



# Clear Creek County Planning Commission Agenda

## Call To Order

## Roll Call

## Call For Public Comment On Non-Agenda Items

## ACTION ITEMS

### .I. January 21, 2026 Meeting Minutes

Documents:

[1-21-2026 MINUTES DRAFT.PDF](#)

### .II. Case #SUP2026-01 Mahoney Summer Seasonal Use

To establish a Special Use Permit for a Seasonal temporary use of land, not to exceed six (6) months for outdoor recreational uses.

Applicant: Scott and Lisa Mahoney of Pink Mill Outdoor Works, LLC

Planner: Denise Tennant, Planner

Documents:

[SUP 2026-01 MAHONEY SUMMER SEASONAL SUP PC PACKET.PDF](#)

## Staff And Planning Commission Updates (As Needed)

### .I. Introduction Of New Long Range Planner, Shweta Iyer

### .II. 2026 Planning Department Goals

Documents:

.III. **Prop 123 Grant Proposal**

Documents:

[PROP 123 GRANT PROPOSAL SUMMARY - CLEAR CREEK COUNTY.PDF](#)

**Adjournment**

**Zoom Meeting Link**

---

**2026 Planning Commission Meeting**

Join Zoom Meeting

[HTTPS://US06WEB.ZOOM.US/J/82307344870?](https://us06web.zoom.us/j/82307344870?)

[PWD=MZBPKMKW5CNYXG5YSCRUAGEBAMBXOD.1](https://us06web.zoom.us/j/82307344870?pwd=MZBPKMKW5CNYXG5YSCRUAGEBAMBXOD.1)

Meeting ID: 823 0734 4870

Passcode: 344784

---

One tap mobile

+13092053325,,82307344870# US

+13126266799,,82307344870# US (Chicago)

Join instructions

[HTTPS://US06WEB.ZOOM.US/MEETINGS/82307344870/INVITATIONS?](https://us06web.zoom.us/join/82307344870?signature=VSIUU3O9TGF5TZOJL9YAUXDAECR5R3VMO-LN6Z4IVL8)

[SIGNATURE=VSIUU3O9TGF5TZOJL9YAUXDAECR5R3VMO-LN6Z4IVL8](https://us06web.zoom.us/join/82307344870?signature=VSIUU3O9TGF5TZOJL9YAUXDAECR5R3VMO-LN6Z4IVL8)

---

**Please click the link below to join the webinar:**

<https://zoom.us/j/91099428489?pwd=bUNwNUtjL2JuMmpJTW4yWGszWE5RQT09>

Password: 499981

**Or Telephone:**

US: 253 215 8782

346 248 7799

669 900 6833

**Note: This is a draft agenda for the next Planning Commission meeting.**

This draft is subject to change before the actual meeting date. Should there not be a quorum at this particular meeting or should the meeting be cancelled, all Action items will be continued to the next regular meeting date at the same time of the day unless timely notice is given of a change.

Clear Creek County Planning Commission

**Minutes**

Virtual Hearing – see link information below

Wednesday, January 21, 2026

6:30 P.M.

**Call to Order** – 6:33pm

**Roll Call**

All present

**Unscheduled Appearances** (Public Comment on non-agenda items)

None

**ACTION ITEMS**

**1. Approval of Meeting Minutes**

a. **October 15, 2025** – Russ motion to approve, Dick second, approved

b. **November 19, 2025** – Russ: Typo / Jeff: I like commissioner names next to comments – Jeff move, Dick second, approved

**2. Approval of 2026 Meeting Schedule** – Fix July 15 date. Russ not available for Feb 15 hearing. Jeff: Interested in moving days, perhaps Tuesdays. Staff: Current set up is a bit tricky with BOCC schedule. Russ pulled to discuss at the end.

**3. Election of 2026 Officers** – Dick, nominate Russ as Chair. Russ accepts. Jeff will be vice chair. Approved.

**4. Case #RZ2025-03 Bakerville LLC Rezoning – APPLICATION WITHDRAWN**

**5. Case #SUP2025-03 Coors Parking Lot Special Use Permit**

To establish a Special Use Permit for a Public or Private Parking Lot without a Permitted Principal Use, Minor structure without a permitted principal use, and a seasonal use not to exceed 6 months.

Applicant: Mike Soucie, Clear Creek Development LLC on behalf of Williams Fork Valley Ranch LLC

Planner: Garrett McAllister, Planning Manager

General Procedure for Planning Cases

- Staff Presentation
  - PC questions for staff
    - Jeff: Upper lot not paved. Roughly half the lot. Small structure with vending.
    - Dick: Lighting is optional. Structure is limited to 400 square feet.
    - Jennifer: Turnaround standards? Stoy: Not really. Site Dev will review during construction permitting process. Would come back to planning for review.
    - Russ: Retail use minor structure on property.

***Note: This is a draft agenda for the Planning Commission meeting. This draft is subject to change before the actual meeting date. Should there not be a quorum at this particular meeting or should the meeting be cancelled, all Action items will be continued to the next regular meeting date at the same time of the day unless timely notice is given of a change.***

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Land Use Department at Clear Creek County, P.O. Box 2000, Georgetown, CO, 80444. Phone 303-679-2436. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate the requested auxiliary aid(s).

- Applicant Presentation
  - PC questions for applicant
    - Russ: Existing building too large and why there? Mike: It is already there. Open to feedback north or south of lot.
    - Jeff: Kitchen facilities? Mike: Vending machines or selling pre-packaged food, clothing, etc. Need electrification, so that might change where it lives on the lot.
    - Jeff: Paving of lots. Mike: The new two lots will be paved, but the existing two will not be. Applicant may want to anyway.
    - Jeff: How to enforce overnight parking? Mike: Couple cameras, but most people don't. Sort of a non-issue. If it becomes one, there may be some enforcement.
    - Jeff: RV parking or busses? Mike: No delineated spaces right now, but open to idea of allocating spaces for larger vehicles.
    - Jennifer: A lot zoned residential proposing snow storage for it. What is preventing people from parking there? Mike: Rocks used to block that area off and delineate parking. Worth noting the 6' walkway that is inside property and ROW clear zone, roughly 10-15 feet off roadway.
    - Jennifer: Very limited parking during high peak season. Circulation on the lot. Mike: We just received some good feedback about providing space for turnarounds. We can look at that and accommodate that, either with hammerheads or with widened isles.
- Public Comment
  - Hans Hultgren, 119 Brook Drive: We need this lot, support. Been a continuous issue over the last several years. Pre-approving (conditioning) the lighting is a bit of a concern, but does like the downcast, dark sky, etc. A side note, there is almost nothing paved up in St. Mary's at 10K feet and higher. Dirt has been working for a long time, so maybe not necessary to pave the lots.
  - Chuck Longhenry, 29 Eagle Road, Idaho Springs: Works for St. Mary's Metro District. Not BMP permit required for other parking lots. Pedestrian walkway was not required for last parking lot. Why county requiring pavement? Overall, great for community, as parking on the roads is a huge impediment to maintaining roads. Stoy: BMP not specifically required anymore, are all part of standard Grading permit. Through that process, the Site Dev department enforces parking standards. Not enforcing existing conditions and requiring improvements. Another factor to be addressed for new parking is water quality controls. Struggle to enforce. Direct surface water discharge into water quality control treatment like sediment pond.
  - Ashley Wren Miller, 843 brook drive: Questions about # parking spaces, trash containers (bear proof?), bathroom facilities.
    - Applicant: Weekly service for bathrooms, may add more porta potties during busy times like July 4. Trash receptacles and pet waste stations.
- Board Questions
  - Russ: Why not rezone the adjacent residential parcels?
    - Applicant: Property owner not interested in extending the process. Just coming into compliance with what is there.

***Note: This is a draft agenda for the Planning Commission meeting. This draft is subject to change before the actual meeting date. Should there not be a quorum at this particular meeting or should the meeting be cancelled, all Action items will be continued to the next regular meeting date at the same time of the day unless timely notice is given of a change.***

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Land Use Department at Clear Creek County, P.O. Box 2000, Georgetown, CO, 80444. Phone 303-679-2436. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate the requested auxiliary aid(s).

- Russ: Concerns about location of minor structure. ADA accessibility.
  - Staff: Ask that location of building and ADA locations comply insofar as ADA applies.
- Russ: Allow existing building to stay and be used or vacant or taken away? Building envelopes for where new minor structure could go.
- Russ: Clear zone, can Stoy tell me more about that? 10 feet beyond the road. Stoy: No above grade obstructions with a few exceptions like fire hydrants and mailboxes of roadway as built.
- Russ: Would like to move this forward. Provide some clarity on the site plan. Conceptually show pay stations and other minor structures on wrong property, conceptually show hammerhead turn arounds, show on site plan for delineating edge of parking area and snow storage, show some building envelopes for minor structure, boulders along fall river road
  - Staff: We will coordinate with applicant on existing structure on property.
- Motion
  - Russ: Motion to recommend approval of PC25-09 as shown in staff report, with additions of Site Plan modifications to show boulders along Fall River Road to be moved as necessary to be outside clear zone, that building envelopes established for any potential minor structure to support parking lot, that the two southern parking lots indicate some kind of hammerhead turn around and that the screen pay stations and trash receptacles be moved to be on the subject property and that any requirements of ADA be met as applicable.
  - Dick: Second.
- Vote
  - Jennifer: Yes
  - Jeff: Yes
  - Dick: Yes
  - Russ: Yes

## WORKING SESSION

### 6. Staff and Planning Commission Updates (as needed)

- a. Open to PC questions/updates/etc
- b. Russ: Possibility of future joint meeting with BOCC?
- c. Meeting Dates: Russ, if we move weeks not on a Wednesday. Possibility of Idaho Springs as meeting room in person.
- d. 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month, opposite BOCC schedule. 2<sup>nd</sup> primary, 4<sup>th</sup> secondary

**Adjournment** – 9:24pm

***Note: This is a draft agenda for the Planning Commission meeting. This draft is subject to change before the actual meeting date. Should there not be a quorum at this particular meeting or should the meeting be cancelled, all Action items will be continued to the next regular meeting date at the same time of the day unless timely notice is given of a change.***

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Land Use Department at Clear Creek County, P.O. Box 2000, Georgetown, CO, 80444. Phone 303-679-2436. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate the requested auxiliary aid(s).

CLEAR CREEK COUNTY PLANNING DEPARTMENT  
STAFF REPORT FOR  
**Clear Creek County Planning Commission**  
Regarding an Agenda Item on  
March 18, 2025

**CASE:** Special Use Permit Case #SUP2026-01

**CASE MANAGER:** Denise Tennant, Planning

**REQUEST:** To establish a Special Use Permit for “Seasonal temporary uses of land, not to exceed six (6) months”

**LOCATION:** Subdivision: PINK DIVISION Lot 2 Clear Creek County, State of Colorado. Generally located on the northeast corner of County Road 308 and Hidden Valley Road, addressed as 3121 Co. Rd. 308

**APPLICANT/  
OWNER:** Scott and Lisa Mahoney of Pink Mill Outdoor Works LLC.

**PARCEL  
NUMBERS:** 183726201001

**ACREAGE:** ±.3.73 total acres

---

**STAFF FINDINGS AND ANALYSIS**

**PROPOSAL**

The applicant has requested approval of a Special Use Permit (SUP), pursuant to Section 505.2 of the County Zoning Regulations, to establish a Special Use Permit for Seasonal temporary use of land, not to exceed six (6) months. Specifically, the Seasonal Use is for summer outdoor recreational uses, which Section 23 of the County Zoning Regulations defines as:

*RECREATION: An activity intended to provide refreshment or relaxation by means of some pastime, agreeable exercise, entertainment or amusement. For purposes of these Regulations, recreational uses are classified as follows:*

- 1. INDOOR: recreational activities, such as but not limited to bowling, skating, arcade, where such activities are contained within a building, but not including activities described in Adult entertainment establishments.*
- 2. OUTDOOR: recreational activities, such as but not limited to skiing, golfing, fishing, skating, fair grounds, amusement park, hut-to-hut system, or rodeo grounds, where part or all of such activities are outdoors.*

The full application and submittal materials are attached as Exhibit A.

**SURROUNDING ZONING AND USES**

- N: MR-1 zoning with some single unit homes.
- S: I-70 right-of-way.
- E: MR-1 zoning, vacant land.
- W: MR-1 zoning, vacant land.

**Figure 1. Area Zoning Map**



**REFERRAL RESPONSES**

Referral Agencies were noticed on February 12, 2026. The full list of referral agencies is attached as Exhibit B. The County Building Department, County Public Lands Department, County Site Development, Colorado Department of Transportation, Colorado Forest Service, and Xcel Energy provided comments. The only agency that provided substantive comments was CDOT, which are addressed later in this staff report. All agency comments are attached as Exhibit C.

**PUBLIC NOTICE AND COMMENT**

Legal notice was published in the Clear Creek Courant on February 26, 2026. Adjacent Property owners were mailed notice on February 12, 2026. Signs were posted on the subject property by the applicant on March 9, 2026. No (0) members of the public submitted comments prior to the publication of this staff report.

**CRITERIA FOR APPROVAL**

In accordance with the Clear Creek County Zoning Regulations, Special Use Permits will be allowed only if the proposed use meets the criteria for approval in Section 1202.5.7. The applicant has provided a narrative responding to each of the criteria, found in the application packet in Exhibit A. Staff has provided responses to each of the criteria below:

1. *The proposed use will comply with the zoning requirements of the district in which the use is to be established, and will also comply with all other applicable requirements.*

The purpose of the Commercial – Warehouse/Manufacturing (C-WM) zoning district is to allow for

“commercial activities that are larger and more intense than what is allowed in Commercial-Light Manufacturing” but with less impact than those uses allowed in the Industrial (I) district.” Pursuant to Section 505.2, all Commercial zoning districts allow for “Seasonal temporary uses of land, not to exceed six (6) months with a Special Use Permit.

2. *The use is in harmony with the character of the neighborhood and compatible with the surrounding area.*

According to the Applicant, the proposed use is compatible with gateway commercial corridor and surrounding context, and notes that the adjacent lands are primarily CDOT right-of-way and undeveloped steep terrain. Staff finds that the surrounding area is generally characterized by recreational public open space lands and private residential dwellings, therefore the outdoor recreation focused use is compatible with the land use in the area.

3. *The use will not have an undue burden on available infrastructure.*

The Applicant is not proposing any new water or sewage disposal systems. The Subject Property has an existing permitted well (Permit 244031, contained in the Application packet) and an existing Onsite Wastewater Treatment System use permit (USE-26-001, attached as Exhibit D), therefore there is no expected burden on any existing water or wastewater infrastructure. As noted above, according to the Applicant, the seasonal demand will be managed operationally and supplemented with portable restrooms during peak periods, as needed. The Applicant has proposed locating the portable restrooms in the area marked “Customer Staging” on the Site Plan. Staff has included Condition 8 to address location and maintenance.

4. *The use will not result in undue traffic congestion or traffic hazards.*

The Subject Property is accessed via County Road 308, which is a CDOT facility and has a County maintenance classification as Secondary Non-Maintained. The Applicant states that the property has three (3) approved driveways in the form of CDOT ROW Access Permits, located in the application packet as Appendix H. Comments from CDOT, contained in Exhibit C, request a traffic study and drainage report when available. Staff notes that a traffic study is not a submittal requirement for a Special Use Permit, pursuant to 1202.5 of the Zoning Regulations. Additionally, because there is no new development proposed, the Applicant will not be required to submit a drainage report through the Site Development Department. There is no signage proposed at this time and any future signage will not be permitted within CDOT ROW, per CDOT comments and Condition 6.

5. *The use will not cause significant air, odor, water, noise, or light pollution.*

The proposed use does appear to cause significantly air, odor, water, noise, and/or light pollution. The Applicant intends to keep exterior lighting as is.

6. *All sanitation requirements will be met.*

As noted above, according to the Applicant, the seasonal demand will be managed operationally and supplemented with portable restrooms during peak periods, as needed. The Applicant has proposed locating the portable restrooms in the area marked “Customer Staging” on the Site Plan. Staff has included Condition 8 to address location and maintenance.

7. *Parking is adequately provided.*

The Applicant expects peak rafting trip demand to reach approximately 72 guests per day. Assuming an average of three guests per vehicle, this would result in about 24 vehicles on site. The parking lot can accommodate approximately 50 vehicles, meaning the anticipated traffic demand would use about half of the available parking capacity, with additional overflow capacity available in the east lot. On-site parking availability exceeds anticipated demand, providing space for internal circulation, reducing traffic hazards on site, and preventing shoulder parking on Co Rd 308.

8. *Adequate buffering and screening is provided when appropriate.*

The seasonal use will not generate need for additional buffering and screening, as the gear and equipment associated with the outdoor recreational uses will be stored in proposed shipping containers in the area marked "Customer Staging" on the Site Plan. Comments from the Building Department note that unmodified shipping containers are not subject to Building Code requirements.

9. *The use shall demonstrate compliance with the County's Best Management Practices (BMP's).*

The Applicant states that no major grading or pad expansion is anticipated. It should also be noted that snow storage capacity is not a concern for the Site Development department, as the parking lot has plenty of space to accommodate snow storage.

10. *The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Clear Creek County, nor inconsistent with Section 1 - Title, Authority, and Interpretation, Subsection E. Purposes, of these Regulations.*

According to the applicant, PMOW operations are led by Colorado Adventure Guides and Colorado Rafting Company under common majority ownership, extending established federal permittee standards and stewardship culture. Professional safety protocols, managed staging, internalized parking, limited lighting, and sanitation planning support public safety and community welfare. Staff finds that the proposed use does not appear to be detrimental to the surrounding area.

**PROPOSED STIPULATIONS AND CONDITIONS**

1) This Special Use Permit (Permit) is approved only for:

- Seasonal temporary use of land, not to exceed six (6) months

The seasonal temporary use shall be limited to outdoor recreational uses, as defined in Section 23 of the County Zoning Regulations. Any proposed change to the Permit as noted herein shall require an application and approval, pursuant to Section 1208 Revisions and Modifications of the County Zoning Regulations.

2) Within 6 months from approval of this Permit, the holder of this Permit shall meet and maintain full compliance with the stipulations and conditions set forth herein. If, after 6 months, and at any time during the life of the Permit, the Planning Department determines that the stipulations and conditions are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to

determine if the Permit should be revoked due to any substantial violation of the stipulations and conditions. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.

- 3) The holder of this Permit shall meet and maintain full compliance with all other applicable zoning regulations at all times during the life of the Permit. If the Planning Department determines that the applicable zoning regulations are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of applicable zoning regulations. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.
- 4) The Planning Department may verify compliance with the approved Permit at any time.
- 5) The property owner may request in writing the termination of the Permit at any time.
- 6) There shall be no signage other than what is shown on the Site Plan and approved in this Permit. There shall be no signage off premise or within the County or Colorado Department of Transportation Right of Way. All signage must conform with Section 1005 of the County Zoning Regulations.
- 7) The property owner shall install and maintain portable sanitary toilets for the seasonal use as needed. At the beginning of each season, a plan for the location, service, and maintenance of the toilet(s) shall be submitted to and approved by the Environmental Health Department. At any such time the parking lot is abandoned or ceases to exist, the portable sanitary toilets shall be removed from the property.
- 8) The property owner shall provide a trash receptacle on the site and all refuse shall be stored in animal-proof containers or made unavailable to all domestic and wild animals.
- 9) The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
- 10) To the extent that applicable state or federal rules, regulations, codes, ordinances, or laws are more restrictive than the stipulations and conditions contained herein, such applicable regulations shall supersede and govern at all times.

**STAFF CONCLUSIONS AND RECOMMENDATION**

It appears that the proposal is in conformance with the Criteria for Approval of a Special Use Permit, and Staff would recommend approval of the Special Use Permit with the stipulations and conditions as written. Please see the attached draft Resolution for Approval.

**Exhibits:**

- A. Application and submittal materials
- B. Agency Referral list
- C. Referral comments from Environmental Health, Public Works/Site Development, Clear Creek Fire Authority
- D. Environmental Health Permit USE-26-001
- E. Resolution 2026-01

**SPECIAL USE PERMIT APPLICATION**

Application Fee: \$1500.00

CLEAR CREEK COUNTY PLANNING DEPARTMENT  
Post Office Box 2000 / Georgetown, Colorado 80444  
Phone (303) 679-2436 / FAX (303) 569-1103

**APPLICANT(S)** \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

**OWNER(S)** \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY \_\_\_\_\_  
¼ Section & Section-Township-Range or Subdivision-Lot & Block

CURRENT ZONING \_\_\_\_\_ TOTAL ACREAGE \_\_\_\_\_

PROPOSED TERM OF PERMIT \_\_\_\_\_ PARCEL# \_\_\_\_\_

DESCRIBE SPECIAL USE REQUESTED

DESCRIBE HISTORY OF PROPERTY / REASON FOR REQUEST

I (we) do hereby certify that information contained in or presented in connection with this Special Use Permit application is true and accurate to the best of my (our) knowledge and belief. I (we) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request.

APPLICANT(S) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

**SAVE: A Copy MUST be saved**

**SUBMIT: Submit button works only from the saved copy!**

**PRINT**

**RESET: Will reset entire application**

# **SPECIAL USE PERMIT – SUMMER USE**

## **SUBMISSION PACKET**

**Pink Mill Outdoor Works LLC (PMOW)**

**3121 County Road 308, Dumont, CO 80436 • Clear Creek County, Colorado**

**Date: January 21, 2026**

**Requested Special Uses (SUP):** 513 (C-TR) Commercial – Tourism/Recreation; 516 (C-OR) Commercial – Outdoor/Recreation

**Underlying Zoning to be Preserved:** 515 (C-WM) Commercial – Warehouse/Manufacturing

## Table of Contents

1. Applicant & Property Information
  2. Request Summary
  3. Proposed Use Description (Baseline Operations)
  4. Phasing & Development Guardrails
  5. Findings Matrix (Criteria 1-10)
  6. Exhibit Checklist
  7. Formal Narrative Response (Criteria 1-10)
- Appendix A — Scaled Site Plan (Provided as PDF in submission)
- Appendix A-3 — Site Plan Notes Sheet (Provided as PDF in submission)
- Appendix B — Location & Vicinity Maps
- Appendix C — Utilities & Sanitation Summary (Provided as PDF in submission)
- Appendix D — Proof of Ownership (Deed) (Provided as PDF in submission)
- Appendix E — Parking & Circulation Concept (Quantified)
- Appendix F — Lighting & Signage Statement
- Appendix G — Seasonal Staff Camping Plan
- Appendix H — Colorado State Highway Access Permit No. 101016

## 1. Applicant & Property Information

Applicant/Owner: Pink Mill Outdoor Works LLC (PMOW) a Colorado Limited Liability Company

Property Address: 3121 County Road 308, Dumont, CO 80436.

Parcel: Lot 2, Pink Division of Land (3.73 commercially zoned acres) - Parcel Number 1837-262-01-001

## 2. Request Summary

PMOW requests a Special Use Permit to allow complementary tourism/recreation and outdoor/recreation uses (C-TR/C-OR) while preserving the site's existing C-WM warehouse/manufacturing capability. The request supports managed visitor staging, outdoor education, rentals, and limited accessory retail associated with guided outdoor operations.

## 3. Proposed Summer Use Description

Initial anchor tenants/operators: Colorado Adventure Guides (CAG) and Colorado Rafting Company (CRC). Scott and Lisa Mahoney are the majority owners of PMOW, CAG, and CRC, and will extend established federal permittee standards and stewardship culture to PMOW operations. Description of activities to be conducted onsite:

- CAG and CRC operate together with shared resources as a four-season guided trip, outdoor education and skills training company.
- Two to four full-time office employees for company administration, customer service, sales, marketing, customer check-in, outdoor equipment sales/rentals and management employees.
- Eight to ten part-time guide staff for customer greeting and staging for offsite and onsite guided recreation activities including, but not limited to, hiking, rock climbing, mountaineering, mountain biking and wilderness first aid, guided trips and education/training courses.
- Ten to twenty part-time guide staff for customer greeting and staging for offsite and onsite guided water recreation activities including, but not limited to rafting, kayaking, standup paddleboarding, swiftwater rescue guided trips and education/training courses.
- Peak season Jun 15–Jul 31, seven days a week 7AM to 6PM
- Shoulder May 1–Jun 15 & August 1 - Oct 31, seven days a week 7AM to 6PM
- Rafting peak day range ~140-200 guests/day (3-hour visit with short staging period at the location)

## 4. Phasing & Development Guardrails

Phase 1: Immediate operations using existing facilities as-is as proposed above; includes C-WM activation of the steel shop for outdoor-industry use/tenant readiness.

Guardrails: No major grading or pad expansion is anticipated; improvements are expected to be cosmetic, internal, and operational in nature. Any future expansion beyond historical facilities will involve Planning Department engagement and applicable approvals.

Exterior lighting: Minor changes are anticipated for safety and wayfinding lighting, but no new major exterior lighting is proposed beyond existing.

## 5. Findings Matrix (Criteria 1–10)

Criterion	Finding Summary	Key Evidence Appendix
<b>1. Zoning Compliance</b>	Complies via SUP; preserves underlying C-WM warehouse/manufacturing capability while enabling complementary C-TR/C-OR operations (staging, outdoor education, rentals, limited accessory retail).	Formal Narrative (Criterion 1); Appendix A (Scaled Site Plan); Appendix A-3 (Site Plan Notes); Appendix C (Utilities & Sanitation); Appendix E (Parking/Circulation); Appendix F (Lighting/Signage).
<b>2. Harmony &amp; Compatibility</b>	Compatible with gateway commercial corridor and surrounding context; adjacent lands are primarily CDOT ROW and undeveloped steep terrain; nearest residences are 1000+ feet away & not within the primary view corridor.	Formal Narrative (Criterion 2); Appendix B (Location/Vicinity Maps); Appendix E (Parking/Circulation); Appendix F (Lighting/Signage); Appendix G (Seasonal Staff Camping).
<b>3. Available Infrastructure</b>	No undue burden on infrastructure. Site uses existing 400 Amp electrical service, permitted well (Permit 244031), and existing septic system (USE-26-001). Peak demand managed operationally and supplemented with portable restrooms during peak periods as needed.	Formal Narrative (Criterion 3); Appendix C (Utilities & Sanitation); Appendix A-3 (Guardrails / No Major Expansion).
<b>4. Traffic Congestion</b>	No undue traffic congestion or hazards. Site has three approved driveways and internal circulation. Peak rafting trip-slot demand is ~72 guests (~24 vehicles at ~3 guests/vehicle), representing roughly 50% of the ~50-stall base parking supply, with additional overflow capacity available in the east lot.	Formal Narrative (Criterion 4); Appendix A (Scaled Site Plan); Appendix E (Parking & Circulation Concept).
<b>5. Pollution</b>	No significant air, odor, water, noise, or light pollution. Low-impact daytime operations; no amplified events proposed; Phase 1 includes minor exterior lighting changes beyond existing. Water quality and site stewardship commitments focus on limited disturbance and organized storage.	Formal Narrative (Criterion 5); Appendix F (Lighting/Signage Statement); Appendix A-3 (Site Notes / Guardrails).
<b>6. Sanitation</b>	Sanitation requirements will be met. Proposed uses are compliant with existing septic permit (USE-26-001). Seasonal demand is managed operationally and supplemented with portable restrooms during peak periods as needed. Seasonal staff camping includes a guarantee that approved sanitation is available at all times.	Formal Narrative (Criterion 6); Appendix C (Utilities & Sanitation); Appendix G (Seasonal Staff Camping Plan).
<b>7. Parking</b>	Parking is adequately provided. On-site parking exceeds anticipated demand and prevents CR 308 shoulder parking. Peak rafting trip-slot demand is ~72 guests (~24 vehicles at ~3 guests/vehicle), representing roughly 50% of the ~50-stall base parking supply, with additional overflow capacity available in the east lot.	Formal Narrative (Criterion 7); Appendix A (Scaled Site Plan); Appendix E (Parking & Circulation Concept).
<b>8. Buffering &amp; Screening</b>	Adequate buffering and screening provided where appropriate. Seasonal staff camping is located at the screened east end of the parcel at lower elevation, reducing visibility from CR 308 and I-70. Outdoor storage will remain limited and organized within existing disturbed areas.	Formal Narrative (Criterion 8); Appendix A-3 (Site Notes); Appendix G (Seasonal Staff Camping Plan).
<b>9. BMP Compliance</b>	Demonstrates compliance with County BMPs. No major grading or pad expansion anticipated; improvements expected to be cosmetic, internal, and operational. Any future expansion beyond historical facilities will involve Planning Department engagement. Stormwater and site housekeeping will follow BMP principles for developed sites.	Formal Narrative (Criterion 9); Appendix A-3 (Guardrails / Development Notes); Appendix C (Utilities/Sanitation).
<b>10. Health,</b>	Not detrimental to health, safety, or welfare. PMOW	Formal Narrative (Criterion 10); Appendix E

<b>Safety &amp; Welfare</b>	operations are led by Colorado Adventure Guides and Colorado Rafting Company under common majority ownership, extending established federal permittee standards and stewardship culture. Professional safety protocols, managed staging, internalized parking, limited lighting, and sanitation planning support public safety and community welfare.	(Parking/Circulation); Appendix F (Lighting/Signage); Appendix C (Utilities/Sanitation); Appendix A-3 (Guardrails).
-----------------------------	---	---

## 6. Exhibit Checklist

<b>Item</b>	<b>Status</b>	<b>Appendix / Location</b>
Scaled Site Plan (ILC + Survey)	Included (PDF)	Appendix A
Site Plan Notes Sheet	Included (PDF)	Appendix A-3
Location Map + Vicinity Map	Included	Appendix B
Utilities & Sanitation Summary	Included (PDF)	Appendix C
Proof of Ownership (Deed)	Included (PDF)	Appendix D
Parking & Circulation Concept (Quantified)	Included	Appendix E
Lighting & Signage Statement	Included	Appendix F
Seasonal Staff Camping Plan	Included	Appendix G
Colorado State Highway Access Permit No. 101016	Included	Appendix H
Formal Narrative Response (Criteria 1-10)	Included	Section 7

## 7. Formal Narrative Response (CCC Criteria 1–10)

### Criterion 1 — Compliance with Zoning Requirements and Other Applicable Requirements

PMOW seeks a Special Use Permit to allow complementary tourism/recreation and outdoor/recreation uses as described in section 3 above in a manner that remains consistent with the property's underlying 515 (C-WM) Commercial – Warehouse/Manufacturing zoning. The SUP is requested to enable managed visitor staging, outdoor education, rentals, and limited accessory retail associated with outdoor operations, while preserving the site's warehouse/manufacturing capability and readiness for C-WM tenancy. All proposed uses are intended to operate within existing site infrastructure, established access points, and existing utilities.

**Supporting Exhibits:** Appendix A (Scaled Site Plan); Appendix A-3 (Site Plan Notes); Appendix C (Utilities & Sanitation); Appendix E (Parking/Circulation); Appendix F (Lighting/Signage).

### Criterion 2 — Harmony with Neighborhood Character and Compatibility with Surrounding Area

The PMOW site is located on County Road 308 (I-70 frontage road) in a commercial gateway context near the I-70/US-40 junction. Surrounding lands consist primarily of transportation right-of-way and undeveloped steep terrain with limited suitability for development. The proposed uses are low-impact, daytime-oriented operations staged on an existing developed pad with existing buildings. The project internalizes parking and circulation, limits external lighting, and places seasonal staff camping on the screened east end of the parcel to minimize visibility (seasonal staff camping covered in a separate but simultaneous SUP application). These measures ensure compatibility with the surrounding area and maintain the existing character of a commercial frontage corridor.

**Supporting Exhibits:** Appendix B (Location/Vicinity Maps); Appendix E (Parking/Circulation); Appendix F (Lighting/Signage); Appendix G (Staff Camping).

### Criterion 3 — No Undue Burden on Available Infrastructure

The site is served by existing electrical service (400 Amp), an existing water well permit (244031), and an existing wastewater/septic system with prior approvals (USE-26-001). PMOW's initial operations rely on existing facilities and do not require major grading or pad expansion. Peak-period demand is managed operationally through scheduled check-in/staging and supplemented with portable restrooms during peak periods as needed to maintain sanitation compliance and avoid overloading the ISDS system. Any future increase in intensity that would materially change utility demand will be coordinated with Clear Creek County Planning and Environmental Health and will follow applicable approvals.

**Supporting Exhibits:** Appendix C (Utilities & Sanitation); Appendix A-3 (Development Guardrails).

### Criterion 4 — No Undue Traffic Congestion or Traffic Hazards

PMOW has three existing approved driveway access points and an internal paved lot with capacity for 80+ vehicles. Guest and staff parking areas are designated and internalized to prevent roadside staging along County Road 308. During peak rafting days and winter education days, PMOW staff manages check-in and parking flow. A defined circulation pattern and a dedicated van/shuttle circulation path reduce vehicle conflicts and support safe loading/unloading. Peak rafting trip-slot demand is approximately 72 guests (~24 vehicles at ~3 guests/vehicle), representing roughly 53% of the 45 space base parking supply, with additional ~41 overflow

capacity available in the east lot. These operational controls prevent undue traffic congestion and minimize traffic hazards on CR 308.

**Supporting Exhibits:** Appendix A (Scaled Site Plan); Appendix E (Parking & Circulation Concept).

### **Criterion 5 — No Significant Air, Odor, Water, Noise, or Light Pollution**

The proposed uses are consistent with commercial outdoor recreation staging, education, and light operational support uses. These proposed uses are lighter impact than those uses allowed under the existing C-WM zoning. PMOW does not propose significant industrial emissions, odor-generating processes, or continuous night operations. Minor changes are anticipated for safety and wayfinding lighting, but no new major exterior lighting is proposed beyond existing, reducing the potential for glare or spillover. Noise is limited to typical daytime commercial activity and managed group staging; no amplified outdoor events are proposed as part of the initial SUP request. Water quality and site stewardship commitments include limiting disturbance to existing developed areas and managing any outdoor storage in an organized manner.

**Supporting Exhibits:** Appendix F (Lighting/Signage); Appendix A-3 (Site Notes/Guardrails).

### **Criterion 6 — Sanitation Requirements Will Be Met**

PMOW will operate consistent with existing ISDS approvals (USE-26-001) and will maintain sanitation compliance through operational controls and peak-period supplementation with portable restrooms and handwash stations as needed. Any material change in demand or operations will be coordinated with the County to ensure sanitation capacity remains adequate.

**Supporting Exhibits:** Appendix C (Utilities & Sanitation); Appendix G (Staff Camping Plan).

### **Criterion 7 — Parking is Adequately Provided**

Parking is provided on an existing paved lot with capacity for 80+ vehicles, exceeding anticipated demand for PMOW's baseline operations. Parking is allocated across guest, staff, and overflow zones to reduce congestion and support safe circulation. Peak rafting trip-slot demand is approximately 72 guests (~24 vehicles at ~3 guests/vehicle), representing roughly 53% of the ~45-stall base parking supply, with additional overflow capacity available in the east lot. PMOW's operational model prevents CR 308 shoulder parking by requiring all vehicles to park on-site and by managing flow during peak periods.

**Supporting Exhibits:** Appendix A (Scaled Site Plan); Appendix E (Parking & Circulation Concept).

### **Criterion 8 — Adequate Buffering and Screening is Provided, When Appropriate**

The site benefits from existing topography and mature, natural vegetation. Seasonal staff camping (under a separately submitted SUP application) is located on the undeveloped east end of the parcel where natural foliage screening and lower elevation reduce visibility from CR 308 and I-70. All outdoor storage will be organized in designated operational areas and will not extend beyond the existing disturbed pad without County review. These measures provide appropriate screening and buffering for nearby viewsheds and adjacent lands.

**Supporting Exhibits:** Appendix A-3 (Site Notes); Appendix G (Staff Camping Plan).

## **Criterion 9 — Compliance with County Best Management Practices (BMPs)**

PMOW commits to demonstrating compliance with the County's Best Management Practices Manual through stewardship-based operations and site management. The project anticipates no major grading or pad expansion; improvements are expected to be cosmetic, internal, and operational in nature. Any future expansion beyond historical facilities would involve Planning Department engagement and applicable approvals. PMOW will continue to manage stormwater and site housekeeping consistent with BMP expectations for developed sites, including maintaining organized storage areas, protecting drainage patterns, and preventing sediment transport from disturbed areas.

**Supporting Exhibits:** Appendix A-3 (Development Guardrails); Appendix C (Utilities/Sanitation).

## **Criterion 10 — Not Detrimental to Health, Safety, or Welfare; Consistent with Zoning Purposes**

PMOW is anchored by Colorado Adventure Guides (CAG) and Colorado Rafting Company (CRC), operating under common majority ownership with PMOW. This structure extends established federal permittee standards and stewardship culture, and Leave No Trace principles to PMOW operations, including risk management, staff training, and professional safety protocols. PMOW's avalanche education leadership and water-based safety training capacity, combined with controlled staging, internalized parking, limited lighting, and sanitation planning, support public safety and community welfare. The requested SUP enables managed recreation, and education uses that complement and preserve C-WM capabilities and align with Clear Creek County's goals for sustainable recreation economy and economic diversification.

**Supporting Exhibits:** Appendix E (Parking/Circulation); Appendix F (Lighting/Signage); Appendix C (Utilities/Sanitation); Appendix A-3 (Guardrails).

## Appendix A — Scaled Site Plan (ILC + Survey) & Appendix A-3 Site Plan Notes

Pink Mill Outdoor Works LLC (PMOW)

Property: 3121 County Road 308, Dumont, CO 80436

Date: January 21, 2026

### Purpose

This notes sheet is provided to supplement Appendix A (Improvement Location Certificate and Survey Plat) by identifying Phase 1 operational areas and key commitments referenced in the SUP Narrative.

### Phase 1 Operational Notes

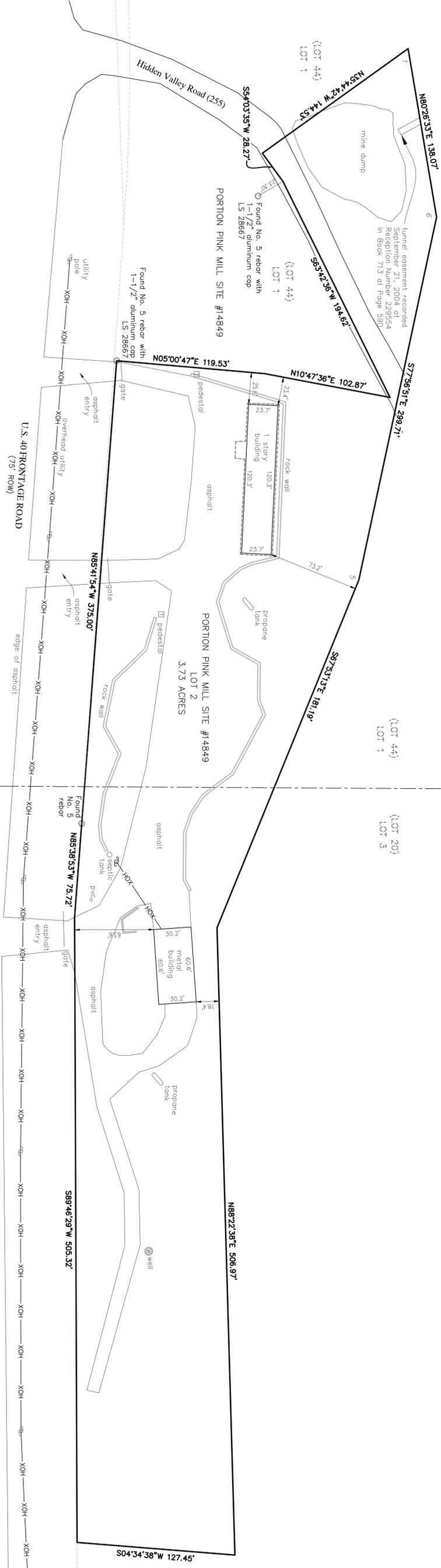
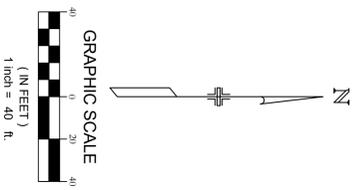
- **Seasonal Staff Camping Area:** Located on the undeveloped east end of the parcel, benefiting from natural foliage screening and lower elevation to reduce visibility from County Road 308 and 1-70. Seasonal Employee Camping Permit is being applied for under a separate Special Use Permit (See Appendix G.)
- **Exterior Lighting:** Minor changes are anticipated for safety and wayfinding lighting, but no new major exterior lighting is proposed beyond existing. Any future safety lighting would be shielded and downcast to minimize glare and spillover. (See Appendix F.)
- **Signage:** Limited to safety, wayfinding, and modest identification signage consistent with a commercial gateway context. All signage will be compliant with Clear Creek County Zoning Regulations: Section 10, Subsection 1005 (See Appendix F.)
- **Parking and Circulation Concept:** All uses compliant with Clear Creek County Zoning Regulations: Section 10 (See Appendix E.)
- **Outdoor Storage:** Any outdoor storage will be limited, organized, and maintained in designated operational areas to support existing and proposed uses; storage will not extend beyond the existing disturbed pad without County review.
- **Development Guardrails:** No major grading or pad expansion is anticipated; improvements are expected to be cosmetic, internal, and operational in nature. Any future expansion beyond historical facilities will involve Planning Department engagement and applicable approvals.





# IMPROVEMENT LOCATION CERTIFICATE

Lot 2, Pink Division of Land  
 A part of the Northeast Quarter of Section 27 and Northwest Quarter of Section 26,  
 Township 3 South, Range 74 West of the 6th Principal Meridian  
 County of Clear Creek, State of Colorado



SECTION 27  
 SECTION 26

**DESCRIPTION:**

Those portions of: The Pink Millsite, U. S. Survey No. 14849-B1, Government Lot 20, Section 26, Township 3 South, Range 74 West of the 6th P.M. Meridian, as shown on Lot 2, Government Land Survey Plat, recorded June 8, 2001, in Book 516, Page 815, County of Clear Creek, State of Colorado.

**ADDRESS:**

3121 County Road 308  
 Dumont, CO 80436

**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this Improvement Location Certificate was prepared for EJ Landholdings that it is not a land survey plat or improvement survey plat, and that it is not to be filed upon the establishment of fence, building, or other future improvements. I have personally inspected the site and the certificate is a true and correct representation of the parcel's appearance on March 27, 2023.

I further certify that the improvements on the above described parcel on this date, March 27, 2023, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. (C.R.S. 38-51-108)



Weston D. Skankal, Professional Land Surveyor  
 Colorado P.L.S. No. 38056  
 for and on behalf of Clear Creek Surveying

<p><b>Clear Creek Surveying</b>                  P.O. Box 3184, Idaho Springs, CO 80452                  (303) 567-4755</p>	Client: EJ Landholdings LLC, a Colorado Limited Liability Company	<b>IMPROVEMENT LOCATION                  CERTIFICATE</b> Lot 2, Pink Division of Land
	S26 & S27, T3S, R74W of the 6th P.M.	Sheet No. 1

## Appendix B — Location & Vicinity Maps





## Appendix C – Utilities & Sanitation Summary

Pink Mill Outdoor Works LLC (PMOW)

Property: 3121 County Road 308, Dumont, CO 80436

Date: January 21, 2026

### C1. Existing Utilities (Summary)

Utility	Existing Condition / Permit Reference
Electrical	400 Amp service (existing).
Water	Existing water well permit 244031
Wastewater / ISDS	Existing septic system: Septic Use Permit Application USE-26-001 & existing ISDS Permit # 051-02

### C2. Sanitation Operations Plan (Peak Management)

PMOW will operate consistent with existing ISDS approvals (USE-26-001 & ISDS Permit # 051-02) and will manage seasonal peak sanitation demand through operational controls and supplemental portable restrooms during peak periods as needed to maintain compliance.

#### Operational Controls

- Cohort-based scheduling for education programs and managed check-in/staging to distribute demand across operating hours.
- Portable restroom supplementation during peak periods to avoid overloading the ISDS system and to provide redundancy for visitor-facing operations.
- Routine maintenance checks and prompt service for portable units during peak seasons.
- Staff-only seasonal camping (Appendix G) will only be permitted when approved sanitary facilities are available at all times.

### C3. Commitment

PMOW commits to maintaining sanitation capacity and compliance for all phases of operation and will coordinate with Clear Creek County Planning and Environmental Health as required for any material change in use intensity or utility demand.

Appendix D — Proof of Ownership

When recorded return to:  
Pink Mill Outdoor Works LLC A Colorado Limited Liability Company

SPECIAL WARRANTY DEED

STATE DOC FEE:  
\$110.00

THIS DEED, Made this January 6, 2026 between

EJ Landholdings LLC, A Colorado Limited Liability Company  
of the County of Clear Creek and State of Colorado, grantor(s), and  
Pink Mill Outdoor Works LLC A Colorado Limited Liability Company  
of the said County of Clear Creek, State of Colorado grantee(s):  
whose legal address is

WITNESS, That the grantor(s), for and in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (\$1,100,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Clear Creek, State of Colorado, described as follows:

Those portions of The Pink Millsite, U.S. Survey No. 14849-B, Government Lot 20, Section 26, Township 3 South, Range 74 West of the 6th P.M., and Government Lot 44, Section 27, Township 3 South, Range 74 West of the 6th P.M., Shown as Lot 2 on Pink Division of Land, Land Survey Plat, recorded June 8, 2001 in Book 616 at Page 815, County of Clear Creek, State of Colorado.

also known by street and number as 3121 County Rd 308, Dumont, CO 80436

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

EJ Landholdings LLC, A Colorado Limited Liability Company

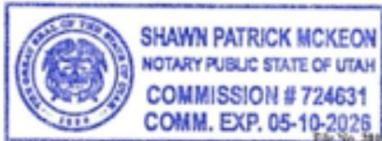
By: Mark E. Levin  
Mark E. Levin, Member

STATE OF ~~COLORADO~~ Utah  
COUNTY OF JEFFERSON Salt Lake

The foregoing instrument was acknowledged before me this 5th day of January, 2026, by Mark E. Levin, Member of EJ Landholdings LLC, A Colorado Limited Liability Company.

Shawn Patrick McKeon  
Notary's Official Signature

My Commission Expires: 05-10-2024



wqj89888

File No. 24033-LKWD-DE  
Special Warranty Deed Plates

## Appendix E — Parking & Circulation Concept



### Operational Concept Summary

- **All parking is internalized Off Street:** No shoulder parking is needed or allowed along County Road 308.
- **Parking Requirements:** Parking spots are allocated at 9 feet wide and 19 feet long and compliant with Clear Creek County Zoning Regulations: Section 10, Subsection 1006 Off Street Parking Requirements.
- **Base parking capacity:** 45 parking spaces in the primary guest/staging area exceeding requirements in accordance with County Code Subsection 1006.1.5.2. (See detailed included site plan).
- **Overflow capacity:** 41 additional spaces in the east lot for staff and overflow needs (See detailed site plan).
- **Handicapped Parking:** Consistent with Code Section 1006.1.4, one car & one van accessible space are provided.
- **Circulation:** Guest circulation follows the main internal loop. Commercial vans/shuttles follow a dedicated circulation path to minimize conflicts and support efficient loading/unloading.
- **Driveways:** The Site has three existing County and CDOT approved driveway.
- **Peak-period management:** PMOW staff manages check-in and parking flow to prevent congestion and to keep vehicles within designated areas.
- **Site Plan:** Allocated parking spaces in attached Site Plan

### Peak Rafting Season Parking Demand

- **Average vehicle occupancy:** approximately 3 rafting guests per vehicle (Code Subsection 1006.1.5.2)
- **Typical trip slot load:** up to 12 boats per trip x 6 passengers per boat = 72 guests.
- **Vehicles per trip slot:** 72 guests ÷ 3 guests/vehicle = 24 vehicles. (In accordance Code Subsection 1006.1.5.2.)
- **Base lot utilization:** ~24 vehicles represent 53% of the 45-stall base parking supply.
- **Daily schedule:** up to three trip time slots per day in high season; trips are spaced to allow guest arrivals and departures to cycle through the base parking area without accumulating peak load across the full day.
- **Additional capacity:** the east lot provides 41 additional stalls to absorb staff, tenant, and overflow demand if overlap occurs as well as meeting demand for yet to be determined Manufacturing/Industrial use for the site.
- **Summary:** Based on typical peak-slot demand and operational turnover between time slots, PMOW's internalized parking supply is adequate to support rafting staging without relying on CR 308 shoulder parking, while maintaining additional capacity for staff and other tenant needs.

## Appendix E — Parking & Circulation Concept - Driveways

The site has three existing driveways approved under Clear Creek County Driveway Permit SDR2001-0009 and Colorado State Highway Access Permit No. 101016 (Attached as Appendix H). All proposed uses are compliant with the above approved permits.



**East Driveway**

**Appendix E — Parking & Circulation Concept - Driveways (Continued)**



**Center Driveway**

## Appendix E — Parking & Circulation Concept - Driveways (Continued)



**West Driveway**

## Appendix F — Lighting & Signage Statement

- **Exterior Lighting:** Minor changes are anticipated for safety and wayfinding lighting, but no new major exterior lighting is proposed beyond existing.
- **Signage:** Limited to safety, wayfinding, and modest identification signage consistent with a commercial gateway context. All signage will be compliant with Clear Creek County Zoning Regulations: Section 10, Subsection 1005. Current planned signs do not exceed twenty-five (25) square feet in area and does not require a County Sign Permit.

## **Appendix G — Seasonal Staff Camping Plan**

Seasonal, non-commercial staff-only camping (May–August) for approximately ten (10) to fifteen (15) guides. Location: undeveloped east end of parcel with natural foliage screening and lower elevation to reduce visibility from CR 308 and I-70. Approved sanitation available always; Leave No Trace and operational controls apply.

Details for the camping operations plan have been submitted under a separate SUP Application.

**Appendix H — Colorado State Highway Access Permit No. 101016**

# FAX TRANSMITTAL

**DEPARTMENT OF TRANSPORTATION**

Region 1 - Traffic Section  
18500 East Colfax Ave.  
Aurora, Colorado 80011  
(303) 757-9122  
(303) 343-0596 FAX

DATE: 2/12/03TO: ~~Mark Roggen~~ Mevinel WilliamsFROM: Nick Dickens CDOTSUBJECT: Final Acceptance LetterFAX: 303 - ~~629-2448~~ 303-567-1006Pages: (Including cover sheet) 2

# STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 1 – Traffic Section  
18500 East Colfax Ave.  
Aurora, Colorado 80011  
(303) 757-9122  
(303) 343-0596 FAX



November 5, 2002

Mark Levin  
Mining & Environmental Services  
P.O. Box 1511  
Idaho Springs, CO 80452

**RE: Final Acceptance of Colorado State Highway Access Permit No. 101016**

**Location: North Side of the Interstate 70 Frontage Road, Mile Point 231.939**

Dear Mr. Levin,

The Colorado Department of Transportation, Region 1, has inspected the improvements made to the Interstate 70 Frontage Road in accordance with Colorado State Highway Access Permit No. 101016. CDOT has found the construction to be satisfactory and in conformance with applicable CDOT Standards and Specifications for Road and Bridge Construction. Therefore, this letter shall serve as final acceptance of these improvements onto the Colorado State Highway System.

If you have any further questions, please contact our office (303) 757-9122.

Thank you,

A handwritten signature in blue ink that reads "Nick Dickens".

Nick Dickens  
Assistant Access Manager

CC: Region  
File  
RF

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

CDOT Permit No.  
 101016  
 State Highway No/Mp/Side  
 70F/231.940/L  
 Local Jurisdiction  
 Clear Creek County

Permit fee 100.00      Date of transmittal 04/17/2001      Region/Section/Patrol 01/05/38

The Permittee(s);	Applicant;
Mark Levin Mining & Environmental Services P.O. Box 1511 Idaho Springs, CO 80452 303-567-4174	Mark Levin Mining & Environmental ServicesL P.O. Box 1511 Idaho Springs, CO 80452 303-567-4174

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location:  
 This Light Industrial access is located on the north side of the Interstate 70 Frontage Road a distance of 260 feet east of Clear Creek County Road 255 or Mile Point 231.939.

Access to Provide Service to:  
 General Light Industrial ..... 9,500 Sq Ft      100.00 %

Other terms and conditions:  
 \* See Attached Pages 2 and 3 and Other Enclosures for Additional Terms and Conditions.

**MUNICIPALITY OR COUNTY APPROVAL**  
 Required only when the appropriate local authority retains issuing authority.

By (x)	Date	Title
--------	------	-------

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Oeda Marshall with the Colorado Department of Transportation in Aurora at 303-757-9122 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee (x) <i>Mark E. Levin</i> <i>MANAGER</i>	Date <i>5/14/01</i>
---	---------------------

This permit is not valid until signed by a duly authorized representative of the Department.  
**COLORADO DEPARTMENT OF TRANSPORTATION**

By (x) <i>Charles B. [Signature]</i>	Date (of issue) <i>5/25/01</i>	Title Access Manager
--------------------------------------	--------------------------------	-------------------------

Copy Distribution:      Required:      Make copies as necessary for:      Previous editions are obsolete and may not be used

1. Region	Local Authority	Inspector	CDOT Form #101 8/98
2. Applicant	MTCE Patrol	Traffic Engineer	
3. Staff Access Section			

## Attachment to Permit No. 101016 - Additional Terms and Conditions

1. A Notice to Proceed, CDOT Form 1265, is required before beginning construction of the access or any activity in CDOT Right-of-Way. All submittals, documents, plans and other items that must be completed, shall be submitted and approved before a Notice to Proceed for construction will be issued. Contact the Department for the Notice to Proceed.
2. If there are any questions regarding this permit, please contact Chuck Binford, CDOT Access Manager, at 303-757-9123.
3. Incorporated as part of this permit will be the following:
  - Application for Access Permit (CDOT Form No. 137)
  - The Permit (CDOT Form 101) and its two page attachment (CDOT Form 101B)
  - Notice to Proceed
  - Drawings/Maps
4. If necessary, minor changes, corrections and/or additions to this permit may be ordered by the Department inspector, other Department representatives or local authority to meet unanticipated site conditions. Changes may not be in violation of the Code.
5. Left turn movements in and out of this access may be prohibited at some future date.
6. This access shall be used only for General Light Industrial purposes with the Annual Average Daily Traffic (AADT) volumes not to exceed 50.
7. Installation of auxillary lane(s) (acceleration, deceleration and left turn lanes) and/or a traffic signal may be required in the future as determined by the Department, the issuing authority, or local authority, or local jurisdiction if this access creates safety problems on the State Highway System or if the vehicular warrants are met, as required by Section 3 of the State Highway Access Code (2 CCR 601-1) or the Manual On Uniform Traffic Control Devices (MUTCD). A new Access Permit is required and the improvements shall be installed and constructed by the Permittee in a timely manner to the Department's or local jurisdiction's standards and specifications, and at no cost to the Department or issuing authority. Failure by the Permittee to provide such improvement (s) shall result in the revocation of this Access Permit and closure of the access approach.
8. The Permittee is responsible for obtaining any necessary additional federal, state and/or city/county permits or clearances required for construction of the access. Approval of this Access Permit does not constitute verification of this action by the Permittee.
9. All costs associated with the installation of this access are the responsibility of the Permittee. This includes the design, construction, utility relocations, testing of materials, and inspections.
10. Any work within CDOT Right-of-Way shall begin after 8:30 am and all work and equipment shall be off the highway BEFORE 3:30 pm each day.
11. No work within the roadway and the State Highway Right-of-Way is allowed at night, on Saturdays, Sundays, on holidays, during adverse weather conditions, or between November first and April fifteenth of each year without prior approval from the Department.
12. A FULLY EXECUTED COMPLETE COPY OF THIS PERMIT MUST BE ON THE JOB SITE WITH THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION. FAILURE TO COMPLY WITH THIS OR ANY OTHER CONSTRUCTION REQUIREMENTS MAY RESULT IN THE IMMEDIATE SUSPENSION OF WORK BY ORDER OF THE DEPARTMENT INSPECTOR OR THE ISSUING

## Attachment to Permit No. 101016 - Additional Terms and Conditions

## AUTHORITY.

13. It shall be the responsibility of the Permittee to verify the location of the existing utilities and notify all utility owners or operators of any work that might involve utilities within the State Highway right-of-way. Any work necessary to protect existing permitted utilities, such as an encasement will be the responsibility of the Permittee. Any damage or disruption to any utilities during the construction shall be the Permittee's responsibility and shall be repaired or replaced at no cost to the Department, the issuing authority, or the local jurisdiction. Utilities cannot remain under asphalt or concrete without prior approval from CDOT.
14. Any damage to any present highway facilities including traffic control devices shall be repaired immediately at no cost to the Department or issuing authority and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department or issuing authority inspector.
15. Areas of roadway and right-of-way disturbed during this installation shall be restored to their original condition to insure proper strength, drainage and erosion control.
16. When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with the Department's M-607-1 standard, before the fence is cut, to prevent slacking of the remaining fence
17. The use of appropriate advanced warning and construction traffic control signs, flashers, barricades and flagging is required at all times during construction . These devices shall be located within the Interstate 70 Frontage Road right-of-way and be in conformance with the Manual on Uniform Traffic Control Devices, Part VI and other applicable standards.
18. Unnecessary Construction traffic control devices shall be removed or turned away from traffic during non-working hours.
19. The access width shall not exceed 40 feet at the right-of-way line and shall have a minimum 30 foot radius on each side or as per the approved construction plans.
20. The access shall be constructed perpendicular to the travel lanes of Interstate 70 Frontage Road for a minimum distance of 20 feet, and shall slope down and away from the adjacent pavement edge at a rate of 2% grade for a minimum of 20 feet.
21. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way. Any extension shall be approved by CDOT.
22. The surfacing shall meet the Department's specifications with the following material placed for final grade: 10 inches ABC, Class 6 Base and 5 inches of Hot Bituminous Pavement (HBP Grading S [75] PG 58-22) placed in two (2) lifts, or an approved equivalent.
23. The existing asphalt adjacent to all new pavement shall be saw cut and removed a minimum of one foot back from the existing edge, or until an acceptable existing cross slope is achieved to assure a straight edge for the joint.
24. The access shall be constructed and maintained in a manner that will not cause water to enter onto the roadway, and will not interfere with the existing drainage system within the Interstate 70 Frontage Road right-of-way. Drainage to the State Highway right-of-way shall not exceed the historical rate of flow.
25. The Permittee shall install a new 18 inch corrugated culvert with flared end sections.

Attachment to Permit No. 101016 - Additional Terms and Conditions

26. Minimum cover for buried utilities shall be 48 inches.
27. Passenger cars and single unit trucks shall use this access for ingress and egress, while multi unit trucks shall use this access as an entrance only. The second access, located approximately 170' west, shall serve only as an exit for multi unit trucks.

**COLORADO DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ACCESS CODE  
NOTICE TO PROCEED**

CDOT Permit No.	101016
SH/S/MP	70F/231.940/L
Local Jurisdiction	Clear Creek County

Permittee(s): Mark Levin Mining & Environmental Services P.O. Box 1511 Idaho Springs, CO 80452 303-567-4174	Applicant: Mark Levin Mining & Environmental ServicesL P.O. Box 1511 Idaho Springs, CO 80452 303-567-4174
--	--

The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

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

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

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

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

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

None

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

By (X)	Title	Date
-----------	-------	------

This Notice is not valid until signed by a duly authorized representative of the Department  
**Colorado Department of Transportation**

By (X) <i>Chuck A. Bimpf</i>	Title <i>Access Manager</i>	Date <i>5/25/01</i>
---------------------------------	--------------------------------	------------------------

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

Issuing authority application acceptance date: 3-9-01

- Instructions:
- contact the Department of Transportation or your local government to determine your issuing authority.
  - contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
  - complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the issuing authority. Submit an application for each access requested.
  - if you have any questions contact the issuing authority.
- Please print or type*

1) Property owner (Permittee) Mining & Environmental Services LLC street address, city P.O. Box 1511 Idaho Springs state & zip Colorado 80452 Address of property to be served by permit (if known) not yet assigned	2) Applicant Mining & Environmental Services LLC street address, city P.O. Box 1511 Idaho Springs state & zip Colorado 80452 phone # 303.567.4174
---	--

Legal description of property: Pink Millsite, M.S. 14849B

county	subdivision	block	lot	section	township	range
ear Creek						

3) What state highway are you requesting access from?  
I-70 Frontage Rd. (County Rd. 308)

4) How many feet is the proposed access from the nearest mile post?  
2201 feet (circle: N S (E) W ) from: CR 308

5) How many feet is the proposed access from the nearest cross street?  
2201 feet (circle: N S (E) W ) from: Int CR 255 CR 308

6) What side of the highway  N  S  E  W

7) Check here if you are requesting a  
 new access  temporary access  improvement to existing access  change in access use  removal of access (on west end) (for existing access)

8) What is the approximate date you intend to begin construction?  
April 15

9) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest.  
 no  yes, if yes - what are the permit number(s)? There is one access shown on 1990 CDOT maps - permit status unknown and/or, permit date:

10) Does the property owner own or have any interests in any adjacent property?  
 no  yes, if yes - please describe:

11) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?  
 no  yes, if yes - list them on your plans and indicate the proposed and existing access points.

12) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business	square footage	business	square footage
Contracting/consulting/shpp and heavy equipment sales & repair and other uses as per C-1M zoning of parcel	9500*		* estimated.

13) If you are requesting agricultural field access - how many acres will the access serve?

14) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	number of units

15) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. Indicate if your counts are  
 peak hour volumes or  average daily volumes.

passenger cars and light trucks <u>40</u>	# of multi unit trucks <u>6 (semi-tractor &amp; lowboy)</u>	# of other vehicles
single unit vehicles in excess of 30 ft. <u>10</u>	# of farm vehicles (field equipment)	<b>Total count of all vehicles</b> <u>56</u>

16) Check with the issuing authority to determine which of the following documents are required to complete the review of your application. (plans should be no larger than 24" x 36")

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

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

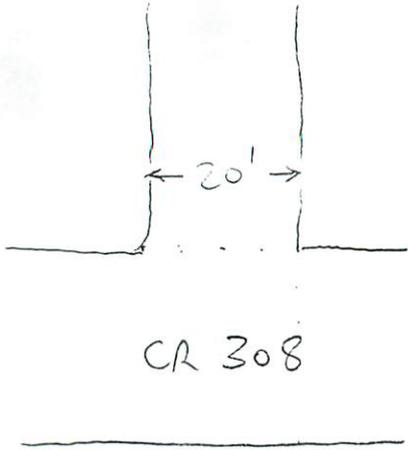
The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

Applicant's signature: [Signature] Manager & Member, Mining & Env. Svcs. LLC Date: 3-5-01

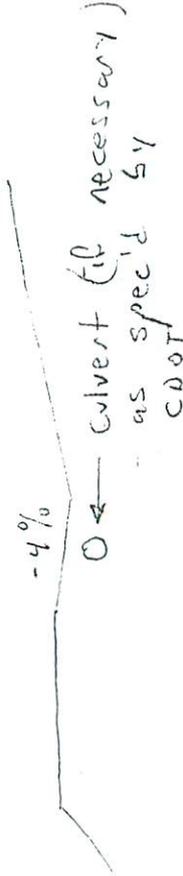
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is authorized, the property owner will be listed as the permittee.

Property owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

NEW (WEST) ACCESS

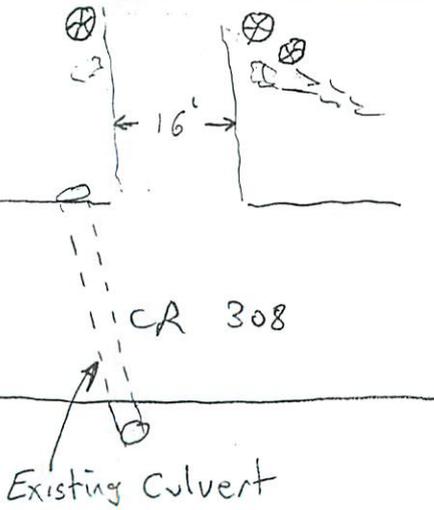


PLAN



SECTION

EXISTING (EAST) ACCESS



PLAN



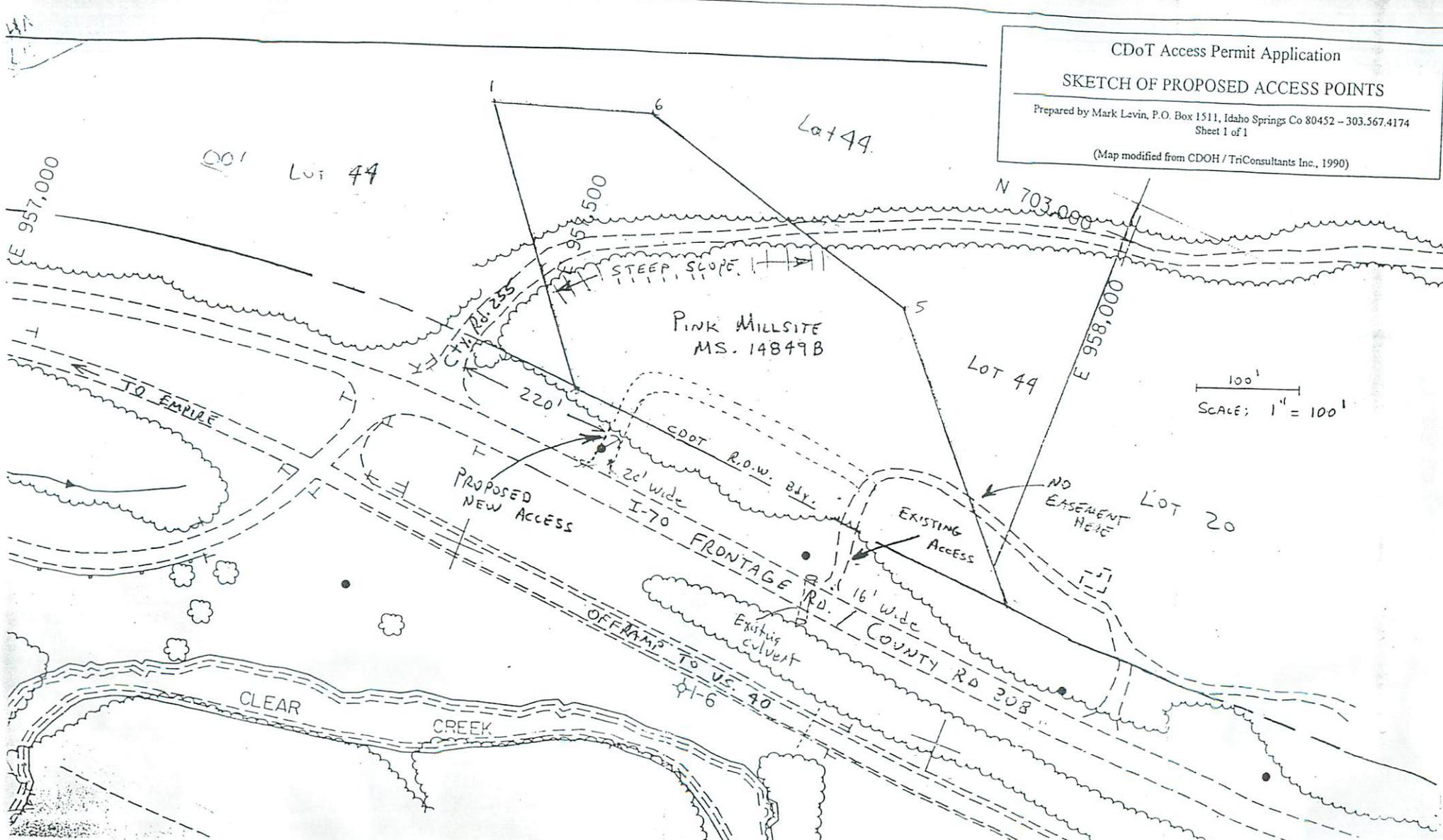
SECTION

CDoT Access Permit Application

SKETCH OF PROPOSED ACCESS POINTS

Prepared by Mark Levin, P.O. Box 1511, Idaho Springs Co 80452 - 303.567.4174  
Sheet 1 of 1

(Map modified from CDOH / TriConsultants Inc., 1990)



# Exhibit B

## Agency Notification List

CCC Public Works/Site Development

CCC Building Department

CCC Environmental Health Department

CCC Emergency Medical Services

CCC Office of Emergency Management

CCC Sheriff's Office

CCC County Lands/Water Resources

CCC Open Space, Parks, Recreation

CCC Assessor's Office

CCC Attorney's Office

U.S. Forest Service

Colorado Department of Transportation

Colorado Department of Natural Resources

Colorado Parks and Wildlife

Colorado State Forest Service

Xcel Energy

Clear Creek Economic Development Corporation

Clear Creek Fire Authority

CCC Treasurer's Office

Lumen/Century Link

# Exhibit C

**From:** [Denise Tennant](#)  
**To:** [Garrett McAllister](#)  
**Subject:** FW: referral for SUP-2026-001  
**Date:** Wednesday, March 11, 2026 10:35:04 AM  
**Attachments:** [image001.png](#)

---

**From:** David Danielson <[ddanielson@clearcreekcounty.us](mailto:ddanielson@clearcreekcounty.us)>  
**Sent:** Friday, February 13, 2026 12:36 PM  
**To:** Denise Tennant <[dtennant@clearcreekcounty.us](mailto:dtennant@clearcreekcounty.us)>  
**Subject:** RE: referral for SUP-2026-001

No comments.

Thanks,

David Danielson MCP, *Chief Building Official*  
(303) 679-2360 | [Building Department](#)  
Clear Creek County, CO  
[Sign up for Text or Email Planning/Building Public Notices](#)



---

**From:** Denise Tennant <[dtennant@clearcreekcounty.us](mailto:dtennant@clearcreekcounty.us)>  
**Sent:** Thursday, February 12, 2026 2:18 PM  
**Cc:** Stoy Streepey <[sstreepey@clearcreekcounty.us](mailto:sstreepey@clearcreekcounty.us)>; David Danielson <[ddanielson@clearcreekcounty.us](mailto:ddanielson@clearcreekcounty.us)>; Gary Hague <[ghague@clearcreekcounty.us](mailto:ghague@clearcreekcounty.us)>; Aaron Crawley <[aaron.crawley@clearcreekems.com](mailto:aaron.crawley@clearcreekems.com)>; Clarissa Boggs\_Blake <[cboggsblake@clearcreeksheriff.us](mailto:cboggsblake@clearcreeksheriff.us)>; Lisa Leben <[lleben@clearcreekcounty.us](mailto:lleben@clearcreekcounty.us)>; Matt Brown <[mbrown@clearcreeksheriff.us](mailto:mbrown@clearcreeksheriff.us)>; Alexis Sohlden <[asohlden@clearcreekcounty.us](mailto:asohlden@clearcreekcounty.us)>; Donna Gee <[dgee@clearcreekcounty.us](mailto:dgee@clearcreekcounty.us)>; Parker, Kate B <[kbparker@burnsmcd.com](mailto:kbparker@burnsmcd.com)>; [nicole.malandri@usda.gov](mailto:nicole.malandri@usda.gov); Loeffler - CDOT, Steven <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>; [kathleen.fuller@state.co.us](mailto:kathleen.fuller@state.co.us); Joe Walter <[joseph.walter@state.co.us](mailto:joseph.walter@state.co.us)>; [Hillary.hiett@colostate.edu](mailto:Hillary.hiett@colostate.edu); [lvaldez@clearcreekedc.org](mailto:lvaldez@clearcreekedc.org); [referralsxcdistribution@xcelenergy.com](mailto:referralsxcdistribution@xcelenergy.com); [lvaldez@clearcreekedc.org](mailto:lvaldez@clearcreekedc.org); Jeremy Jones <[jjones@clearcreekfire.com](mailto:jjones@clearcreekfire.com)>; Carol Lee <[clee@clearcreekcounty.us](mailto:clee@clearcreekcounty.us)>; [platreview@lumen.com](mailto:platreview@lumen.com)  
**Subject:** referral for SUP-2026-001

Hello,

Please see the attached request for comments for a Special Use Permit request in Clear Creek

**From:** [Denise Tennant](#)  
**To:** [Garrett McAllister](#)  
**Subject:** FW: SUP2026-01 Mahoney Summer Seasonal Use  
**Date:** Thursday, February 19, 2026 1:56:15 PM  
**Attachments:** ~WRD028.jpg

---

Please see below

---

**From:** Varner - CDOT, Jessica <jessica.varner@state.co.us>  
**Sent:** Thursday, February 19, 2026 1:54 PM  
**To:** Denise Tennant <dtennant@clearcreekcounty.us>  
**Cc:** Steven Loeffler - CDOT <steven.loeffler@state.co.us>  
**Subject:** SUP2026-01 Mahoney Summer Seasonal Use

This sender is trusted.

CDOT has reviewed the referral for and have the following comments:

- We would like to see a traffic study when it is available.
- Due to the proximity to the State Highway R.O.W we would like to review a drainage report when available.
- Access for this development will be permitted in accordance with the State Highway Access Code.
- Any signing must be on premise and cannot be either partly or wholly in CDOT ROW. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3.

Thank you for the opportunity to review this referral.

Thank you,

**Jessica Varner**  
Permits Unit- Region 1



P 720.541.0441 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[jessica.varner@state.co.us](mailto:jessica.varner@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

March 6, 2026

Clear Creek County Planning Department  
1111 Rose Street – PO Box 2000  
Georgetown, CO 80444

Attn: Denise Tennant

**Re: Mahoney Summer Seasonal Use, Case # SUP-2026-001**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Mahoney Summer Seasonal Use** and has **no apparent conflict** with the special use.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along the south property line. For any new electric service or modification to existing facilities, the application process must be completed via [Building and Remodeling | Partner Resources | Xcel Energy](#).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

*Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.*

**From:** [Banks - DNR, Garrett](#)  
**To:** [Garrett McAllister](#); [Denise Tennant](#)  
**Cc:** [Kathleen Fuller - DNR](#)  
**Subject:** Regarding Clear Creek County Planning Referral: #SUP2026-01 Mahoney Summer Seasonal Use  
**Date:** Monday, March 9, 2026 12:26:06 PM  
**Attachments:** [permit 244031.pdf](#)

---

This sender is trusted.

Dear Mr. McAllister,

Since this referral is not a “subdivision” as defined in section 30-28-101(10)(a), C.R.S., pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. Upon review, it appears a Commercial Use well with permit no. 244031 (attached) is located on those portions of: The Pink Millsite, U.S. Survey No. 14849-B, Government Lot 20, and Government Lot 44, also shown as Lot 2 of Pink Division of Land, Land Survey Plat recorded June 8, 2001, in Book 616, Page 815, Clear Creek County.

The well may continue to be used in accordance with its permitted terms and conditions, which include the following: Water from the well is limited to drinking and sanitary facilities inside a commercial business, **no outside use**. Water from the well shall not be used for lawn or landscape irrigation or for any other purpose outside the business building structure. A flow meter must be installed on the well and maintained in good working order. The maximum amount of ground water to be diverted by the well shall not exceed 108,600 gallons and permanent records must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request. Full terms and conditions are listed on the attached well permit.

Additionally, it appears that the well owner/contact is incorrect. The well is in the original landowner's name (E J LANDHOLDINGS LLC), therefore the well owner must file a change of owner name form online with our office to update the contact information for this well, available at: <https://dwr.state.co.us/eforms?search=change%20of%20owner%20name>.

Regards,

--

*Please be advised, if this email is in regards to a well permit application, that the aforementioned criteria must be addressed and received by this office within one year of the date of this correspondence to retain active status of the application. Information submitted after that date will require a new application and will be assessed the appropriate fee.*

**Garrett Banks**  
**Water Resource Engineer**



P 303.866.3581 x 8222  
1313 Sherman St., Suite 821, Denver, CO 80203  
[Garrett.Banks@state.co.us](mailto:Garrett.Banks@state.co.us) | [dwr.colorado.gov](http://dwr.colorado.gov)

**OFFICE OF THE STATE ENGINEER**  
**COLORADO DIVISION OF WATER RESOURCES**  
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203  
(303) 866-3581

LIC

WELL PERMIT NUMBER 244031  
DIV. 1    WD 7    DES. BASIN    MD

APPLICANT

**Location amended**  
**8/13/03 skb**  
**see well database**

E J LANDHOLDINGS LLC  
P O BOX 1511  
IDAHO SPRINGS, CO 80452-

(303) 567-4174

APPROVED WELL LOCATION

CLEAR CREEK COUNTY  
SE 1/4 NE 1/4 Section 27  
Township 3 S Range 74 W Sixth P.M.

DISTANCES FROM SECTION LINES

1600 Ft. from North    Section Line  
300 Ft. from East    Section Line

UTM COORDINATES

Northing:    Easting:

**PERMIT TO CONSTRUCT A WELL**

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I) and the policy of the State Engineer for appropriation of ground water tributary to South Platte River system.
- 4) The use of ground water from this well is limited to drinking and sanitary facilities as described in CRS 37-92-602(1)(c), for a commercial business. Water from this well shall not be used for lawn or landscape irrigation or for any other purpose outside the business building structure.
- 5) The maximum pumping rate of this well shall not exceed 15 GPM.
- 6) The maximum annual amount of ground water to be diverted by this well shall not exceed 1/3 acre-foot (108,600 gallons).
- 7) Approved as the only well on a tract of land of 2.4 acre(s) described as Pink Millsite MS # 14849-B, Clear Creek County.
- 8) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 10) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: Expired permit no. 226933, was previously issued for this lot. *DB 9/11/02*

APPROVED  
SKB

*Hal D. Simpson*

State Engineer

*Steven Barnett*

Receipt No. 0498247

DATE ISSUED

SEP 12 2002

By EXPIRATION DATE

SEP 12 2004

**From:** [Hiett, Hillary](#)  
**To:** [Denise Tennant](#)  
**Subject:** Re: referral for SUP-2026-001  
**Date:** Monday, March 9, 2026 12:48:08 PM  
**Attachments:** [Outlook-4hxx3mqg](#)

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hello Denise,

Regarding this case (**SUP2026-01**) CSFS has the following response:

**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 standard, 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.

Thank you,

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](https://csfs.colostate.edu)



**From:** [Alexis Sohlden](#)  
**To:** [Denise Tennant](#)  
**Subject:** RE: referral for SUP-2026-001  
**Date:** Monday, March 9, 2026 6:25:16 PM  
**Attachments:** [image001.png](#)

---

Good evening, Denise!

Thank you for the opportunity to comment on SUP-2026-001 (Mahoney Summer Seasonal Use).

The Clear Creek County Public Lands Department has reviewed this case and does not have any comments at this time.

Thank you again!

Alexis

## **Alexis Sohlden**

**Clear Creek County Public Lands Manager**  
Post Office Box 2000  
County Lands Building  
401 Argentine Street  
Georgetown, Colorado 80444  
303.679.4238  
[asohlden@clearcreekcounty.us](mailto:asohlden@clearcreekcounty.us)  
[www.clearcreekcounty.us](http://www.clearcreekcounty.us)



---

**From:** Denise Tennant <[dtennant@clearcreekcounty.us](mailto:dtennant@clearcreekcounty.us)>  
**Sent:** Monday, March 2, 2026 10:35 AM  
**To:** Alexis Sohlden <[asohlden@clearcreekcounty.us](mailto:asohlden@clearcreekcounty.us)>  
**Subject:** RE: referral for SUP-2026-001

March 9, 2026. Thanks

---

**From:** Alexis Sohlden  
**Sent:** Thursday, February 26, 2026 10:28 AM

**To:** Denise Tennant  
**Subject:** RE: referral for SUP-2026-001

Good morning, Denise!

Can you remind me when comments are due back to be included in the planning commission packet? I'm still getting used to this process

Thanks!

Alexis

## Alexis Sohlden

Clear Creek County Public Lands Manager  
Post Office Box 2000  
County Lands Building  
401 Argentine Street  
Georgetown, Colorado 80444  
303.679.4238  
[asohlden@clearcreekcounty.us](mailto:asohlden@clearcreekcounty.us)  
[www.clearcreekcounty.us](http://www.clearcreekcounty.us)



---

**From:** Denise Tennant <[dtennant@clearcreekcounty.us](mailto:dtennant@clearcreekcounty.us)>  
**Sent:** Thursday, February 12, 2026 2:18 PM  
**Cc:** Stoy Streepey <[sstreepey@clearcreekcounty.us](mailto:sstreepey@clearcreekcounty.us)>; David Danielson <[ddanielson@clearcreekcounty.us](mailto:ddanielson@clearcreekcounty.us)>; Gary Hague <[ghague@clearcreekcounty.us](mailto:ghague@clearcreekcounty.us)>; Aaron Crawley <[aaron.crawley@clearcreekems.com](mailto:aaron.crawley@clearcreekems.com)>; Clarissa Boggs\_Blake <[cboggsblake@clearcreeksheriff.us](mailto:cboggsblake@clearcreeksheriff.us)>; Lisa Leben <[lleben@clearcreekcounty.us](mailto:lleben@clearcreekcounty.us)>; Matt Brown <[mbrown@clearcreeksheriff.us](mailto:mbrown@clearcreeksheriff.us)>; Alexis Sohlden <[asohlden@clearcreekcounty.us](mailto:asohlden@clearcreekcounty.us)>; Donna Gee <[dgee@clearcreekcounty.us](mailto:dgee@clearcreekcounty.us)>; Parker, Kate B <[kbparker@burnsmcd.com](mailto:kbparker@burnsmcd.com)>; [nicole.malandri@usda.gov](mailto:nicole.malandri@usda.gov); Loeffler - CDOT, Steven <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>; [kathleen.fuller@state.co.us](mailto:kathleen.fuller@state.co.us); Joe Walter <[joseph.walter@state.co.us](mailto:joseph.walter@state.co.us)>; [Hillary.hiett@colostate.edu](mailto:Hillary.hiett@colostate.edu); [lvaldez@clearcreekdc.org](mailto:lvaldez@clearcreekdc.org); [referralsxcdistribution@xcelenergy.com](mailto:referralsxcdistribution@xcelenergy.com); [lvaldez@clearcreekdc.org](mailto:lvaldez@clearcreekdc.org); Jeremy Jones <[jjones@clearcreekfire.com](mailto:jjones@clearcreekfire.com)>; Carol Lee <[clee@clearcreekcounty.us](mailto:clee@clearcreekcounty.us)>; [platreview@lumen.com](mailto:platreview@lumen.com)  
**Subject:** referral for SUP-2026-001

**From:** [Dustin Bertelsen](#)  
**To:** [Denise Tennant](#)  
**Cc:** [Garrett McAllister](#)  
**Subject:** SUP-26-001  
**Date:** Wednesday, March 11, 2026 2:02:48 PM  
**Attachments:** [image001.jpg](#)

---

Hello,

For the SUP-26-001 for the Rafting Business, Site Development has no comment and approves.

Thanks,

**Dustin Bertelsen | Engineering Technician  
Clear Creek County**

**P.O. Box 2000 | 1111 Rose Street Georgetown, CO 80444**  
**General: 303.679.2370 | Fax 303.567.2210**  
**[dbertelsen@clearcreekcounty.us](mailto:dbertelsen@clearcreekcounty.us) | [www.clearcreekcounty.us](http://www.clearcreekcounty.us)**

**Updated Schedule: Monday – Thursday**  
**Monday and Thursday: Available Remotely**  
**Tuesday and Wednesday: Available for Inspections and In-Person Meetings**  
**Days Off: Friday – Sunday**



Clear Creek County Environmental Health Department (303) 679-2428



"Honoring Our Past,  
While Designing Our Future"

## Septic Use Permit USE-26-001

Issued: 01/06/2026

Expires: 01/06/2027

Water Supply: Private Well

**Project Address:** 3121 County Road 308, Empire, CO 80438

**Property Type:** Single Family Residence

**Property Owner:** EJ Landholdings LLC

**Contractor:** Violet Tidwell

**Company Name:** Evergreen Septic Pumping Co.

**Maintenance Provider:** N/A

**Mailing Address:** 1153 Bergen Pkwy, Evergreen, CO 80439

**Company Phone:** (303) 674-7144

**Company Email:** violet1esp@gmail.com

---

If it is determined that the submittal does not meet the requirements for issuance of an approved Use Permit, the owner will be contacted by the department to inform them of why the Use Permit cannot be issued. If the Use Permit is not obtained prior to the Transfer of Title penalties may be assessed and the new owner will be required to obtain the Use Permit within 30 days of close.

**APPROVED**

Clear Creek County  
Planning Commission  
Resolution PC-26-01

**Special Use Permit Case #SUP2026-01**  
**Being described as Pink Subdivision, Lot 2 in Section 27, T3S, R73W of the 6th PM, Clear Creek County, State of Colorado (“subject property”).**

WHEREAS, Section 12 of the *Clear Creek County Zoning Regulations* authorizes the Board of County Commissioners to approve Special Use Permits for long term changes to the use of the land, subject to review and action by the Planning Commission; and

WHEREAS, the applicant has applied for approval of a Special Use Permit, Case #SUP2026-01, to establish a Seasonal temporary use of land, not to exceed six (6) months for summer outdoor recreational uses on a parcel of land zoned Commercial – Warehouse/Manufacturing (C-W/M); and

WHEREAS, the Planning Commission, pursuant to public notice on February 26, 2026, held a public hearing on March 18, 2026 to take public testimony and consider the request; and

NOW, THEREFORE BE IT RESOLVED, that the Clear Creek County Planning Commission hereby recommends **APPROVAL** of this Special Use Permit for the subject property, pursuant to the following Findings of Fact and subject to the following Findings of Fact and Stipulations and Conditions:

**FINDINGS OF FACT**

1. Public review agencies were notified on February 12, 2026 and responses were received from the Creek County Public Lands, the Clear Creek County Site Development/Public Works Department, the Colorado Department of Transportation, the Colorado Forest Service, and Xcel Energy, Clear Creek County Building Department, and Colorado Department for Public Health and Environment.
2. Adjacent property owners were notified by mail on February 12, 2026 and no written responses were received by the Planning Department.
3. Public notice was published in the Clear Creek Courant on February 26, 2026.
4. Signs were posted by the applicant on the subject property on March 9, 2026.
5. The following members of the public provided verbal testimony during the Planning Commission Hearing:  
**Fill as needed**
6. The Clear Creek County Board of County Commissioners found that the application substantially met the following criteria for approval for Special Use Permits as outlined in *Section 12 – Special Use Permits*, of the *Clear Creek County Zoning Regulations*:

*1202.5.7 CRITERIA FOR APPROVAL*

*1202.5.7.1 Except as otherwise noted, the proposed use will comply with the zoning requirements of the district in which the use is to be established, and will also comply with all other applicable requirements;*

- 1202.5.7.2 *The use is in harmony with the character of the neighborhood and compatible with the surrounding area;*
- 1202.5.7.3 *The use will not have an undue burden on available infrastructure;*
- 1202.5.7.4 *The use will not result in undue traffic congestion or traffic hazards;*
- 1202.5.7.5 *The use will not cause significant air, odor, water, noise, or light pollution;*
- 1202.5.7.6 *All sanitation requirements will be met;*
- 1202.5.7.7 *Parking is adequately provided;*
- 1202.5.7.8 *Adequate buffering and screening is provided, when appropriate;*
- 1202.5.7.9 *The use shall demonstrate compliance with the County's Best Management Practices (BMP's); and*
- 1202.5.7.10 *The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Clear Creek County, nor inconsistent with Section I - Title, Authority, and Interpretation, Subsection E. Purposes, of these Regulations.*

### **STIPULATIONS AND CONDITIONS**

1) This Special Use Permit (Permit) is approved only for:

- Seasonal temporary use of land, not to exceed six (6) months

The seasonal temporary use shall be limited to outdoor recreational uses, as defined in Section 23 of the County Zoning Regulations. Any proposed change to the Permit as noted herein shall require an application and approval, pursuant to Section 1208 Revisions and Modifications of the County Zoning Regulations.

- 2) Within 6 months from approval of this Permit, the holder of this Permit shall meet and maintain full compliance with the stipulations and conditions set forth herein. If, after 6 months, and at any time during the life of the Permit, the Planning Department determines that the stipulations and conditions are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of the stipulations and conditions. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.
- 3) The holder of this Permit shall meet and maintain full compliance with all other applicable zoning regulations at all times during the life of the Permit. If the Planning Department determines that the applicable zoning regulations are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of applicable zoning regulations. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.
- 4) The Planning Department may verify compliance with the approved Permit at any time.
- 5) The property owner may request in writing the termination of the Permit at any time.
- 6) There shall be no signage other than what is shown on the Site Plan and approved in this Permit. There shall be no signage off premise or within the County or Colorado Department of Transportation Right of Way. All signage must conform with Section 1005 of the County Zoning Regulations.

- 7) The property owner shall install and maintain portable sanitary toilets for the seasonal use as needed. At the beginning of each season, a plan for the location, service, and maintenance of the toilet(s) shall be submitted to and approved by the Environmental Health Department. At any such time the parking lot is abandoned or ceases to exist, the portable sanitary toilets shall be removed from the property.
- 8) The property owner shall provide a trash receptacle on the site and all refuse shall be stored in animal-proof containers or made unavailable to all domestic and wild animals.
- 9) The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
- 10) To the extent that applicable state or federal rules, regulations, codes, ordinances, or laws are more restrictive than the stipulations and conditions contained herein, such applicable regulations shall supersede and govern at all times.

ADOPTED this 18<sup>th</sup> day of March, 2026, at a regularly scheduled meeting of the Clear Creek County Planning Commission.

---

Russell Clark, Chair  
Clear Creek County Planning Commission

Attest:

---

Garrett McAllister, AICP  
Clear Creek County Planning Manager

# Division Goals Card - Planning

Use this template to define your division's key objectives and their strategic importance. Each goal should be specific, measurable, and clearly linked to broader organizational success.

Goal Description	Why the Goal is important?
Prepare plan and scope for updating County Master plan, including incorporation of state mandated elements (water, strategic growth)	Last update in 2017, state statute requires new elements
Regulatory Updates, Round 1: Targeted changes	Need to reconcile contradictions, clarify ambiguities, address conflicts with state law, include elements required/encouraged by state law (ADU), review and improve processes, etc: Essentially a clean up to improve administration of codes (mostly zoning but also some subdivision)
Regulatory Updates, Round 2: Assess scope for more comprehensive updates, determine capacity needs	Make long-term plan for regulatory fixes needed to improve and streamline processes, explore consolidation and/or removal of zoning districts, update noticing provisions, provide administrative flexibility, clarify application submittal standards, improve definitions, reorganize document in more logical way, etc.
Incorporate other land use regulations into zoning	Steps toward a unified code
Complete and incorporate County Land Access Regs into zoning	Addresses a missing need for access requests across County property
Review and provide suggested updates to 1041 Regulations	Last revised in 2012. New LR planner has the skills and capacity for this.
Prop 123 and SIPA micro grants	State money for housing-related code updates/other department needs
Better understand and explore development of Fiscal Impact Tool	Stated as a goal in Master Plan
Review, identify, and select DLD Subarea Action Plan items	Progress toward goals list in DLD plan

## Prop 123 Grant Proposal Summary

### Regulatory Audit and Amendments to Advance Housing Production

---

#### Project Overview

Clear Creek County seeks Prop 123 funding to conduct a comprehensive regulatory audit of its zoning and subdivision codes to identify and implement targeted amendments that remove barriers to and identify opportunities for additional housing development.

The project has 3 main outcome objectives:

- 1) Streamline development review and permitting processes.
- 2) Modernize development standards that constrain housing production.
- 3) Identify opportunities to expand residential uses in appropriate commercial districts.

The effort will ensure alignment with state housing laws and best practices, improve clarity and predictability for applicants, and reduce unnecessary costs and delays.

---

#### Project Objectives

1. **Streamline Planning Reviews and Permitting for Housing**
    - Evaluate current residential review procedures.
    - Improve interdepartmental coordination and permitting processes with Building, Site Development, and other internal agencies.
    - Review current subdivision processes that are unnecessarily burdensome for residential development and reduce barriers. (Requiring subdivisions for all condominiums and building envelope modifications are examples of current barriers)
  2. **Remove Burdensome Zoning and Subdivision Development Standards**
    - Evaluate and revise ADU standards to reduce barriers to construction.
    - Review setbacks, lot coverage, height limits, density controls, parking requirements, and other land use standards that potentially unnecessarily constrain housing development.
  3. **Explore Residential Opportunities in Commercial Districts**
    - Evaluate commercial zoning districts for potential residential or mixed-use integration.
    - Propose residential uses by right in appropriate commercial and corridor zones.
    - Create mixed-use standards that support low-impact retail and neighborhood-scale commercial uses alongside housing.
- 

#### Scope of Work

##### Phase 1: Groundwork

- Comprehensive review of zoning and subdivision regulation permitting procedures.
- Gap analysis for compliance with current state housing laws.
- Benchmarking against peer jurisdictions with effective pro-housing policies.
- Stakeholder outreach (developers, real estate, CCRHA, boards, residents).
- Identification of barriers or red flags or community pushback.

##### Phase 2: Draft Procedures and Amendments

- Create clear administrative procedures and review timelines.

- Prepare code amendments/code recommendations.
- Legal review of proposed policy changes and amendments.
- Joint workshop w PC & BOCC (and BOA?)

---

**Phase 3: Public Engagement & Adoption**

- Stakeholder outreach, round 2.
- Planning Commission hearing(s).
- BOCC hearing(s) and adoption.

---

**Expected Outcomes**

- Reduced permitting timelines for housing projects.
- Clear and objective standards for residential development.
- Improved compliance with state housing requirements.
- Lower regulatory burdens and, in turn, development costs.
- Increased feasibility of housing projects (and affordable/attainable housing).
- Expanded residential opportunities in commercial corridors.

---

**Deliverables**

- Public Engagement/Stakeholder Plan at the beginning of project
- Regulatory Audit and State Law Compliance Reports (Phase 1)
- Draft Zoning & Subdivision Code Amendments (Phase 2)
- Final Adoption Package (Phase 3)

---

**Budget Summary**

Funding will support consulting services for:

- Regulatory audit and background research
- Code drafting and adoption support
- Public engagement/stakeholder facilitation

---

**Conclusion**

This project will improve County review processes, reduce barriers in the County's regulatory framework, and introduce new opportunities for housing development. These are all necessary and important steps to allow for and encourage housing development in a County that has extremely limited land availability due to constraints from the I-70 corridor, public lands, and unsuitable topography.