal will not have any other impacts on the surrounding area.
4. The subject property is served by the Conifer Fire Protection District and the Jefferson County Sheriff's Office. Water and sewer services are provided by a public water system and state permitted septic system, and any upgrades to these systems will need to go through the state permitting process. Staff has no concerns over the applicant's ability to provide adequate infrastructure and services.
5. The proposed Special Use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

The Planning Commission is charged with reviewing the request, staff report, and staff recommendation, receiving testimony and evidence on the application, and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:

Alexander Fowlkes

Alexander Fowlkes

Planner

June 16, 2025

PROPOSED SPECIAL USE

\\matkat\matkat\GIS\Projects\2024\20240901\20240901_SUP_20240901.dwg - Sherry MacWilliam - 7/22/2025

SPECIAL USE

LOST VALLEY RANCH

JEFFERSON COUNTY

29555 GOOSE CREEK ROAD, SEDALIA, CO 80135

LEGAL DESCRIPTION

THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 16 AND THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 10 SOUTH, RANGE 71, WEST OF THE 6TH P.M.

PROJECT CONTACTS

APPLICANT/PROPERTY OWNER

LOST VALLEY RANCH CORPORATION
29555 GOOSE CREEK RD.
SEDALIA, CO 80135

PLANNER

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
ATTN: JON ROMERO

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
ATTN: SHERRY MACWILLIAM

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220

SURVEYOR

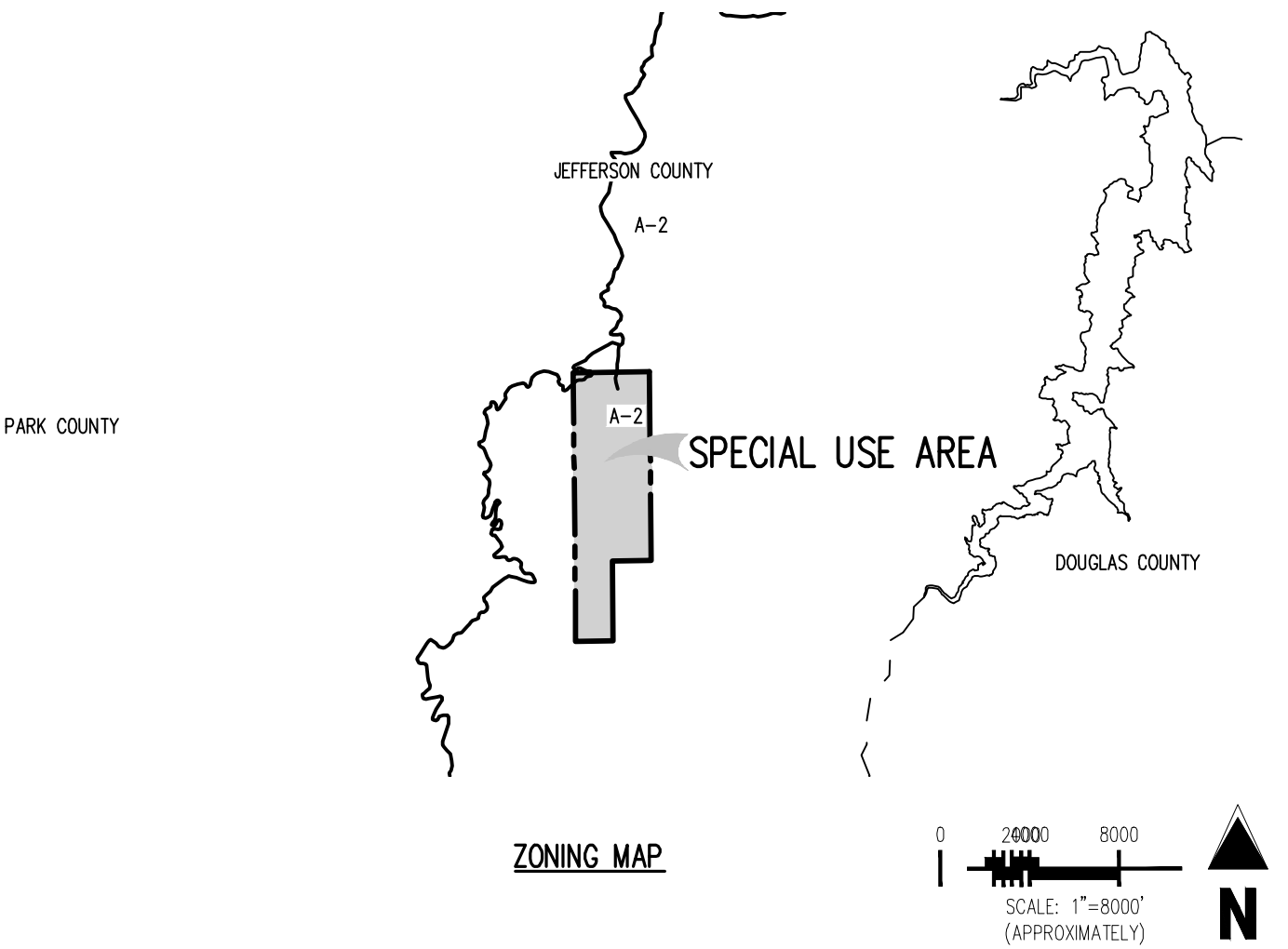
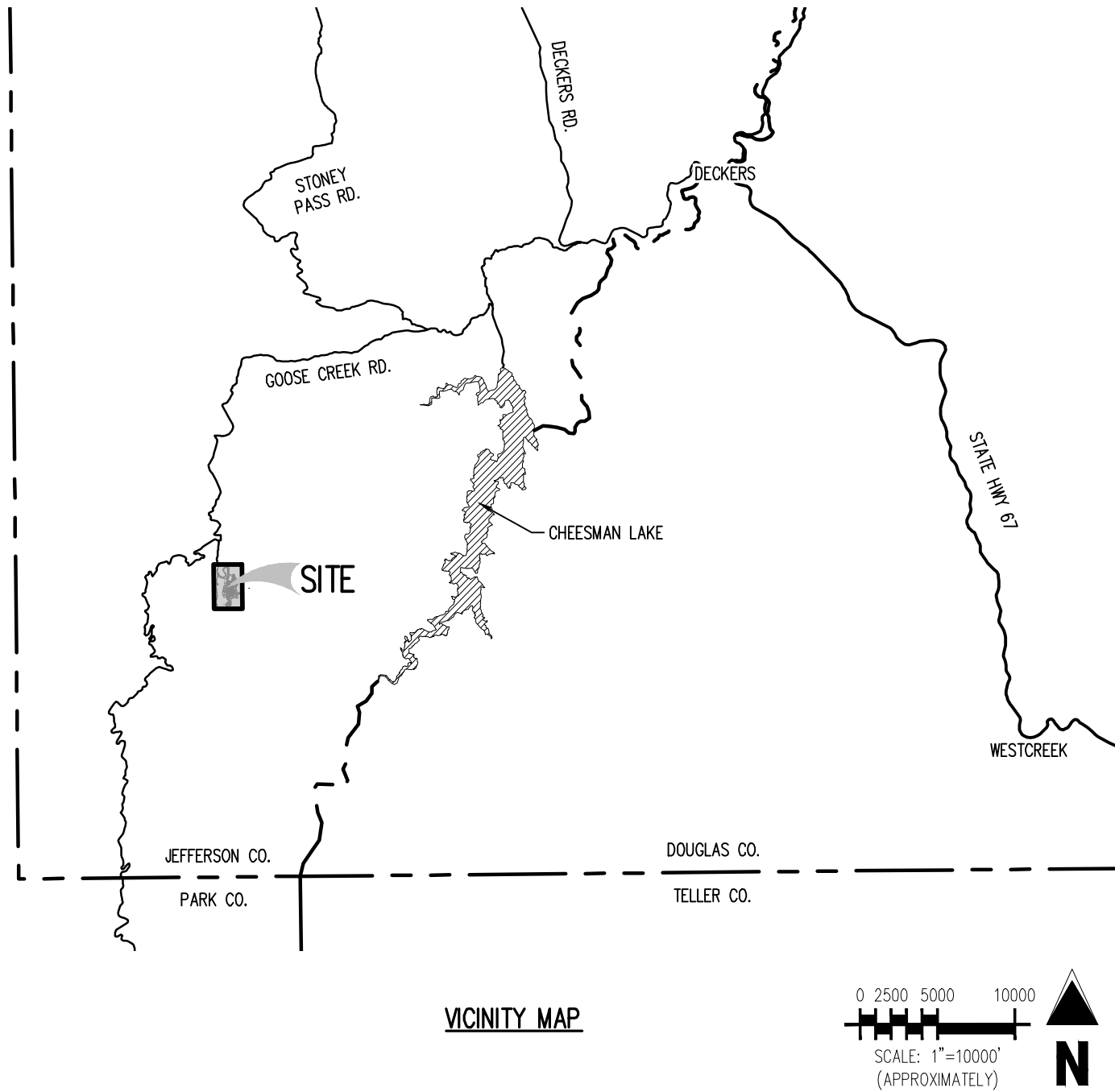
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220

WATER RESOURCES

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220

SITE DATA	
PARCEL ID #	01-162-00-001
SITE AREA	480 AC
EXISTING ZONING	A2/SUP
LAND USE	AGRICULTURAL/GUEST RANCH
APPLICABLE A-2 LOT & BUILDING STANDARDS	
MAX BUILDING HEIGHT	35'
SETBACKS	
FRONT	50'
LIVESTOCK	75'
PENS/RUNS	100'
ACCESSORY BUILDING	50'
SIDE	30'
STREET	50'
LIVESTOCK	75'
PENS/RUNS	100'
ACCESSORY BUILDING	50'
REAR	50'
DENSITY	250 OCCUPANTS (STAFF & GUESTS)
MAX BUILDING SIZE	SEE SHEET 2 FOR ARCHITECTURAL GUIDELINES

SHEET INDEX	
1	COVER SHEET
2	GUIDELINES
3	SITE PLAN



This Special Use Permit, titled Lost Valley Ranch, was approved the _____ day of _____ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was:

By: Jefferson County Planning and Zoning Director

Signature: _____
Date: _____

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR
CONSTRUCTION

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SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC
29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

#	Date	Issue / Description	Init.
1	10/09/2024	1st SUP Submittal	SRM
2	01/28/2025	2nd SUP Submittal	SRM
3	04/08/2025	3rd SUP Submittal	SRM
4	05/16/2025	4th SUP Submittal	SRM
5	06/03/2025	5th SUP Submittal	SRM
6	06/16/2025	6th SUP Submittal	SRM
7			
8			
9			
10			
11			
12			

Project No:	MTK000001
Drawn By:	SRM
Checked By:	JAR
Date:	09/26/2024

COVER SHEET

NOT FOR
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SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC

29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

[illegible]

Project No:	MTK000001
Drawn By:	SRM
Checked By:	JAR
Date:	09/26/2024

GUIDELINES

A. TITLE AND NAMES

1. THESE SPECIAL USE STANDARDS WERE PREPARED BY:
GALLOWAY & COMPANY
1155 KELLY JOHNSON BLVD. SUITE 305
COLORADO SPRINGS, CO 80920
719-900-7220
2. THE TITLE OF THIS SPECIAL USE IS:
LOST VALLEY RANCH

B. STATEMENT OF INTENT & PURPOSE

1. THIS SPECIAL USE PLAN DEFINES THE STANDARDS THAT WILL APPLY TO LOST VALLEY RANCH TO CONTINUE PROVIDING LODGING SERVICES WHILE OPERATING AS A WORKING RANCH. ALL EXISTING AGRICULTURAL-2 ZONING USES AND STANDARDS WILL BE RETAINED UNLESS OTHERWISE NOTED HEREIN. GENERAL OPERATIONAL AND MAINTENANCE IMPROVEMENTS WITHIN THESE USE RESTRICTIONS ARE ALLOWED. SITE SPECIFIC IMPROVEMENTS WITHIN THESE USE STANDARDS SHALL BE DEFINED AND APPROVED THROUGH THE SEPARATE SITE DEVELOPMENT PLAN.

C. LAND USE

1. ALL A-2 ZONE PERMITTED USES ARE ALLOWED IN ADDITION TO THE SPECIAL USES DESCRIBED HEREIN.
2. SPECIAL USES ALLOWED
 - a. OPERATION OF A GUEST RANCH EXPERIENCE PROVIDING OUTDOOR RESORT STYLE OPPORTUNITIES AND ALL OTHER ANCILLARY USAGES INCLUDING:
 - MEETING FACILITIES
 - HEALTH AND SPA SERVICES
 - ENTERTAINMENT

D. LOT & BUILDING STANDARDS

- a. ALL A-2 STANDARDS AT THE TIME OF APPROVAL SHALL APPLY WITH THE FOLLOWING MODIFICATIONS:
 - i. 250 OCCUPANT MAXIMUM (INCLUDES STAFF AND GUESTS)
 - b. IN ADDITION TO GUEST FACILITIES, STAFF HOUSING WILL BE ALLOWED WITHIN THE SPECIAL USE AREA WHERE ONLY LOST VALLEY RANCH EMPLOYEES MAY RESIDE FOR LIMITED YEAR-ROUND STAFF NEEDS.
 - c. THE FOLLOWING STANDARDS SHALL APPLY TO MAPPED HAZARD AREAS:
 - FLOOD PLAIN
 - i. NON-RESIDENTIAL BUILDINGS CAN BE PERMITTED WITHIN THE FLOOD PLAIN WHEN PROPER MITIGATION, BASE FLOOD ELEVATIONS, AND APPROVALS ARE FOLLOED.
 - ii. RESIDENTIAL STRUCTURES SHALL BE LOCATED OUTSIDE OF THE FLOODPLAIN.
 - WETLANDS
 - i. NO NEW STRUCTURES ALLOWED IN THE WETLANDS.
 - SLOPES
 - i. NEW STRUCTURES WILL BE CONSIDERED ON PROPOSED SLOPES BETWEEN 30% AND 40% ONLY IF THE BUILDING PERMIT APPLICATION INCLUDES AN ENGINEERING STUDY INDICATING THAT ADEQUATE SLOPE STABILITY AND EFFECTIVE EROSION CONTROL MEASURES CAN BE ACHIEVED.
2. BUFFERS
- a. A DESIGNATED 100' BUFFER OF FORESTLAND SHALL BE MAINTAINED ON ALL SIDES OF THE PROPERTY.
 - b. BUFFERS MAY CONSIST OF LANDSCAPING, FENCES, AND LANDFORMS.
 - c. PARKING IS NOT ALLOWED IN BUFFERS.
3. THE MAXIMUM PROPOSED BUILDING SIZE TO INCLUDE RENOVATIONS TO EXISTING BUILDINGS IS AS FOLLOWS:
- 1) GUEST ACCOMMODATIONS: 3,500 SF MAX PER BLDG
 - 2) STAFF HOUSING: 6,000 SF MAX PER BLDG
 - 3) GUEST SERVICES: 18,000 SF MAX PER BLDG

F SITE DESIGN

1. PRESERVE VIEW CORRIDORS FOR EXISTING OR FUTURE ADJACENT DEVELOPMENT.
 - a. SITE STRUCTURES TO MAINTAIN VIEW CORRIDORS (E.G., OFFSETTING, CLUSTERING) AND REDUCE THE STRUCTURAL MASS.
 - b. USE CHANGES IN GROUND ELEVATIONS (I.E., LOCATE TALLER BUILDINGS ON LOWER LEVELS AND PARKING OR GREEN BELT AREAS ON HIGHER LEVELS).
 - c. FRAME OR ACCENTUATE GOOD VISTAS OR VIEW CORRIDORS WITH NEW BUILDINGS.
2. IN TRANSITION AREAS BETWEEN LOWER AND HIGHER DENSITY USES, ENSURE THAT MORE INTENSE USES ARE NOT VISUALLY OBTRUSIVE TO ADJACENT LOWER DENSITY USES.
 - a. SUBSTANTIALLY INCREASE SETBACKS.
 - b. BUFFER WITH VEGETATION AND BERNING.
 - c. USE SMALLER, CLUSTERED BUILDINGS.
 - d. PROVIDE A LARGE PERCENTAGE OF OPEN SPACE IN TRANSITION AREAS.
 - e. USE NATURAL FEATURES TO CREATE AN EDGE OR BOUNDARY (E.G., STREAMS).
3. PREVENT A SILHOUETTE OF STRUCTURES ON RIDGELINES.
 - a. MINIMUMS:
 - 1) RESTRICT HEIGHT OF STRUCTURE TO 90% OF ADJACENT TREE HEIGHT.
 - 2) SITE STRUCTURE SO THAT HEIGHT OF STRUCTURE DOES NOT EXCEED ELEVATION OF RIDGE (IN CROSS-SECTION).
4. THE SITE SHALL FOLLOW LIGHTING STANDARDS FOR MOUNTAINS IN THE ZONING RESOLUTION.
5. ENSURE THAT MEADOWS AND GRASSLANDS ARE NOT PARTIALLY DENIED OR DAMAGED BY OVERGRAZING.
 - a. LIMIT PASTURE ANIMALS TO THE CARRYING OF THE PASTURE.

F. ARCHITECTURE

1. GIVEN THE UNIQUE, REMOTE LOCATION AND HISTORIC FEATURES OF THE GUEST-RANCH PROPERTY, THE FOLLOWING GUIDELINES ARE TO BE USED WHEN DESIGNING ARCHITECTURAL FEATURES ON THE SITE:
- a. CULTURAL: DESIGN MAINTAINS THE ORIGINAL CHARACTER AND COMPLEMENTS THE UNIQUE FEATURES OF LOSS VALSEY RANCH. HISTORIC RESOURCES INFLUENCE THE ARCHITECTURE OF NEW STRUCTURES TO MAXIMIZE SITE HARMONY. THIS IS ACHIEVED BY USING COMPATIBLE MATERIALS, FORMS, COLORS, AND SCALE.
 - b. SCALE, FORM, & MASSING: STRUCTURES ARE TO BE IN PROPORTION TO THE SIZE OF THE EXISTING HISTORIC STRUCTURES AND THEIR RELATIONSHIP TO THE HISTORIC MESSAGE AND HISTORIC CONTEXT. BUILDING HEIGHT AND LENGTH ARE LIMITED BASED ON EXISTING CONDITIONS AND DESIGNS ARE ORIENTED TO FACILITATE DESIRED INTERACTION AND PRIVACY AMONG GUESTS. THERE IS ALSO A SMOOTH TRANSITION BETWEEN ADJACENT BUILDINGS. BUILDINGS ARE CLUSTERED AND SITED WITH RESPECT TO TOPOGRAPHY, LOT SIZE, VEGETATION, MASSIVE BUILDING ELEMENTS, SUCH AS EXPOSED TIMBER AND NATURAL STONE WALLS, ARE UTILIZED TO EXPRESS HIERARCHY AND DEPTH AMONG CLUSTERED BUILDING GROUPS.
 - c. FACADE, OPENINGS, AND DETAIL: PEDESTRIAN AMENITIES AND SERVICES ARE DEVELOPED TO COMPLEMENT THE SURROUNDING CONDITIONS. TREATMENT OF EXTERIOR WALLS AND THE USE OF DOORS AND WINDOWS OPEN GREATLY VISUAL VARIETY AND DIVERSITY TO ENHANCE THE QUALITY OF VISUAL, ARCHITECTURAL ELEMENTS, SUCH AS AWNINGS, CANOPIES, BALCONIES, PATIOS, AND TERRACES, HAVE BEEN UTILIZED TO RESPOND TO THE HISTORICAL CONTEXT AND RICH LANDSCAPE IN AN ORGANIC WAY. HIGHLY TECHNICAL FINISHES HAVE BEEN MINIMIZED AS WELL AS EXPOSED FOUNDATIONS.

G. SIGNAGE

1. ALL SIGNAGE WITHIN LOST VALLEY RANCH IS TO BE LIMITED TO ENTRANCES & EXITS FOR SITE IDENTIFICATION PURPOSES.
2. MINIMIZE THE SIZE AND NUMBER OF SIGNS TO AVOID VISUALLY CONFUSING ENTRANCES.
 - a. MINIMUM: LIMITED TO 1 SIGN PER PROJECT PER MAJOR ROAD FRONTAGE.
 - b. MAXIMUM: 6 FEET HIGH / 64 SQ FT
3. INTERGRATE SIGNS INTO OVERALL LANDSCAPE AND BUILDING DESIGN, CARRYING OUT A CONSISTENT GRAPHIC THEME:
 - a. USE GRAPHIC SYMBOLS AS MUCH AS POSSIBLE.
 - b. USE THE SAME QUALITY, MATERIAL, TREATMENT, FORM, AND SCALE AS IS DONE TO BUILDING ELEVATIONS.
 - c. INCORPORATE SIGNS WITHIN BERMS OR AS MONUMENT OR WALL DESIGNS.
4. MINIMIZE NEGATIVE VISUAL IMPACT OF SIGNS ON ADJACENT AREAS.
 - a. LIMIT THE NUMBER OF SIGNS.
 - b. USE COMPATIBLE MATERIALS.
 - c. SCREEN AND CONCEAL ILLUMINATION SOURCES.
- d. MINIMUMS:
 - 1) LOCATE PERMANENT SIGNS NO CLOSER THAN 50 FEET, AND TEMPORARY SIGNS NO CLOSER THAN 30 FEET, FROM ADJACENT PROPER LINES.
 - 2) LIMIT SIZE OF SIGNS TO:
 - 64 SQUARE FEET = PROJECT
 - 64 SQUARE FEET = TEMPORARY

H. ENTRANCES

1. DELINEATE ENTRANCES WITH LIGHTING SOURCE TO ENSURE SAFETY AND EASE OF IDENTIFYING ENTRANCES AT NIGHT.

I. AIR, ODOR, LIGHT & NOISE

1. LIGHT

- a. MINIMIZE THE AMOUNT OF GENERAL LIGHTING TO PROTECT VISIBILITY OF STARS, TO PROMOTE A SENSE OF SECLUSION AND PRIVACY, PROTECT VISTAS AND TO EMPHASIZE NATURAL FEATURES AND FOCAL POINTS.
 - 1) SCREEN OFF-SITE AREAS FROM LIGHT SOURCES WITH TALLER VEGETATION.
 - 2) LOCATE LIGHTING ONLY IN ESSENTIAL AREAS.

2. NOISE

- a. MINIMIZE NOISE INTRUSION PROMOTING RURAL CHARACTER.
 - 1) USE COMBINATIONS OF VEGETATION, TOPOGRAPHIC CHANGES, FENCING/BERMS AND A VERTICAL SEPARATION BETWEEN ROAD AND PEDESTRIAN AREAS TO HELP MITIGATE IMPACT.
 - 2) USE BUFFER AREAS OF VEGETATION, BERMING, AND FENCING WITH A MINIMUM DISTANCE OF 100'
 - 3) PROTECT OR PRESERVE AREAS VALUED FOR THE ABSENCE OF MAN-MADE NOISE.

J. PARKING

1. REQUIRED PARKING SHALL BE CALCULATED AS FOLLOWS:
 - a. 1) GUEST PARKING – 1 SPACE PER 4 GUESTS
 - 2) STAFF PARKING – 1 SPACE PER 2 STAFF
2. SCREEN PARKING LOTS WHEN VISIBLE FROM ADJACENT PUBLIC AREAS OR UNRELATED LAND USE AND ONSITE USERS.
 - a. BETWEEN PARKING LOTS AND PUBLIC AREAS USE:
 - 1) PERIMETER LANDSCAPING STRIP OF VEGETATION WITH SCREENING CHARACTERISTICS.
 - 2) GRADE CHANGE.
 - b. MINIMUMS:
 - 1) MINIMUM WIDTH OF LANDSCAPE STRIP SEPARATING PARKING CLUSTERS – 15’
 - 2) ON SIMILAR GRADES, BERMS OR UNDERSTORY VEGETATION SHOULD SCREEN TO A HEIGHT OF 42” FROM ADJACENT PUBLIC RIGHT WAY.
3. MINIMIZE PARKING AREAS (IMPERVIOUS SURFACES) AND THEIR EXPANSIVENESS.
 - a. ALTERNATIVES:
 - 1) PROVIDE FOR COMMON OR JOINT USE OF CENTRALLY LOCATED PARKING FACILITIES – COMPLEMENTARY TIMES.
 - 2) CREATE SMALL “CLUSTERS” OF PARKING
 - 3) ORIENT BUILDING TO SITE AMENITIES. SEPARATE PARKING FROM THESE AREAS WHERE POSSIBLE.

K. WILDLIFE & VEGETATION

1. LANDSCAPE WITH INDIGENOUS SPECIES, WHERE POSSIBLE.
 - a. THIN FORESTS TO ALLOW LIGHT AND WATER, ETC. TO FILTER DOWNWARD TO INCREASE FOREST VIGOR AND RESTORE UNDER STORY VEGETATION (GROUND COVER) WHICH INCREASE VISUAL AND ENVIRONMENTAL QUALITY (EROSION AND SEDIMENT, RUNOFF, GROWTH, ETC.).
3. PREVENT HABITAT DEGRADATION WHERE CRITICAL WILDLIFE AREAS EXIST. ENHANCE AVAILABLE HABITAT.
 - a. LEAVING HABITAT IN NATURAL STATE.
 - b. MINIMIZE DISTURBANCE OF AREAS BY CLUSTERING.
 - c. USING RE-VEGETATION TO ESTABLISH HABITAT OR SHELTER.
4. MAINTAIN NATURAL VEGETATION ECOSYSTEMS ADJACENT TO AND WITHIN BODIES OF WATER, STREAMS, OTHER WATERCOURSES, AND WITHIN ASSOCIATED WETLANDS.
 - a. SITE STRUCTURE AWAY FROM MEADOWLAND.
5. MAINTAIN WILDLIFE MOVEMENT CORRIDORS OF A SIZE AND CHARACTER THAT ENSURE THEIR CONTINUED USE.
 - a. WILDLIFE MIGRATION ROUTES AND CRITICAL HABITAT SHOULD BE IDENTIFIED THROUGHOUT SITE DEVELOPMENT AND CONSIDERED IN FUTURE DEVELOPMENT.
 - b. AVOID FENCES AND STRUCTURES IN THESE LOCATIONS UNLESS FOR PROTECTION OF AGRICULTURAL PURPOSES.
6. PROTECT WILDLIFE AND THEIR HABITATS THAT MIGHT BE SIGNIFICANTLY AFFECTED BY DOMESTIC LIVESTOCK AND PETS BY APPROPRIATE CONTROL OF THESE DOMESTIC ANIMALS.
 - a. PENS AND RUNS FOR DOMESTIC LIVESTOCK SHALL BE LOCATED OUTSIDE OF WILDLIFE MIGRATION ROUTES AND CRITICAL HABITAT.

L. OPEN SPACE & RECREATION

1. OPEN SPACE
 - a. SITE SHALL MAINTAIN AT LEAST 80% OPEN SPACE AREA.
 - b. EXISTING CONNECTIONS TO ADJACENT US FOREST SERVICE PROPERTY SHALL BE MAINTAINED IN A MANNER THAT CREATES SAFE ACCESS TO PUBLIC TRAILS WHILE MAINTAINING PRIVATE GUEST SAFETY.
2. RECREATION
 - a. MAXIMIZE VISUAL ACCESS OF OPEN SPACE FROM STRUCTURES.
 - b. SITE OUTDOOR DINING AND PUBLIC SPACES ADJACENT TO NATURAL AMENITIES.
 - c. ORIENT PEDESTRIAN CIRCULATION AREAS TO SITE AMENITIES.
 - d. AVOID USING EXOTIC PLANT SPECIES UNLESS THEY BLEND WITH THE INTENDED CHARACTER OF THE OVERALL DESIGN; NO NATIVE SPECIES CAN BE USED AS A SUBSTITUTE; THEY ARE FOR SPECIAL EFFECT OR FOCUS.
 - e. ESTABLISH VISUAL SEPARATION BETWEEN PASSIVE AND ACTIVE RECREATION AREAS.
 - 1) USE DISTANCE, VEGETATION AND TOPOGRAPHIC CHANGES TO SEPARATE AND SCREEN DIFFERENT RECREATIONAL USES (ACTIVE VS. PASSIVE).

M. LANDSCAPING

1. NO NEW LANDSCAPING IS REQUIRED. INSTEAD, PRESERVE EXISTING LANDSCAPING TO THE GREATEST EXTENT POSSIBLE WHILE ADHERING TO THE WILDFIRE HAZARD MITIGATION PLAN.
- a. WHEN LANDSCAPING IS INSTALLED TO DISTURBED AREAS OUTSIDE OF CODE REQUIREMENT, SEE DESIGN GUIDELINES FOR FIRE WISE PRINCIPLES.

N. CIRCULATION

1. MINIMIZE VISUAL SCARRING OF ROAD CUTS, OR DISRUPTION OF SCENIC AREAS (E.G., MEADOWS).
 - a. LOCATE ROADWAYS/DRIVES IN AREAS OF HIGH LANDSCAPE SCREENING POTENTIAL.
2. SEPARATE VEHICLE/PEDESTRIAN/EQUESTRIAN/BIKE CIRCULATION. SCREEN VEHICLE AREAS FROM PEDESTRIAN AREAS.
3. SEPARATE HORSE TRAFFIC FROM VEHICULAR AND PEDESTRIAN TRAFFIC FOR AESTHETIC AND SAFETY REASONS.
 - a. CREATE "BUFFERS" THROUGH:
 - 1) VERTICAL SEPARATION, TOPO CHANGES,
 - 2) VEGETATION; AND/OR
 - 3) DISTANCE (PHYSICAL AND VISUAL SEPARATION).

SITE DESIGN

- #### SITE PLANNING & DESIGN
- ##### I. CREEKSIDE ACTIVATION
- 1) BANK STABILIZATION TECHNIQUES SHOULD BE EMPLOYED PER LOCAL REGULATIONS WHERE POSSIBLE TO ACHIEVE IMPROVED CREEK FUNCTION AND SAFE ENGAGEMENT AREAS FOR GUEST FACING OPERATIONS.
 - 2) CREEKSIDE ENGAGEMENT ACTIVITIES WILL INCLUDE:
 - a. FISHING
 - b. WALKING
 - c. PASSIVE RECREATION
- ##### II. ARCHITECTURE
- ARCHITECTURAL IMPROVEMENTS ARE TO ADDRESS A COMMON MOUNTAIN THEME AND DESIGN THAT ARE ALIGNED WITH THE EXISTING DEVELOPMENT, SPECIAL USE REGULATIONS AND NOTED STANDARDS BELOW. THESE STANDARDS ARE TARGETED TO ADDRESS SPECIFIC BUILDING PROTOTYPES THAT SERVICE THE FUNCTION OF THE SITE, OPERATIONS AND GUEST FACING DEVELOPMENT STANDARDS. IN LIEU OF THE ARCHITECTURAL STANDARDS IN THE ZONING RESOLUTION, THE FOLLOWING STANDARDS SHALL APPLY:
- ##### I. DESIGN PRINCIPLES
- 1) GUEST AMENITIES
 - a. DEEP-TONE WOOD FINISH WITH HORIZONTAL 'STACKED LOG' AESTHETIC
 - b. TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - c. GENEROUS WRAPPING PORCHES TO ENHANCE FRONT ENTRY EXPERIENCE
 - d. EXISTING RED SHINGLE HIP-STYLE ROOFS TO BE REPLICATED WITH RED METAL STANDING SEAM
 - e. VERTICAL 'PUNCHED' WINDOWS ON UPPER STORIES WITH WIDER OPENINGS ON THE PRIMARY LEVEL
 - f. EVERY OPENING HAS WOOD FRAME
 - g. PRIMARY DOOR ON EACH STRUCTURE PAINTED RED, ALL OTHER DOORS MATCH EXTERIOR WOOD TONE
 - h. EACH BUILDING SLIGHTLY ELEVATED OFF OF THE GROUND PLANE.
 - 2) STAFF AMENITIES
 - a. BARN-INSPIRED
 - b. DEEP-TONE WOOD FINISH WITH VERTICAL 'SLAT' STYLE WOOD PANELING
 - c. TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - d. LIMITED PORCH AREAS, PRIMARILY USED FOR SEATING OR WEATHER-COVER
 - e. RED METAL STANDING SEAM GABLE-STYLE ROOFING
 - f. VERTICAL 'PUNCHED' WINDOWS USED SPARINGLY
 - g. EVERY OPENING HAS WOOD FRAME
 - h. ALL DOORS MATCH EXTERIOR WOOD TONE
 - i. EACH BUILDING LEVEL WITH THE GROUND PLANE.
 - 3) GUEST HOUSING
 - a. SINGLE-STORY
 - b. MEDIUM-TONE WOOD FINISH WITH HORIZONTAL 'STACKED LOG' AESTHETIC
 - c. TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - d. CONCRETE MASONRY UNITS OR STONE USED WHERE THE BUILDING MEETS THE LAND
 - e. FRONT PORCHES WITH HANGING BENCH SEATING
 - f. EXISTING RED SHINGLE OVERLAPPING GABLE-STYLE ROOFS TO BE REPLICATED WITH RED METAL ROOFING
 - g. GABLE ROOF CENTERED OVER FRONT ENTRY
 - h. VERTICAL 'PUNCHED' WINDOWS WITH WOOD FRAMES. WINDOWS ARE ALSO OPERABLE
 - i. STONE CHIMNEY AND INSET INTO SLOPED LAND
 - j. 'X' SHAPE ON DOORS AND WORKED INTO GUARDRAILS
 - 4) STAFF HOUSING
 - a. MULTI-STORY
 - b. MEDIUM-TONE WOOD FINISH WITH VERTICAL 'SLAT' STYLE WOOD PANELING
 - c. TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - d. CONCRETE MASONRY UNITS OR STONE USED WHERE THE BUILDING MEETS THE LAND
 - e. FRONT PORCHES WITH VARIOUS SEATING OPTIONS
 - f. RED METAL STANDING SEAM GABLE-STYLE ROOFING
 - g. HORIZONTAL 'PUNCHED' WINDOWS WITH WOOD FRAMES. WINDOWS ARE OPERABLE
 - h. ALL DOORS MATCH EXTERIOR WOOD TONE
 - i. STONE CHIMNEY AND INSET INTO SLOPED LAND
 - j. 'X' SHAPE ON DOORS AND WORKED INTO GUARDRAILS
 - 5) ALL OTHER BUILDINGS
 - a. BARN-INSPIRED, SINGLE STORY
 - b. DEEP-TONE WOOD FINISH WITH VERTICAL 'SLAT' STYLE WOOD PANELING
 - c. TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - d. LIMITED AMENITIES, PRIMARILY USED TO DENOTE BUILDING ENTRY LOCATIONS OR CONCEAL EQUIPMENT
 - e. RED OR BROWN METAL STANDING SEAM SLOPED ROOFING (could add - EITHER SINGLE SLOPED OR DESIGNED TO MIMIC EXISTING BARN PROFILES OR DESIGNED TO MIMIC EXISTING AGRICULTURAL BUILDINGS ON THE SITE)
 - f. VERTICAL 'PUNCHED' WINDOWS USED SPARINGLY
 - g. EVERY OPENING HAS A WOOD FRAME
 - h. ALL DOORS MATCH EXTERIOR WOOD TONE, INCLUDING OVERHEAD DOORS
 - i. EACH BUILDING LEVEL WITH THE GROUND PLANE
- ##### III. MIDLAND URBAN INTERFACE
- 1) A WILDFIRE HAZARD MITIGATION PLAN IS REQUIRED WITH SUBSEQUENT SITE DEVELOPMENT PLAN APPLICATION AND MUST BE APPROVED PRIOR TO PERMITTING IN ACCORDANCE WITH SECTION 39 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- ##### I. FIRE WISE LANDSCAPING GUIDELINES
- 1) LANDSCAPE DESIGN SHALL INCORPORATE FIRE WISE PRINCIPLES AS LAID OUT IN COLORADO STATE UNIVERSITY EXTENSION'S FACT SHEET 6.302 THROUGHOUT THE SITE TO THE GREATEST EXTENT POSSIBLE AS SITE CONSTRAINTS ALLOW.

NOT FOR CONSTRUCTION

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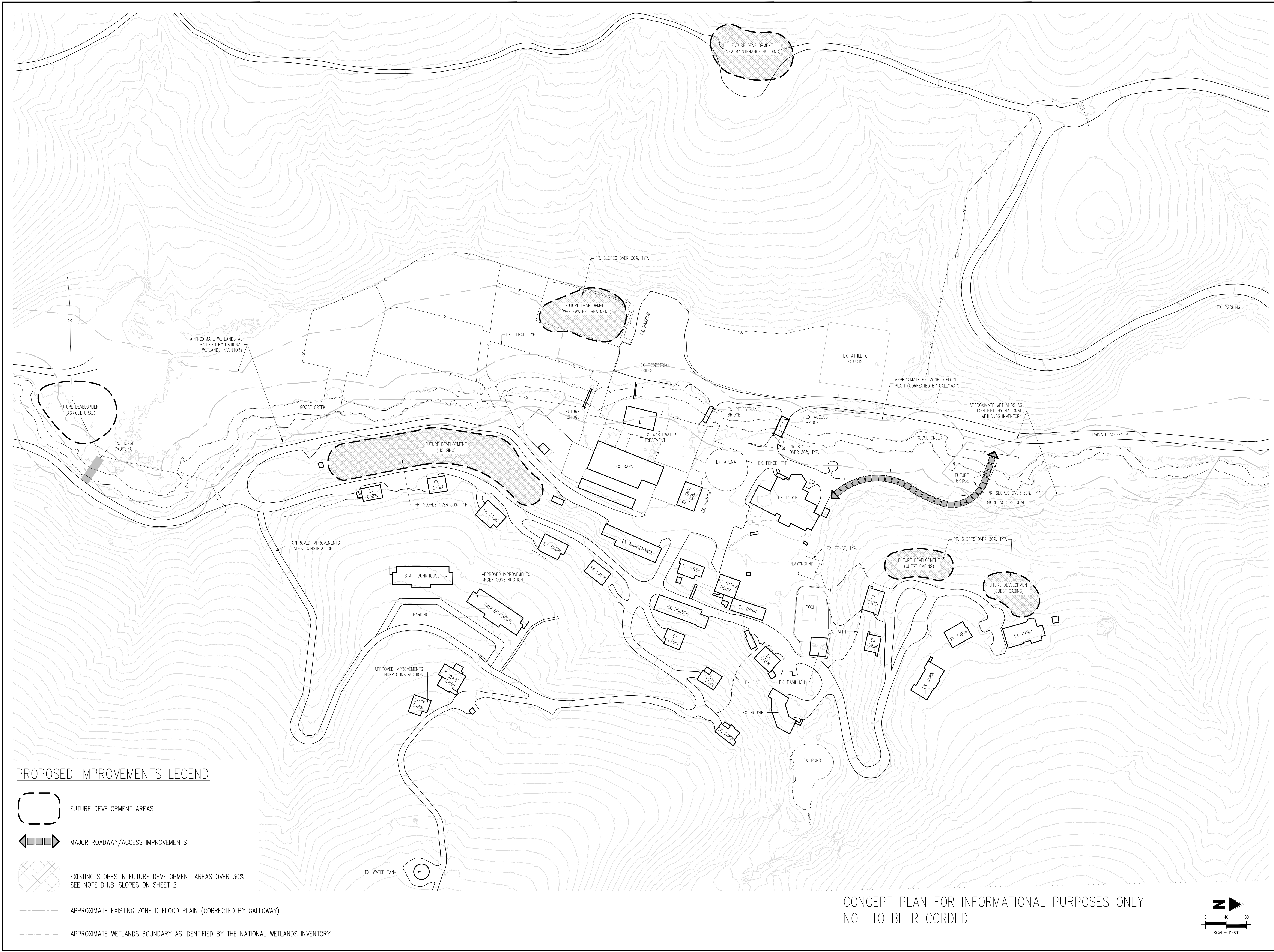


SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC
29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

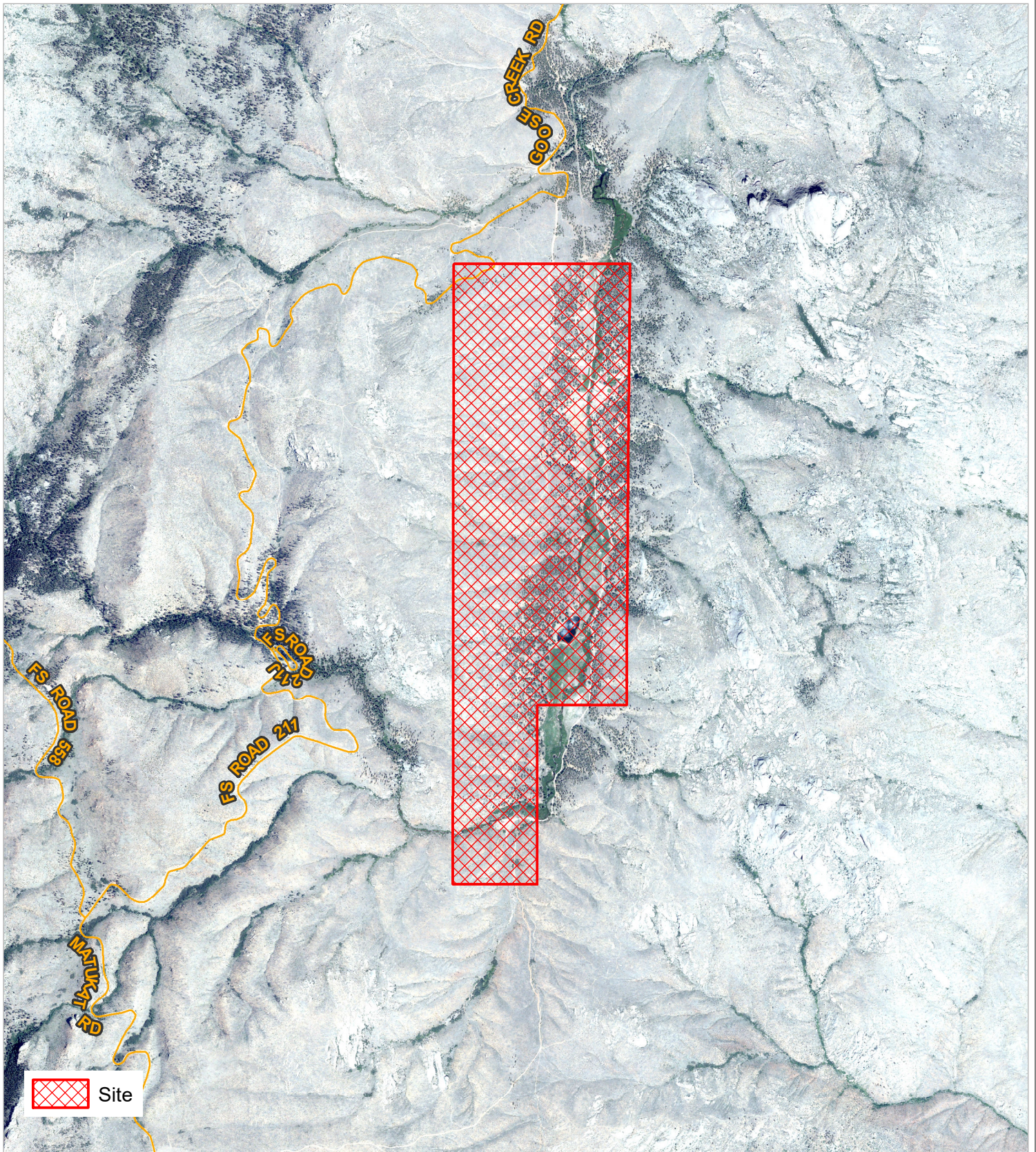
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Project No:	MTK000001
Drawn By:	TJR
Checked By:	JAR
Date:	09/26/2024

CONCEPT PLAN



MAPS



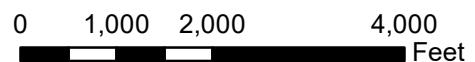
Case Number: 24-127376SU

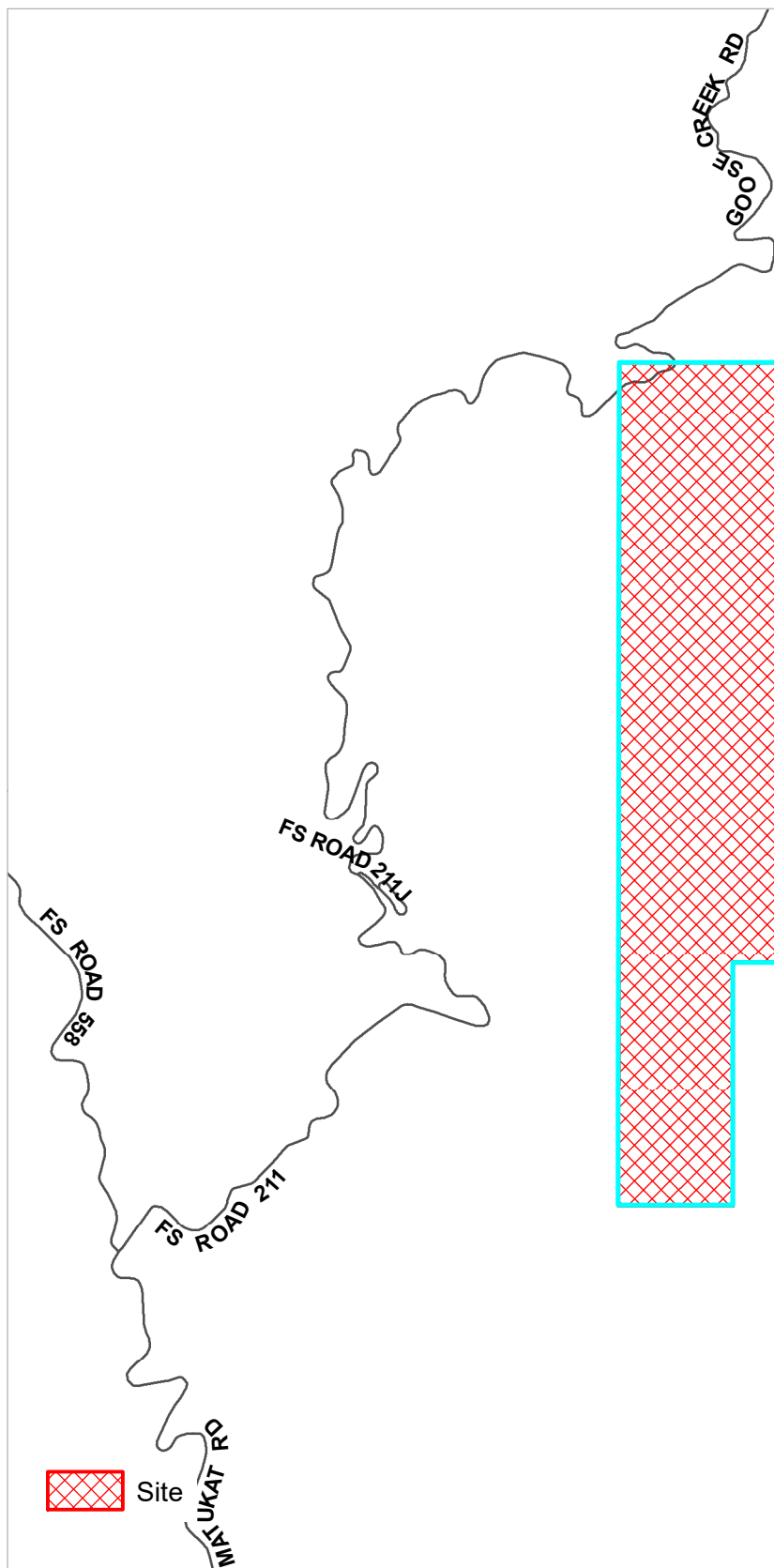
Location: Section 16 & 21, T10S, R71W



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Case Number: 24-127376SU

Location: Section 16 & 21, T10S, R71W

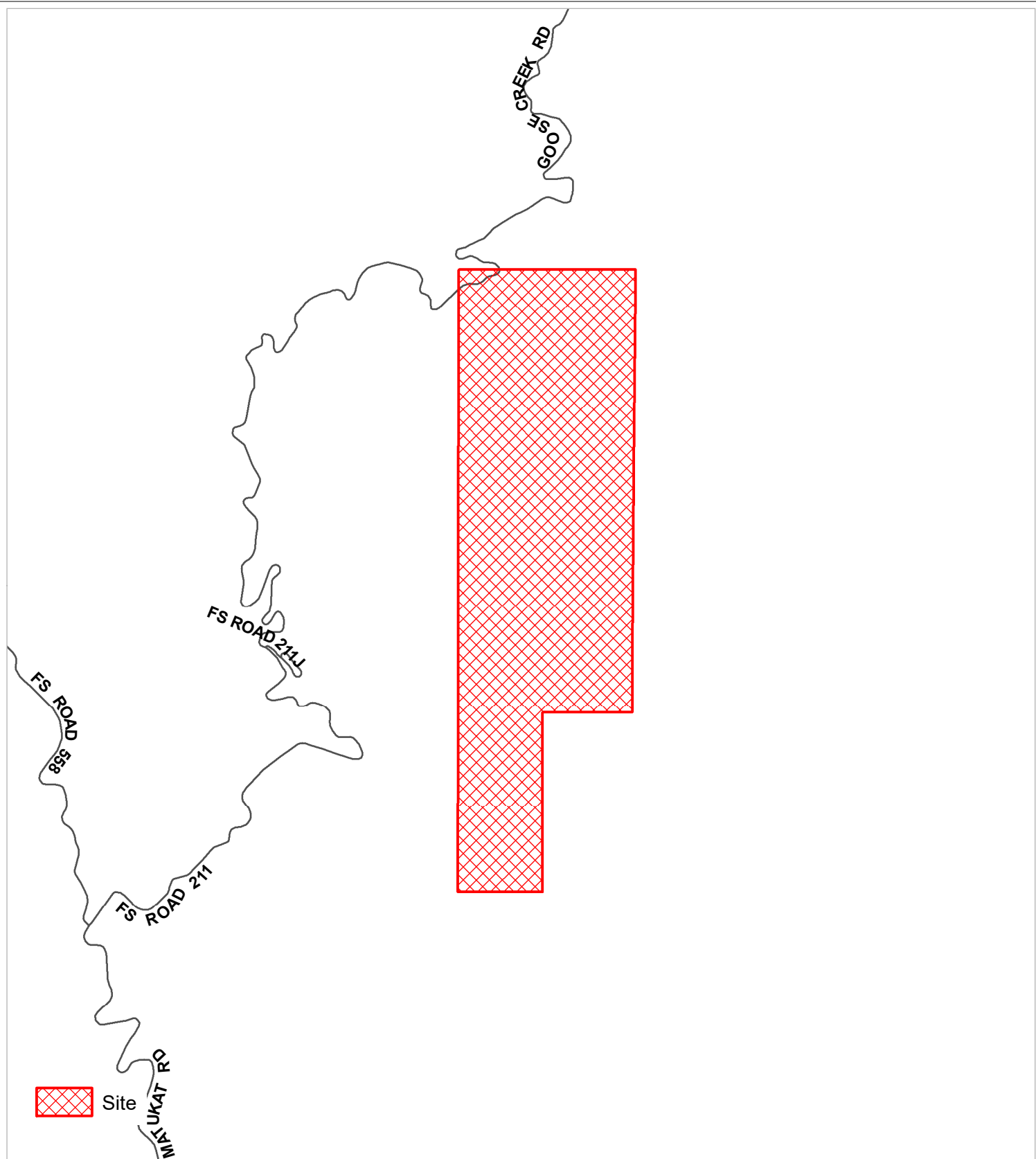


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Feet





Case Number: 24-127376SU

Location: Section 16 & 21, T10S, R71W

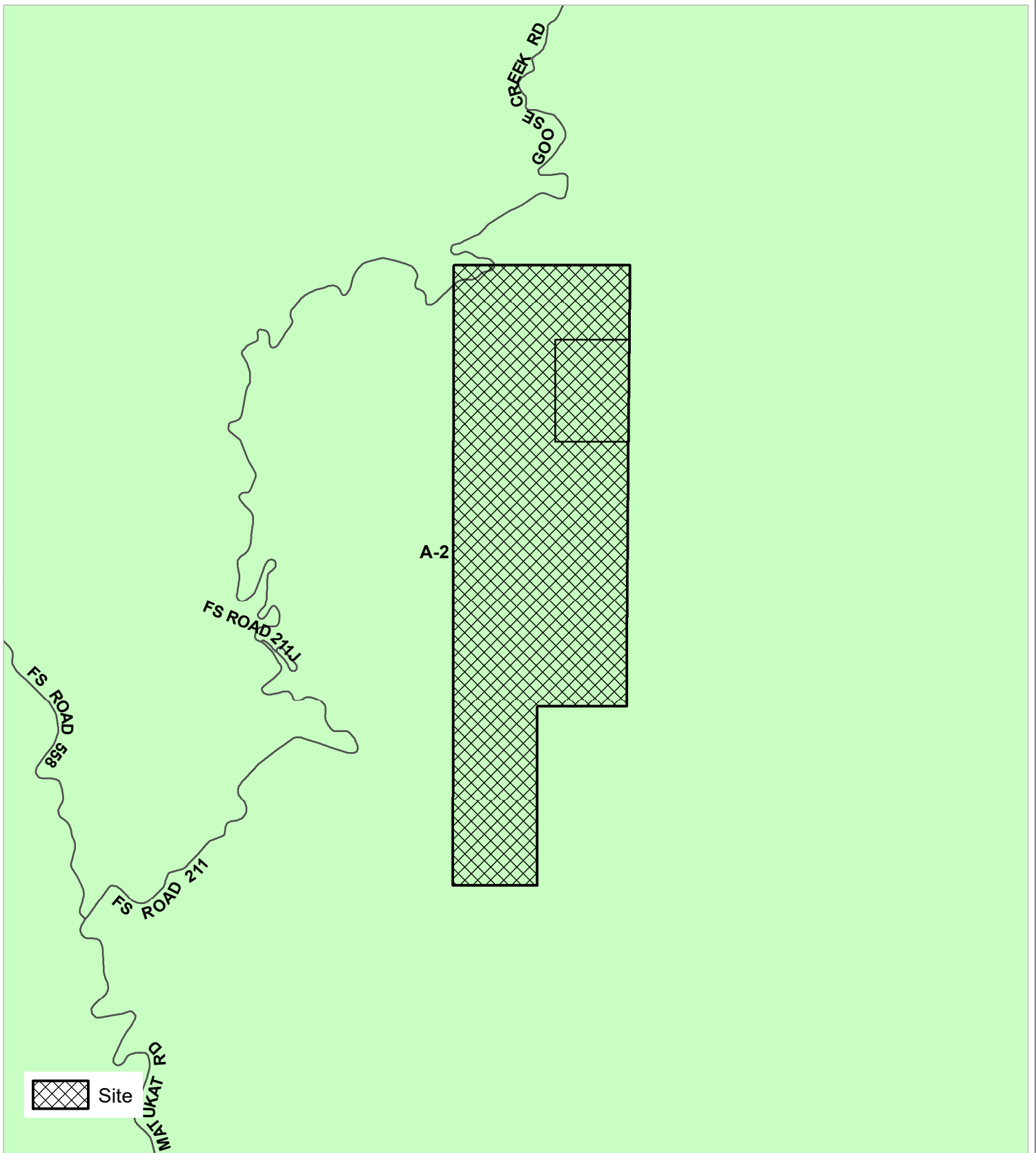


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Feet





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0 1,000 2,000 4,000
Feet



Legal Description

Street Location of Property: 29555 Goose Creek Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

The Northwest Quarter and the Southwest Quarter of Section 16 and the West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 10 South, Range 71, West of the 6th P.M.

Section 16 Township 10 S. Range 71 W.

Section 21 Township 10 S. Range 71 W.

Calculated Acreage 480 Acres Checked by: Kendell Court

Address Assigned (or verified): 29555 Goose Creek Road

COMMUNITY MEETING SUMMARY

Alexander Fowlkes

From: Chris O'Keefe
Sent: Tuesday, July 2, 2024 3:59 PM
To: Alexander Fowlkes
Subject: RE: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Thanks for reaching out about this one, Alex.

I agree that we should waive the CMT requirement. The SUP hearing will be posted and people will have a chance to learn about the project if they are interested.

Let me know if you need anything else from me.

Chris

Chris O'Keefe, AICP
(he, him, his)

Planning and Zoning Director

Jefferson County

o 303-271-8713

cokeefe@jeffco.us | Find us on the web: planning.jeffco.us

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From: Alexander Fowlkes <afowlkes@co.jefferson.co.us>
Sent: Tuesday, July 2, 2024 3:33 PM
To: Chris O'Keefe <cokeefe@co.jefferson.co.us>
Subject: FW: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Hey Chris,

Here is that CMT Waiver request I mentioned earlier, let me know if you need anything else for this and thanks for the time!

Alex Fowlkes

Jefferson County Planning and Zoning
Planner

303-271-8719

afowlkes@jeffco.us | planning.jeffco.us

TOGETHER JEFFCO 2023

County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: <https://togetherjeffco.com>. From there, you will find our Questionnaire on the main page!



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From: Russell Clark <rclark@co.jefferson.co.us>

Sent: Tuesday, June 25, 2024 11:28 AM

To: Chris OKeefe <cokeefe@co.jefferson.co.us>

Cc: Nick Nelson <nnelson@co.jefferson.co.us>; Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Subject: Fwd: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

I also support waiving the CMT for this case.

On to you for your determination.

From: Nick Nelson <nnelson@co.jefferson.co.us>

Sent: Tuesday, June 25, 2024 10:23:09 AM

To: Alexander Fowlkes <afowlkes@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>

Subject: RE: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Russ,

I support the waiver of the CMT for the Special Use application.

Nick Nelson

Development Review Planning Supervisor

Jefferson County

100 Jefferson County Parkway

Suite 3550

Golden, CO 80419

o 303.271.8727

nnelson@jeffco.us planning.jeffco.us

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From: Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Sent: Tuesday, June 25, 2024 10:22 AM

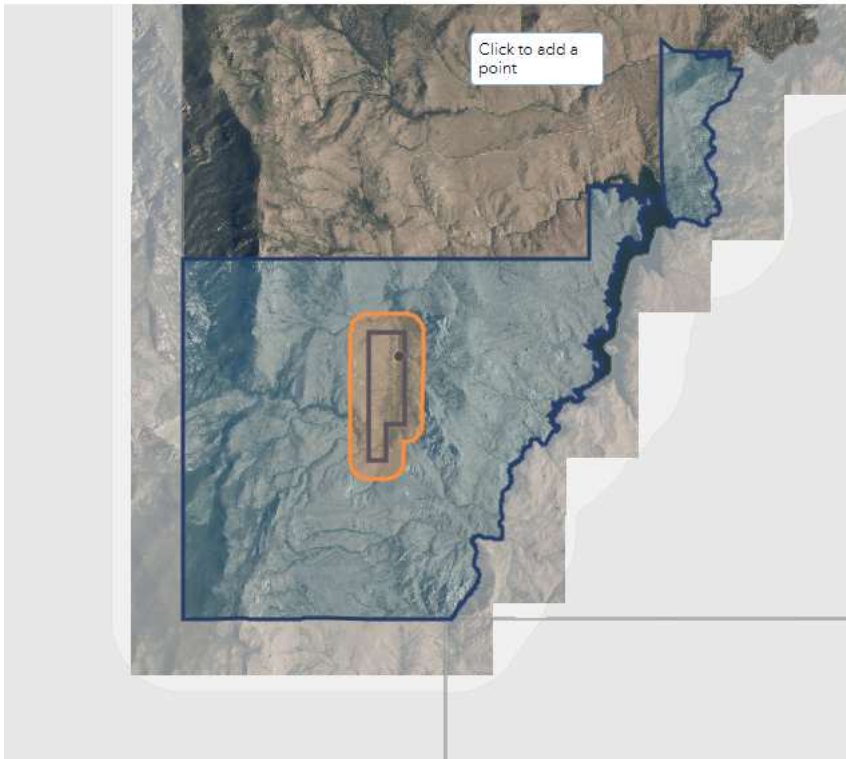
To: Russell Clark <rclark@co.jefferson.co.us>; Nick Nelson <nnelson@co.jefferson.co.us>

Subject: FW: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Hi Russ and Nick,

The applicants for an upcoming SU case at 29555 Goose Creek Rd have requested to waive the CMT requirement for their property. (See e-mail below)

Their main reasoning is that the only property that would receive notification is United States Forest Service as the property is surrounded entirely by national forest land



I agree with their justification, and would support the waiver request, please let me know if there's anything else needed before this goes to Chris for Determination

Alex Fowlkes

Jefferson County Planning and Zoning
Planner

303-271-8719

afowlkes@jeffco.us | planning.jeffco.us

TOGETHER JEFFCO 2023

County Plans and Regulations Update

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From: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>

Sent: Thursday, June 20, 2024 9:47 AM

To: Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Subject: --[EXTERNAL]-- Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hello Alex,

Hope you are having a nice week.

Please consider this the official waiver request for the Community Meeting requirement of the Special Use process. The justification for the request is below.

A waiver for the Community Meeting requirement of the Special Use Process is requested, as per the Jefferson County Assessor JMAP application, the surrounding property to be notified is owned by the United States Forest Service.

Please let me know if you need anything else regarding the waiver request. Do you anticipate the USFS will be an outside referral agency during the entitlement process?

On a separate note – have you received feedback from senior planning staff on the possibility of an Overall SDP accompanying the SUP to capture the proposed improvements in a single entitlement effort?

Sincerely,



Brynhildr Halsten PLA, ASLA (she/her)
DEVELOPMENT SERVICES COORDINATOR

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920

☎ 719.900.7220

BrynhildrHalsten@GallowayUS.com

GallowayUS.com [gallowayus.com]

REFERRAL COMMENTS

MEMO

TO: Alexander Fowlkes
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: November 20, 2024

SUBJECT: Case #24-127376 SU
29555 Goose Creek Road
Brynhildr Halsten

PROPOSAL SUMMARY

Special Use to expand existing guest ranch usage.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on July 31, 2023, and May 30, 2024 for this property. We have reviewed the documents submitted by the applicant for this special use process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed special use of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read the entire document for requirements and information. Please note additional documentation may be required. Failure to provide the required documentation may delay the planning process.**

SPECIAL USE (Private Well & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	11/18/2024	Submit the Colorado Department of Public Health and Environment PWSID number for the non-community water supply to this facility.	Water
✓	11/18/2024	The applicant must submit written documentation from the Colorado Department of Public Health and Environment, Water Quality Division, stating that the existing onsite wastewater treatment system can sustain all the existing and proposed site improvements.	Wastewater
✓	11/15/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment
		Provide a copy of CDPHE permit for the asbestos removal.	Environmental Site Assessment

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Provide test results for the storage tanks along with location, substances and quantities of chemicals and/or wastes on the property maintenance shop.	Environmental Site Assessment
		Indicate what raw chemical or waste chemical storage is on the property. Provide further information on location, type and amount of product or wastes along with samples taken in the vicinity of the area.	Environmental Site Assessment

WATER SUPPLY (LDR 21)

Non-community Water Supply

The applicant submitted a copy of WQCD CDPS Permit Renewal application for COG588000-Domestic (wastewater treatment plants with chronic low flow: design flow ratio) discharge 100 to 1 dilution dated July 11, 2017. A Certificate of Discharge that was dated May 30, 2013 was also provided.

Water Dependability

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

WASTEWATER (LDR 22)

OWTS Records

JCPH has no records for the existing OWTS for this property as the onsite wastewater treatment system is a State permitted system.

The applicant provided the following letter indicating that the proposed project will not propose a significant change in water demand:

Jefferson County Public Health
645 Parfet Street
Lakewood, CO 80215

To whom it may concern:

On a per person basis, (i.e. gallons per person per day) a value of 62 gpd has been estimated for Lost Valley Ranch. This compares to Jefferson County OWTS regulations Table A-1 which estimates daily wastewater flow for both hotels and multiple-family dwellings or apartments at 75 gpd. Based on its rated capacity of 15,000 gallons per day, the LVR WWTF can support the following number of persons depending on the assumed user characteristic:

Assumed User Characteristic	WWTF Capacity = 15,000 GPD
62 gallons per person per day	241 persons
75 gallons per person per day/room ²	200 person/rooms

Please do not hesitate to contact me with any questions or concerns.

J. H. H.

James.Starnes@respec.com
office: 719.402.0016
cell: 517.4496710



ENVIRONMENTAL SITE ASSESSMENT

Asbestos

645 Parfet Street, Lakewood, Colorado 80215

The Asbestos Company was called on 1-6-23. The affected building materials were tested for asbestos. The following building materials contain asbestos and must be abated: Wall texture and floor tiles. The asbestos abatement will be performed by a CO licensed GAC.



Because the amount of removal exceeds the CO trigger levels for residential dwelling (32 SF, 50 LF, or the equivalent to a 55 gallon drum) this project must be permitted through the CDPHE.

Per CO state law the removal of the ACM must be removed by a licensed GAC under a full containment with engineered controls. Per Regulations 8 all areas under full containment must be cleaned of all dusts and debris prior to building full containment. All areas of removal must be adequately wet before, during, and cleaned after removal.

A "Decon" constructed of multiple poly rooms, shower and water heater must be constructed at the entrance of the containment. This decon is used for the asbestos technicians to safely enter and exit the abatement area without cross contamination occurring. A "Load out" also must be constructed in order to safely remove asbestos debris from the abatement area. An enclosed sealed 30 yard waste receptacle will be placed in driveway.

A follow-up report dated January 17, 2023, was provided by Earth Energy Environment (E3):

Following is the project completion report for the work areas located at 29555 Goose Creek Road Sedalia, CO 80135. The purpose of this report is to document this remediation project was completed, and indoor asbestos amplification was not occurring in the work area.

The project remediation permit request was approved by CDPHE, the permit number had not been received from CDPHE at the time of the clearance.

The remediation work areas (Living Area) were visually inspected in order to confirm the scope of work was properly followed and completed. The containments were also visually inspected to verify breaches and/or defects were not present.

An Industrial Hygienist for Earth Energy Environment (E3) performed the remediation project completion inspection and testing procedures.

Phase Contrast Microscopy (PCM) samples were collected in accordance with the National Institute for Occupational Safety and Health (NIOSH) method 7400 using cassettes (standard 3 piece, 25 mm dia., 0.8 um MCE filter) purchased from Zefon International, Inc. Asbestos concentrations in the containment were calculated as airborne fibers per cubic centimeter of air (F/cc). Samples were read by an analyst working under Laboratory IHPAT Certification No. 221103 (Proficient).

A copy of the CDPHE permit for the asbestos removal was not provided. The applicant must provide a copy of the Permit issued by CDPHE for this project.

Underground Storage Tanks/Chemicals

The applicant indicated that they have the following tanks next to their maintenance shop: Unleaded (2x500 gal), Diesel (250 gal) and Off-Road Diesel (500 gal). They have been inspected for leaks; however the test report is not available for review. A copy of the test report must be provided to this department.

The property also has a maintenance shop and pool chemical storage area. No leaks were indicated, but no copies of permits, licenses or registration material were provided on these items and tanks for the property.

Other Hazardous Materials

The applicant checked yes on question Section A question six of the EQDS regarding raw chemical or waste chemical storage on the property. Further information was not provided on location, type and amount of product or wastes along with samples taken in the vicinity of the area.

Explosive Materials

The applicant indicated they store 0.22 ammo (1000 rounds) in a gun safe in the office. There are also shotgun shells (2000 rounds) at the trap range.

HAZARDOUS WASTE

Any toxic, hazardous and or waste materials utilized and or generated on this site must be transported, handled, stored and disposed of in compliance with all local, state and federal regulations. On site disposal of any such materials is prohibited. Sufficient control measures to prevent any spillage from impacting the area must be in place.

Hazardous materials or industrial waste that is generated from this operation cannot be disposed of into the onsite wastewater treatment system. Onsite disposal is prohibited. Any waste of this type must be recycled or disposed of at the proper waste disposal site, in accordance with local, state, and federal regulations.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate commercial areas must comply with the following maximum noise levels 25 feet from the property lines:

- 60dB(A) from 7:00 a.m. to 7:00 p.m.
- 55dB(A) at all other times.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following: Food Service Establishments, Swimming Pools/Hot tubs, Gasoline Stations/Auto Repair/Auto Body.

Gas Station/Auto Repair

Gasoline stations are regulated by the Division of Oil and Public Safety of the Colorado Department of Labor and Employment, 303.318.8525.

- All requirements of this agency must be complied with including incorporating a spill and overspill prevention system into the station design.
- A gasoline station requires an Air Pollutant Emissions Notice to be submitted to the Colorado Department of Public Health and Environment, Air Pollution Control Division for review and approval.
- Any waste materials generated from repair operations must be properly contained and stored on the site prior to transporting to an approved recycling or disposal facility. On site disposal of any such materials is prohibited. Sufficient control measures to prevent any spillage from negatively impacting the area must be in place. The applicant must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320 regarding a spill management plan.

Retail Food

The proposed retail food service establishment will be subject to a plan review, yearly licensing and routine inspections by this Department. Please email health_eh_rf_plan_review@jeffco.us for specific requirements. "Retail food establishment" means a retail operation that stores, prepares,

or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

Pools

If the proposed swimming pool, water-park, wading pool, hot tub or other recreational water attractions are to be considered "public pools" as defined in Section 1.3 of the State of Colorado Swimming Pool and Mineral Bath Regulations, they will be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact health_eh_pool_planreview@jeffco.us for specific requirements.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

ADDRESSING

MEMO

To: Alexander Fowlkes
FROM: Christine Derby
SUBJECT: 24-127376SU 29555 Goose Creek Road
DATE: November 25, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Special Use request is to expand existing guest ranch usage.
2. Access is from FS Road 211.
3. There is a valid existing address, 29555 Goose Creek Road, in the addressing database. The address will not change with this Special Use request but may change with future development.

Please let me know if you have any questions.

Alexander Fowlkes

From: bradley.sheehan@state.co.us
Sent: Tuesday, November 5, 2024 11:49 AM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- Re: 24-127376SU - ELECTRONIC REFERRAL - EXTERNAL - Special Use

Categories: Referral comment

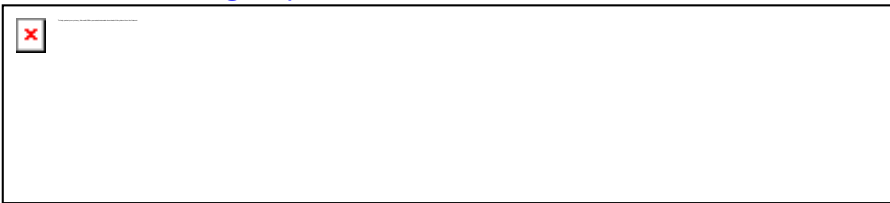
This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

CDOT has reviewed the development proposal and we have no comments or concerns.

On Thu, Oct 31, 2024 at 9:13 AM TEMPMAILER via CDOT_R1_AccessPermitting_GroupE
<cdot_r1access_groupe@state.co.us> wrote:



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Case Folder](#) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-127376 SU

Case Type: Special Use

Case Name: 29555 Goose Creek Road

Address: 29555 Goose Creek RD

Description: Special Use to expand existing guest ranch usage

Case Manager: Alexander Fowlkes

Case Manager Contact Information: afowlkes@co.jefferson.co.us 303-271-8719

Comments Due: **21-NOV-24**

If you have any questions related to the processing of this application, please contact the Case Manager.



Jefferson County encrypted email system

If you received this disclaimer all email between Jefferson County and your organization is TLS encrypted.

Jefferson County Colorado

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You received this message because you are subscribed to the Google Groups "CDOT_R1_AccessPermitting_GroupE" group.

To unsubscribe from this group and stop receiving emails from it, send an email to cdot_r1access_groupe+unsubscribe@state.co.us.

To view this discussion visit

https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupe/348b46f9-b062-4493-86bf-24ead2a97f50%40RWPAEXC06.co.jeffco.us.

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--



www.codot.gov [codot.gov] www.cotrip.org [cotrip.org]

Please note that CDOT Region 1 Permits is now at 2829 W. Howard Pl., Denver, CO 80204, 2nd floor

Brad Sheehan P.E.
Colorado Department of Transportation
Access Engineer Region 1
2829 W. Howard Pl.,
Denver, CO 80204
2nd floor
720-284-8249

Alexander Fowlkes

From: Hiett, Hillary <Hillary.Hiett@colostate.edu>
Sent: Wednesday, November 20, 2024 11:44 AM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- Re: 24-127376SU - ELECTRONIC REFERRAL - EXTERNAL - Special Use
Attachments: Outlook-1ewabgqm

Categories: Referral comment

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hello Alexander,

Regarding this case (**24-127376SU**) CSFS has the following response:

 X **The Colorado State Forest Service does not need to receive any further referrals on this case.** No site visit or forest management plan is necessary for the proposed action on this property. Either we have no concerns, or our concerns for the proposed action on this property would be addressed with the defensible space requirements of a County building permit. See additional comments below.

 A Wildfire Mitigation Plan (Forest Management Plan) is **NOT** necessary for the proposed action on this property. However, the **Colorado State Forest Service will need to further review this case and/or visit the site to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property.** A \$200 review fee must be submitted for CSFS costs associated with this further review.

 A Wildfire Mitigation Plan (Forest Management Plan), **prepared by an individual meeting Jefferson County standards, is recommended for this case.** A \$300 review fee must be submitted for CSFS costs associated with the review of the Plan. Please give the applicant a copy of the Jefferson County Planning & Zoning Department's **Wildfire Mitigation Plan** requirements, and have them contact the Colorado State Forest Service - Golden Field Office at 303-279-9757 to discuss plan needs.

Hillary Hiett
Forester
Colorado State Forest Service
1504 Quaker Street, Golden, CO 80401
303-279-9757 ext 307
Hillary.hiett@colostate.edu
csfs.colostate.edu [csfs.colostate.edu]



The mission of the Colorado State Forest Service is to

achieve stewardship of Colorado's diverse forest environments
for the benefit of present and future generations.

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

Sent: Thursday, October 31, 2024 9:13 AM

To: White,John <John.White@colostate.edu>; SUBMITTALS@MHFD.ORG; LISA.HEAGLEY@USDA.GOV;
NATHANAEL.BERRY@USDA.GOV; PLANREFERRALREQUEST@DOUGLAS.CO.US; CUSP@CUSP.WS;
REID.DEWALT@STATE.CO.US; CDOT_R1ACCESS_GROUPE@STATE.CO.US; TIM_CONNORS@NPS.GOV;
HEATHER_EGGLESTON@NPS.GOV; LINDA_MOERY@NPS.GOV; JBECK@BLM.GOV; KIEL.G.DOWNING@USACE.ARMY.MIL;
OAHF@STATE.CO.US; NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG

Cc: AFOWLKES@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

Subject: 24-127376SU - ELECTRONIC REFERRAL - EXTERNAL - Special Use

**** Caution: EXTERNAL Sender ****



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Case Folder \[jeffcogov.sharepoint.com\]](#) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-127376 SU

Case Type: Special Use

Case Name: 29555 Goose Creek Road

Address: 29555 Goose Creek RD

Description: Special Use to expand existing guest ranch usage

Case Manager: Alexander Fowlkes

Case Manager Contact Information: afowlkes@co.jefferson.co.us 303-271-8719

Comments Due: **21-NOV-24**

If you have any questions related to the processing of this application, please contact the Case Manager.

Memorandum

To: Alex Fowlkes
Planner

From: Patrick O'Connell
Engineering Geologist

Date: December 5, 2024

Re: 29555 Goose Creek Road, Case No. 23-127376SU

I have reviewed the submitted documents for the subject project. I have the following comments:

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the SU process.
2. The property is located within the Mountain Ground Water Overlay District; however, the facility has a public water system (per LDR Section 21.A) with a Public Water System Identification number (CO0230041).

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 24-127376SU

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

1. Notification of this proposed development was mailed to property owners within a 1/4 mile radius of the site and Registered Associations located within a two mile radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

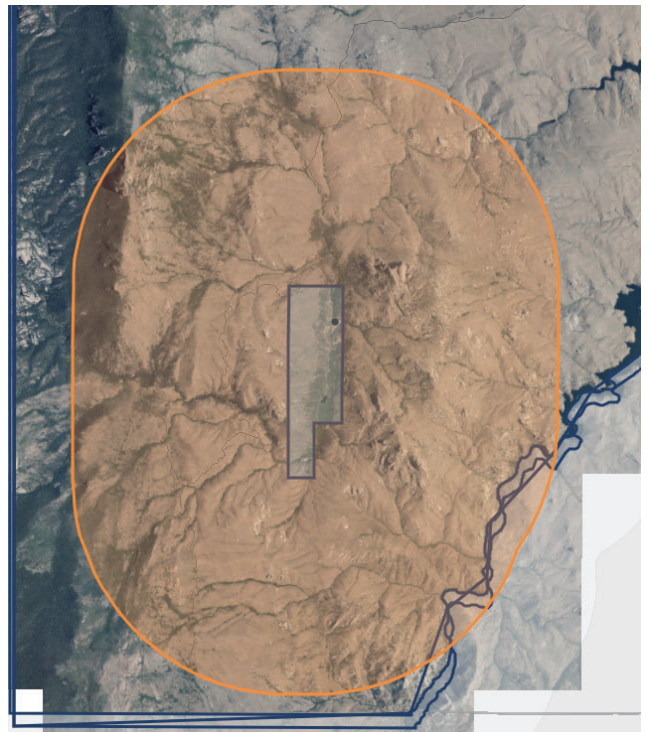
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub.

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



Case Type: Special Use

Case Number: 24-127376SU

Where: 29555 Goose Creek Road

Case Manager: Alex Fowlkes, 303-271-8719, afowlkes@jeffco.us

Purpose: Special Use to expand existing guest ranch usage

A formal application has been submitted to Jefferson County for the development proposal described above. The applicant is required to provide this notification as a part of the processing requirements for this application.

Documents for this case can be accessed through the Planning & Zoning Website.

<http://jeffco.us/planning-and-zoning/active-cases/>

through the QR code on this card, or by contacting the case manager.



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Where: 29555 Goose Creek Road

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through the QR code on this card, or by contacting the case manager.



From the Jefferson County Assessor's Office
Home Owners Associations within 2 miles of 01-162-00-001

Subject Properties

Owner	AIN/Parcel	PIN/Sched	Mail Addre	Property Address
LOST VALLEY RANCH CORPORATION	01-162-00-	300034384	29555	GOOSE CREEK RD , SEDALIA, CO 80135

3 HOA within 2 miles of subject properties

HOA Name	Amanda RS Contact	Address Lin	Address Lin	Phone 1	Phone 2	Email Addr	License	Comments HOA	Hearing De	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area	
CONIFER AREA COUNCIL	757457	PETER BAR	19009 PLEA	CONIFER	C	303697552	telebark@i	AOI	Last Updat	Y	ALL BOARD Shirley Joh		Kay Thelen	Suzy Nelson	Angela Bas	www.conif	S JEFFCO
JEFFERSON COUNTY HORSE COUNCIL	757337					303817481	franevers@	AOI	Last Updat	N	ANY BOARD Don McDoi	Barb Suggs	Andrea Ras	Andrea Ras	Terry Liekh	jeffcohorse	ALL AREAS
PLAN JEFFCO	984263	C/O MICHE	24396	COD GOLDEN, C	303526134	720839433	mpoolet@j		Last updat	N	MICHELLE I John Litz	Peter Mora	Michelle Pc	Peter Mora	John Litz, B	www.planj	

Owner	Mail Address	Mail Loc	Mail Zip
LOST VALLEY RANCH CORPORATION	29555 GOOSE CREEK RD	SEDALIA, CO	80135
UNITED STATES OF AMERICA	6014 USPO & COURTHOUSE	OMAHA, NE	68102

CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)
3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. Agricultural-Two (A-2)
 - c. Agricultural-Thirty-Five (A-35)
4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

C. Accessory Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18)

Districts	Front Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Side Setback		
	Primary Structure/All Garages		All Other Accessory Structures
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Rear Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		50 ft.

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)
- The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

- Maximum Fence Height: 7 feet. (orig.3-26-13)
- Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
2. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)
2. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)
 - a. The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13; am. 7-17-18)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)
 - a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)
 - b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)
 - c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)
 - d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)
 - e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

ADDITIONAL CASE DOCUMENTS

Development Permit Application



100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning.jeffco.us
pzpermits@jeffco.us

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from _____ to _____
- ☒ Special Use Item No. 99015250SUP1 of the A-2 Zone District
to permit Maximum Occupancy of 250 (guest & staff) where 200 is currently identified in the approved Special Use
- | | | |
|---|--|---|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

Galloway & Company on behalf of Lost Valley Ranch Cooperation, requests approval of a new Special Use to increase maximum occupancy from 200 people to 250 people (guests and staff combined), constructing new structures, relocating existing facilities and creating new and improved circulation patterns. The goal is to create a cohesive plan to guide and illustrate the future development of Lost Valley Ranch.

Documents Submitted

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input type="checkbox"/> Proof of Ownership | <input type="checkbox"/> Wastewater Report |
| <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Radiation Report | <input type="checkbox"/> Water Supply Report |
| <input type="checkbox"/> Exemption Survey | <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Reduction of the Plat | <input type="checkbox"/> Wildlife, Vegetation & Landscaping Report |
| <input type="checkbox"/> Fire Protection Report | <input type="checkbox"/> Parking Plan | <input type="checkbox"/> Sensory Impact Report | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | |
| | | <input type="checkbox"/> Utility Report | |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A [Pre-Application](#) is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Water	Post Office	CORE
		Electricity
		North Fork
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

Lost Valley Ranch Corporation	juddb@lostvalleyranch.com	303-647-2311
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
29555 Goose Creek Road,		Sedalia
<i>Address</i>		<i>City</i>
		80135
		<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>		<i>City</i>
		<i>Zip</i>
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
Same as Property Owner 1 Above		
<i>Address</i>		<i>City</i>
		<i>Zip</i>
Matukat Construction	bharrison@matukatconstruction.com	719-396-4011
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
5245 Centennial Blvd Suite 206		Colorado Springs
<i>Address</i>		<i>City</i>
		80919
		<i>Zip</i>
Scott Brown	scottbrown@gallowayus.com	
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>		<i>City</i>
		<i>Zip</i>

Property Description

29555 Goose Creek Road,		Sedalia	80135
<i>Address of Subject Property and/or Parcel ID Number</i>		<i>City</i>	<i>Zip</i>
Goose Creek Road	480	01-16,21	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>	

Legal Description:

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- ☐ Owner is an individual. Indicate name exactly as it appears on the deed.
- ☒ Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We _____, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Name

Address

Phone

Email

Signature

Name

Address

Phone

Email

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this ____ day of _____, _____.
(day) (month) (year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public _____

My Commission expires _____.
(date)

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Galloway & Company to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Galloway & Company

Representative Name

1155 Kelly Johnson Blvd Suite 305

Address

7199007220

Phone

brynhildrhalsten@gallowayus.com

Email

Owner's Signature

Date



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

10/1/24

Letter of Intent

To: Alex Fowlkes
Jefferson County Planning and Zoning
Planner
303-271-8719
afowlkes@jeffco.us

From: Galloway & Company, Inc

Re: **Lost Valley Ranch – Special Use**

**Owner
/Applicant:** Lost Valley Ranch Cooperation
29555 Goose Creek Rd
Sedalia, CO 80135
ben@matukat.com
719-698-4244

Consultant: Galloway & Company Inc.
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
Brynhildr Halsten
brynhildrhalsten@gallowayus.com
719.900.7220

County File: TBD



Site Details:

Parcel ID: 01-162-00-001

Address: 29555 Goose Creek Rd

Acreage: ± 480

Current Zoning: A-2

Current Use: Guest Ranch Resort (Special Use Case No. 99015250SUP1 approved in 2000)

Request:

Galloway on behalf of Lost Valley Ranch Cooperation, requests approval of a new Special Use to increase maximum occupancy from 200 people to 250 people (guests and staff combined), constructing new structures, relocating existing facilities and creating new and improved circulation patterns. The goal is to create a cohesive plan to guide and illustrate the future development of Lost Valley Ranch.

Location

The subject property is comprised of approximately 480 acres, at 29555 Goose Creek Rd. in a remote location valued by guests for the seclusion and natural setting. The property is surrounded by Pike-San Isabel National Forest Land. Per jMap the property is currently zoned as Agriculture-Two (A-2). Lost Valley Ranch currently operates as a Guest Ranch under the Special Use Permit Case No. 99015250SUP1 approved in 2000. The current Guest Ranch operations include the following services for guests and resident staff: lodging, food service, recreational activities & facilities, meeting facilities, health spa services & facilities and entertainment.

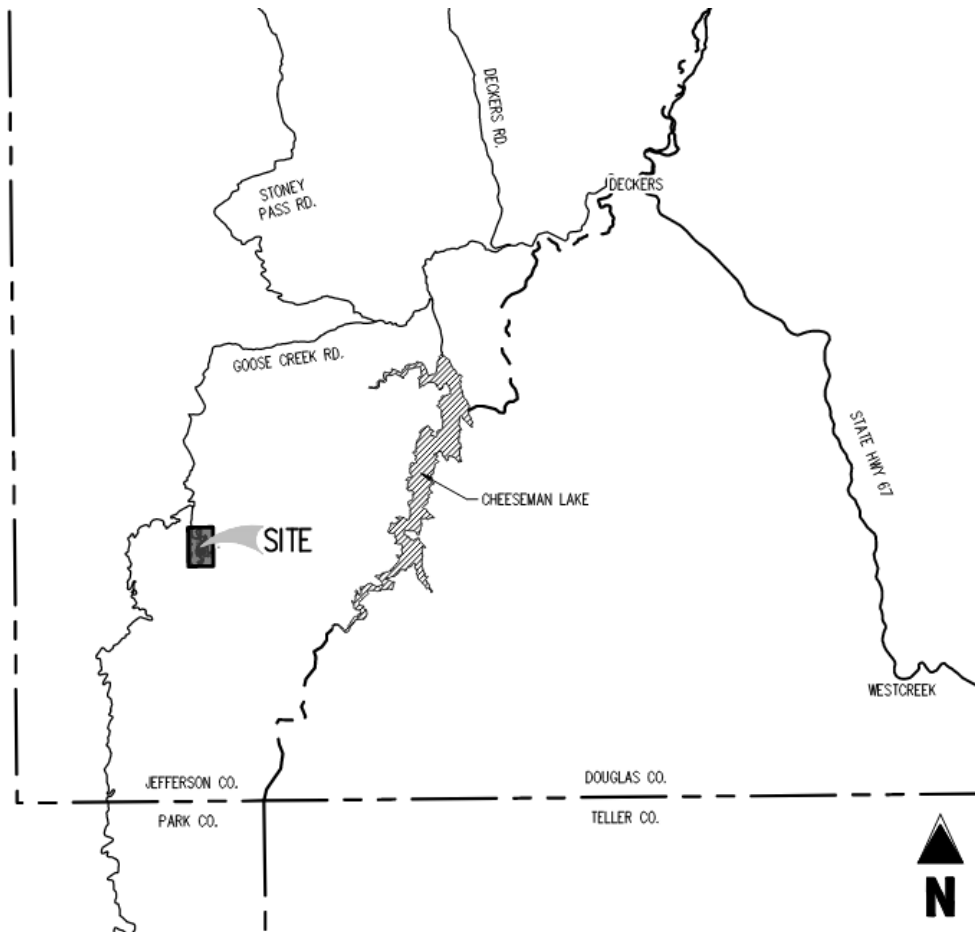


Figure 1 - Site Location

Project Description & Context:

Lost Valley Ranch (Ranch) has seen great success both locally and nationally. The Ranch has identified a need to carry out improvements expanding and enhancing the guest experience with additional accommodations, circulation, recreational opportunities, and facilities. Through a pragmatic and phased development approach, the Ranch proposes to increase the maximum occupancy from 200 people to 250 people (guests and staff combined), constructing new structures, relocating or remodeling existing facilities and creating new and improved circulation patterns. The goal is to create a cohesive plan to guide and illustrate the future development of the Ranch for years to come.

Operations: The Ranch offers guest experiences and lodging in spring, summer and fall. Staff are on site throughout the year. Activities typically begin at 7:45 am. Dinner begins at 6:15 pm.

Access & Parking: Vehicles enter the site via one point of access along Goose Creek Road. The Ranch provides unique lodging and a planned destination experience. The parking provided is proposed to align with the special use and needs of guests and staff. Where possible parking will be located near guest and staff cabins for accessibility. Where feasible access drives on site are proposed to meet the characteristics described in the Special Use guidelines.

Zoning:

The site is zoned A-2 with no applicable Overlay Zoning. The surrounding parcels are also zoned A-2.

Traffic:

A Traffic Memorandum prepared by Galloway is included with this submittal.

Utilities:

Water and wastewater will be provided by on site well and waste water treatment facility. The site is within the service area of CORE Electric Cooperative for electricity supply.

Wetlands & Floodplain:

According to the National Wetland Inventory, there are wetlands on the property. Per FEMA FIRM Panel 08059C0650F dated 2/5/2014, the site includes a Zone D Floodplain. The wetlands and floodplain on site shall be further analyzed with the Overall Site Development Plan submittal.

Wildlife:

In general, the site provides moderate to high quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not identified as suitable habitat for any Federally-listed threatened and endangered species.

Wildfire:

The primary wildland fuel type is dense forest. The Colorado State Forest Service identified a high wildfire hazard potential and listed a high risk. The site will be developed per the recommendations and analysis of the Wildfire Hazard Mitigation Plan as part of the overall Site Development Plan process. North Metro Fire has provided a Will Serve letter for the site.

Districts Serving the Property:

The following districts will serve the property:

- CORE Electric Cooperative
- North Metro Fire Protection District

Project Justification:

**County Criteria for Decisions for Rezoning and Special Use Applications
Zoning Resolution – Amended 5-21-19**

1. The compatibility with existing and allowable land uses in the surrounding area. (orig. 7-103; am. 5-21-19)

The subject property is comprised of approximately 480 acres, at 29555 Goose Creek Rd. in a remote location valued by guests for the seclusion and natural setting. The property is surrounded by Pike-San Isabel National Forest Land. The working ranch and resort style guest facilities of the Ranch complement the surrounding forestland. Guests and staff alike value the mountain setting. Structures/operations compatible with the rugged natural landscape.

2. The degree of conformance with applicable land use plans. (orig. 7-1-03; am. 5-21-19)

The project is located within the Confer/285 Corridor Area Plan within a National Forest Service Enclave. Destination Resorts are identified as a suitable use for large holdings such as the 480+ acres held by Lost Valley Ranch. The Ranch falls under the Destination Resort use by providing lodging and recreational and leisure time activities for guests that include cabins, lodges, equestrian activities, picnic facilities, limited retail and dining etc.

The proposed Special Use addresses the following policies from the Comprehensive Plan.

Criteria for all uses (CMP p.21):

- The massing and scale of the building should be compatible with the area.

Existing and proposed buildings will be scaled and massed to complement the surrounding mountain landscape with materials and dimensions that contribute to the rustic aesthetic that enhances the guest experience.

- The building height should not exceed 35 feet.

Proposed building heights will meet the A-2 zone district standards.

- Mountain Site Design should be followed

The mountain aesthetic is a critical part of the Ranch's identity and value to guests. The design of the site and buildings will embrace Mountain Site Design elements and will be further defined during the overall Site Development Plan.

- New buildings should be located on slopes of less than 30%.

To promote additional design flexibility for proposed facilities, the Special Use establishes that no new buildings will be allowed within areas with slopes over 40%. Areas with slopes over 40% have been identified on the Special Use.

- Signage should be comparable to surrounding uses.

Proposed signage will complement existing signage on site and reference the aesthetic of the surrounding area. Signage will be further developed with the overall Site Development Plan and future sign permits.

- The use should address impacts and other applicable goals and policies in this Plan.

Project compliance with the Criteria for Destination Resorts (CMP p. 23) are discussed below. The Jefferson County Special Use Criteria are also discussed in this Cover Letter.

Destination Resorts Additional Criteria (CMP p.23):

- This use should only be allowed in the Mountain Area Plans.

The Ranch is in the Conifer / 285 Corridor Area Plan which is a Mountain Area Plan.

- Buildings should utilize quality architectural design.

As discussed previously, buildings are a critical component of the guest experience at the Ranch. Over the many years of operation, the Ranch has developed a consistent mountain resort aesthetic that ownership, staff and guest value.

- Lot size should be at least 10 acres or large enough to mitigate negative impacts.

The Ranch is approximately 480 acres in size with activities centralized / Clustered to mitigate impacts to the surrounding forest service property.

- Traffic should access the site from a collector road and should not go through residential streets.

The Ranch is located in a remote area and obtains access from Goose Creek Road. There are no collector roads in the surrounding area and the current circulation to access the Ranch does not pass through specifically residential streets. A Traffic Memorandum discussing vehicle circulation is included with this submittal.

- The site should contain 80% open area.

The Ranch property is comprised of approximately 480 acres. Much of the property is open areas to provide guests with a secluded mountain ranch experience. Existing and proposed structures/facilities are not anticipated to exceed 20% of the site.

- A buffer should be designated on all sides to mitigate impacts to surrounding properties.

Existing buffering in the form of healthy forestland creates sufficient buffer to the surrounding US Forest Service property.

- The visual resource corridors along roads should be preserved.

The visual experience traveling to, and arriving at the Ranch, is a crucial part of the Ranch experience for guests. The Special Use intends to maintain and enhance the visual resource corridors along the roads associated with the Ranch.

- Access to open space should be maintained or improved.

The Ranch is integrated into a natural mountain setting. Access to open space and nature is provided by an existing trail / road network through the site that is anticipated to be enhanced through the overall Site Development Plan.

3. The ability to mitigate negative impacts upon the surrounding area. (orig. 5-21-19)

Operations, activities and structures are primarily located along Goose Creek Road. Facilities are clustered together, minimizing impacts on surrounding area. Much of the property remains largely conserved as forest to enhance the guest experience.

4. The availability of infrastructure and services. (orig. 5-21-19)

Water and wastewater will be provided by an on-site well and wastewater treatment facility. The site is within the service area of and currently served by CORE Electric Cooperative for electricity supply. North Metro Fire has provided a will serve letter included with this submittal.

The applicant has met with, and discussed project scope, with North Metro Fire. As the project progresses additional dialogue and engagement with infrastructure services will occur.

5. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area. (orig. 7-1-03)

The site is surrounded by Pike San Isabel National Forest. The Applicant has met with the US Forest Service to share the project. The proposed increase in maximum occupancy is not anticipated to have effects on the health, safety, and welfare of the Pike San Isabel National Forest. As the Ranch has operated a destination ranch for years, the effects of the use itself are not anticipated to change. The increase in intensity of use from 200 to 250 maximum occupancy (including guests and staff) is anticipated to be minimal. Services and infrastructure to support this increase have been documented and submitted as part of the Special Use.

Conclusion

The proposed Special Use is harmonious and consistent with the surrounding land use, Jefferson County Code Review Criteria, and the Jefferson County Comprehensive Plan.

Sincerely,
GALLOWAY
Brynhildr Halsten, PLA
brynhildrhalsten@gallowayus.com
7199007220

Environmental Health Services Division 645 Parfet Street, Lakewood, CO 80215
(303) 232-6301 FAX (303) 271-5760 jeffco.us/public-health

Environmental Questionnaire and Disclosure

USE THIS PACKET TO PROVIDE INFORMATION REGARDING THE PAST AND CURRENT ENVIRONMENTAL CONDITIONS ON YOUR PROPERTY AS PART OF THE LAND DEVELOPMENT PROCESS.

PURPOSE

To identify recognized environmental conditions that pose a threat to human health and/or the environment. To prevent the County from acquiring contaminated land and/or environmental liability.

BACKGROUND

Jefferson County Public Health requires an Environmental Question and Disclosure Statement for all Zoning Resolution and Land Development Regulation cases or any action that has the potential to transfer or dedicate land to the County.

This form is the initial step in that process. In it you will be asked to provide specific and detailed information concerning any past or current activities that may have resulted in negative environmental impacts. It will often require some research by you to determine what these activities may have been. It also requires you to submit citations, surveys, analyses and test results, remediation reports and other documents that may have been generated relating to these activities. To avoid delays, please be sure that your submittal is thorough and accurate.

After evaluating this information and other resources that the Department has available, the Department will make recommendations regarding the need (if any) for further environmental assessments, which may include the preparation of a Phase I Environmental Site Assessment. Subsequent assessments and possibly even remediation may also be required if environmental contamination is found.

INSTRUCTIONS

See page 1 for instructions to completing this form. This form has five (5) pages. Attach additional pages if necessary to completely respond to the questions.

FEE: There is no fee for processing this document.

PROCESSING TIME

Please allow 7-10 business days for review of this form. Incomplete or missing documents will delay this process.

The contact person shown on this application must be able to answer questions concerning information reported on this form or on any attached documents. Please provide a phone number where they can be reached during normal working hours (M-F 8:00am – 5:00pm).

DEPARTMENT CONTACT: Tracy Volkman (303) 271-5763
tvolkman@jeffco.us

REVISED 5/14/2018

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: Lost Valley RanchCONTACT PERSON: Judd Baker PH 303-647-2311PROPERTY LOCATION: 29555 Goose Creek Road, Sedalia, CO

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite		X
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage		X
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs		X
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

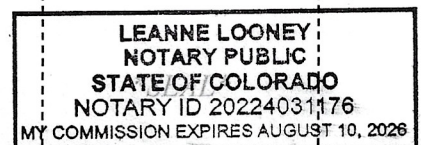
As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: William E. Haslam Jr  DATE: 9/29/24State of Colorado)
County of El Paso) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 29th day of September, 2024, by Leanne R. Looney Leanne R. Looney

WITNESS my hand and official seal.

Leanne R. Looney
NOTARY PUBLICMY COMMISSION EXPIRES: August 10, 2026

PART I - NOTICES, COMPLAINTS AND REPORTS

Page
2 of 5
FORM 6000

- **Attach** copies of all written governmental environmental reports, citations or complaints regarding this property that are in your possession or control.
- **Attach** copies of all non-governmental environmental reports regarding this property in your possession or control, except to the extent limited by confidentiality restrictions. For each such report so labeled confidential, state the name of the person or entity who rendered such report and the date thereof.

PART II - CURRENT/FORMER USES OF THE PROPERTY FOR THE PREVIOUS 60 YEARS

Name of current and former owner(s) – attach additional pages if necessary:

Lost Valley Ranch Corporation

Description of current use(s) of the Property (provide name(s) of current occupant(s) and date(s) of occupancy) – attach additional pages if necessary:

Reference Exhibit A included with this questionnaire

Date of completion of original construction and any substantial renovations (including tenant improvements) – attach additional pages if necessary:

Reference Exhibit A included with this questionnaire

Description of previous use(s) of the Property– attach additional pages if necessary:

Not applicable

Description of uses of adjacent properties – attach additional pages if necessary:

US Forest Service Land

**CONTINUE ONLY IF YOU ANSWERED “YES” TO ANY QUESTION IN THE TABLE
ON Pg 1**

A

If you answered YES to Section A (Waste Disposal) on Page 1, complete the following (attach additional pages for your response, if needed):

Page
3 of 5
FORM 6000

1. Has any fill material been placed on the site? NO ☐ YES ☐

If YES, describe the fill (source, characteristics and chemicals lists and material safety data sheets for those chemicals, if contained in the fill material).

2. Have any liquid wastes (other than waste water described in part F) and solid wastes been generated at the Property or currently located on the Property.

NO ☐ YES ☐

If YES, describe those liquid and solid wastes and the manner in which they were generated at the Property and how they have been disposed.

3. Has the Property ever been used for disposal of any liquid or solid waste?

NO ☐ YES ☐

If YES, describe the location of all disposal sites, the type of wastes disposed of at each site, the results of any soil or groundwater samples taken in the vicinity of each site and the manner in which each site not presently in use was closed.

4. Have landfills, evaporation or storage pits, ponds, lagoons or surface impoundments ever been located on the Property?

NO ☐ YES ☐

If YES, describe the location of all units, the type of wastes placed in each, the results of any soil or groundwater samples taken in the vicinity of each and the manner in which each not presently in use was closed.

5. Have wastewater treatment facilities, such as acid neutralization units, been located on (or are currently located on) the Property?

NO ☐ YES ☐

If YES, describe the location of all facilities, the type of wastes treated in each facility, the results of any soil or groundwater samples taken in the vicinity of each facility and the manner in which each facility not presently in use was closed.

6. Are there raw chemical or waste chemical storage areas on the Property?

NO ☐ YES ☒

If YES, describe the location of all such areas, the type of products or wastes stored in each area, the amount of products or wastes stored in each area, the results of any soil or groundwater samples taken in the vicinity of each area and the manner in which each area not presently in use was closed.

7. Attach copies of any waste disposal permits or licenses pertaining to operations on the Property.

B

If you answered YES to Section B on Page 1 (Asbestos), please complete the following (attach additional pages for your response if necessary):

Page
4 of 5
FORM 6000

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? NO ☐ YES ☒

If YES, has it been removed?

NO ☐ YES ☒

If YES, when and by whom? January/February 2023, The Asbestos Company

2. Was a survey conducted to assess the type, amount, location and condition of asbestos?

NO ☐ YES ☒

If YES, attach a copy of any survey report.

3. Have asbestos air samples been taken?

NO ☐ YES ☒

If YES, attach a copy of the results

C

If you answered YES to Section C on Page 1 (electrical equipment or transformers), please complete the following (attach additional pages for your response if necessary):

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? NO ☐ YES ☐

If YES, describe the use and quantity of PCBs used on the Property.

D

If you answered YES to Section D on Page 1 (above or underground storage tanks), please complete the following (attach additional pages for your response if necessary):

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? NO ☐ YES ☒

If YES, describe location of tanks, substances stored and capacity of tank(s).

2. Have the tanks been inspected or tested for leakage? NO ☐ YES ☒

If YES, provide the most recent test and results

3. Are the tanks registered? NO ☐ YES ☐

If YES, provide registration numbers.

4. Are any other wastes or chemicals stored on the Property in drums or other containers?

NO ☐ YES ☒

If YES, describe the location, substances, quantities stored and types of containers.

5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? NO ☒ YES ☐

If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.

6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

Tanks are next to our maintenance shop, Unleaded, Diesel, and off-Road Diesel. Unleaded (2 x 500 gal), Off Road (500 gal), Diesel (250 gal)

Tests were done 10+ yrs ago and test reports are not in our possession.

Maintenance shop, pool chemicals.

E

If you answered YES to Section E on Page 1 (herbicides and pesticides), please complete the following (attach additional pages for your response if necessary):

Page
5 of 5
FORM 6000

1. Have pesticides, herbicides or other agricultural chemicals been applied to the Property?

NO ☐YES ☐

If YES, describe the locations where such pesticides, herbicides or chemicals were applied, the type of pesticides, herbicides or chemicals applied in each area and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals used at the site.

2. Have pesticides, herbicides or other agricultural chemicals been stored, mixed, formulated, rinsed or disposed of on the Property?

NO ☐YES ☐

If YES, describe the locations where such pesticides, herbicides or chemicals were stored, mixed, formulated, rinsed or disposed of, the type of pesticides, herbicides or chemicals stored, mixed, formulated or disposed of at each location; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals stored, mixed, formulated, rinsed or disposed of at the site.

3. Has creosote been used on the property or have creosote coated materials such as railroad ties and telephone poles been stored on the property?

NO ☐YES ☐

If YES, describe the locations where creosote has been used or creosote-containing materials have been stored, and the results of any soil or groundwater analyses performed to detect the present of creosote.

F

If you answered YES to Section F on Page 1 (hazardous or dangerous materials), please complete the following (attach additional pages for your response if necessary):

1. Are any hazardous chemicals or dangerous released at the Property?

NO ☐YES ☐

If YES, provide copies of all toxic chemical release forms, inventory forms and material safety data sheets for those chemicals.

G

If you answered YES to Section G on Page 1 (hazardous ordinance and explosives), please complete the following (attach additional pages for your response if necessary):

1. Are there or have there been explosives, dynamite blasting caps, unexploded ordinance (bullets and bombs) stored or used on the property?

NO ☐YES ☒

If YES, provide information regarding the type, amount, location and use of such agents.

We store .22 ammo (1000 rounds) in a gun safe in the office. We also keep shotgun shells (2000 rounds) at our trap range

H

If you answered YES to Section H on Page 1 (radiation hazards), please complete the following (attach additional pages for your response if necessary):

2. Are there or have there been radiation hazards such as uranium mill tailings, nuclear reactors, processing, handling, disposal and/or deposition of radioactive materials on the property?

NO ☐YES ☐

If YES, provide information regarding the type, amount, location and use of these radiation materials and an evaluation of the public health impact related to the radiation hazards associated with these materials.

EXHIBIT A

 Help

Land

Land Use	State Tax Class	Size	Unit Type	Land Contributor	Contributor Category
Commercial, Acreage 2	2120	5	Acre	<div>070 Local or Residential</div> <div>All public available</div> <div>Lake influence</div> <div>Level to slight slope</div> <div>Mountains Region</div> <div>Septic</div> <div>Very Good View</div>	<div>Traffic</div> <div>Utilities</div> <div>Water</div> <div>Topography</div> <div>Location</div> <div>Utilities</div> <div>View</div>
Grazing Land Class VI - 20	4147	465	Acre	070 Local or Residential	Traffic
Meadow Hay Class VA	4137	10	Acre		

 Help

Improvements

	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	1-1	135 Campground/Cabins	537 Lodge	D: Wood or Steel Studs Frame	Average	1961	1980		100%	4,826	2215
Select	1-2	135 Campground/Cabins	530 Cafeteria	D: Wood or Steel Studs Frame	Average	1961	1980		100%	4,591	2215
Select	2-1	135 Campground/Cabins	321 Dormitory	D: Wood or Steel Studs Frame	Average	1968	1980		100%	3,068	1212
Select	3-1	131 Dormitories	321 Dormitory	D: Wood or Steel Studs Frame	Average	1978	1978		100%	2,136	1212

	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	4-1	131 Dormitories	321 Dormitory	D: Wood or Steel Studs Frame	Average	1953	1967		100%	2,250	1212
Select	5-1	134 Boarding Rooms	537 Lodge	D: Wood or Steel Studs Frame	Average	1968	1970		100%	735	2215
Select	5-2	134 Boarding Rooms	537 Lodge	D: Wood or Steel Studs Frame	Average	1968	1970		100%	367	1212
Select	6-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1885	1950		100%	1,886	1212
Select	7-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1975	1975		100%	312	2215
Select	8-1	135 Campground/Cabins	537 Lodge	D: Wood or Steel Studs Frame	Average	1953	1970		100%	1,020	2215
Select	9-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1999	1999		100%	2,031	2215
Select	10-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1972	1972		100%	1,280	2215
Select	11-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1971	1971		100%	796	2215
Select	12-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1972	1972		100%	960	2215
Select	13-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1971	1971		100%	796	2215
Select	14-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1963	1963		100%	600	2215

	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	15-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1963	1963		100%	600	2215
Select	16-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1951		100%	796	2215
Select	17-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1967		100%	697	2215
Select	18-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1967		100%	697	2215
Select	19-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1967		100%	697	2215
Select	20-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1951		100%	520	2215
Select	21-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1965		100%	795	2215

Impr#	Sub-Areas	Area-SQFT	Impr#	Structural Elements by Unit	# Units	Impr#	Structural Elements by SQFT	Description	Area-SQFT
2-1	Attached Garage	468	2-1	Marshall Swift Quality Rank	2	2-1	Exterior Wall	Concrete Block	3,068
2-1	Carport	292	2-1	Stories	2	2-1	HVAC Systems	Forced Air Unit	3,068
2-1	Gross Building Area	3068	2-1	Story Height	8	2-1	Rentable Area %	Net Rentable Area % (AG)	3,068
						2-1	Exterior Wall	Wood Siding	3,068

Extra Features**Help**

Description	State Tax Class	Quality	Year Built	SQFT/Units	Quantity
Canopy Detached, Commercial	2220	Average	1959	992	1
Canopy Detached, Commercial	2220	Average	1959	992	1
Swimming Pool, Outdoor	2220	Average	1959	1,906	1
Swimming Pool, Outdoor	2220	Average	1959	1,906	1
Tennis Courts	2220	Average	1974	2	1
Tennis Courts	2220	Average	1974	2	1
Utility Building, Steel	2220	Fair	1980	2,652	1
Utility Building, Steel	2220	Fair	1980	7,727	1
Utility Building, Steel	2220	Average	1970	100	1
Utility Building, Steel	2220	Average	1975	131	1
Yard Impr - Paving, Concrete	2220	Average	1959	1,826	1
Yard Impr - Paving, Concrete	2220	Average	1967	204	1
Yard Impr - Paving, Concrete	2220	Average	1959	1,826	1
Yard Impr - Paving, Concrete	2220	Average	1967	204	1

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The Asbestos Company LLC

(720)919-2727
omero@theasbestosco.com

Client: Lost Valley Ranch
Property: 29555 Goose Creek Road
Sedalia, CO 80135

Operator: OMERO

Estimator: Omero Mendez
Position: Estimator
Company: The Asbestos Company
Business: 475 W 115 Ave Unit 4B
Northglenn, CO 80234

Business: (720) 919-2727
E-mail: Omero@theasbestosco.com

Type of Estimate: Water Damage
Date Entered: 1/6/2023 Date Assigned: 1/6/2023
Date Est. Completed: 1/6/2023 Date Job Completed:

Price List: CODE8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: LVR-2023-01-06-1501

The Asbestos Company was called on 1-6-23. The affected building materials were tested for asbestos. The following building materials contain asbestos and must be abated: Wall texture and floor tiles. The asbestos abatement will be performed by a CO licensed GAC.

Because the amount of removal exceeds the CO trigger levels for residential dwelling (32 SF, 50 LF, or the equivalent to a 55 gallon drum) this project must be permitted through the CDPHE.

Per CO state law the removal of the ACM must be removed by a licensed GAC under a full containment with engineered controls. Per Regulations 8 all areas under full containment must be cleaned of all dusts and debris prior to building full containment. All areas of removal must be adequately wet before, during, and cleaned after removal.

A "Decon" constructed of multiple poly rooms, shower and water heater must be constructed at the entrance of the containment. This decon is used for the asbestos technicians to safely enter and exit the abatement area without cross contamination occurring. A "Load out" also must be constructed in order to safely remove asbestos debris from the abatement area. An enclosed sealed 30 yard waste receptacle will be placed in driveway.

The following work will be performed:

-Hallway: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation from insulated walls, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room1: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room2: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring,



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Cleaning of asbestos fibers from structure behind areas of removal.

Room3: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room4: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room5: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room6: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Laundry room: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Bathroom: Cleaning of entire room, Building of full containment, establishing negative air pressure, all door frames and casing will be removed and disposed of, detach toilet, detach sink and faucet, tear out vanity, tear out shower surround, tear out baseboards, tear out all walls, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Bathroom2: Cleaning of entire room, Building of full containment, establishing negative air pressure, all door frames and casing will be removed and disposed of, detach toilet, detach sink and faucet, tear out vanity, tear out shower surround, tear out baseboards, tear out all walls, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

After asbestos abatement is completed the containment must have an aggressive air quality test (Clearance) and deemed safe before containment is removed. This will be performed by a 3rd party contractor separate from the abatement contractor.

All work will be completed in accordance to CO Regulations 8.



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LVR-2023-01-06-1501

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	400.00	0.00	400.00
Any and all demolition of ACM that is over the "Trigger Levels" require a permit to abate asbestos. Per Colorado state law and Regulations 8 code III.G.					
2. Hazardous Waste/Mold Cleaning- Supervisory/Admin- per hour	96.00 HR	0.00	112.06	0.00	10,757.76
Per CO Reg-8 Section III.B.1.a: A GAC must employ at least one state-certified Supervisor who must be on-site at all times when asbestos abatement work is proceeding. We are estimating (5) days to complete this project					
3. Equipment setup, take down, and monitoring (hourly charge)	7.00 HR	0.00	63.85	0.00	446.95
Hourly rate to set up, take down and monitor Manometer, Shower, Negative air machines, and Airless sprayers.					
4. Containment Barrier/Airlock/Decon. Chamber	200.00 SF	0.00	1.25	0.72	250.72
All openings between the work area and clean areas including, but not limited to, windows, doorways, elevator openings, corridor entrances, drains, ducts, grills, grates, diffusers and skylights shall be sealed with a minimum of one layer of 6-mil polyethylene sheeting. Per Colorado state law and Regulations 8 code III.I.					
5. View port	3.00 EA	0.00	7.00	0.00	21.00
A 12" by 12" view port must be installed on all asbestos containments per Colorado state law and Regulations 8 code III.N.2.					
6. Remote monitoring (Manometer)	10.00 DA	0.00	55.00	0.00	550.00
At all times the differential of the work area to the clean area shall be, at a minimum, -0.02 inches of water. A manometer or pressure gauge shall be set up on the outside of the containment area so that the pressure differential between the work area and the clean area may be determined. At all times the differential of the work area to the clean area shall be recorded using a strip chart recorder or its equivalent. Per Colorado state law and Regulations 8 code III.J.3.					
7. Add for personal protective equipment - Heavy duty	96.00 EA	0.00	18.41	79.53	1,846.89
Asbestos technicians must wear PPE when abating asbestos. This consists of 1 cotton suit, 1 tyvek suit, Rubber boots, Rubber gloves. This is required per OSHA.					
8. Respirator - Full face - multi- purpose resp. (per day)	48.00 DA	0.00	7.61	0.00	365.28
All asbestos technicians that are inside containment must wear an OSHA approved respirator.					
9. Respirator cartridge - HEPA only (per pair)	48.00 EA	0.00	12.19	26.33	611.45
A minimum of a P-100 HEPA filter must be used when abating asbestos, when addressing asbestos in combination with Trauma, sewage, Cat 3 losses a carbon filter will be used. This is required per OSHA.					
10. Smoke Tubes	1.00 EA	0.00	30.00	0.55	30.55
Per Colorado state law, OSHA, and Regulations 8 code III.J.4. Air Flow Direction: At all times airflow direction shall be from the exterior of the containment barriers into the interior of the containment barriers. In addition, smoke tubes shall be readily available on the outside of the containment barriers at all times so that airflow direction may be determined.					
Smoke sticks are also used to ensure a proper fit of respirators before entering the containment.					
11. Temporary safety shower	1.00 EA	0.00	90.61	0.00	90.61



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CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
A portable shower shall be used to permit the employees to clean themselves after exposure to asbestos. Each showerhead shall be supplied with hot and cold water adjustable at the tap, and a drain equipped with a filtration system to filter asbestos from the shower waste water to a fiber size of five (5) microns prior to discharging the waste water into a sanitary sewer. The shower room shall contain one or more showers to accommodate Workers. The shower enclosure shall be constructed to ensure against leakage of any kind and shall be kept clean of all debris and ACWM The at all times. Per Colorado state law and <u>Regulations 8 code III.K.1.b.</u>					
12. Temporary water heater - (Bid Item)	11.00 DA	0.00	40.00	0.00	440.00
A portable shower shall be used to permit the employees to clean themselves after exposure to asbestos. Each showerhead shall be supplied with hot and cold water adjustable at the tap. Per Colorado state law and <u>Regulations 8 code III.K.1.b.</u>					
13. Water filtration system	11.00 DA	0.00	40.00	8.12	448.12
A drain equipped with a filtration system to filter asbestos from the shower waste water to a fiber size of five (5) microns prior to discharging the waste water into a sanitary sewer. Per Colorado state law and <u>Regulations 8 code III.K.1.b.</u>					
14. Add for HEPA filter (for negative air exhaust fan)	5.00 EA	0.00	194.48	39.38	1,011.78
Filters are changed after every HMR project.					
15. Add for HEPA filter (for canister/backpack vacuums)	5.00 EA	0.00	72.49	11.93	374.38
Filters are changed after every HMR project.					
16. Equipment decontamination charge - HVY, per piece of equip	6.00 EA	0.00	79.48	1.17	478.05
All contents that are not part of the structure must be removed from the containment before asbestos abatement begins. Per Colorado state law and Regulations 8 code I.B.49. All tools and equipment used during asbestos abatement must be cleaned of asbestos fibers and sealed with 6 mil poly to prevent any asbestos fibers release and cross contamination after abatement.					
17. Containment Barrier/Airlock/Decon. Chamber	630.00 SF	0.00	1.48	4.25	936.65
Lining of the box truck with 6-mil plastic for transportation of hazardous material to disposal site. This is required per CDPHE and CDOT.					
18. Asbestos debris	90.00 SY	0.00	75.00	68.08	6,818.08
Per Colorado state law and Regulations 8 code: <u>III.R. WASTE HANDLING</u> This subsection <u>III.R</u> applies to asbestos abatement projects in areas of public access and non-public access areas where any amount of asbestos-containing material has been removed. <u>III.R.1. Disposal Containers</u> Disposal containers shall be leak-tight and waterproof when sealed. Disposable bags shall be at least six-(6) mil polyethylene. <u>III.R.2. Handling Waste Material</u> Each person handling asbestos-containing waste material (ACWM) shall: <u>III.R.2.a.</u> Seal all asbestos-containing waste material in leak-tight containers while wet and label the containers in accordance with subsection <u>III.R.2.b</u> (Labeling), below. Appropriate containers and procedures shall be used to prevent all breakage, rupture or leakage during loading, shipping, transportation and storage of asbestos-containing waste material. <u>III.R.2.b.</u> Affix warning labels to all ACWM or to their containers, with either of the following warnings: Danger Contains Asbestos Fibers Avoid Creating Dust Cancer and Lung Disease Hazard Or Caution Contains Asbestos Avoid Opening or Breaking Container Breathing Asbestos is Hazardous To Your Health.					
19. Asbestos test fee - Final Air Clearance and Proejct Design	1.00 EA	0.00	700.00	0.00	700.00
Once the area has passed a final visual inspection and no dust or debris has been found, the certified Air Monitoring Specialist shall collect air samples using aggressive sampling as described in 40 C.F.R. Part 763, Appendix A to Subpart E (EPA 1995), to monitor air for clearance after each abatement project; except that fans and leaf blowers shall not be directed toward any known friable ACM remaining in the work area. Per Colorado state law and <u>Regulations 8 code III.P.</u>					

The Asbestos Company LLC

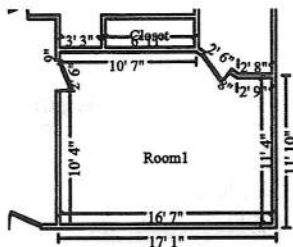
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CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: General				240.06	26,578.27

Main Level



Room1

Height: 8'

468.28 SF Walls	213.40 SF Ceiling
681.68 SF Walls & Ceiling	213.40 SF Floor
23.71 SY Flooring	58.54 LF Floor Perimeter
58.54 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
20. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	10.00 DA	0.00	140.00	0.00	1,400.00

Negative pressure air filtration units shall be operated continuously from the time of barrier construction through the time that acceptable final clearance air monitoring results are obtained in accordance with subsection III.P (Clearing Abatement Projects). Per colorado state law and Regulations 8 code III.J.1.a.

21. Ducting - lay-flat - Large	25.00 LF	0.00	0.45	0.51	11.76
22. Clean more than the walls and ceiling	895.07 SF	0.00	0.75	0.40	671.70

Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.

23. Tear off asbestos drywall (no haul off)	681.68 SF	1.87	0.00	9.51	1,284.25
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Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.

24. Tear out and bag wet insulation - Category 3 water	447.54 SF	1.81	0.00	1.21	811.26
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Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).

25. Clean stud wall - Heavy	681.68 SF	0.00	2.27	0.61	1,548.02
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

26. HEPA Vacuuming - Detailed - (PER SF)	213.40 SF	0.00	1.06	0.00	226.20
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Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming:

All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.

All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

27. Clean more than the walls and ceiling	895.07 SF	0.00	0.75	0.40	671.70
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The Asbestos Company LLC

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CONTINUED - Room1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

Totals: Room1				12.64	6,624.89
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Bathroom

Height: 8'

234.04 SF Walls	52.01 SF Ceiling
286.06 SF Walls & Ceiling	52.01 SF Floor
5.78 SY Flooring	29.26 LF Floor Perimeter
29.26 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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28. Clean more than the walls and ceiling	338.07 SF	0.00	0.75	0.15	253.70
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Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.

29. Tear off asbestos drywall (no haul off)	286.06 SF	1.87	0.00	3.99	538.92
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Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.

30. Tear out and bag wet insulation - Category 3 water	110.52 SF	1.81	0.00	0.30	200.34
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Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).

31. Clean stud wall - Heavy	286.06 SF	0.00	2.27	0.26	649.62
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

32. HEPA Vacuuming - Detailed - (PER SF)	52.01 SF	0.00	1.06	0.00	55.13
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Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming:

All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.

All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

33. Clean more than the walls and ceiling	338.07 SF	0.00	0.75	0.15	253.70
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.



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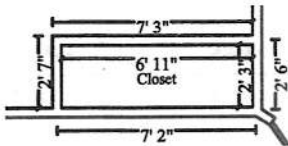
omero@theasbestosco.com

CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Bathroom				4.85	1,951.41

Closet

Height: 8'



146.67 SF Walls	15.56 SF Ceiling
162.23 SF Walls & Ceiling	15.56 SF Floor
1.73 SY Flooring	18.33 LF Floor Perimeter
18.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
34. Clean more than the walls and ceiling	177.79 SF	0.00	0.75	0.08	133.42

Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.

35. Tear off asbestos drywall (no haul off)	162.23 SF	1.87	0.00	2.26	305.63
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Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.

36. Tear out and bag wet insulation - Category 3 water	15.56 SF	1.81	0.00	0.04	28.20
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Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).

37. Clean stud wall - Heavy	162.23 SF	0.00	2.27	0.15	368.41
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

38. HEPA Vacuuming - Detailed - (PER SF)	15.56 SF	0.00	1.06	0.00	16.49
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Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming:

All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.

All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

39. Clean more than the walls and ceiling	177.79 SF	0.00	0.75	0.08	133.42
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

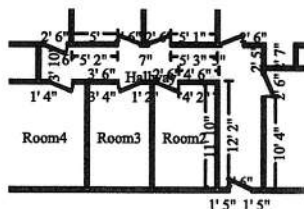
Totals: Closet				2.61	985.57
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Hallway

Height: 8'

656.00 SF Walls	156.18 SF Ceiling
812.18 SF Walls & Ceiling	156.18 SF Floor
17.35 SY Flooring	82.00 LF Floor Perimeter
82.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
40. Clean more than the walls and ceiling	968.35 SF	0.00	0.75	0.44	726.70
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
41. Tear off asbestos drywall (no haul off)	812.18 SF	1.87	0.00	11.33	1,530.11
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
42. Tear out and bag wet insulation - Category 3 water	156.18 SF	1.81	0.00	0.42	283.11
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
43. Clean stud wall - Heavy	812.18 SF	0.00	2.27	0.73	1,844.38
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
44. HEPA Vacuuming - Detailed - (PER SF)	156.18 SF	0.00	1.06	0.00	165.55
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
45. Clean more than the walls and ceiling	968.35 SF	0.00	0.75	0.44	726.70
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Hallway				13.36	5,276.55

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Laundry Room

Height: 8'

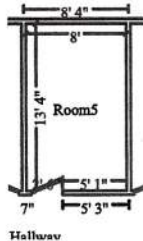
604.00 SF Walls	267.57 SF Ceiling
871.57 SF Walls & Ceiling	267.57 SF Floor
29.73 SY Flooring	75.50 LF Floor Perimeter
75.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
46. Clean more than the walls and ceiling	1,139.14 SF	0.00	0.75	0.51	854.87
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
47. Tear off asbestos drywall (no haul off)	871.57 SF	1.87	0.00	12.16	1,642.00
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
48. Tear out and bag wet insulation - Category 3 water	569.57 SF	1.81	0.00	1.54	1,032.46
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
49. Clean stud wall - Heavy	871.57 SF	0.00	2.27	0.78	1,979.24
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
50. HEPA Vacuuming - Detailed - (PER SF)	267.57 SF	0.00	1.06	0.00	283.62
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum. All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
51. Clean more than the walls and ceiling	1,139.14 SF	0.00	0.75	0.51	854.87
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Laundry Room				15.50	6,647.06



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Room 5

Height: 8'

341.33 SF Walls	106.67 SF Ceiling
448.00 SF Walls & Ceiling	106.67 SF Floor
11.85 SY Flooring	42.67 LF Floor Perimeter
42.67 LF Ceil. Perimeter	

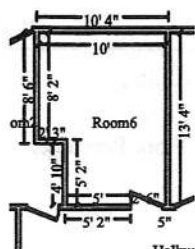
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
52. Clean more than the walls and ceiling	554.67 SF	0.00	0.75	0.25	416.25
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
53. Tear off asbestos drywall (no haul off)	448.00 SF	1.87	0.00	6.25	844.01
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
54. Tear out and bag wet insulation - Category 3 water	192.00 SF	1.81	0.00	0.52	348.04
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
55. Clean stud wall - Heavy	448.00 SF	0.00	2.27	0.40	1,017.36
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
56. HEPA Vacuuming - Detailed - (PER SF)	106.67 SF	0.00	1.06	0.00	113.07
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum. All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
57. Clean more than the walls and ceiling	554.67 SF	0.00	0.75	0.25	416.25
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room 5				7.67	3,154.98



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Room6

Height: 8'

373.33 SF Walls	121.67 SF Ceiling
495.01 SF Walls & Ceiling	121.67 SF Floor
13.52 SY Flooring	46.67 LF Floor Perimeter
46.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
58. Clean more than the walls and ceiling	616.68 SF	0.00	0.75	0.28	462.79
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
59. Tear off asbestos drywall (no haul off)	495.01 SF	1.87	0.00	6.91	932.58
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
60. Tear out and bag wet insulation - Category 3 water	215.01 SF	1.81	0.00	0.58	389.75
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
61. Clean stud wall - Heavy	495.01 SF	0.00	2.27	0.45	1,124.12
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
62. HEPA Vacuuming - Detailed - (PER SF)	121.67 SF	0.00	1.06	0.00	128.97
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
63. Clean more than the walls and ceiling	616.68 SF	0.00	0.75	0.28	462.79
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room6				8.50	3,501.00



The Asbestos Company LLC

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Room 2

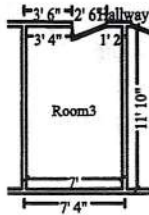
Height: 8'

300.92 SF Walls	82.65 SF Ceiling
383.57 SF Walls & Ceiling	82.65 SF Floor
9.18 SY Flooring	37.61 LF Floor Perimeter
37.61 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
64. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
65. Tear off asbestos drywall (no haul off)	383.57 SF	1.87	0.00	5.35	722.63
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
66. Tear out and bag wet insulation - Category 3 water	157.88 SF	1.81	0.00	0.43	286.19
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
67. Clean stud wall - Heavy	383.57 SF	0.00	2.27	0.35	871.05
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
68. HEPA Vacuuming - Detailed - (PER SF)	82.65 SF	0.00	1.06	0.00	87.61
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum. All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
69. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room 2				6.55	2,667.24

The Asbestos Company LLC

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Room3

Height: 8'

300.92 SF Walls	82.65 SF Ceiling
383.57 SF Walls & Ceiling	82.65 SF Floor
9.18 SY Flooring	37.61 LF Floor Perimeter
37.61 LF Ceil. Perimeter	

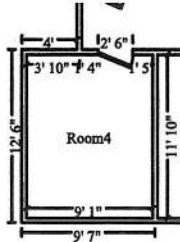
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
70. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
71. Tear off asbestos drywall (no haul off)	383.57 SF	1.87	0.00	5.35	722.63
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
72. Tear out and bag wet insulation - Category 3 water	157.88 SF	1.81	0.00	0.43	286.19
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
73. Clean stud wall - Heavy	383.57 SF	0.00	2.27	0.35	871.05
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
74. HEPA Vacuuming - Detailed - (PER SF)	82.65 SF	0.00	1.06	0.00	87.61
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
75. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room3				6.55	2,667.24



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Room 4

Height: 8'

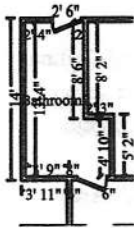
334.25 SF Walls	107.25 SF Ceiling
441.50 SF Walls & Ceiling	107.25 SF Floor
11.92 SY Flooring	41.78 LF Floor Perimeter
41.78 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
76. Clean more than the walls and ceiling	548.75 SF	0.00	0.75	0.25	411.81
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
77. Tear off asbestos drywall (no haul off)	441.50 SF	1.87	0.00	6.16	831.77
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
78. Tear out and bag wet insulation - Category 3 water	274.38 SF	1.81	0.00	0.74	497.37
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
79. Clean stud wall - Heavy	441.50 SF	0.00	2.27	0.40	1,002.61
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
80. HEPA Vacuuming - Detailed - (PER SF)	107.25 SF	0.00	1.06	0.00	113.69
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
81. Clean more than the walls and ceiling	548.75 SF	0.00	0.75	0.25	411.81
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room 4				7.80	3,269.06

The Asbestos Company LLC

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Bathroom2

Height: 8'

329.33 SF Walls	77.58 SF Ceiling
406.91 SF Walls & Ceiling	77.58 SF Floor
8.62 SY Flooring	41.17 LF Floor Perimeter
41.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
82. Clean more than the walls and ceiling	484.49 SF	0.00	0.75	0.22	363.59
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
83. Tear off asbestos drywall (no haul off)	406.91 SF	1.87	0.00	5.68	766.60
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
84. Tear out and bag wet insulation - Category 3 water	242.24 SF	1.81	0.00	0.65	439.10
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
85. Clean stud wall - Heavy	406.91 SF	0.00	2.27	0.37	924.06
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
86. HEPA Vacuuming - Detailed - (PER SF)	77.58 SF	0.00	1.06	0.00	82.23
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
87. Clean more than the walls and ceiling	484.49 SF	0.00	0.75	0.22	363.59
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Bathroom2				7.14	2,939.17
Total: Main Level				93.17	39,684.17
Line Item Totals: LVR-2023-01-06-1501				333.23	66,262.44



The Asbestos Company LLC

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Grand Total Areas:

4,089.08	SF Walls	1,283.18	SF Ceiling	5,372.26	SF Walls and Ceiling
1,283.18	SF Floor	142.58	SY Flooring	511.13	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	511.13	LF Ceil. Perimeter
1,283.18	Floor Area	1,396.42	Total Area	4,089.08	Interior Wall Area
1,455.00	Exterior Wall Area	161.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



The Asbestos Company LLC

(720)919-2727

omero@theasbestosco.com

Summary

Line Item Total	65,929.21
Material Sales Tax	333.23
Replacement Cost Value	<u>\$66,262.44</u>
Net Claim	<u>\$66,262.44</u>

Omero Mendez
Estimator



The Asbestos Company LLC

(720)919-2727
omero@theasbestosco.com

Recap of Taxes

	Material Sales Tax (4.5%)	Manuf. Home Tax (4.5%)	Storage Rental Tax (4.5%)	Local Food Tax (1.6%)
Line Items	333.23	0.00	0.00	0.00
Total	333.23	0.00	0.00	0.00



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omero@theasbestosco.com

Recap by Room

Estimate: LVR-2023-01-06-1501

General	26,338.21	39.95%
Area: Main Level		
Room1	6,612.25	10.03%
Bathroom	1,946.56	2.95%
Closet	982.96	1.49%
Hallway	5,263.19	7.98%
Laundry Room	6,631.56	10.06%
Room5	3,147.31	4.77%
Room6	3,492.50	5.30%
Room2	2,660.69	4.04%
Room3	2,660.69	4.04%
Room4	3,261.26	4.95%
Bathroom2	2,932.03	4.45%
<hr/>		
Area Subtotal: Main Level	39,591.00	60.05%
<hr/>		
Subtotal of Areas	65,929.21	100.00%
<hr/>		
Total	65,929.21	100.00%



The Asbestos Company LLC

(720)919-2727

omero@theasbestosco.com

Recap by Category

Items	Total	%
GENERAL DEMOLITION	14,641.33	22.10%
PERMITS AND FEES	400.00	0.60%
HAZARDOUS MATERIAL REMEDIATION	49,439.68	74.61%
TEMPORARY REPAIRS	440.00	0.66%
WATER EXTRACTION & REMEDIATION	1,008.20	1.52%
Subtotal	65,929.21	99.50%
Material Sales Tax	333.23	0.50%
Total	66,262.44	100.00%

Terms & Conditions from Emergency Work Authorization Agreement

Assignment of Insurance Benefits: To the extent applicable, Owner hereby assigns any and all insurance rights, benefits, proceeds, and any causes of action under any applicable insurance policies to The Asbestos Company LLC, for services rendered or to be rendered by The Asbestos Company LLC. By executing this document, Owner intends for all rights, benefits, and proceeds for services rendered by The Asbestos Company, LLC to be assigned solely and exclusively to The Asbestos Company, LLC. In this regard, Owner waives any privacy rights relating to Owner's insurance policies and authorizes Owner's insurers to communicate directly with The Asbestos Company, LLC. Owner makes this assignment in consideration for The Asbestos Company, LLC's agreement to perform labor, services, supply materials, and perform its obligations under this contract. Owner hereby unequivocally directs any applicable insurance carrier(s) to release any and all information requested by The Asbestos Company, LLC, its representative, and/or its attorney for the purpose of obtaining actual benefits to be paid by Owner's insurance carrier(s) for services rendered or to be rendered.

Scope of Work & Pricing: an Xactimate invoice will be written to detail the specific scope of work and final contract price after the work is performed. The authorized scope of work shall comply with the standards adopted or promulgated by the Institute of Inspection Cleaning and Restoration Certification ("IICRC").

Work Quality: All work involving restoration and / or repairs is for the damaged work only and for like kind & quality craftsmanship and does not cover unaffected areas and does not cover restoring existing deficiencies. This presumes original walls, floors and framing are plumb, square, and straight. Construction does not result in "Perfect Finishes" such as is found in manufacturing under a controlled environment. Our work will conform to existing qualities and will be governed by references published by the National Association of Home Builders, "Residential Construction Performance Guidelines". All construction debris will be removed from project and areas left in a broom clean and / or shop vac quality cleaned condition.

Contract Time: Time is of the essence to this agreement and The Asbestos Company will diligently pursue substantial completion of the work but will not be held liable for delays due to deliveries, weather, owner or insurance carrier, scheduling of trade issues or any other conditions beyond contractor's control. Owner agrees to hold The Asbestos Company harmless for any additional delays to work. Owner further agrees not to cause delays to project for any reason and to provide clear and continuous access to the work site from 7:00am to 5:30pm. The Asbestos Company may at their option, place a "LOCK BOX" at the facilities. Substantial completion is the date when the property can be occupied for its intended use, not when the work is 100% satisfactory. Customer agrees to sign Certificate of Satisfaction / Certificate of Complete ("COC") upon project completion.

Invoice & Payment Method: If the insurance company does not pay The Asbestos Company directly, Owner agrees to make payment to The Asbestos Company for the Work, whether or not such Work is covered by insurance. The Asbestos Company may invoice work for parts or work complete. Owner shall pay The Asbestos Company the amount of each invoice no later than ten (10) days following Owner's receipt of the invoice. Interest shall accrue on payments not received within such time at the lesser of (i) the maximum lawful interest rate or (ii) one and one-half percent (1 1/2) per month and may be compounded monthly. Any remaining balance of the Contract Price after the above payments are made shall be paid no later than ten (10) days following completion of the Work. At the completion of Final Walk Through, owner must pay The Asbestos Company for all



The Asbestos Company LLC

(720)919-2727

omero@theasbestosco.com

sums less correction items on list. Items addressed after Final Walk Through will be placed on a warranty list and will not be subject to subtractions from final payments subject to limited warranty below.

Hold Harmless: Contract excludes any loss caused by or consisting of any mold or microbial growth whether or not caused by The Asbestos Company or their subcontractors or suppliers. Owner further agrees to hold The Asbestos Company harmless from all claims for personal, professional, or property damage related to mold, microbial growth, fungi, mildew. Except as provided herein, there are no other expressed or implied warranties of any kind, and Owner waives any such warranty.

Certain Owner Obligations: Owner agrees to allow The Asbestos Company to communicate with insurance or mortgage company in order to facilitate the processing and payment of the claim. Owner agrees to quickly facilitate the signing of any proof of loss and / or mortgage company inspections and/or endorsements to claim payments. Owner waives any right of recovery or subrogation against The Asbestos Company to the extent of Owner's insurance coverage. Owner shall provide and maintain Property, Building, Personal Property, Builders Risk, "All Risk" and Premises Liability Insurance Covering the Work, including all materials and supplies on site but not yet installed.

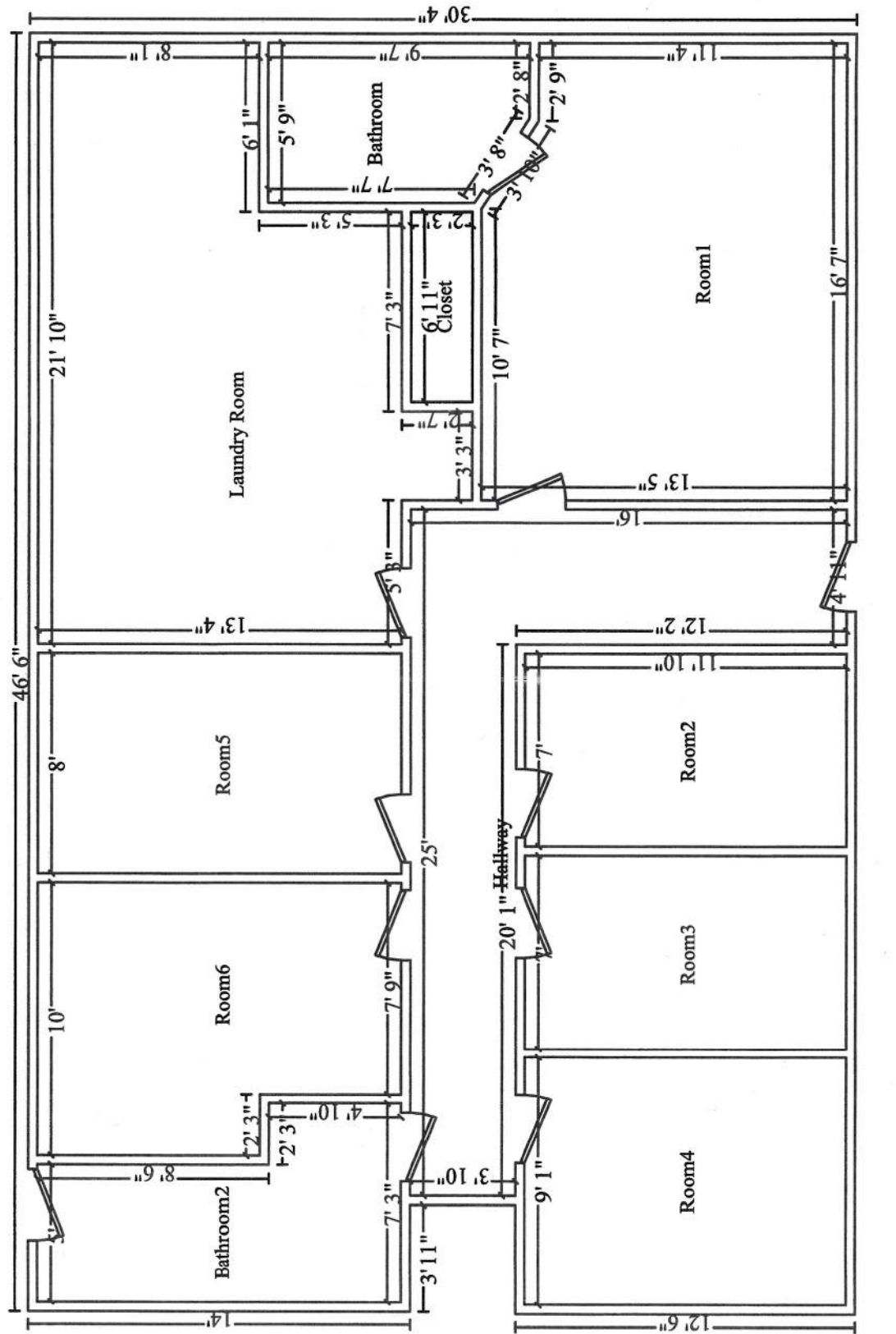
Hazardous or Other Conditions: The Asbestos Company may halt the work upon any findings of hazardous substances or unsafe conditions. The Asbestos Company will notify owner upon the discovery of any such items. Owner must notify The Asbestos Company of any known hazardous items at the site including; asbestos, chemicals, lead, or other and owner shall indemnify and hold harmless The Asbestos Company from and against any and all claims arising from or related to the Conditions, and The Asbestos Company shall be entitled to payment from Owner for all costs, expense and damages, including reasonable attorney's fees and expenses, it incurs as a result of the Conditions. If such conditions cause delay to project for more than one (1) week, The Asbestos Company may terminate this agreement. While The Asbestos Company performs work related to and including the removal of mold and mold spores, owner agrees to hold The Asbestos Company harmless from any and all claims for physical, personal, and/or mental damages related to or consisting of mold or microbial growth of any sort or manner.

Subcontractors: Owner authorizes The Asbestos Company to retain subcontractors, as independent contractors, to carry out portions of the Scope of Work at The Asbestos Company's absolute discretion. To the extent required by law, The Asbestos Company shall ensure that the Scope of Work is carried out by subcontractors licensed to perform the applicable Scope of Work including, but not limited to: plumbing, electrical, and asbestos remediation.

Default: If Owner defaults in any of its obligations hereunder, The Asbestos Company may, at its option, in addition to other remedies provided in this Contract or pursuant to applicable law or principles of equity, pursue one or more of the following remedies; suspend some or all of the Work until all defaults have been cured, upon three (3) days written notice to Owner, terminate some or all of The Asbestos Company's obligations under this Contract, and/or recover all amounts due under this Contract plus all expenses and reasonable attorney's fees and expenses incurred by The Asbestos Company as a result of Owner's breach or The Asbestos Company's enforcement of this Contract. In the event this Contract or The Asbestos Company's obligations are terminated by The Asbestos Company pursuant to the terms of this Contract, The Asbestos Company shall be paid for all Work performed through the date of termination in the amount that will compensate The Asbestos Company for all costs incurred, plus thirty percent of those costs. The Asbestos Company retains the right to file a Mechanics Lien for services rendered and hereby notifies owner that The Asbestos Company will file said lien to protect The Asbestos Company's interest in the subject property. In such event, owner shall pay all interest charges and filing fees for the lien.

Dispute Resolution: Any Controversy or claim arising out of or relating to this Contract or work performed pursuant thereto shall be resolved by in the District Court of Denver County, Colorado. OWNER HEREBY WAIVES A RIGHT TO A JURY TRIAL, AND CONSENTS TO A TRIAL TO THE COURT. The prevailing party, in any action stemming from Owner's failure to issue payment to The Asbestos Company for the Work performed, shall be entitled to reasonable attorneys' fees and costs incurred in such litigation. Owner and The Asbestos Company further waive any claims for consequential or punitive damages against each other.

Entire Agreement: This Contract, including the Attachments hereto or supplemental documents referencing the Scope of Work and/or Xactimate Invoice, will comprise the complete agreement of the parties and no representations or agreements have been made by either party except as expressly stated in this Contract. All modifications to this Contract shall be in writing and signed by both parties hereto. If any provision of this Contract becomes or is determined to be illegal or unenforceable for any reason, the remainder of the Contract shall remain in full force and effect.



January 17, 2023

Omero Mendez
CEO
The Asbestos Company LLC

Subject: Asbestos Air Clearance Report
29555 Goose Creek Road Sedalia, CO 80135

To Whom It May Concern:

Following is the project completion report for the work areas located at 29555 Goose Creek Road Sedalia, CO 80135. The purpose of this report is to document this remediation project was completed, and indoor asbestos amplification was not occurring in the work area.

The project remediation permit request was approved by CDPHE, the permit number had not been received from CDPHE at the time of the clearance.

The remediation work areas (**Living Area**) were visually inspected in order to confirm the scope of work was properly followed and completed. The containments were also visually inspected to verify breaches and/or defects were not present.

An Industrial Hygienist for Earth Energy Environment (E3) performed the remediation project completion inspection and testing procedures.

Phase Contrast Microscopy (PCM) samples were collected in accordance with the National Institute for Occupational Safety and Health (NIOSH) method 7400 using cassettes (standard 3 piece, 25 mm dia., 0.8 um MCE filter) purchased from Zefon International, Inc. Asbestos concentrations in the containment were calculated as airborne fibers per cubic centimeter of air (F/cc). **Samples were read by an analyst working under Laboratory IHPAT Certification No. 221103 (Proficient).**

Visual Inspection, Air Clearance, and Sample Analyses Performed by:



Eli Willden
CDPHE Certifications **No. 20139** and Colorado Consulting Firm **No. ACF-21719**
(303) 902-5851
ELI@E3C-USA.COM

Visual inspection confirmed that no asbestos-containing debris was observed in the work areas. Table 1 provides a summary of the sample numbers, sample volumes, and calculated concentrations. The National Emission Standards for Hazardous Air Pollutants (NESHAP) clearance standard is 0.01 F/cc.

TABLE 1: PCM CLEARANCE - AIR SAMPLING RESULTS.

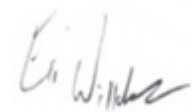
Date	Unit/ Area	Sample #	Sample Description	Sample Volume	*Fibers/cc
January 17, 2023	Air Clearance at: 29555 Goose Creek Road Sedalia, CO 80135 (Living Area)	CL-101722-1	Inside Containment	1355	0.003
		CL-011722-2		1340	0.001
		CL-011722-3		1330	0.002
		CL-011722-4		1325	0.002
		CL-011722-5		1315	0.002
		BLK-1	Blanks	-	BRL
		BLK-2		-	BRL

*BRL denotes "Below Reporting Limits". The PCM Colorado Department of Public Health and Environment (CDPHE) clearance standard is 0.01 F/cc.

The PCM clearance air sample results were all below the NESHAP clearance standard of 0.01 F/cc. Based on the information presented above, **E3 concludes that the containment area has passed the air clearance testing as of January 17th at 4:30pm.** the containment may be removed, and the work area may be reoccupied after build back.

Thank you for allowing E3 the opportunity to provide environmental services to you. If you have questions or require additional information, please contact me at (303) 902-5851

EARTH ENERGY ENVIRONMENT (E3)



Eli Willden
CDPHE Certifications No. 20139
Colorado Consulting Firm No. ACF-21719

Earth Energy Environment (E3)

PAY APPLICATION

Services For:

Omero Mendez
CEO
The Asbestos Company LLC

INVOICE NUMBER	JAN.17.2023 - Goose Creek (Clear)
INVOICE DATE	January 17, 2022
PROPOSAL NUMBER	Verbal
CLAIM NUMBER	N/A
TERMS	Upon Receipt

Item	Work Description	Rate	Total	AMOUNT
1.0	Services at 29555 Goose Creek Road Sedalia, CO 80135			\$750
	January 17, 2023			
	- PCM Air Clearance	FIXED	\$750.00	
			PAY THIS AMOUNT	\$750

DIRECT ALL INQUIRIES TO:
ELI@E3C-USA.com

MAKE ALL CHECKS PAYABLE TO:
Earth Energy Environment

ATTN: ACCOUNTS RECEIVABLE
PO BOX #348
FREDERICK, CO 80530

THANK YOU FOR YOUR BUSINESS!



North Fork Fire Protection District

PO Box 183

Buffalo Creek, CO 80425-0183

Phone: 303-838-2270

Fax: 303-838-0412

September 25, 2024

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

RE: 29555 GOOSE CREEK ROAD, SEDALIA – PROOF OF FIRE PROTECTION FOR SPECIAL USE CASE

To Whom It May Concern,

Lost Valley Ranch is in the process with Jefferson County for approval on a Special Use case to allow their maximum occupancy to increase from 200 people to 250 people. On behalf of the North Fork Fire Protection District, I have the following comments:

1. The property is within the boundaries of the North Fork Fire Protection District. The North Fork Fire Protection District will provide emergency services to this property to the best of their ability.
2. North Fork Fire Protection District does not have any objection to the special use and occupancy increase.
3. North Fork Fire understands that a wildfire mitigation plan will be deferred to be complete in conjunction with the site development plan.
4. These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements.

Please contact me by email at rrush@elkcreekfire.org if I can be of further assistance.

Sincerely,

Rachel Rush
Fire Marshal
Elk Creek Fire Protection District
Under Contract with North Fork Fire Protection District

**CERTIFICATION OF NOTIFICATION
OF MINERAL ESTATE OWNER**

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Brynhildr Halsten of Galloway & Company on behalf of Lost Valley Ranch
_____, (the "Applicant" or
authorized representative of the Applicant),

by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 29555 Goose Creek Rd, Sedalia, CO

Legal Description (attach as applicable): _____

Case Number 2024 112050 000 00 PA

_____ I /We have searched the records of the Jefferson County Tax Assessor and the Jefferson County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

X I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.

BRYNHILDR HALSTEN
Applicant or Authorized Representative

2024/09/26
Date

1356 396

APR 11 1961

Filed for record the

day of

A. D. 19

at

o'clock

M.

Reception No.

848458

ROBERT W. NEWTON

RECORDER

This Deed, Made this 4th day of April in the year of our Lord

one thousand nine hundred and sixty-one between RICHARD M. PATTERSON and PHYLLIS PATTERSON of the County of Jefferson and State of Colorado, of the first part, and GOOSE CREEK LAND CORP., a Colorado corporation of the County of El Paso and State of Colorado, of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one dollar and other good and valuable considerations to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Jefferson and State of Colorado, to-wit:

The Northwest Quarter and the Southwest Quarter of Section 16 and the West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 10 South, Range 71, West of the 6th P.M.; together with all water and water rights and ditch and ditch rights used with and appurtenant to the above property; and also together with all oil, gas, coal and minerals and rights thereto in, on and under the above property, excepting State of Colorado mineral reservations of record reserved in Patent from State of Colorado, and together with all grazing rights and special use permits held by Grantors in the Pike National Forest.

Together With all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold The said premises above bargained and described, with the appurtenances, unto the said party of the second part, its heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except 1961 taxes, due and payable in 1962, and subsequent taxes, and note secured by Trust Deed recorded in Book 1054 at Page 278 of the records of Jefferson County, Colorado, which Grantee assumes and agrees to pay.

and the above bargained premises, in the quiet and peaceable possession of the said party of the second part its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will Warrant and Forever Defend.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

RICHARD M. PATTERSON

PHYLLIS PATTERSON

STATE OF COLORADO,

County of EL PASO

acknowledged before me this 4th day of

The foregoing instrument was April, 19 61.

by Richard M. Patterson and Phyllis Patterson.

Witness my hand and official seal.

My commission expires Feb 25 1962

Notary Public

*If acting in representative or official capacity, insert name and capacity.

To: Alex Fowlkes
Jefferson County Planning and Zoning
Planner

From: Daniela Gonzalez, Galloway
Cooper Riddell-Brosig, Galloway

Date: September 23, 2024

Re: **Lost Valley Ranch – Sedalia, CO
Traffic Analysis**



INTRODUCTION

This memorandum provides the results of a traffic analysis performed in support of an approximately 480-acre lot for the proposed site improvements of a ranch resort in Sedalia, Colorado. The proposed site development is located off Goose Creek Rd in Pike-San Isabel National Forest. The site location is shown in Figure 1.

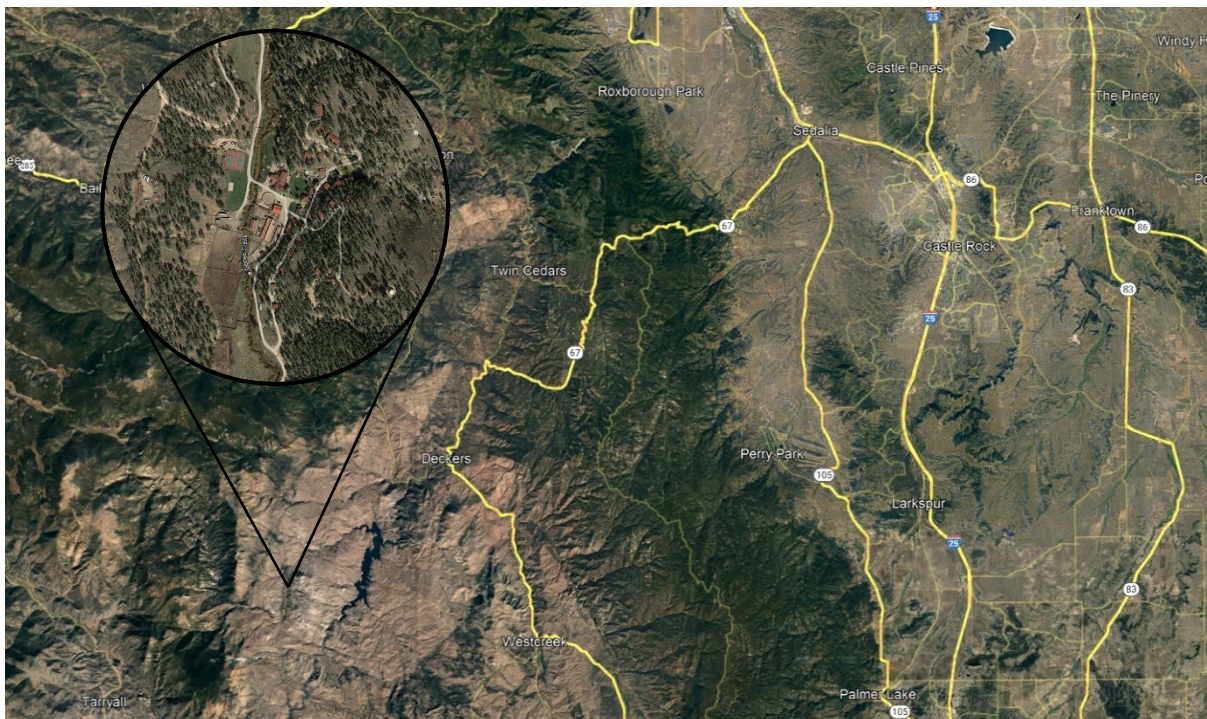


Figure 1 – Lost Valley Ranch Site Location

BACKGROUND

Lost Valley Ranch is currently operational and has 13 one-bedroom cabins, 6 two-bedroom cabins, 5 three-bedroom cabins, accommodation buildings, and many recreational activity areas.

The Applicant, Lost Valley Ranch, proposes to develop additional cabins and housing within the subject site. A full-sized copy of the site plan is provided as Attachment I. The purpose of this analysis is to evaluate the traffic generated by the additional lodging and how it may affect the roadways in the vicinity of the site.

EXISTING CONDITIONS

The proposed site addition/improvement is part of an approximately 480-acre site in Sedalia, CO, with the Jefferson County parcel ID 01-162-00-0001. The site is zoned Agricultural-Two (A-2) and is currently developed with a campground use. Provided below is a description of the existing roadways in the vicinity of the subject site:

Goose Creek Rd: Goose Creek Rd is a dirt road that connects the site to Wigwam Creek Rd to the northeast and turns into Matukat Rd to the southwest.

Wigwam Creek Rd: Wigwam Creek Rd is a dirt road that connects Goose Creek Rd to Deckers Rd. The intersection of Deckers Rd/Wigwam Creek Rd operates under stop control.

Matukat Rd: Matukat Rd is a dirt road that connects Goose Creek Rd to Tarryall Rd. The intersection of Tarryall Rd/Matukat Rd is uncontrolled.

Deckers Rd: Deckers Rd is a two-lane paved road that runs from Buffalo Creek, CO to Deckers, CO. This road connects Wigwam Creek Rd to SH -67. The intersection of Deckers Rd/SH-67 operates under stop control.

Tarryall Rd: Tarryall Rd is a two-lane paved road that connects Matukat Rd to US-24. The intersection of Tarryall Rd/US-24 Rd operates under stop control.

PROPOSED DEVELOPMENT AND TRIP GENERATION

The Applicant is proposing the development of new guest cabins and housing. Trip generation estimates for the weekday AM and PM peak hours, as well as the weekday average daily traffic (ADT), were derived from the standard Institute of Transportation Engineers (ITE) Trip Generation Manual rates/equations, as published in the 11th edition. ITE provides multiple land use codes (LUCs) for lodging/camping type uses. LUC 416: Campground/Recreational Vehicle Park was selected as the most appropriate LUC for the proposed project. It was assumed that 8 cabins would be constructed.

In accordance with these ITE assumptions the proposed use would generate, at build out and full occupancy:

- 3 additional AM weekday peak hour (2 in/1 out),
- 3 additional PM weekday peak hour (1 in/2 out), and
- 30 additional average daily trips.

These additional trips can be seen in Table 1 along with the assumed existing trips.

Table 1

Lost Valley Ranch - Sedalia, CO

Site Trip Generation ⁽¹⁾

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
<u>Existing</u>										
Campground/Recreational Vehicle Park	416	24	Occupied Campsites	6	2	8	4	6	10	100
<u>Proposed Additions</u>										
Campground/Recreational Vehicle Park	416	8	Occupied Campsites	2	1	3	1	2	3	30
Total Site Trips				8	3	11	5	8	13	130

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

TRIP DISTRIBUTION

There are multiple routes that can be taken to get to and from the site location depending on where the visitors are travelling from. The routes to and from major highways include:

- Goose Creek Rd <-> Wigwam Creek Rd <-> Deckers Rd <-> SH-67
- Goose Creek Rd <-> Wigwam Creek Rd <-> Deckers Rd <-> Pine Valley Rd <-> US-285
- Goose Creek Rd <-> Matukat Rd <-> Tarryall Rd <-> US-24

With the limited number of peak hour and daily trips that the site improvements would introduce to the roadways, it is not expected to cause any adverse effects to the traffic operations in the vicinity of the site.

CONCLUSIONS

The conclusions of this analysis are as follows:

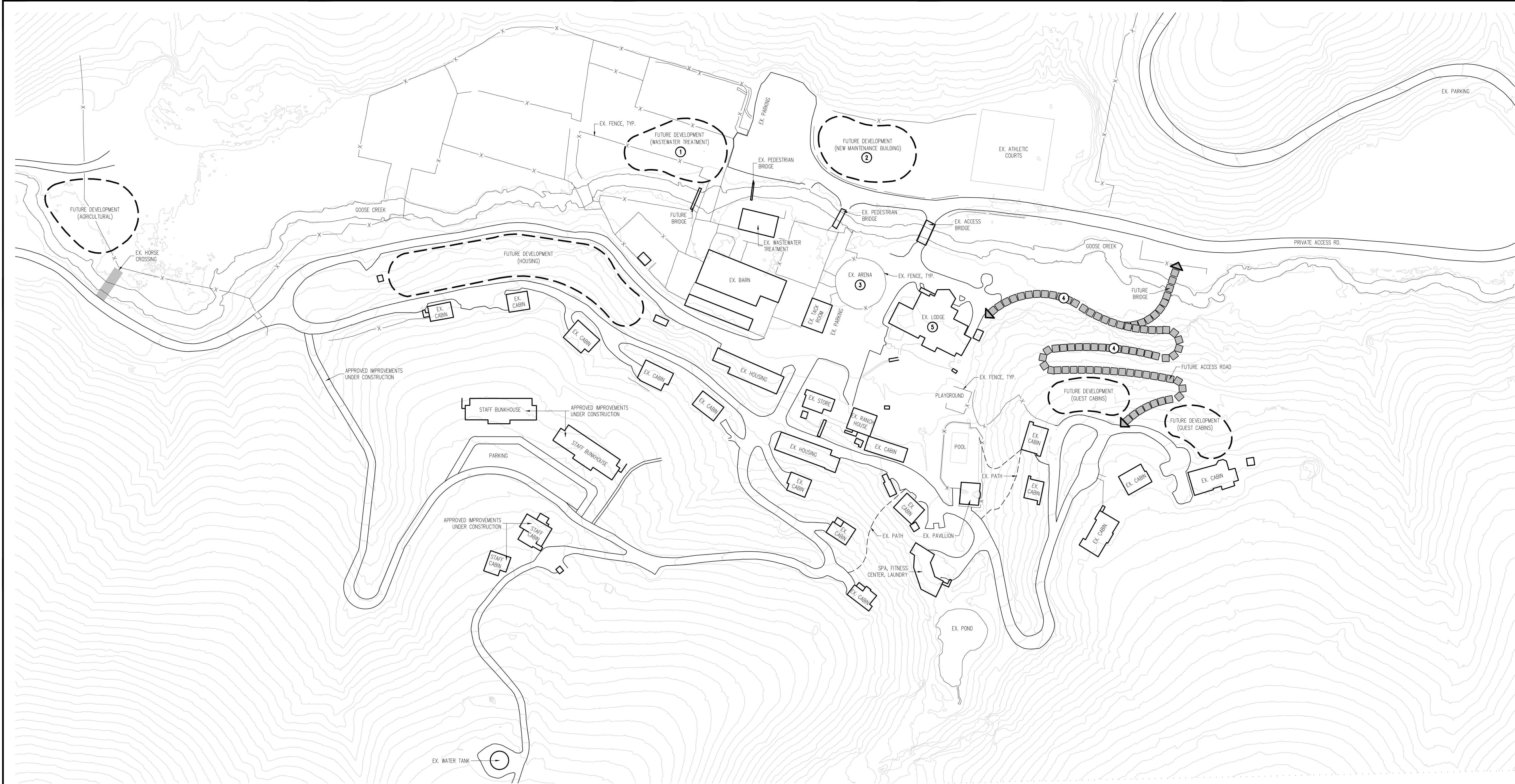
1. The Applicant, Lost Valley Ranch, proposes to construct new cabins and housing within the subject site. A Campground use was assumed to predict the trip generation volumes.
2. The proposed use would generate 3 additional weekday AM peak hour trips, 3 additional weekday PM peak hour tips, and 30 additional average daily trips. This along with the assumed existing trips to the site will generate a total of 11 weekday AM trips, 13 weekday PM trips, and 130 average daily trips to the site of Lost Valley Ranch.
3. Based on the trip generation, the proposed cabins and housing use would not negatively impact the roadways in the vicinity of Lost Valley Ranch. The traffic impacts associated with the proposed use would be adequately accommodated by the constructed road network without the need for additional improvements.

We trust that the information contained herein satisfies the request of Jefferson County. If you have any questions or need further information, please contact Daniela Gonzalez at DanielaGonzalez@GallowayUS.com or 303-770-8884.

Lost Valley Ranch
Sedalia, CO

Attachment I

Site Plan

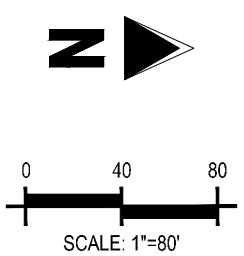


PROPOSED IMPROVEMENTS LEGEND

- FUTURE DEVELOPMENT AREAS
- MAJOR ROADWAY/ACCESS IMPROVEMENTS

SITE KEY

- ① WASTEWATER TREATMENT FACILITY (TO BE RELOCATED – FUTURE)
- ② MAINTENANCE BUILDING (TO BE RELOCATED – FUTURE TEEN SPACE)
- ③ HORSE ARENA/RODEO (FUTURE EXPANSION)
- ④ ROADWAY ACCESS IMPROVEMENTS (FUTURE)
- ⑤ LODGE (FUTURE EXPANSION)



NOT FOR
CONSTRUCTION

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ENFORCED AND PROSECUTED.



SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC

29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No:	MTK000001
Drawn By:	TJR
Checked By:	JAR
Date:	08/05/2024

SITE PLAN

From: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Sent: Wednesday, September 25, 2024 12:58 PM
To: Brynhildr Halsten
Subject: RE: [External Email]Lost Valley Ranch 29555 Goose Creek Road

Brynhildr,

Thanks for discussing your project with Lost Valley Ranch. The Forest Service supports working on the Site Development Plan and the Wildfire Hazard Mitigation Plan concurrently. Presently, we cannot comment on the specifics of the project until we see the Site Development Plan and the Wildfire Hazard Mitigation Plan.

We are happy to assist Lost Valley Ranch as a partner and adjacent landowner.

Regards,
Nathan



A handwritten signature in blue ink that reads 'Nathanael Berry'.

Nathanael Berry
Realty Specialist

Forest Service
Pike National Forest,
South Platte Ranger District

c: 720-602-8438 (preferred)

p: 303-275-5645

f: 303-275-5642

Nathanael.Berry@usda.gov

30403 Kings Valley Drive, Suite 2-115
Conifer, CO 80433

www.fs.fed.us



Caring for the land and serving people

From: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Sent: Monday, September 23, 2024 10:08 AM
To: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Subject: RE: [External Email]Lost Valley Ranch 29555 Goose Creek Road

Thank you. Yes. Will send a Teams invite for 1230

Sincerely,



Brynhildr Halsten PLA, ASLA (she/her)
DEVELOPMENT SERVICES PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920
O 719.900.7220
BrynhildrHalsten@GallowayUS.com

GallowayUS.com

From: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Sent: Monday, September 23, 2024 10:03 AM
To: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Subject: RE: [External Email]Lost Valley Ranch 29555 Goose Creek Road

Brynhildr,

Do you have availability on Wednesday? I'm free for a phone or Teams meeting after 1100.

Regards,
Nathan



A handwritten signature in blue ink that reads "Nathanael Berry".

Nathanael Berry
Realty Specialist

Forest Service
Pike National Forest,
South Platte Ranger District

c: 720-602-8438 (preferred)
p: 303-275-5645
f: 303-275-5642

Nathanael.Berry@usda.gov

30403 Kings Valley Drive, Suite 2-115
Conifer, CO 80433

www.fs.fed.us



Caring for the land and serving people

From: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Sent: Thursday, September 19, 2024 10:27 AM
To: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Subject: [External Email]Lost Valley Ranch 29555 Goose Creek Road

You don't often get email from brynhildrhalsten@gallowayus.com. [Learn why this is important](#)

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;
Use caution before clicking links or opening attachments.

Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Hello Mr. Berry,

Following up on the voicemail. Would you be available for a quick call or meeting regarding Lost Valley Ranch? The privately owned parcel / working ranch / resort ranch is located just north east of the Goose Creek Campground in the Pike San Isabel National Forest.

Per discussions with Jefferson County, they would prefer that Galloway and Lost Valley Ranch notify the Forest Service of the project and confirm the Forest Service has no issue with the preparation of the Wildfire Hazard Mitigation Plan for the property during the Site Development Process rather than the Special Use.

Sincerely,



Brynhildr Halsten PLA, ASLA (she/her)
DEVELOPMENT SERVICES PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920
O 719.900.7220
BrynhildrHalsten@GallowayUS.com

GallowayUS.com

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March 18, 2024

Jefferson County Public Health
645 Parfet Street
Lakewood, CO 80215

RE: Lost Valley Ranch Wastewater Treatment Capacity - Bunkhouses #1 and #2

To whom it may concern:

Lost Valley Ranch (LVR) has a centralized wastewater treatment facility (WWTF) that operates under Colorado Department of Public Health and Environment (CDPHE) discharge permit certification COG588122. The permitted hydraulic capacity of the existing facility is 15,000 gallons per day (gpd). LVR submits monthly discharge monitoring reports (DMRs) to CDPHE that document loading into its WWTF. Between 2022-2023, maximum month hydraulic loading into the facility has averaged less than 10,000 gpd.

On a per person basis, (i.e. gallons per person per day) a value of 62 gpd has been estimated for Lost Valley Ranch. This compares to Jefferson County OWTS regulations Table A-1 which estimates daily wastewater flow for both hotels and multiple-family dwellings or apartments at 75 gpd. Based on its rated capacity of 15,000 gallons per day, the LVR WWTF can support the following number of persons depending on the assumed user characteristic:

Assumed User Characteristic	WWTF Capacity = 15,000 GPD
62 gallons per person per day	241 persons
75 gallons per person per day/room ²	200 person/rooms

The remaining capacity in the LVR WWTF was confirmed in an email from the CDPHE Engineering Section dated October 23, 2023. In this email it is noted that the maximum monthly average daily flows in 2022 and 2023 were 9,935 gpd and 9,106 gpd, respectively. Ultimately, it is the responsibility of the owner to ensure compliance with its permit. It is understood that proposed 'Bunkhouse #1' and 'Bunkhouse #2' will not increase the maximum allowed population on the property, and the proposed project does not forecast a significant change in water demand. Therefore, the remaining capacity in the LVR WWTF, can reasonably be expected to support the proposed project.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

James Starnes, PE
Project Manager

James.Starnes@respec.com

office: 719.402.0016

cell: 517.4496710





Colorado Department
of Public Health
and Environment

**CERTIFICATION TO DISCHARGE UNDER CDPS GENERAL PERMIT COG588000
DOMESTIC WASTEWATER TREATMENT FACILITIES DISCHARGING
TO RECEIVING WATERS WITH
A CHRONIC LOW FLOW: DESIGN FLOW RATIO OF 100:1 OR GREATER
AND NOT DISCHARGING TO WATERS THAT ARE DESIGNATED
AS THREATENED AND ENDANGERED HABITAT**

Certification Number: **COG588122**

This Certification to Discharge specifically authorizes:

Lost Valley Ranch Corp

to discharge from the facility identified as

Lost Valley Ranch

to: Goose Creek

Eligibility Category: **Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.25 MGD**

Facility Address:	29555 Goose Creek Rd, Sedalia, CO, 80135 Jefferson County
Facility Latitude/Longitude:	39.22663 Latitude - -105.29631 Longitude
Permitted Features:	
Permitted Feature 001A External Outfall	39.181133 Latitude -105.342739 Longitude following the chlorination and the sand filter and prior to entering the receiving waters
Permitted Feature 300I Influent Sampling Location	39.181197 Latitude -105.342569 Longitude - at a representative location prior to chemical, physical, or biological treatment

Permit Limitations and Monitoring Requirements apply consistent with the Permit Part I.B and Part I.C.

The specific requirements that apply to this facility are outlined below.

Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.25 MGD

Permitted Feature ID: 300I

Permitted Feature Type: Influent Structure

Limit Set: 1

ICIS Code	Parameter	Influent Monitoring			Monitoring Frequency	Sample Type
		30-Day Avg.	7-Day Avg.	Daily Max.		
50050G	Flow, MGD	Report		Report	Continuous ¹	Recorder ¹
00180P	Facility Capacity (% of Hydraulic Capacity) ²	Report			Monthly	Calculated ²
00310G	BOD ₅ , mg/l	Report	Report		Monthly	Composite
00310G	BOD ₅ , lbs/day	Report	Report		Monthly	Calculated
00180Q	Facility Capacity (% of Organic Capacity) ²	Report			Monthly	Calculated ²
00530G	Total Suspended Solids, mg/l	Report	Report		Monthly	Composite

* TDS measurements only required when the discharge is in the Colorado River Basin. Samples are to be of the raw water supply. If more than one source is being utilized, a composite sample proportioned to flow shall be prepared from individual grab samples.

- 1 The monitoring frequency and sample type for effluent flow is specified in the certification and is fully enforceable under this permit. Mechanical type treatment facilities are required to have either influent or effluent flow measuring and recording devices. If only one device is applicable, then that device will be used to report both influent and effluent flow. However, where these devices are not in place at the time of certification, the permittee has one year from the end of the calendar month that certification was given to install the required equipment. Where such equipment is in place, the frequency and type of flow monitoring will be "Continuous" and "Recorder", respectively. Where such equipment is not in place, the frequency and type of flow monitoring, during the interim period, will be specified in the certification. For certain facilities, the use of a metered pumping rate or potable water use or may be allowed. In these cases, the monitoring frequency and sample type will be determined and specified in the certification.
- 2 The % capacity is to be reported against the listed capacities for the hydraulic capacity and for the organic capacities as noted in the Site Approval and as listed in the certification. The percentage should be calculated using the 30-day average values divided by the corresponding capacity, times 100.

Permitted Feature ID: 001A
 Permitted Feature Type: External Outfall
 Limit Set: 1

ICIS Code	Parameter	Discharge Limitation			Sampling	
		30-day Avg.	7-day Avg.	Daily Max	Frequency	Type
50050	Flow, MGD	0.015 ¹		Report	Continuous ³	Recorder ³
00310	BOD ₅ , mg/l ²	30 ²	45 ²		Monthly	Composite
81010	BOD ₅ , percent removal	85% (min)			Monthly	Calculated
00530	Total Suspended Solids, mg/l	30	45		Monthly	Composite
81011	TSS, percent removal	85% (min)			Monthly	Calculated
50060	Total Residual Chlorine, mg/l			0.5	Weekly	Grab
00400	pH, s.u.			6.0-9.0	Weekly	Grab
84066	Oil and Grease, mg/l			Report	Weekly	Visual
03582	Oil and Grease, mg/l			10	Contingent	Grab
51040	<i>E. coli</i> , no/100 ml	2,000		4,000	Monthly	Grab
00610	Total Ammonia, mg/l as N	50		50	Monthly	Composite

- 1 The 30-day average effluent limitation for flow is identified in the certification, is based on the hydraulic capacity of the facility as outlined in the most recent site approval, and is enforceable under this permit.
- 2 Limitations for 5-day Carbonaceous Biochemical Oxygen Demand (CBOD₅) of 25 mg/l (30-day average) and 40 mg/l (maximum 7-day average) may be substituted for the limits for BOD₅ as identified in the certification.
- 3 The monitoring frequency and sample type for effluent flow is specified in the certification and is fully enforceable under this permit. Mechanical type treatment facilities are required to have either influent or effluent flow measuring and recording devices. If only one device is applicable, then that device will be used to report both influent and effluent flow. However, where these devices are not in place at the time of certification, the permittee has one year from the end of the calendar month that certification was given to install the required equipment. Where such equipment is in place, the frequency and type of flow monitoring will be "Continuous" and "Recorder", respectively. Where such equipment is not in place, the frequency and type of flow monitoring, during the interim period, will be specified in the certification. For certain facilities, the use of a metered pumping rate or potable water use or may be allowed. In these cases, the monitoring frequency and sample type will be determined and specified in the certification.

Compliance Schedule Item

Code	Event	Description	Due Date
43699	Facility Evaluation Plan	Investigate and submit conclusive information to the Division on the correct Site Approval of the current hydraulic and organic loading for the WWTF. Document either that Site Approval has been previously obtained from the Engineering Section of the Division for the current permitted hydraulic and organic loading, or that the WWTF has been exempted from the need of Site Approval by the Engineering Section of the Division.	01/01/14
06599	Hire Consultant/ Professional Engineer	Submit a letter of notification to the Division that a Colorado licensed engineering consultant has been obtained and is working on obtaining appropriate Site Approval for the WWTF from the Engineering Section of the Division. <u>Unless the correct site approval has been provided to the Division as requested in compliance schedule item (43699) #1 above.</u>	07/01/2014
CS019	Complete Site Approval	Submit a letter of notification to the Division that appropriate Site Approval for the WWTF has been obtained from the Engineering Section of the Division. <u>Unless the correct site approval has been provided to the Division as requested in compliance schedule item (43699) #1 above.</u>	07/01/2015

Certification issued 5/30/2013 Effective 6/1/2013 Certification Expires: 5/31/2018

This certification under the permit requires that specific actions be performed at designated times. The certification holder is legally obligated to comply with all terms and conditions of the permit.

Signed,



Eric Oppelt
 Assessment Based Permits Unit
 Water Quality Control Division



COLORADO
**Department of Public
Health & Environment**

Dedicated to protecting and improving the health and environment of the people of Colorado

Tony Warnock, Permittee Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135

TO: Lost Valley Ranch Corp
FROM: WQCD Permits Section 303-692-3517
DATE: 7/11/2017

RE: WQCD CDPS Permit Renewal application for COG588000-Domestic (wastewater treatment plants with chronic low flow: design flow ratio) discharge 100 to 1 dilution
Certification number COG588122

The Water Quality Control Division received an application from Lost Valley Ranch Corp for COG588122 permit renewal on 12:00:00 AM. The application requests discharge authorization for Lost Valley Ranch located at 29555 Goose Creek Rd Sedalia Facility SIC 7032.

The application has been reviewed and is considered complete for the purposes of filing. The Division has not verified all of the information contained in your application and has relied upon your signed certification to determine that the information is true, accurate, and complete. No permit has been issued at this time.

In the event that the Division does not issue a renewal permit in advance of the permit expiration date, the expired permit shall be administratively extended and continue in force to the effective date of the new permit.

This is official notice that your permit is eligible for administrative extension and shall become administratively extended on the date following your permit expiration (5/31/2018). The permits duration may be extended only through administrative extensions and not through interim modifications.

The application will undergo a technical review once it is assigned to a permit writer. At that time the Division will contact you to inform you that permit renewal process has started and may request additional information in order to further evaluate the technical information included in your application and evaluate the discharge.

We have the following contacts on file, if any of this information changes from the date your application was submitted until we issue your permit, please send a revised application/change of contacts form

Permittee Contact the person authorized to sign and certify the permit application. This person receives all permit correspondences *[Including invoice; is contacted for any questions relating to the facility; and receives DMRs as appropriate]* and is the person responsible for ensuring compliance with the permit

Tony Warnock, Permittee Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311
Email: tonyw@lostvalleyranch.com

Facility Contact *(contacted for general inquiries regarding the facility):*

Tony Warnock, Facility Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311



Email: tonyw@lostvalleyranch.com

Billing Contact (*receives the invoice pertaining to the permit certification*):

Tony Warnock, Billing Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311
Email: tonyw@lostvalleyranch.com

DMR Contact:

Tony Warnock, DMR Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311
Email: tonyw@lostvalleyranch.com

If you have any questions, feel free to contact the Permits Section and refer to the permit number COG588122. We have detailed email and telephone contact information available on the Division website at the "[Division Contacts](#)". You may also contact us by calling the permits line at 303-692-3517.





PHASE I DRAINAGE REPORT

LOST VALLEY RANCH
29555 Goose Creek Road
Sedalia, Colorado

PREPARED FOR:
Matukat Construction
4775 Centennial Blvd. Suite 130
Colorado Springs, CO 80919

PREPARED BY:
Galloway & Company, Inc.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
ATTN: Matthew Pepin, PE

DATE:
August 16, 2024

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Appendices:

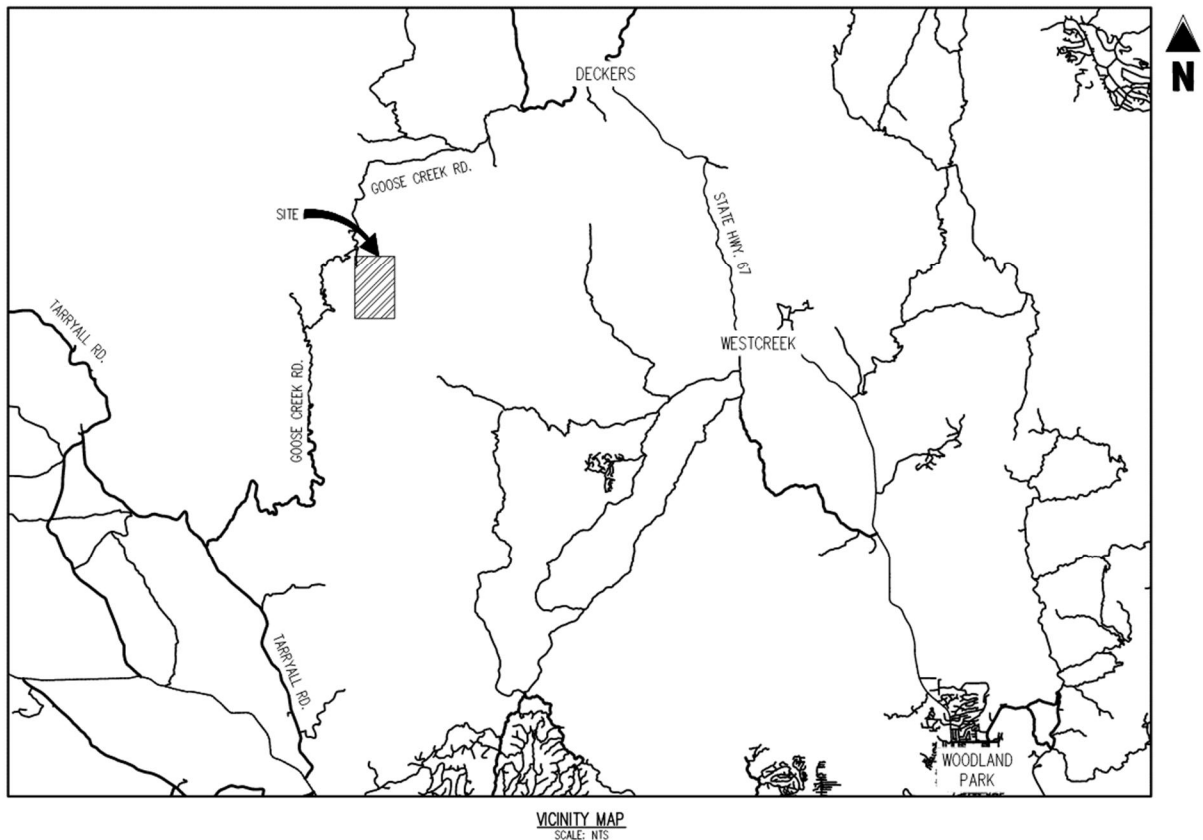
- A. Exhibits and Figures
- B. Hydrologic Computations
- C. Drainage Map

I. GENERAL LOCATION AND DESCRIPTION

LOCATION

Lost Valley Ranch - referred to herein as the 'site', 'project site' or 'LVR' - is generally located 19.3 miles south of US Highway 285 and 9.4 miles east of State Highway 67 (SH 67). The project site is bordered by Pike National Forest. The project site is part of the Northwest and Southwest of Section 16 and the Northwest and northwest corner of Southwest of Section 21, T. 10 N., R. 71 W. of the 6th P.M., Jefferson County, State of Colorado. The property is bisected by Goose Creek drainageway. See figure below for property Vicinity Map and Appendix A.

Figure 1. Vicinity Map



DESCRIPTION OF PROPERTY

The project site covers ±480 acres. The site is partially developed and functions as an operating dude ranch. This includes access roads, private buildings and cabins, lodge, maintenance buildings, and an existing detention facility. The site has native grasses and vegetation similar to the mountain terrain surrounding the site.

The Goose Creek runs through the Pike-San Isabel National Forest and continues through the Site. The Goose Creek study reach is approximately 5 miles upstream of the creek's confluence with Cheeseman Lake.

There are no major irrigation facilities located on site.

The site will be adding additional buildings to the development and provide access roads and bridge crossings.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM number 08059C0650F), effective February 5, 2014, the site lies outside of the 100- and 500-year floodplain and is located in Zone D. A copy of the FIRM map is included for reference in Appendix A.

II. DRAINAGE BASINS AND SUB-BASINS

MAJOR BASIN DESCRIPTION

There is no existing drainage study for the drainage area where the site is located. The site is within the tributary area of Goose Creek, which passes through the site. Based on ariel photos of the tributary area, the ground cover of the basin consists of native grasses, mountain rock cover, and loose gravel and sands. The majority of the work on the site is located in the valley of the drainage basin where the terrain becomes flatter compared to the majority of the basin. The majority of the flows are carried through natural drainage ways until eventually outfalling into Goose Creek.

SUB-BASIN DESCRIPTION

The site conveys drainage through the site via overland flow and through roadside swales. The majority of the site is sized for smaller storm events for conveyance and greater storms will overtop the swales and flow naturally to Goose Creek. An existing drainage facility is located in the north east corner of the developed portion of the site. There are no existing drainage studies or construction drawings for the design of this pond. It lies within the drainage way of a portion of a basin that would convey flow through the site. The pond acts as a flood control and has a controlled release from an overflow spillway.

III. DRAINAGE FACILITY DESIGN

GENERAL CONCEPT

The site will be adding new buildings and access roads within the basins as shown on the provided basin map. These newly installed buildings will provide water quality treatment via grass buffers from the roof drains. After having treatment, drainage conveyance to Goose Creek will be achieved by either storm sewer or via above ground means such as swales. The overall drainage pattern of the site will not change.

There is no anticipated onsite detention that will be required. The total increase of imperviousness for the site in totality will be 3.6% from 3.3%.

Additional analysis of Goose Creek will occur for the effects of the placement of the newly constructed bridges. These bridges will be sized to pass a 10-year storm event with 1' of freeboard per Jefferson County Transportation Standards. This hydraulic analysis will include determination of the 100-year floodplain and 10-year floodplain. Any scour armoring of the Creek will be determined once a full analysis is completed. In order to begin any work within Goose Creek limits, a Floodplain Development Permit will be required and approved by Jefferson County.

There is an anticipated wastewater treatment facility located on-site that will be located in Goose Creek floodplain. The finished floor elevation of the facility will be three feet above the 100-year floodplain in that area as this is considered a critical facility per Jefferson County Zoning regulations.

IV. CONCLUSIONS

SUMMARY OF CONCEPTS

With the continued development of Lost Valley Ranch which includes newly constructed buildings, access roads, and bridges, existing drainage patterns shall remain. All new buildings will provide water quality before runoff is directed to Goose Creek. Runoff will be conveyed via proposed storm sewer pipe or swales. Any work within Goose Creek for bridge structures will undergo hydraulic analysis to confirm no adverse impacts to the Creek and determine limits of the 100-year floodplain

COMPLIANCE WITH STANDARDS

The design presented in this Phase I Drainage Report for Lost Valley Ranch has been prepared in accordance with the design standards and guidelines presented in STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, Jefferson County, Colorado, Revised December 17, 2019.

VARIANCES

No variance(s) requested at this time.

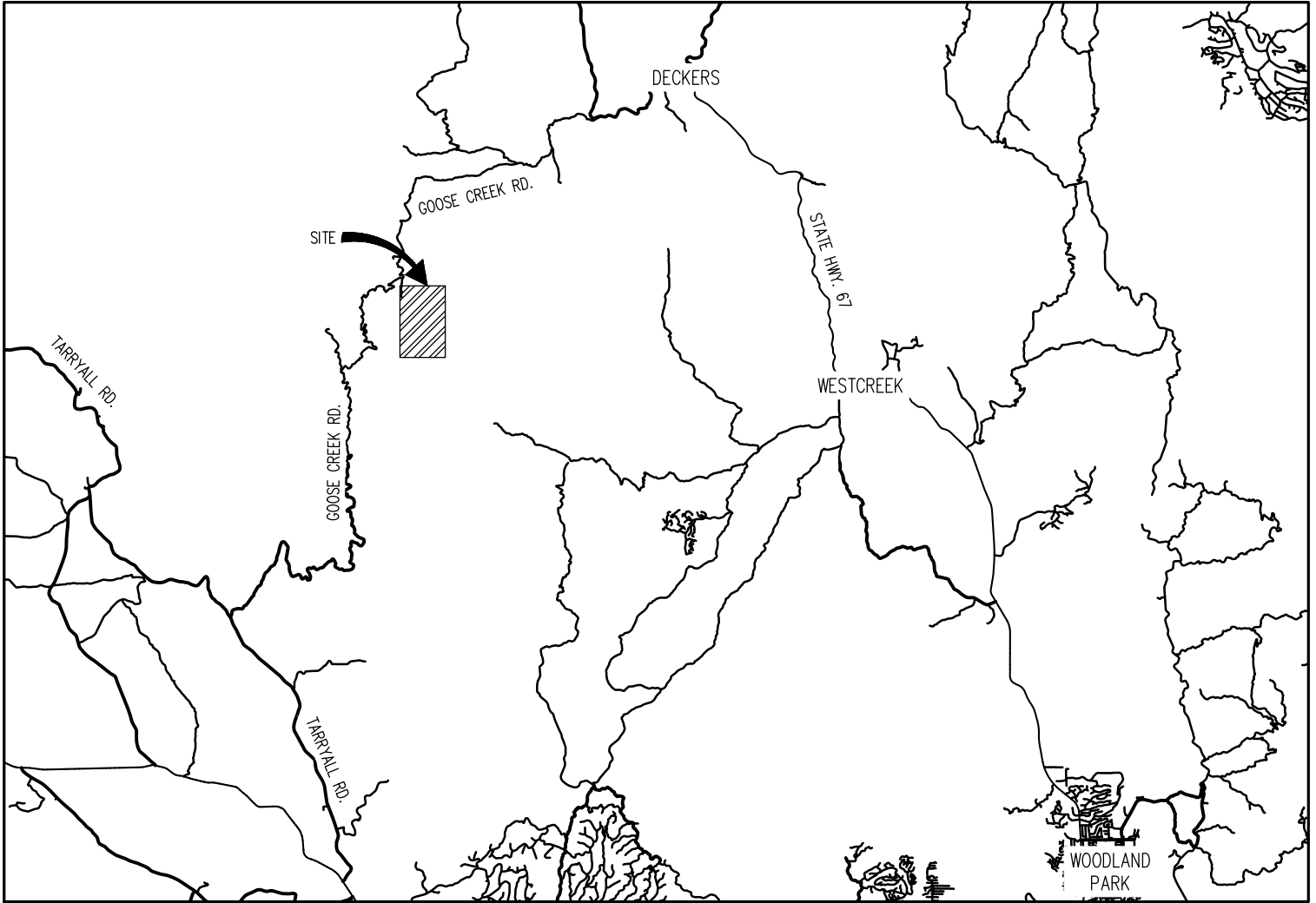
V. REFERENCES

1. Storm Drainage Design & Technical Criteria, Jefferson County Colorado Planning and Zoning Division, December 17, 2019 (with current revisions).
2. Urban Storm Drainage Criteria Manual, Urban Drainage and Flood Control District, January 2016 (with current revisions).
3. Flood Insurance Rate Map – Jefferson County, Colorado and Incorporated Areas Community Panel No. 08059C0650F, Effective February 5, 2014.

VI. Appendices

APPENDIX A

Exhibits and Figures

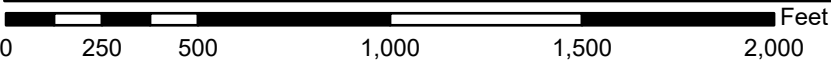


VICINITY MAP
SCALE: NTS

National Flood Hazard Layer FIRMette



105°20'52"W 39°11'9"N



1:6,000

105°20'15"W 39°10'41"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2024 at 3:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOAA Atlas 14, Volume 8, Version 2
Location name: Sedalia, Colorado, USA*
Latitude: 39.182°, Longitude: -105.342°
Elevation: 7530 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.69 (2.17-3.37)	3.17 (2.54-3.96)	4.10 (3.29-5.16)	5.03 (4.01-6.37)	6.54 (5.11-8.94)	7.87 (5.94-10.9)	9.37 (6.78-13.4)	11.1 (7.61-16.3)	13.5 (8.88-20.6)	15.6 (9.85-23.8)
10-min	1.97 (1.59-2.47)	2.32 (1.87-2.90)	3.00 (2.41-3.78)	3.68 (2.93-4.66)	4.79 (3.74-6.55)	5.77 (4.36-7.97)	6.86 (4.97-9.78)	8.09 (5.57-11.9)	9.89 (6.50-15.1)	11.4 (7.21-17.4)
15-min	1.60 (1.29-2.00)	1.88 (1.52-2.36)	2.44 (1.96-3.07)	3.00 (2.39-3.79)	3.89 (3.04-5.32)	4.69 (3.54-6.48)	5.58 (4.04-7.95)	6.58 (4.53-9.69)	8.04 (5.29-12.2)	9.26 (5.86-14.2)
30-min	1.07 (0.866-1.34)	1.26 (1.01-1.58)	1.62 (1.30-2.04)	1.99 (1.58-2.52)	2.58 (2.02-3.53)	3.11 (2.35-4.30)	3.71 (2.68-5.28)	4.37 (3.01-6.44)	5.35 (3.52-8.15)	6.17 (3.90-9.44)
60-min	0.658 (0.530-0.823)	0.770 (0.620-0.965)	0.992 (0.796-1.25)	1.21 (0.966-1.53)	1.57 (1.23-2.14)	1.89 (1.42-2.60)	2.24 (1.62-3.19)	2.64 (1.82-3.88)	3.22 (2.12-4.90)	3.70 (2.34-5.67)
2-hr	0.389 (0.317-0.481)	0.455 (0.371-0.564)	0.585 (0.475-0.728)	0.714 (0.576-0.893)	0.923 (0.729-1.24)	1.11 (0.845-1.51)	1.31 (0.961-1.84)	1.54 (1.08-2.24)	1.88 (1.25-2.82)	2.16 (1.38-3.26)
3-hr	0.283 (0.232-0.347)	0.330 (0.271-0.406)	0.423 (0.345-0.522)	0.513 (0.416-0.637)	0.659 (0.523-0.880)	0.787 (0.604-1.06)	0.930 (0.684-1.30)	1.09 (0.763-1.57)	1.32 (0.885-1.97)	1.52 (0.977-2.27)
6-hr	0.170 (0.141-0.206)	0.196 (0.162-0.238)	0.246 (0.203-0.300)	0.295 (0.242-0.361)	0.372 (0.298-0.488)	0.440 (0.341-0.584)	0.514 (0.382-0.705)	0.597 (0.423-0.847)	0.718 (0.485-1.05)	0.818 (0.533-1.21)
12-hr	0.104 (0.088-0.125)	0.119 (0.099-0.142)	0.145 (0.121-0.175)	0.171 (0.142-0.207)	0.211 (0.170-0.272)	0.245 (0.192-0.321)	0.284 (0.213-0.382)	0.326 (0.233-0.455)	0.387 (0.264-0.558)	0.438 (0.288-0.636)
24-hr	0.063 (0.054-0.075)	0.072 (0.061-0.085)	0.088 (0.074-0.104)	0.102 (0.086-0.122)	0.124 (0.101-0.157)	0.143 (0.113-0.184)	0.163 (0.124-0.216)	0.185 (0.133-0.253)	0.216 (0.149-0.306)	0.241 (0.161-0.346)
2-day	0.037 (0.032-0.043)	0.043 (0.037-0.050)	0.053 (0.045-0.062)	0.062 (0.052-0.073)	0.074 (0.061-0.092)	0.085 (0.068-0.107)	0.096 (0.073-0.125)	0.108 (0.078-0.145)	0.124 (0.086-0.172)	0.137 (0.092-0.193)
3-day	0.027 (0.024-0.032)	0.031 (0.027-0.037)	0.039 (0.033-0.045)	0.045 (0.038-0.053)	0.054 (0.045-0.067)	0.062 (0.050-0.077)	0.070 (0.054-0.090)	0.078 (0.057-0.104)	0.090 (0.063-0.124)	0.099 (0.067-0.138)
4-day	0.022 (0.019-0.026)	0.025 (0.022-0.029)	0.031 (0.027-0.036)	0.036 (0.031-0.042)	0.043 (0.036-0.053)	0.049 (0.040-0.061)	0.056 (0.043-0.071)	0.062 (0.046-0.083)	0.072 (0.050-0.098)	0.079 (0.054-0.110)
7-day	0.015 (0.013-0.017)	0.017 (0.015-0.020)	0.021 (0.018-0.024)	0.024 (0.021-0.028)	0.029 (0.024-0.035)	0.033 (0.027-0.040)	0.037 (0.029-0.047)	0.041 (0.030-0.054)	0.047 (0.033-0.064)	0.052 (0.035-0.071)
10-day	0.012 (0.011-0.014)	0.014 (0.012-0.016)	0.017 (0.015-0.019)	0.019 (0.017-0.022)	0.023 (0.019-0.027)	0.026 (0.021-0.031)	0.029 (0.022-0.036)	0.032 (0.024-0.041)	0.036 (0.026-0.049)	0.040 (0.027-0.054)
20-day	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.012)	0.012 (0.011-0.014)	0.014 (0.012-0.017)	0.016 (0.013-0.019)	0.018 (0.014-0.022)	0.019 (0.015-0.025)	0.022 (0.016-0.029)	0.024 (0.017-0.032)
30-day	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.013)	0.012 (0.010-0.015)	0.013 (0.011-0.017)	0.015 (0.011-0.019)	0.017 (0.012-0.022)	0.018 (0.012-0.024)
45-day	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.009 (0.007-0.010)	0.010 (0.008-0.011)	0.010 (0.008-0.013)	0.011 (0.009-0.014)	0.012 (0.009-0.016)	0.013 (0.009-0.018)
60-day	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.011)	0.009 (0.007-0.012)	0.010 (0.007-0.013)	0.011 (0.008-0.014)

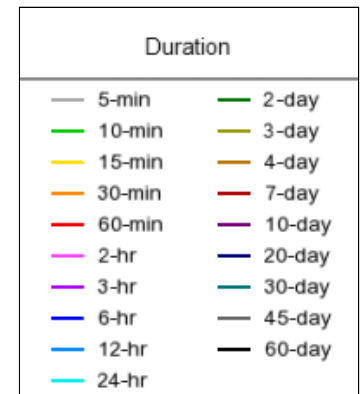
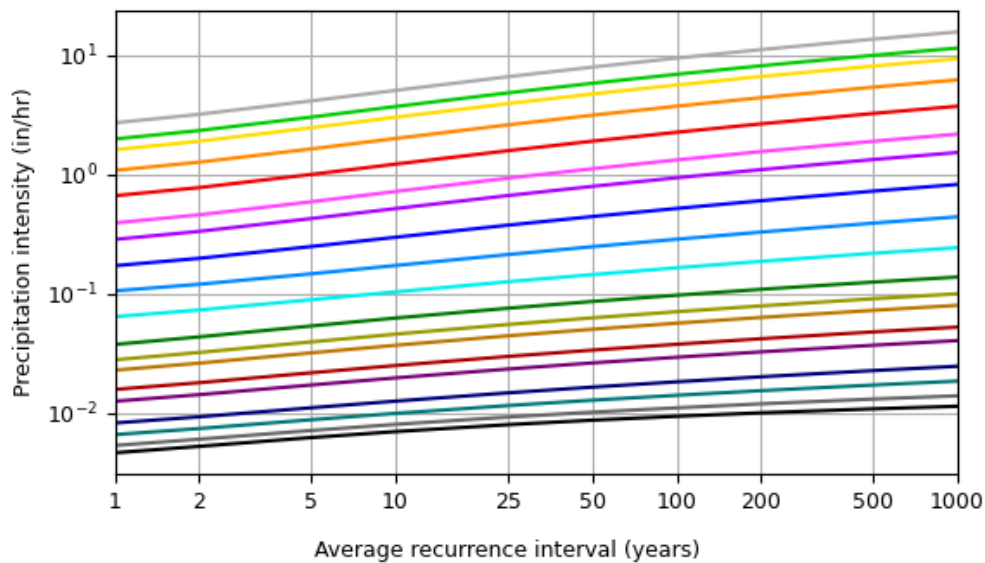
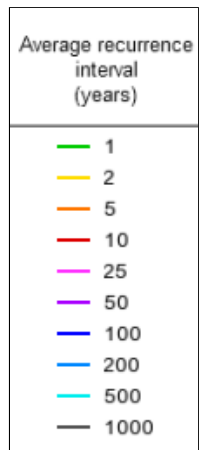
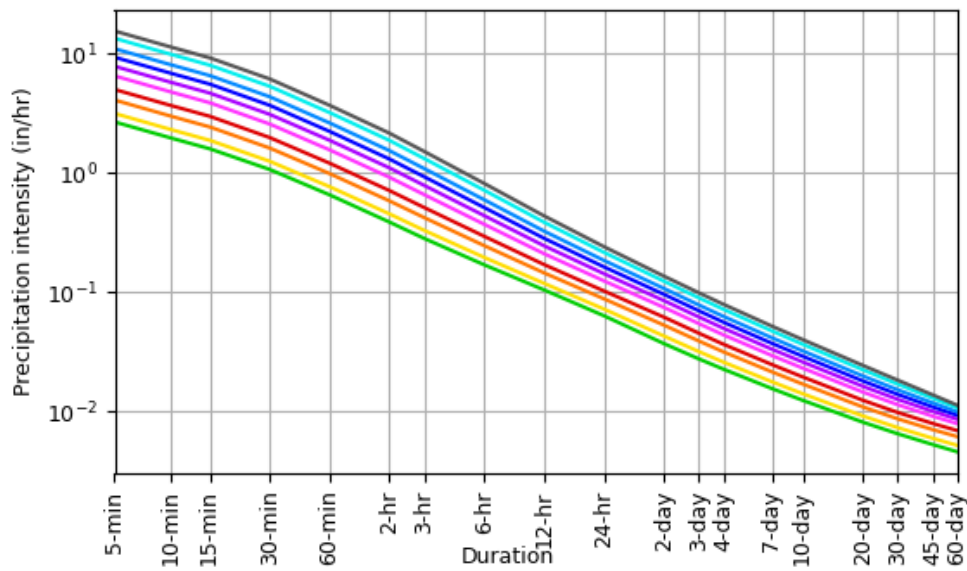
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves

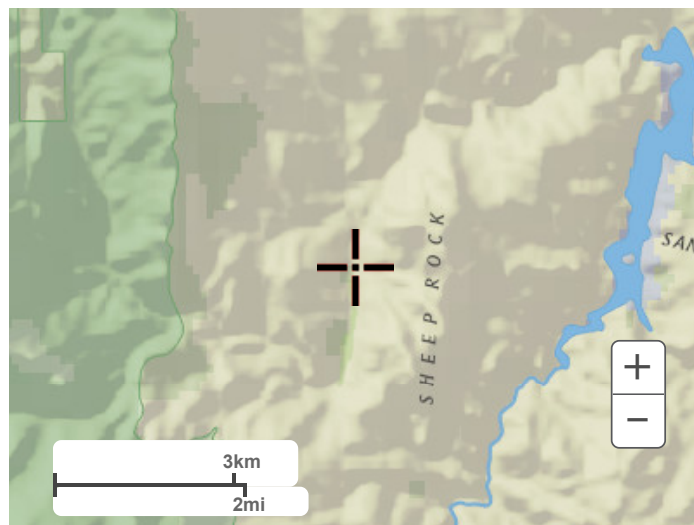
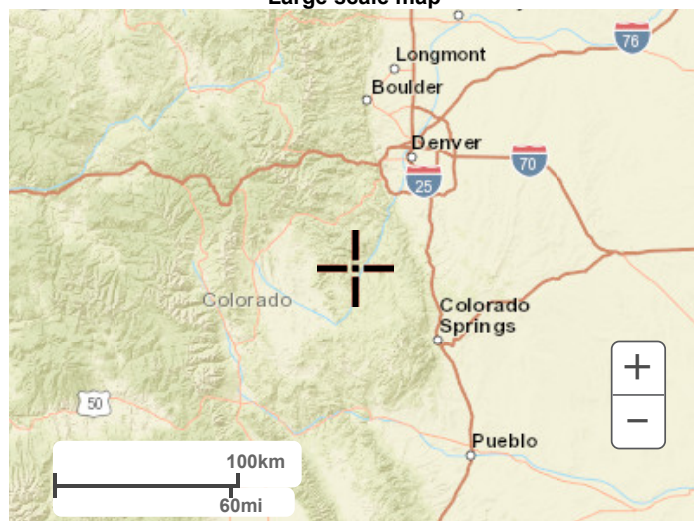
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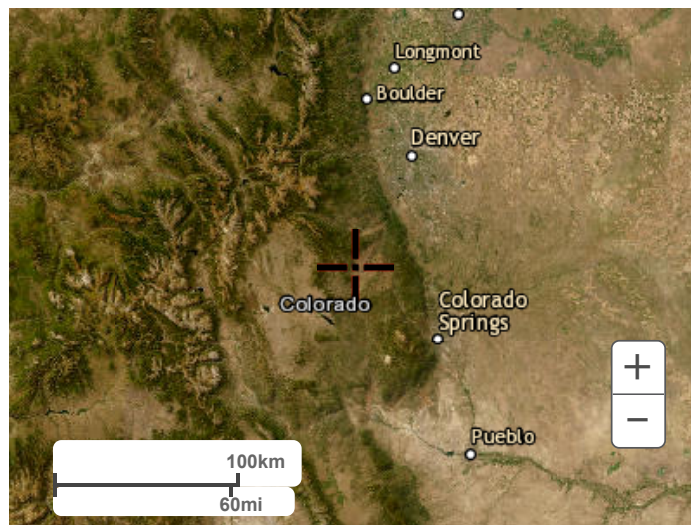


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**Large scale terrain****Large scale map****Large scale aerial**



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Questions?: HDSC.Questions@noaa.gov

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APPENDIX B

Hydrologic Computations

COMPOSITE % IMPERVIOUS CALCULATIONS

Subdivision: _____
Location: User Defined

Project Name: Lost Valley Ranch
Project No.: MTK01
Calculated By: DH
Checked By: MJP
Date: 8/13/24

Basin ID	Total Area (ac)	Gravel			Lawns			Roofs & Concrete			Basins Total Weighted % Imp.
		% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	
Existing											
H1	480.00	60	8.19	1.00	2	470.12	2.00	90	1.69	0.30	3.3
Proposed											
PH1	480.00	60	9.01	1.10	2	468.26	2.00	90	2.73	0.50	3.6

COMPOSITE % IMPERVIOUS CALCULATIONS

Subdivision: _____
Location: CO, Douglas County - Zone 1

Project Name: _____
Project No.: _____
Calculated By: _____
Checked By: _____
Date: _____

Lost Valley Ranch

DSH

MJP

8/14/24

Basin ID	Total Area (ac)	Gravel			Lawns			Detention Pond			Roofs			Basins Total Weighted % Imp.
		% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	
B1	42.71	60	0.00	0.0	5	42.71	5.0	100.0	0.2	0.5	95	0.00	0.00	5.5
B2	21.10	60	0.34	1.0	5	21.10	5.0	100.0	0.0	0.0	95	0.00	0.00	6.0
B3	5.88	60	0.53	5.4	5	5.88	5.0	100.0	0.0	0.0	95	0.00	0.00	10.4
B4	15.00	60	1.02	4.1	5	15.00	5.0	100.0	0.0	0.0	95	1.15	7.30	16.4
B5	6.59	60	0.72	6.5	5	6.59	5.0	100.0	0.0	0.0	95	0.65	9.40	20.9
B6	19.51	60	0.00	0.0	5	19.51	5.0	100.0	0.0	0.0	95	0.00	0.00	5.0
B7	5.48	60	0.60	6.6	5	5.48	5.0	100.0	0.0	0.0	95	0.15	2.70	14.3
B8	10.21	60	0.48	2.8	5	10.21	5.0	100.0	0.0	0.0	95	0.00	0.00	7.8

STANDARD FORM SF-2
TIME OF CONCENTRATION

Subdivision: _____
Location: CO, Douglas County - Zone 1

Project Name: Lost Valley Ranch
Project No.: _____
Calculated By: DSH
Checked By: MJP
Date: 8/14/24

SUB-BASIN						INITIAL/OVERLAND (Sheet Flow)			Shallow Concentrated Flows					Tc CHECK			FINAL
DATA						(T _i)			(T _t)					(URBANIZED BASINS)			
BASIN ID	D.A. (AC)	Hydrologic Soils Group	Impervious (%)	C ₁₀₀	C ₅	L (FT)	S (%)	T _i (MIN)	L (FT)	S (%)	C _v	VEL. (FPS)	T _t (MIN)	COMP. T _c (MIN)	TOTAL LENGTH (FT)	Urbanized T _c (MIN)	
B1	42.71	B	5.5	0.45	0.04	1400	33.0	22.7	200	9.0	7.0	2.1	1.6	24.2	1600.0	18.9	18.9
B2	21.10	B	6.0	0.45	0.04	1270	33.0	21.6	490	15.0	7.0	2.7	3.0	24.6	1760.0	19.8	19.8
B3	5.88	B	10.4	0.47	0.07	650	33.0	15.0	250	27.0	7.0	3.6	1.1	16.2	900.0	15.0	15.0
B4	15.00	B	16.4	0.50	0.12	1650	33.0	22.7	530	10.0	7.0	2.2	4.0	26.7	2180.0	22.1	22.1
B5	6.59	B	20.9	0.52	0.16	600	19.0	15.8						15.8	600.0	13.3	13.3
B6	19.51	B	5.0	0.45	0.03	320	33.0	10.9	410	13.0	7.0	2.5	2.7	13.6	730.0	14.1	13.6
B7	5.48	B	14.3	0.49	0.10	800	33.0	16.2						16.2	800.0	14.4	14.4
B8	10.21	B	7.8	0.46	0.05	410	33.0	12.1	670	20.0	7.0	3.1	3.6	15.7	1080.0	16.0	15.7

NOTES:
 $T_i = (0.395 * (1.1 - C_s) * (L)^{0.5}) / ((S)^{0.33})$, S in ft/ft
 $T_t = L / 60V$ (Velocity From Fig. 501)
Velocity $V = C_v * S^{0.5}$, S in ft/ft
 $T_c \text{ Check} = 10 + L / 180$
For Urbanized basins a minimum T_c of 5.0 minutes is required.
For non-urbanized basins a minimum T_c of 10.0 minutes is required

STANDARD FORM SF-3
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

Subdivision: _____
Location: CO, Douglas County - Zone 1
Design Storm: 5-Year _____

Project Name: Lost Valley Ranch
Project No.: _____
Calculated By: DSH
Checked By: MJP
Date: 8/14/24

STREET	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
		Basin ID	Area (Ac)	Runoff Coeff.	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Slope (%)	Street Flow (cfs)	Design Flow (cfs)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	Tt (min)	
	1	B1	42.71	0.04	18.9	1.71	2.90	5.0													
	2	B2	21.10	0.04	19.8	0.84	2.83	2.4													
	3	B3	5.88	0.07	15.0	0.41	3.25	1.3													
	4	B4	15.00	0.12	22.1	1.80	2.67	4.8													
	5	B5	6.59	0.16	13.3	1.05	3.43	3.6													
	6	B6	19.51	0.03	13.6	0.59	3.39	2.0													
	7	B7	5.48	0.10	14.4	0.55	3.30	1.8													
	8	B8	10.21	0.05	15.7	0.51	3.18	1.6													

STANDARD FORM SF-3
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

Subdivision: _____
Location: CO, Douglas County - Zone 1
Design Storm: 100-Year

Project Name: Lost Valley Ranch
Project No.: _____
Calculated By: DSH
Checked By: MJP
Date: 8/14/24

STREET	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
		Basin ID	Area (Ac)	Runoff Coeff.	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Slope (%)	Street Flow (cfs)	Design Flow (cfs)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	Tt (min)	
	1	B1	42.71	0.45	18.9	19.22	5.27	101.3													
	2	B2	21.10	0.45	19.8	9.50	5.14	48.8													
	3	B3	5.88	0.47	15.0	2.76	5.90	16.3													
	4	B4	15.00	0.50	22.1	7.50	4.85	36.4													
	5	B5	6.59	0.52	13.3	3.42	6.23	21.3													
	6	B6	19.51	0.45	13.6	8.78	6.17	54.2													
	7	B7	5.48	0.49	14.4	2.68	6.01	16.1													
	8	B8	10.21	0.46	15.7	4.70	5.77	27.1													

APPENDIX C

Drainage Map

NOT FOR
CONSTRUCTION

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LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC

29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

[illegible]

Project No:	MTK000000
Drawn By:	TJR
Checked By:	JAR
Date:	08/05/2024

SITE PLAN - SOUTH

L1.0

Sheet X of X



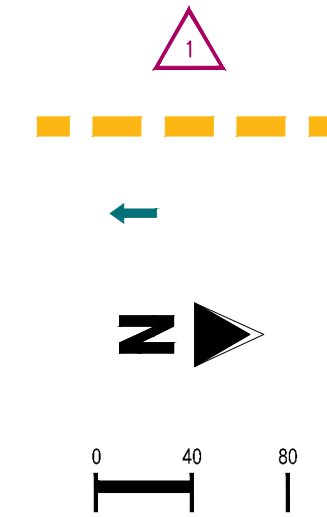
Diagram illustrating the structure of a circular data structure (likely a pie chart or a circular table) for Basin A1. The structure is divided into four quadrants, each representing a different data point:

- Top Quadrant:** Labeled "A1" (Basin ID).
- Bottom-Left Quadrant:** Labeled "2.50" (Basin Area in Acres).
- Bottom-Right Quadrant:** Divided into two sub-quadrants:
 - Top Sub-Quadrant:** Labeled "0.05" (5-Yr Runoff Coefficient).
 - Bottom Sub-Quadrant:** Labeled "0.35" (100-Yr Runoff Coefficient).

DESIGN POINT

SUB-BASIN BOUNDARY (I.E. RATIONAL METHOD)

DRAINAGE ARROW



BASIN SUMMARY TABLE						
Tributary Sub-basin	Area (acres)	C _s	C ₁₀₀	t _e (min)	Q _s (cfs)	Q ₁₀₀ (cfs)
B1	42.71	0.04	0.45	18.89	5.0	101.3
B2	21.10	0.04	0.45	19.78	2.4	48.8
B3	5.88	0.07	0.47	15.00	1.3	16.3
B4	15.00	0.12	0.50	22.11	4.8	36.4
B5	6.59	0.16	0.52	13.33	3.6	21.3
B6	19.51	0.03	0.45	13.64	2.0	54.2
B7	5.48	0.10	0.49	14.44	1.8	16.1
B8	10.21	0.05	0.46	15.72	1.6	27.1

Design Point	Q ₆ (cfs)	Q ₁₀₀ (cfs)
B1	5.0	101.3
B2	2.4	48.8
B3	1.3	16.3
B4	4.8	36.4
B5	3.6	21.3
B6	2.0	54.2
B7	1.8	16.1
B8	1.6	27.1

- ① RELOCATE MAINTENANCE BUILDING (NEW)
- ② SPA & FITNESS CENTER (FUTURE)
- ③ WASTEWATER TREATMENT FACILITY (NEW)
- ④ TEEN SPACE, CHILDCARE SPACE, & CONFERENCE ROOM (NEW)
- ⑤ RELOCATE TRADING POST (FUTURE)
- ⑥ UPDATE LAWN AT LODGE (NEW)
- ⑦ LODGE (NEW)
- ⑧ DETENTION POND (FUTURE)
- ⑨ ADA CABIN (NEW)
- ⑩ ROADWAY ACCESS IMPROVEMENTS
- ⑪ LODGE SERVICE ROAD (FUTURE)
- ⑫ NEW/IMPROVED GUEST CABINS
- ⑬ PARKING (NEW)
- ⑭ HORSE ARENA/RODEO (NEW)
- ⑮ NEW FOUNTAIN/ICE CREAM SHOP
- ⑯ GOOSE CREEK RESTORATION

NEW BUILDING IMPROVEMENTS

FUTURE BUILDING IMPROVEMENTS

NEW LAND USE IMPROVEMENTS

FUTURE LAND USE IMPROVEMENT