

**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 \_\_\_\_\_

# **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

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## 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).
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## 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

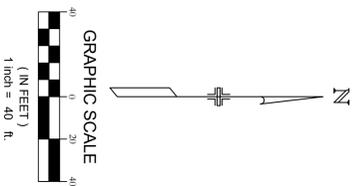
- **Seasonal Staff Camping Area:** Located on the undeveloped east end of the parcel, benefiting from natural foliage screening and lower elevation to reduce visibility from County Road 308 and 1-70. Seasonal Employee Camping Permit is being applied for under a separate Special Use Permit (See Appendix 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.



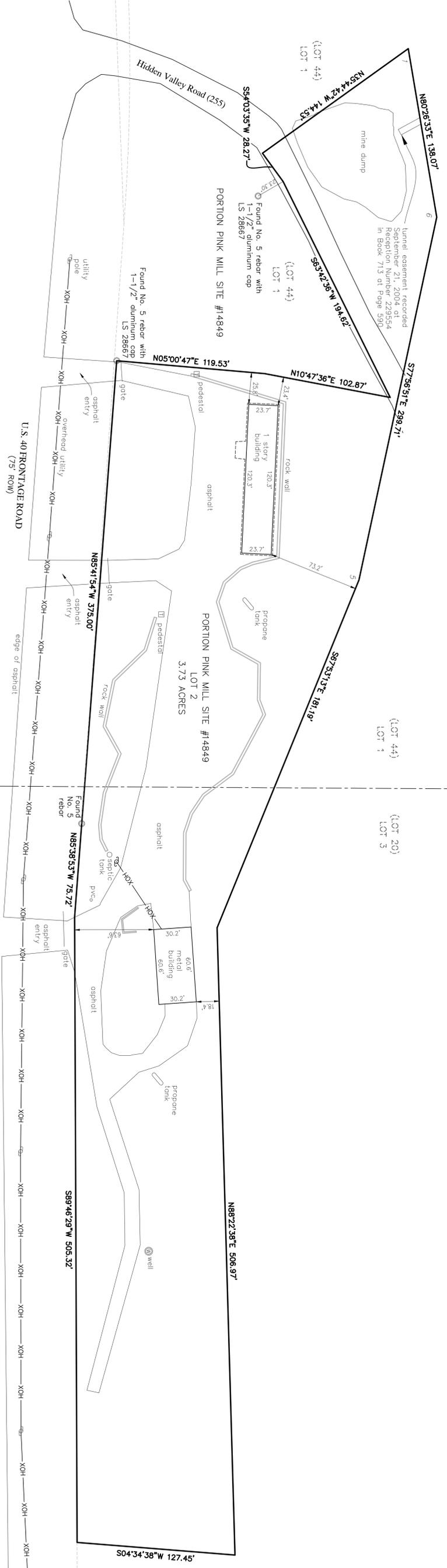


# IMPROVEMENT LOCATION CERTIFICATE

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



**DESCRIPTION:**  
 These 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. 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. This certificate is valid only for use by EJ Landholdings and describes 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	IMPROVEMENT LOCATION CERTIFICATE 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

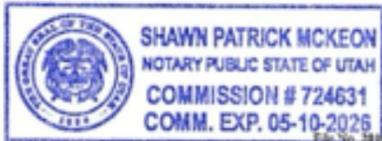
By: Mark E. Levin  
Mark E. Levin, Member

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. 24P03-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: 2/12/03

TO: ~~Mark Rogan~~ Mevinel Williams

FROM: Nick Dickens CDOT

SUBJECT: Final Acceptance Letter

FAX: 303 - ~~629-2448~~ 303-567-1006

Pages: (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
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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 5/14/01
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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) 5/25/01	Title Access Manager
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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
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The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

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

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

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

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

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

None

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

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

By (X) <i>Chuck A. Bimp</i>	Title <i>Access Manager</i>	Date <i>5/25/01</i>
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**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)	2) Applicant Mining & Environmental Services LLC street address, city P.O. Box 1511 Idaho Springs state & zip Colorado 80452 phone # 303.567.4174
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Legal description of property: not yet assigned  
not yet assigned  
 Pink Millsite, M.S. 14849B

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

6) What side of the highway  N  S  E  W

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

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

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)

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

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:

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

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.

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.

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

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

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>	

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

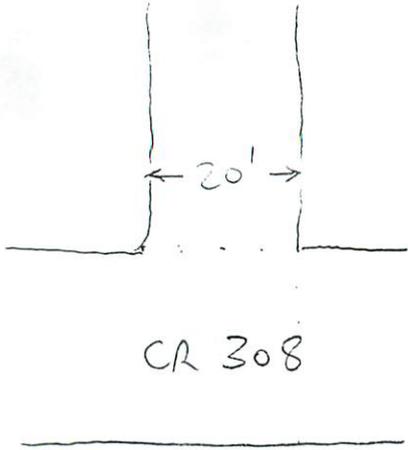
The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

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

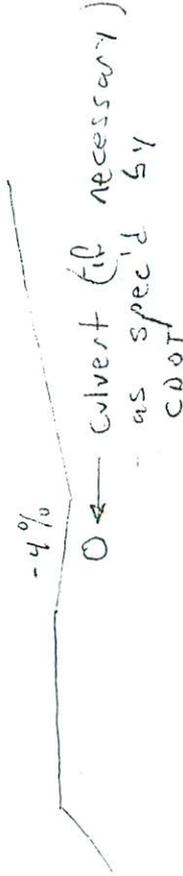
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated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

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

NEW (WEST) ACCESS

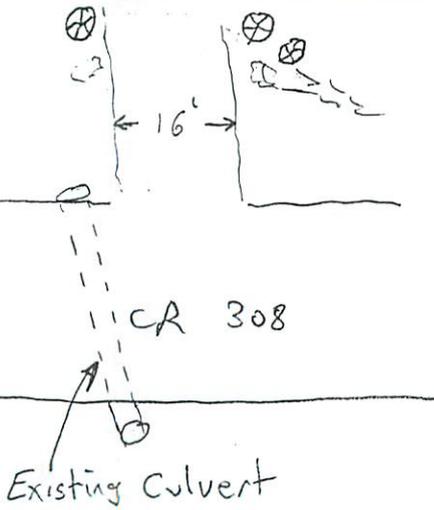


PLAN



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)

