

Pikes Peak Ranch – Special Use Permit

Executive Summary

Applicant: John Hoesly and Mariah Kaercher

Property Owner: JM Ranch LLC

Recommendation: Approval with Conditions

Summary:

The Applicant submitted an application for a Special Use Permit for Pikes Peak Ranch, located at 9 County Road 78, comprising approximately 146.5 acres. Originally approved as a Conditional Use Permit in 2001, the ranch operates as a destination-style lodging and retreat venue. The owners are now seeking a SUP for a Resort, Event Center and Wedding Venue to transition from the older CUP framework and authorize a 20-year, three-phase expansion plan.

Staff Determination:

Staff has determined that all submittal requirements for the Special Use Permit have been met with conditions.

Staff and Planning Commission Recommendation:

Staff and the Teller County Planning Commission recommend the Board of County Commissioners approve with conditions the request for the Special Use Permit.

STAFF REPORT
TELLER COUNTY
BOARD OF COUNTY COMMISSIONERS
SEPTEMBER 10, 2026

PIKES PEAK RANCH – SPECIAL USE PERMIT
File No.: Z25-0064

Applicant:	John Hoesly and Mariah Kaercher
Property Owner:	JM Ranch LLC
Request:	Approval of the Special Use Permit for Pikes Peak Ranch for a Resort, Event Center and Wedding Venue
Legal Description:	See Land Use Application Form
Zoning District:	A-1
Staff:	Dan Swallow, Community Development Director Colton Berck, Planning Director Lucy Caillouet, Planner II
Posted Notice:	5/6/2026
Published Notice:	5/20/2026
Staff Report Date:	8/28/2026
Staff Recommendation:	Approve with Conditions

Attached Documents: Appendix A: Application
 Appendix B: Trip Generation Technical Memorandum
 Appendix C: Referral Comments
 Appendix D: Existing CUP
 Appendix E: Public Comments
 Appendix F: Planning Commission Written Findings

INTRODUCTION

John Hoesly (Jack) and Mariah Kaecher, the Applicants, submitted an application for a Special Use Permit for Pikes Peak Ranch, located at 9 County Road 78, comprising approximately 146.5 acres.

HISTORY

Prior to the current owners, the property was owned and managed by Gary Bieske and the Ranch at West Creek, LLC. The regulatory history of the site as a commercial entity began over two decades ago. A Conditional Use Permit (CUP) for Recreational Activities was originally approved in 2001 and subsequently amended in 2003. See Appendix D. This original permit established a precedent for long-term, phased development on the property. During this tenure, much of the existing infrastructure was established, including the construction of the existing six guest cabins and a 2,700-square-foot assembly building. According to the CUP conditions, substantial implementation required:

- 3 cabins and the B&B facility completed by 2008;
- 5 additional cabins and lodge/conference center completed by 2013;
- Remaining 10 cabins completed by 2023.

Over 22 years have passed since the original CUP approval (May 8, 2001), and over 12 years since the lodge/conference facility deadline. Therefore, the development right approved under the CUP has expired. Under Teller County LUR Chapter 1, Section 1.5.C and 1.5.F, the unimplemented portions of the CUP are considered abandoned and no longer in effect.

The ranch operates as a destination-style lodging and retreat venue. The events primarily consist of weddings and corporate or community retreats. Beyond commercial events, the owners host community programs such as free yoga classes, movie nights, and movement workshops. The facility hosts approximately 50 weddings or retreats per year with an average annual occupancy of approximately 48% for its lodging. The historical use of the property has remained consistent as a low-impact rural resort. The owners are now seeking a Special Use Permit (SUP) to transition from the older CUP framework and authorize a 20-year, three-phase expansion plan.

SUMMARY OF REQUEST

The request proposes three development phases. Phase 1 is anticipated to cover 2026-2031 and include construction of a 2,500–4,000 sq. ft. administrative office, four additional cabins, and a personal residence for onsite management. Phases 2 and 3 range from 2031-2046 and include the

addition of eight cabins, bringing the total to 18 cabins.

SITE DESCRIPTION

Pikes Peak Ranch consists of approximately 146.5 acres divided into four contiguous parcels or tracts. These tracts are part of the Westcreek Ranches Filing No. 2, which was recorded on September 30, 2022. The property is categorized as follows:

- Tract 2R: Uppermost parcel, 35.4376 acres
- Tract 3R: Upper middle parcel, 40.9511 acres
- Tract 4R: Lower middle parcel, 35.1238 acres
- Tract 5R: Lowest parcel, 35.0168 acres
- Total: 146.5 acres

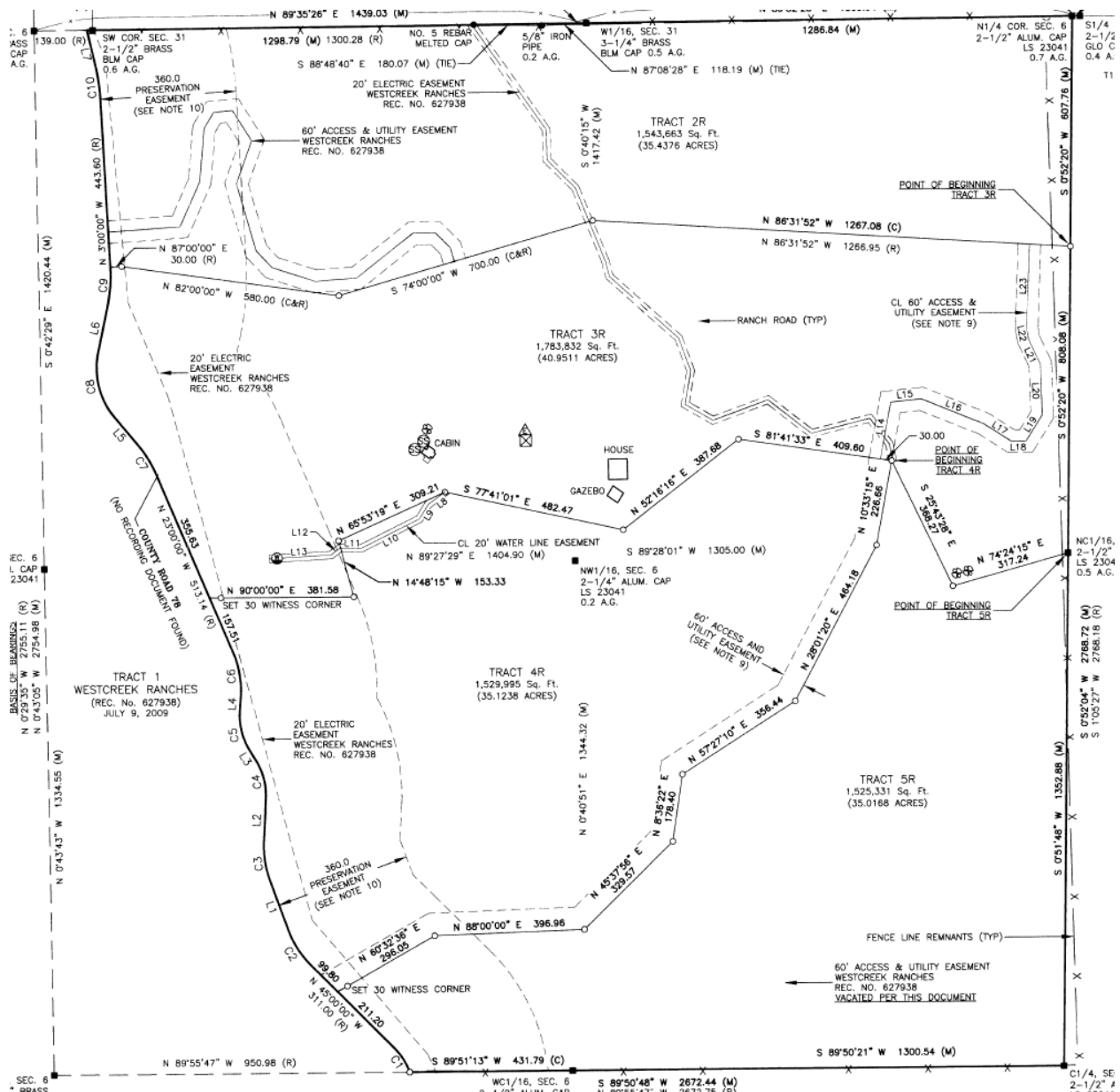
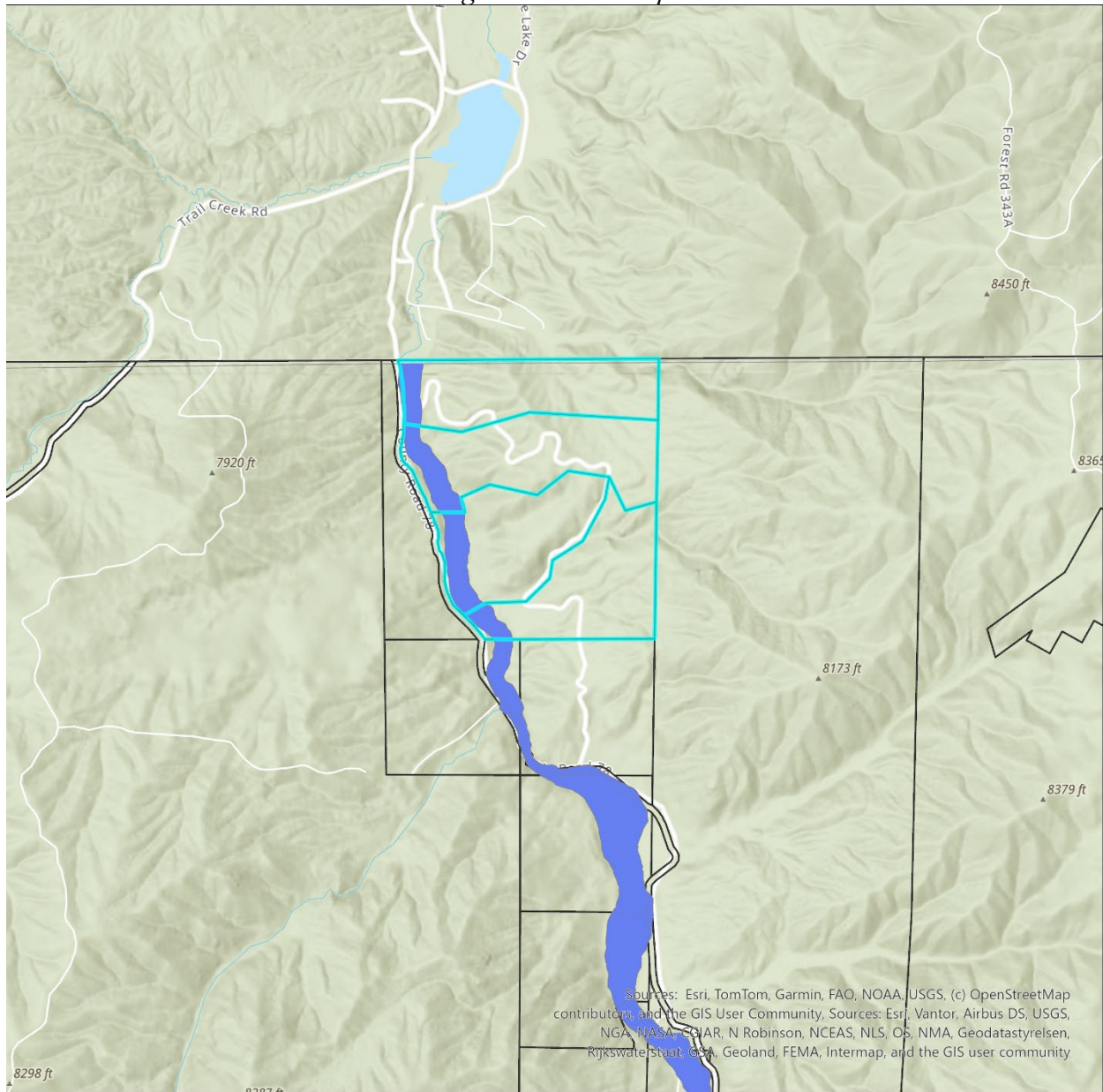


Image 1 – Parcel Map



Legend

Planning Zoning

- A-1 - AGRICULTURAL
- BC - BUSINESS CENTER
- C-1 - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- M-1 - INDUSTRIAL/
HEAVY
MANUFACTURING

- PUD - PLANNED UNIT
DEVELOPMENT
- R-1 - RESIDENTIAL
- R-1M -
RESIDENTIAL:MOBILE
HOME
- R-2 - RESIDENTIAL:
MULTI-FAMILY
- R-R - RURAL
RESIDENTIAL

- Z - MIXED ZONING
- EHO - ENVIRONMENTAL
OVERLAY
- NM - NATIONAL
MONUMENT
PROTECTION OVERLAY
ZONE
- HP - HISTORIC
PRESERVATION
OVERLAY ZONE

- CCMOD - CRIPPLE
CREEK MINING
OVERLAY DISTRICT
- C-2 - COMMERCIAL
OVERLAY ZONE
- A-2 - AIRPORT ZONE
OVERLAY
- MUNICIPAL ZONING
CONTROL

- CG - CAMP GROUND
(OBSOLETE)
- MHP - MOBILE HOME
PARK (OBSOLETE)
- PBC - PLANNED
BUSINESS CENTER
(OBSOLETE)
- PIC - PLANNED
INDUSTRIAL CENTER
(OBSOLETE)



0 0.13 0.25 0.5 Miles

Image 2 – Zoning Map

These parcels originate from an earlier plat for West Creek Ranches (Tracts 1 through 5) recorded on June 25, 2009. The tracts are situated in the northwest quarter of Section 6, Township 11 South, Range 69 West of the 6th P.M. in Teller County. The property is located northwest of Manitou Lake and west State Highway 67, accessed by County Road 78.

The property is bordered to the north by the Westcreek community in Douglas County. To the east is Pike National Forest. To the south are several 35-40 acre A-1 parcels. The property is bordered to the west by West Creek and County Road 78. Beyond that are a few A-1 properties and Pike National Forest.

The existing improvements on the site include:

- Six rental units consisting of three two-bedroom cabins, one three-bedroom cabin, one one-bedroom cabin, and a four-bedroom cabin.
- A 2,700-square-foot assembly building.
- The property is served by two private gravel driveways from County Road 78.
- Existing parking includes a 25-space gravel lot for the venue and dedicated spaces for each guest cabin, totaling 39 spaces.
- Potable water is provided by two permitted wells (Bieske Well No. 1 and No. 3) that pump into an 8,000-gallon central cistern equipped with sediment filtration and UV treatment.
- The site utilizes On-site Wastewater Treatment System (OWTS) for each existing structure,
- Electrical service is provided by Core Electric, and gas is supplied by Glaser Energy Group Inc.

The site is representative of montane forest ecosystems, featuring a landscape of hills, valleys, and large pine trees. The property serves as a habitat for diverse species, including deer, moose, brook trout, beavers, and predators such as bears and mountain lions. The property is situated in the 2002 Hayman Fire burn area.

POSTING AND PUBLIC NOTICE

The applicant has met all requirements for public notice, including mailing notifications to adjacent property owners, posting notice on the property, and publishing notice in a local newspaper as per Teller County LUR.

PUBLIC COMMENT

As of the date of this staff report, staff have received twenty-five letters of public comment. Nine are in objection to the application. Thirteen are in favor of the application. Two letters initially supported, then retracted support. One letter is informational. See Appendix E.



Image 3 – Aspen House



Image 4 – Assembly Building

SUBMITTAL REQUIREMENTS AND STANDARDS

SUBMITTAL REQUIREMENTS AND STANDARDS	STAFF FINDINGS
<i>Section 3.2.A-C Minimum Contents of Application</i>	
A. <u>Applicant.</u> Applicant must own the property or have legal interest in the property.	The requirement is met. The Applicant owns the property.
B. <u>Application Form.</u> Application form must contain essential and required information including: name and contact information of owner(s), legal description of the property including County Assessor's tax parcel identification number (PID).	The requirement is met. The application contains all required information.
C. <u>Application Submittal Materials.</u> Application materials must include Disclosure of Ownership, adjacent property owners, mineral owners list, mailing labels, and a written description or narrative of the requested proposal.	The requirement is met. All applicable submittal materials were submitted.
<i>Section 3.4.A-E Common Procedures for Review of Applications</i>	
A. <u>Prior Application Approval Requirements.</u> Building Permits, Subdivision/PUD, New Community (1041) Permit, Location and Extent.	The requirement is met. It is believed that within the past two years, the basement of Aspen House was finished without applying for or receiving building permits and a sleeping bunk room was constructed without an adequate egress window. The applicants were notified of this issue by the Teller County Building Official on January 7 th , 2026. A permitted application was submitted on February 11 th , 2026 for the basement finish but the submittal was incomplete. The Planning Commission included a condition that the Applicants comply with all Building Department requirements to fix the unpermitted work. On August 18 th , 2026 the Teller County Building Official submitted an updated referral comment stating the violations have been resolved. This requirement is now met and the condition has been removed.

B. <u>Formal Pre-Submittal Meeting.</u> Pre-Submittal Meeting to discuss the application requirements.	The requirement is met. A pre-submittal meeting was held between the Applicant and planning staff.
C. <u>Application Submittal.</u> Application Submittal including: Submission of a complete application, determination of completeness and preliminary sufficiency, and Decision Date Statement.	The requirement is met. A complete application including all required submittal documents has been submitted.
D. <u>Formal Review.</u> Formal Review Process: Internal review, referral agency feedback, and compile public comment.	The requirement is met. A formal review of this application has been completed.
E. <u>Staff Report and Recommendation.</u> Staff Report and Staff Recommendation.	The requirement is met. A staff recommendation is included within this Staff Report.

SUBMITTAL REQUIREMENTS AND STANDARDS	STAFF FINDINGS
<i>Section 8.2.D Special Review Use Standards</i>	
1. <u>Consistent with Master Plan.</u> The proposed Special Review Use is appropriate for its proposed location, and is consistent with the purposes, goals, objectives and policies of all applicable legislatively adopted Teller County master plan(s) or map(s).	The requirement is met. The proposed development and use are consistent with the current overall purpose, goals, objectives, and policies of the Teller County master plan.
2. <u>Compatibility.</u> The proposed Special Review Use is appropriate for its proposed location and compatible with the character of surrounding land uses and does not create a nuisance.	The requirement is met. The proposed development and use are compatible with existing and surrounding uses and are supported by necessary infrastructure and services. The proposed development is reasonable based on historical, current, and projected use. The proposed development does not pose a hardship or nuisance to any adjoining properties. The proposed structures will not impact any adjoining or surrounding land.

SUBMITTAL REQUIREMENTS AND STANDARDS	STAFF FINDINGS
3. <u>Zone District and Use Standards.</u> The proposed Special Review Use complies with the Standards of the zone district in which it is located and any Standards applicable to the particular use. Where the Standards are different, the more stringent applies.	The requirement is met. The application complies with the zone district and use standards.
4. <u>Design Minimizes Adverse Impact.</u> The design of the proposed Special Review Use minimizes adverse impacts to adjoining and/or adjacent and surrounding lands, water and air resources, wildlife habitat, scenic and other natural resources, and existing infrastructure.	The requirement is met. The proposed development and use minimize adverse impacts to adjoining and surrounding lands, water and air resources, wildlife habitat, scenic and other natural resources, and existing infrastructure. The proposed development is supported by the existing decreed water augmentation plan and will not impact air quality. All proposed development will be executed to preserve natural drainage and vegetation where feasible, manage stormwater appropriately, limit impact to wildlife, and use the existing infrastructure.
5. <u>Development Standards.</u> The proposed Special Review Use complies with the appropriate Standards in <i>Chapter 4 Infrastructure, Chapter 4 Site Development, and Chapter 6 Critical Areas</i> of these Regulations.	The requirement is met. The proposed development complies with the appropriate Standards in Chapters 4, 5, and 6 of the LUR.
<i>Section 8.3.Y Resort, Event Center, Wedding Venue Standards</i>	
2. <u>Parking.</u> Adequate parking spaces must be provided on-site in accordance with Section 5.7 Parking and Loading. Parking areas must be properly surfaced, drained, and meet design standards. Emergency vehicle access must comply with fire safety standards	The requirement is met. The existing cabins meet parking requirements. The existing assembly building provides 1 parking space per 100 square feet. There are currently 39 parking spaces onsite. The proposed expansion would include 29 additional parking spaces for a total of 68 spaces. The proposed expansion of an administrative office and additional cabins will meet all parking requirements. The existing and

	proposed parking areas are either a packed gravel road base or asphalt. All parking spaces meet the required minimum dimensions from Section 5.7.D.2.
3. <u>Sanitary Sewage Disposal.</u> All Resort facilities, including Event Centers and Wedding Venues, must provide an adequate and safe sanitary sewage disposal system that meets the requirements of Section 4.8 Sanitary Sewage Disposal. This includes restrooms, sewage disposal systems for banquet halls, and sanitation for outdoor events. Permanent, on-site restroom facilities must be provided to ensure proper sanitation for all events and attendees. Portable restrooms (porta potties) are not permitted on the premises.	The requirement is met. The ranch currently utilizes on-site wastewater treatment systems (OTWS) for each of the six existing cabins. The assembly building includes permanent internal restrooms. The proposed 2,500–4,000 sq. ft. administrative office will have its own dedicated OWTS system. Each of the 12 proposed future cabins is planned to have its own individual OWTS compliant with Section 4.8 of the Teller County Land Use Regulations. The application emphasizes the use of permanent infrastructure for all attendees.
4. <u>Water Supply.</u> A legal and sufficient water supply must be available to meet the needs of the Resort, Event Center, or Wedding Venue, as specified in Section 4.9 Water Supply. Facilities must demonstrate adequate capacity to serve guests and events.	The requirement is met. The property's water supply is legally established through a combination of permitted wells and an augmentation agreement. Potable water is provided by two non-exempt wells, Bieske Well No. 1 (Permit #66766-F) and Bieske Well No. 3 (Permit #66765-F). There I also a non-potable well used for landscaping irrigation (Permit #6676-F). The property holds a Second Amended Augmentation Certificate from the Headwater Authority of the South Platte (HASP), which allows for .636 acre-feet per year of replacement water. Existing potable water is pumped into an 8,000-gallon central cistern, which includes sediment filtration and UV treatment. All future improvements will be coordinated with the Colorado Division of Water Resources.

5. Noise. Outdoor events must comply with Teller County’s noise ordinance. Noise levels should not exceed acceptable limits, and events must conclude by 11:59 PM unless otherwise specified in the Special Review Use Permit.	The requirement is met. All events are held to quiet hour policies after 10:00 PM. All amplified music will be monitored by decibel meters at the property boundary to minimize neighbor impact. Discharge of firearms is not permitted on the property. Dogs are not permitted in the cabins. Two-stroke vehicles are prohibited.
6. Lighting. Outdoor lighting must be fully downcast and shielded to minimize light pollution and avoid disturbances to neighboring properties, as specified in Sections 5.3 External Effects and 5.5 Lighting.	The requirement is met. All exterior lighting is minimal and downcast. No lighting fixtures cast direct or reflected light or glare onto adjoining public roads or adjacent properties. Bistro string lights near the assembly building are turned off after 10:00 PM. Potential compliance concerns for the bistro lights are detailed under “Discussion of Major Concerns and Issues” below.
7. Site Design, Compatibility, and Screening. The design and layout of the facility must minimize adverse impacts on surrounding properties and maintain the rural or agricultural character of the A-1 Zone District. Screening and landscaping plans, conforming to Section 5.4 Landscaping, must be submitted to ensure privacy and minimize visual impacts on neighboring properties.	The requirement is met. The property is 146.5 acres, with 50 feet setbacks on all sides. The closest neighbor is approximately .35 miles away. The assembly building is physically separated from surrounding properties by hills, valleys, and large pine trees. All trash collection areas are visually screened by 6-foot wooden fences. Each site is revegetated and landscaped with native species to prevent erosion and blend in with natural environment. To ensure the long-term viability of landscaping, the ranch maintains a non-potable well specifically for irrigation
8. Environmental Impact. Facilities must demonstrate that they will not negatively affect natural resources, wildlife habitats, or water bodies. All operations must comply with critical area standards established by Teller County. Facilities must submit an	The requirement is met. The property is located within the historic Hayman Fire burn area, and the owners have committed to an ongoing land restoration program in collaboration with the Colorado State Forest Service (CSFS). The

Environmental Impact Plan if required by the Planning Director.	owners collaborate with the Colorado State Forest Service on annual inspections and land management plans that include thinning trees, removing ground fuels, and planting at least 60 native tree species annually (including ponderosa pine, aspen, and spruce) to support habitat recovery. The property drains toward West Creek and the application states that no improvements will be placed within the floodplain areas. The Applicant has installed log water bars in steep areas to slow water flow and prevent erosion. Colorado Parks and Wildlife (CPW) identified a portion of the site as Mule Deer Severe Winter Range High Priority Habitat and has recommended a timing limitation and avoiding construction on south-facing slopes where wildlife congregate.
9. <u>Fire Safety.</u> Compliance with fire safety standards is mandatory, including providing fire extinguishers, emergency exits, and adequate evacuation procedures. Event venues must be accessible to emergency vehicles and all structures must meet fire safety codes.	The requirement is met. The Mountain Communities Fire District station is located 1 mile north on Westcreek Road. The ranch maintains Zone 1 defensible space around all structures and utilizes its wide gravel roads as firebreaks. The station has visited the property to plan for various emergencies. MCFD has submitted referral comments supporting the application. Every building on the property has at least one hose spigot and a fire extinguisher. Fuel mitigation has been conducted in partnership with the Colorado State Forest Service.
10. <u>Operations Plan.</u> A comprehensive operations plan must be submitted detailing the scope, frequency, number, and nature of events, including the number of attendees, hours of operation, and measures to minimize impacts on surrounding properties. The frequency and number of events in a calendar	The requirement is met. During the peak season (July–September), there are typically 1–2 events per week. The operations plan specifically commits to never exceeding 3 events per week during this period. To further limit frequency and turnover,

year may be limited as a condition of approval.	the ranch requires a two-night minimum stay for events. For events with more than 40 guests or those exceeding parking capacity, clients are required to hire professional shuttle services. The shuttles are factored into the parking plan for larger events. The applicant estimates 2-4 total shuttle trips.
11. <u>Traffic Study.</u> A traffic study may be required to assess the potential impacts on local roads and infrastructure, especially for larger resorts, Event Centers or Wedding Venues that plan for high attendance at events, as specified in Section 4.5.A.1.b Traffic Study.	The requirement is met. The applicant has provided a Trip Generation Technical Memorandum. At full buildout, the busiest day is projected to be Saturday, generating 70 total daily trips. This is below the 99-trip threshold for determining road adequacy in Chapter 6, Part 2 of the Teller County Roadway Design and Construction Standards. For any event where the guest count exceeds 40 persons or the number of vehicles would exceed the 39-space parking capacity, clients are contractually required to hire professional shuttle services. All guest arrivals are pre-scheduled, and the ranch has a strict policy of no roadside parking on Westcreek Road. Note that the applicant’s statement on page 14 of the application that the “maximum occupancy for events is 140 persons was approved” by Planning staff is incorrect, as Teller County staff have not provided this formal determination through the issuance of a new Occupant Load Certificate as required by the Teller County Building Code. The applicant was asked to remove this language from the application but did not.
12. <u>Abandonment.</u> If the Resort, Event Center, or Wedding Venue use is discontinued for a period of two consecutive years, the Special	The requirement is met. The Applicant has submitted a phasing plan for this application in order to

Review Use Permit will be deemed abandoned and shall no longer be valid.	plan long-term improvements to the property. Staff supports this approach to avoid time-consuming, redundant future applications.
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REVIEW AGENCY RESPONSES (See Appendix C)

REVIEW AGENCIES	COMMENTS
Teller County Attorney	Reviewed & Incorporated
Teller County Building Department	Reviewed & Incorporated
Teller County Department of Transportation	Reviewed, No Comments
Teller County Environmental Health	Reviewed & Incorporated
Glaser Energy Group	Reviewed, No Comments
Mountain Communities Fire Protection District (MCFPD)	Reviewed, No Comments
CORE	Reviewed & Incorporated
DWR	Reviewed & Incorporated
CDOT	Reviewed, No Comments
CPW	Reviewed & Incorporated
Teller County Historical Preservation Advisory Board	Reviewed, No Comments
Douglas County	Reviewed & Incorporated
Forest Service	Referred, No Response
CDPHE	Referred, No Response

COMPATABILITY WITH THE TELLER COUNTY GROWTH MANAGEMENT PLAN

The proposed SUP for Pikes Peak Ranch aligns with the Teller County Growth Management Plan (GMP). An analysis of the compatibility of the proposed developments at Pikes Peak Ranch with the goals, values, and objectives of the Teller County GMP:

Orderly and Planned Development

- **GMP Goal:** Promote orderly land use and development that respects individual property rights while considering the impacts on the county and its communities.
- **Pikes Peak Ranch:** The project adheres to orderly development principles, ensuring that all improvements are phased to minimize disruption.

Protection of Environment and Resources

- **GMP Goal:** Conserve and protect valuable natural resources such as water, wildlife habitat, and scenic landscapes. Development should be aligned with environmental sustainability.

- **Pikes Peak Ranch:** The SUP integrates environmental considerations, with plans to minimize adverse impacts on water resources, wildlife habitat, and surrounding lands.

Community and Economic Impact

- **GMP Goal:** Provide for balanced, diversified economic development while ensuring compatibility with the surrounding communities.
- **Pikes Peak Ranch:** The expansion and improvements are designed to cater to existing users and provide additional resources for the community, creating opportunities for local employment and tourism. The development is compatible with surrounding land uses and will not create adverse economic impacts.

Infrastructure and Services

- **GMP Objective:** Ensure that development is supported by adequate infrastructure and services such as roads, water, and emergency services and that development is phased appropriately to prevent strain on public services and facilities.
- **Pikes Peak Ranch:** The applicant has proposed a three-phase, 20-year expansion plan (2026–2046) that specifically contemplates future cabins only after confirming required infrastructure for water, sanitation, and emergency access is in place. This approach ensures that each phase of development is supported by the necessary infrastructure.

Preservation of Rural and Historic Character

- **GMP Objective:** Protect Teller County's rural lifestyle, historic sites, and scenic landscapes.
- **Pikes Peak Ranch:** The proposal focuses on small-scale lodging and events curated to protect neighborhood peace and dark skies.

Conclusion

The proposed improvements for Pikes Peak Ranch are compatible with the Teller County GMP. The development promotes orderly and environmentally conscious growth while maintaining alignment with community values, infrastructure capacity, and the preservation of Teller County's rural character.

STAFF DISCUSSION REGARDING PHASING

It is essential to align the phasing of proposed development improvements with Section 8.2.G Time Limits of the Teller County Land Use Regulations (LUR). The aim is to

ensure these enhancements are executed within a specific timeframe to prevent indefinite delays and maintain regulatory compliance. The Applicant has requested the phasing schedule be advanced one year to align the project with a 20-year schedule. This staff report has been updated accordingly.

Phase 1

Scheduled for Completion in 2026-2031:

- Administrative Office
- Four 1-2 bedroom cabins
- Personal residence

Phase 2

Scheduled for Completion in 2031-2036:

- Five 1-2 bedroom cabins

Phase 3

Scheduled for Completion in 2036-2046:

- Three 1-2 bedroom cabins

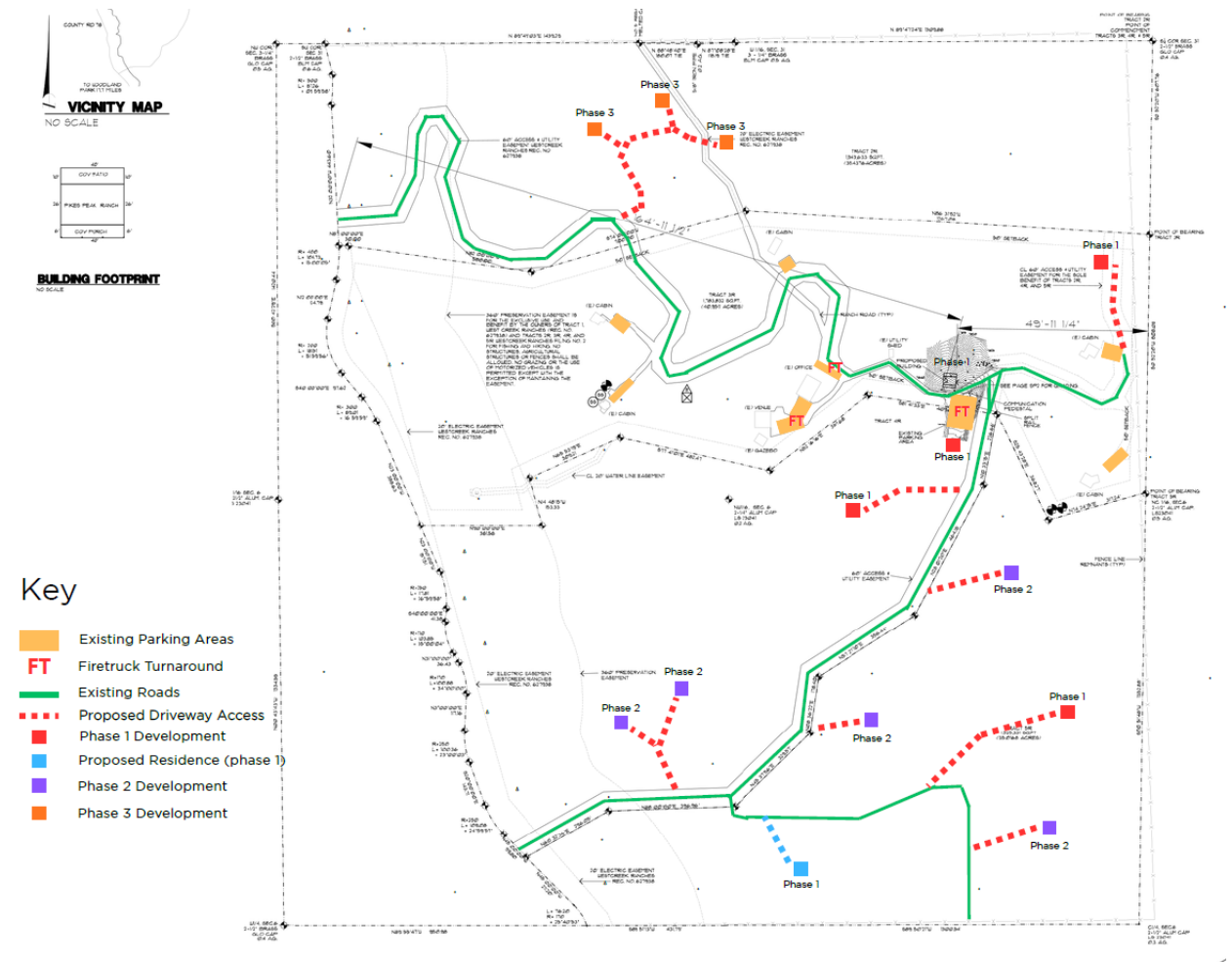


Image 5 – Phasing Plan

Section 8.2.G of the Teller County LUR establishes the necessity of specific time limits for each phase of development. This regulation ensures proposed developments are executed timely, preventing indefinite delays and maintaining compliance with county regulations.

Regular progress reports must be submitted to the Teller County Planning Division, detailing updates on each development phase, issues encountered, and anticipated completion dates. Failure to adhere to these established time limits may result in the loss of development rights under the SUP.

Given the alignment of the proposed phasing plan with Section 8.2.G Time Limits, it is recommended that the following conditions be considered:

- The projects scheduled for completion within each phase must be completed within the designated timeframes as described in this Staff Report.
- Any improvements planned beyond 2046 will require a SUP Amendment.

DISCUSSION OF MAJOR CONCERNS AND ISSUES

The applicant's statement on page 14 of the application that the "maximum occupancy for events is 140 persons was approved" by Planning staff is incorrect, as Teller County staff have not provided this formal determination through the issuance of a new Occupant Load Certificate as required by the Teller County Building Code. The applicant was asked to remove this language from the application but did not. In order to address this issue a condition was proposed that the Applicants must apply for and receive an Occupant Load Certificate as required by the Building Code within sixty (60) days of approval of this SUP. As this is a building related concern and not relevant to the land use, this condition has been removed.

The basement of Aspen House was finished without applying for or receiving building permits and a sleeping bunk room was constructed without an adequate egress window. The Applicants did submit for permits for the basement finish but the submittal was incomplete. The Planning Commission recommended that approval include a condition that the Applicants comply with all Building Department requirements to fix the unpermitted work and to complaint the Building Code. The Teller County Building Official provided an updated referral comment, dated August 18, 2026, which states the violations have been resolved. This condition has been removed.

Colorado Parks and Wildlife (CPW) submitted referral comments noting that the property exists within CPW-mapped Mule Deer Severe Winter Range High Priority Habitat (HPH). CPW provided the following recommendation:

- A timing limitation of no permitted or authorized human activities from December 1 to April 30 annually to conserve this critical habitat.

Upon further discussions with CPW, Teller County Staff, and the Applicant it has been clarified that CPW does not require this limitation but has suggested it as a recommendation, particularly for development activity. The Applicant has stated this limitation would have significant impact on the construction schedule. Coordination with CPW during planned construction should alleviate wildlife impact concerns.

PLANNING COMMISSION FINDINGS AND RECOMMENDATION

On June 9, 2026, at a duly noticed public hearing, the Teller County Planning Commission reviewed this application and recommended approval with conditions. See Appendix F for the Planning Commission's Written Findings and Recommendation for Approval with Conditions.

STAFF & PC RECOMMENDATION

Staff and the Teller County Planning Commission recommend APPROVAL of the Special Use Permit for Pikes Peak Ranch, with the following conditions:

1. **Licenses/Permits/Authorizations.** The Applicants shall obtain, maintain, and comply with all local, state, and federal requirements, conditions, codes,

- ordinances, regulations, permits, licenses and/or other authorizations pertaining to the use and supporting facilities and infrastructure, as they may be amended or replaced from time to time, including but not limited to any and all required Teller County Building Permit, Building Site Plan Review, Sewage Disposal Permit, Driveway/Access Permit, Electrical Permit, Mechanical Permit, Plumbing Permit, compliance inspection, and/or other necessary and applicable permits.
2. **Septic Systems.** All new septic systems for the proposed expansion must be individually permitted through Teller County Public Health & Environment prior to construction.
 3. **Water.** Prior to using the wells in the additional proposed structures, the applicant must comply with all requirements of the Headwater Authority of the South Platte (HASP) to ensure the augmentation water is sufficient for the proposed uses, file an amendment of the participating diversions, as required by Division 1 Water Court in Case No. 02CW0389, and provide proof of compliance with the Planning Director.
 4. **Electric.** Compliance with CORE's requirements as stated in the December 8, 2025 referral comment letter as follows:
 - a. Existing Facilities and Easements. CORE has existing underground and overhead electric facilities located on the subject property. These facilities and associated utility easements will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies.
 - b. Potential Conflicts with Proposed Improvements. The proposed building improvements may conflict with existing CORE underground electric facilities. CORE requires that the surveyor identify and show all existing CORE facilities on the Site Utility Plan (SUP) to confirm their location and determine any potential conflicts.
 - c. Easement Assumptions. Over time, CORE has extended electric facilities that may not fall within recorded easements. However, under CORE's policy, an easement is assumed for the right to serve and only serve the existing parcel.
 - d. New Improvements. All new improvements will require a separate easement document granted to CORE.
 5. **Lighting.** All exterior lighting shall comply with the Teller County Land Use Regulations, including being fully shielded and downcast.
 6. **Project Phasing.** The projects scheduled for completion within each phase must be completed within the designated timeframes as described in this Staff Report.
 7. **Amendment to SUP.** Any improvements planned beyond 2046 or uses outside the scope of this SUP will require approval of an SUP Amendment.
 8. **Auditing.** This Special Use Permit is subject to auditing pursuant to LUR § 8.2.E, including any conditions related to time limits, duration, abandonment, and extension.

9. **Extinguishment of existing CUP.** The approval of this SUP will cause the existing Condition Use Permit, Ranch at West Creek RLLP [CUP-000525(03)], to be extinguished.

10. **Representations.** Unless otherwise modified by these conditions, all material representations of the Applicants in their submittal material and in the public hearing(s) shall be considered binding.

POTENTIAL MOTIONS

APPROVE: I move to approve the Special Use Permit for Pikes Peak Ranch, based on the findings in the staff report.

APPROVE WITH CONDITIONS: I move to approve the Special Use Permit for Pikes Peak Ranch, based on the findings in the staff report that the application complies with the Teller County Land Use Regulations, with the Conditions of Approval listed in “STAFF RECOMMENDATION” section of this report.

DISAPPROVE: I move to deny the Special Use Permit for Pikes Peak Ranch, based on the following findings:

APPENDIX A

Application

Pikes Peak Ranch

Special Use Permit Application & Report For Teller County

October 27, 2025

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12-13	Community Impact Statement
13-14	Written Description of Use & Master Plan
15	Site Plan Description
15-16	Water Supply Plan
16	Sanitary Sewage Disposal Plan
17	Fire Protection Plan
17-19	Parking Plan
19-20	Lighting Plan
20	Waste Disposal Plan
20-21	Noise and Outdoor Activity Mitigation Plan
21-22	Compliance with Infrastructure and Critical Areas Standards
23-24	Compliance with Teller County Master Plan
25-26	Exhibit A: LGA Studios Site Plan for Proposed Office
27	Exhibit B: Site Plan with locations for proposed development and phases, existing structures, parking etc.

28	Exhibit C: Well Permit 66765
29	Exhibit D: Well Permit 66766
30-33	Exhibit E: Traffic Analysis
34-55	Exhibit F: Commitment for Title Insurance for Tracts 2R, 3R, 4R
56-73	Exhibit G: Commitment for Title Insurance for Tract 5R
74	Exhibit H: Septic Inspection Report from Purchase of Property
75	Exhibit I: Assembly Building Floorplan
76-88	Exhibit J: Architectural Plans for Proposed Office Building
89-110	Exhibit K: Septic Plans/Engineering for Proposed Office Building



LAND USE APPLICATION FORM
Teller County Community Development
PLANNING DIVISION
800 Research Drive, Suite 100B
Woodland Park, CO 80863
719-687-3048

SPECIAL REVIEW USE APPLICATION (CHECK ONE)

☐ **CONDITIONAL USE PERMIT (CUP)**

☒ **SPECIAL USE PERMIT (SUP)**

☐ **REQUEST FOR AMENDMENT TO
EXISTING CONDITIONAL USE PERMIT
(ATTACH COPY OF CURRENT PERMIT)**

☐ **REQUEST FOR AMENDMENT TO
EXISTING SPECIAL USE PERMIT
(ATTACH COPY OF CURRENT PERMIT)**

FILE NO. Z 25- 0064

PROJECT NAME: Pikes Peak Ranch

SPECIFIC APPLICATION SUBMITTAL MATERIALS - TCLUR Chapter 3, Section 3.2.C
(Minimum contents of a development permit application) AND:

- DISCLOSURE OF OWNERSHIP
- ADJACENT PROPERTY OWNERS LIST (NAMES AND ADDRESSES)
- MINERAL INTEREST OWNERS LIST
- ADJACENT PROPERTY OWNERS MAILING LABELS
- WRITTEN DESCRIPTION

☒ **APPLICATION FEE AMOUNT:** Conditional Use Permit – Single Family (Planning Commission) \$440.00 Conditional Use Permit – other (Planning Commission) \$1,260.00 Special Use Permit (Board of County Commissioners) – **other \$1500.00** Special Use Permit – Mining (per base permit area acreage) from \$1260 (0-2 acres to \$6,284 for greater than 50 acres)

PROPERTY OWNER (please print)

IF MORE THAN ONE PROPERTY OWNER, ALL PROPERTY OWNERS MUST BE LISTED (attach list)

Name: John Hoesly and Mariah Kaercher

Mailing Address: 15453 Westcreek Rd, Woodland Park, CO 80863

Phone: Office: NA

Home: 978-618-4481, 206-225-3155

Fax: NA

Email jack@pikespeakranch.com, mariah@pikespeakranch.com

APPLICANT- IF DIFFERENT FROM PROPERTY OWNER (please print)Name: NA

Mailing Address: _____

Phone: Office: _____ Home: _____

Fax: _____ Email: _____

☐ **WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF****AUTHORIZED AGENT - IF DIFFERENT FROM PROPERTY OWNER** (please print)Name: NA

Mailing Address: _____

Phone Office: _____ Home: _____

Fax: _____ Email: _____

☐ **WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF****NOTE: ALL CORRESPONDENCE REGARDING THIS APPLICATION WILL BE ADDRESSED TO THE AUTHORIZED AGENT.****SURVEYOR** (please print)Name: NA

Mailing Address: _____

Phone: Office: _____ Home: _____

Fax: _____ Email: _____

ENGINEER (please print)Name: NA

Mailing Address: _____

Phone: Office: _____ Home: _____

Fax: _____ Email: _____

PROPERTY INFORMATION

Legal Description of Property:

- ☐ If Subdivision, name: _____
Lot _____ Block _____ Filing _____ Tract _____
- ☒ If Metes and Bounds: Section _____ Township _____ Range _____ OR Attach a legal description and survey depicting the property boundary. Legal Description and survey attached
- ☐ If Mining Claim(s), include name(s) and Mineral Survey Number(s):

Street Address: 9 County Rd 78, Woodland Park, CO 80863

Assessor's Tax Parcel Identification No(s) (PID): R0057629, R0057630, R0057631, R0057632

NOTE: IF LESS THAN THE ENTIRE PROPERTY IS THE SUBJECT OF THIS APPLICATION, ALSO ATTACH A LEGAL DESCRIPTION OF THAT PORTION AFFECTED.

Total Acreage of Property: 146.5

Total Affected Acreage: 146.5

Zoning of property: Agricultural

Current Land Use: Short Term Rentals and Event Venue per Existing CUP

Access: 2 Private Driveways from CR 78

Source of Water 3 wells on property

Source of Waste Water Disposal ISDS systems AKA OWTS

Name of Fire Protection District Mountain Communities Fire District

Name of Electric Provider Core Electric

Name of Gas Provider Glaser Energy Group inc.

Zoning and Land Use of surrounding properties: Agricultural and Residential

WRITTEN NARRATIVE/DESCRIPTION OF PROJECT

(attach additional information as necessary)

Please see attached report/application supporting documents for our written narrative and description of our project.

I HEREBY CERTIFY THAT THE FOREGOING REPRESENTATIONS AND ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PROPERTY OWNER(S)

1. John Hoesly 10/8/25
(Printed Name) (Date)
John Hoesly
(Signature)
2. Mariah Kaercher 10/8/25
(Printed Name) (Date)
Mariah Kaercher
(Signature)

2. NA
(Printed Name) _____ (Date) _____

(Signature)

3. NA _____ (Printed Name) _____ (Date)

_____ (Signature)

OTHER INFORMATION (Attach additional sheets as necessary)	
Please see attached report/application supporting documents for all other required information	

LEGAL DESCRIPTION:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

A replat of Tracts 2, 3, 4 and 5, Westcreek Ranches filed for record July 9, 2009 at Reception No. 627938 of the records of the Clerk and Recorder, County of Teller, State of Colorado, being further described as follows:

BEGINNING at the north quarter corner of said Section 6, thence South 0 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 415.85 feet to the north/center quarter of said Section 6;

thence South 0 degrees 51 minutes 48 seconds West along the east line of the northwest quarter of said Section 6, 1,352.88 feet to the center quarter corner of said Section 6;

thence South 89 degrees 50 minutes 21 seconds West along the south line of the northwest quarter of said Section 6, 1,300.54 feet to the west/center quarter of said Section 6;

thence South 89 degrees 51 minutes 13 seconds West along the south line of the northwest quarter of said Section 6, 431.79 feet to a point on the centerline of County Road 78;

thence along the centerline of said County Road 78, the following twenty (20) courses:

1) along a non-tangent curve concave to the southwestly said curve having a central angle of 25 degrees 40 minutes 53 seconds, a radius of 170.00 feet, for an arc length of 76.20 feet, the center of said curve bears South 70 degrees 41 minutes 05 seconds West;

2) thence North 45 degrees 00 minutes 00 seconds West, 311.00 feet;

3) thence along a curve to the northwestly said curve having a central angle of 24 degrees 59 minutes 57 seconds, a radius of 250.00 feet, for an arc length of 109.08 feet;

4) thence North 20 degrees 00 minutes 00 seconds West, 143.71 feet;

5) thence along a curve to the eastery said curve having a central angle of 23 degrees 00 minutes 03 seconds, a radius of 250.00 feet, for an arc length of 100.36 feet;

6) thence North 03 degrees 00 minutes 00 seconds East, 117.16 feet to a

7) thence along a curve to the westery said curve having a central angle of 34 degrees 00 minutes 00 seconds, a radius of 170.00 feet, for an arc length of 100.88 feet;

8) thence North 31 degrees 00 minutes 00 seconds West, 56.43 feet;

9) thence along a curve to the eastery said curve having a central angle of 35 degrees 00 minutes 04 seconds, a radius of 170.00 feet, for an arc length of 103.85 feet;

10) thence North 04 degrees 00 minutes 00 seconds East, 41.38 feet;

11) thence along a curve to the westly said curve having a central angle of 28 degrees 59 minutes 58 seconds, a radius of 250.00 feet, for an arc length of 117.81 feet;

12) thence North 23 degrees 00 minutes 00 seconds West, 513.14 feet;

13) thence along a curve to the southwestly said curve having a central angle of 16 degrees 59 minutes 59 seconds, a radius of 300.00 feet, for an arc length of 89.01 feet;

14) thence North 40 degrees 00 minutes 00 seconds West, 97.62 feet;

15) thence along a curve to the eastly said curve having a central angle of 51 degrees 59 minutes 56 seconds, a radius of 200.00 feet, for an arc length of 181.51 feet;

16) thence North 12 degrees 00 minutes 00 seconds East, 124.79 feet;

17) thence along a curve to the westery said curve having a central angle of 15 degrees 00 minutes 05 seconds, a radius of 400.00 feet, for an arc length of 104.73 feet;

18) thence North 03 degrees 00 minutes 00 seconds West, 443.60 feet;

19) thence along a curve to the westery said curve having a central angle of 09 degrees 59 minutes 58 seconds, a radius of 500.00 feet, for an arc length of 87.26 feet;

20) thence North 13 degrees 00 minutes 00 seconds West, 98.26 feet;

to a point on the north line of the northwest quarter of said Section 6;

thence North 89 degrees 35 minutes 26 seconds East along the north line of the northwest quarter of said Section 6, 1,289.79 feet to the west sixteenth corner of said Section 6;

thence North 89 degrees 32 minutes 25 seconds East along the north line of the northwest quarter of said Section 6, 1,352.94 feet to the EAST LINE OF BEGINNING.

Containing a calculated area of 6,382,480 square feet or 146,5216 acres, more or less.

RECORDING:

Recorded this _____ day of _____, A.D. 2022 at _____ o'clock _____ in _____ of Land Survey Plats, at Page(s) _____, Deposit Number _____

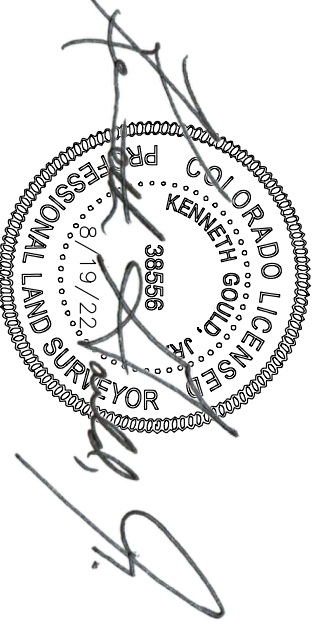
of the records of the Clerk and Recorder's Office of Teller County, Colorado.

By: Deputy _____

SURVEYORS CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Ranch at Westcreek, LLC that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standards of the profession and that the same complies with the requirements of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a guaranty or warranty, either expressed or implied.



Kenneth Gould, Jr.
Colorado Registered Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC

TRACT 2R LEGAL DESCRIPTION:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 6, thence South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 607.76 feet;

thence North 86 degrees 31 minutes 52 seconds West, 1,267.08 feet;

thence North 74 degrees 00 minutes 00 seconds West, 700.00 feet;

thence North 82 degrees 00 minutes 00 seconds West, 560.00 feet;

thence North 87 degrees 00 minutes 00 seconds West, 30.00 feet to a point on the centerline of County Road 78;

thence North 03 degrees 00 minutes 00 seconds West along the centerline of County Road 78, 443.60 feet;

thence along the centerline of County Road 78 on a curve to the westery said curve having a central angle of 09 degrees 59 minutes 58 seconds, a radius of 500.00 feet, for an arc length of 87.26 feet;

thence North 13 degrees 00 minutes 00 seconds West along the centerline of County Road 78, 98.26 feet to a point on the north line of the northwest quarter of said Section 6;

thence North 89 degrees 35 minutes 26 seconds East along the north line of said Section 6, 1,289.79 feet to the west sixteenth corner of said Section 6;

thence North 89 degrees 32 minutes 25 seconds East along the north line of said Section 6, 1,309.94 feet to the POINT OF BEGINNING.

Containing a calculated area of 1,543,663 square feet or 35,4376 acres, more or less.

TRACT 3R LEGAL DESCRIPTION:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 6, thence South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 607.76 feet to the POINT OF BEGINNING of the tract herein described;

thence North 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 808.08 feet;

thence South 74 degrees 24 minutes 15 seconds West, 317.24 feet;

thence North 25 degrees 43 minutes 28 seconds West, 368.27 feet;

thence North 81 degrees 41 minutes 33 seconds West, 409.60 feet;

thence South 52 degrees 16 minutes 16 seconds West, 367.68 feet;

thence North 77 degrees 41 minutes 01 seconds West, 576.68 feet;

thence North 13 degrees 27 minutes 45 seconds West, 161.76 feet;

thence South 90 degrees 00 minutes 00 seconds West, 334.60 feet;

thence South 37 degrees 28 minutes 14 seconds East, 255.40 feet;

thence South 14 degrees 48 minutes 15 seconds East, 257.82 feet;

thence South 90 degrees 00 minutes 00 seconds West, 361.58 feet to a point on the centerline of County Road 78;

thence along the centerline of County Road 78, the following six (6) courses:

1) North 23 degrees 00 minutes 00 seconds West, 356.63 feet;

2) thence along a curve to the southwestly said curve having a central angle of 16 degrees 59 minutes 59 seconds, a radius of 300.00 feet, for an arc length of 89.01 feet;

3) thence North 40 degrees 00 minutes 00 seconds West, 97.62 feet;

4) thence along a curve to the eastery said curve having a central angle of 51 degrees 59 minutes 56 seconds, a radius of 200.00 feet, for an arc length of 181.51 feet;

5) thence North 12 degrees 00 minutes 00 seconds East, 124.79 feet;

6) thence along a curve to the westly said curve having a central angle of 15 degrees 00 minutes 05 seconds, a radius of 400.00 feet, for an arc length of 104.73 feet;

thence South 87 degrees 00 minutes 00 seconds East, 30.00 feet;

thence South 82 degrees 00 minutes 00 seconds East, 560.00 feet;

thence North 74 degrees 00 minutes 00 seconds East, 700.00 feet;

thence South 86 degrees 31 minutes 52 seconds East, 1,267.08 feet to the POINT OF BEGINNING.

Containing a calculated area of 1,711,794 square feet or 39,2974 acres, more or less.

TRACT 4R LEGAL DESCRIPTION:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 6, South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 1,415.85 feet to the southeast corner of Tract 3R;

thence South 74 degrees 24 minutes 15 seconds West along the south line of Tract 3R, 317.24 feet;

thence North 25 degrees 43 minutes 28 seconds West along the south line of Tract 3R, 368.27 feet to the POINT OF BEGINNING of the tract herein described;

thence South 10 degrees 33 minutes 15 seconds West, 226.66 feet;

thence South 28 degrees 01 minutes 20 seconds West, 464.18 feet;

thence South 57 degrees 27 minutes 10 seconds West, 566.44 feet;

thence South 08 degrees 36 minutes 22 seconds West, 178.40 feet;

thence South 49 degrees 37 minutes 56 seconds West, 329.57 feet;

thence South 88 degrees 00 minutes 00 seconds West, 396.96 feet;

thence South 60 degrees 32 minutes 36 seconds West, 296.05 feet to a point on the centerline of County Road 78;

thence along the centerline of County Road 78, the following eleven (11) courses:

1) North 45 degrees 00 minutes 00 seconds West, 99.80 feet;

2) thence along a curve to the northwestly said curve having a central angle of 24 degrees 59 minutes 57 seconds, a radius of 250.00 feet, for an arc length of 109.08 feet;

3) thence North 20 degrees 00 minutes 00 seconds West, 143.71 feet;

4) thence along a curve to the eastery said curve having a central angle of 23 degrees 00 minutes 03 seconds, a radius of 250.00 feet, for an arc length of 100.36 feet;

5) thence North 03 degrees 00 minutes 00 seconds East, 117.16 feet;

6) thence along a curve to the westery said curve having a central angle of 34 degrees 00 minutes 00 seconds, a radius of 170.00 feet, for an arc length of 100.88 feet;

7) thence North 31 degrees 00 minutes 00 seconds West, 56.43 feet;

8) thence along a curve to the eastery said curve having a central angle of 35 degrees 00 minutes 04 seconds, a radius of 170.00 feet, for an arc length of 103.85 feet;

9) thence North 04 degrees 00 minutes 00 seconds East, 41.38 feet;

10) thence along a curve to the westery said curve having a central angle of 28 degrees 59 minutes 58 seconds, a radius of 250.00 feet, for an arc length of 117.81 feet;

11) thence North 23 degrees 00 minutes 00 seconds West, 157.51 feet;

thence North 90 degrees 00 minutes 00 seconds East, 381.58 feet;

thence North 14 degrees 48 minutes 15 seconds West, 257.82 feet;

thence North 37 degrees 28 minutes 14 seconds East, 255.40 feet;

thence North 90 degrees 00 minutes 00 seconds East, 334.60 feet;

thence South 13 degrees 27 minutes 45 seconds East, 161.76 feet;

thence South 77 degrees 41 minutes 01 seconds East, 576.68 feet;

thence North 52 degrees 16 minutes 16 seconds East, 367.68 feet;

thence South 81 degrees 41 minutes 33 seconds East, 409.60 feet to the POINT OF BEGINNING.

Containing a calculated area of 1,602,032 square feet or 36,7776 acres, more or less.

TRACT 5R LEGAL DESCRIPTION:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 6, South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 1,415.85 feet to the EAST LINE OF BEGINNING of the tract herein described;

thence South 00 degrees 51 minutes 48 seconds West along the east line of the northwest quarter of said Section 6, 1,352.88 feet to the center quarter corner of said Section 6;

thence South 89 degrees 50 minutes 21 seconds West along the south line of the northwest quarter of said Section 6, 1,300.54 feet to the west/center sixteenh corner of said Section 6;

thence South 89 degrees 51 minutes 13 seconds West along the south line of the northwest quarter of said Section 6, 431.79 feet to a point on the centerline of County Road 78;

thence along the centerline of County Road 78 on a non-tangent curve concave to the southwestly said curve having a central angle of 25 degrees 40 minutes 53 seconds, a radius of 170.00 feet, for an arc length of 76.20 feet, the center of said curve bears South 70 degrees 41 minutes 05 seconds West;

thence North 45 degrees 00 minutes 00 seconds West along the centerline of County Road 78, 211.20 feet;

thence North 60 degrees 32 minutes 36 seconds East, 296.05 feet;

thence North 88 degrees 00 minutes 00 seconds East, 396.96 feet;

thence North 45 degrees 37 minutes 56 seconds East, 329.57 feet;

thence North 08 degrees 36 minutes 22 seconds East, 178.40 feet;

thence North 57 degrees 27 minutes 10 seconds East, 356.44 feet;

thence North 28 degrees 01 minutes 20 seconds East, 464.18 feet;

thence North 10 degrees 33 minutes 15 seconds East, 226.66 feet;

thence South 25 degrees 43 minutes 28 seconds East, 368.27 feet;

thence North 74 degrees 24 minutes 15 seconds East, 317.24 feet to the POINT OF BEGINNING.

Containing a calculated area of 1,525,331 square feet or 35,0168 acres, more or less.



P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldls.com
www.GouldLandSurveying.com

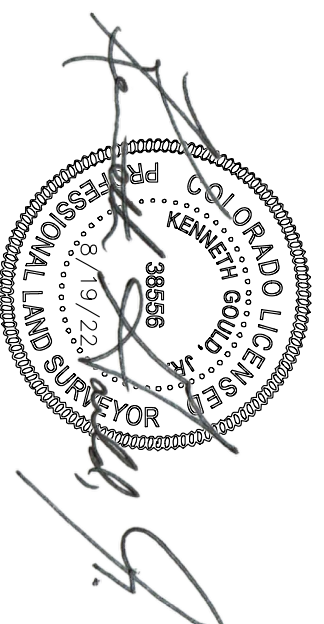
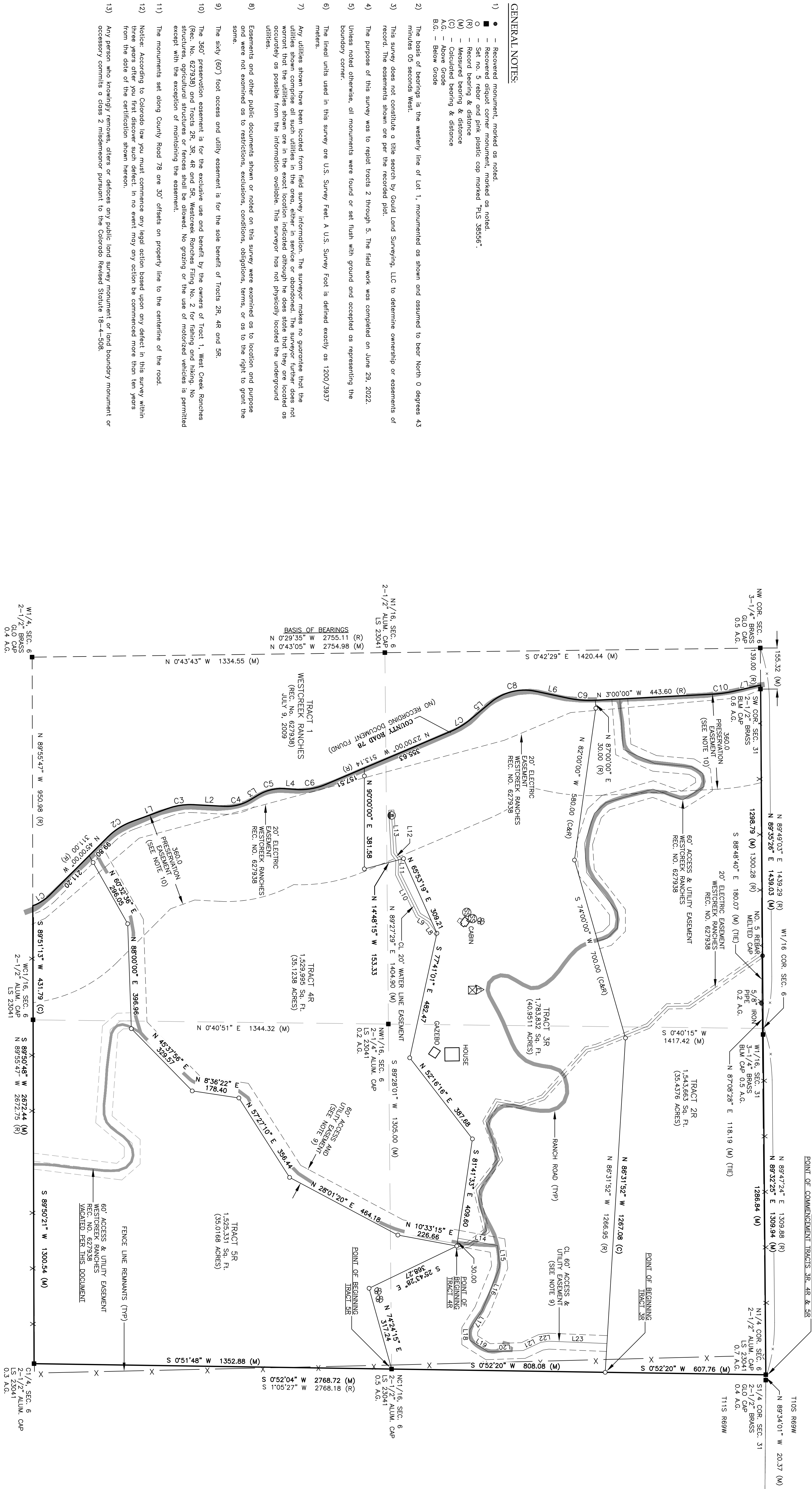
WESTCREEK RANCHES FILING No. 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 11 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF TELLER, STATE OF COLORADO

Project No.: 22057
August 19, 2022
Sheet 1 of 2

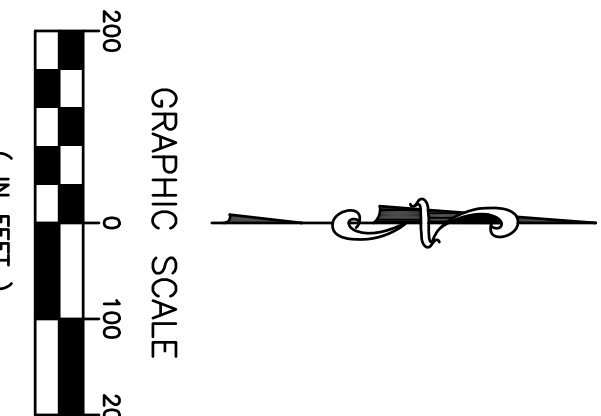
GENERAL NOTES:

- 1)
 - – Recovered monument, marked as noted.
 - – Set no. 5 rebar and pink plastic cap marked "PLS 38556".
 - (R) – Record bearing & distance
 - (M) – Measured bearing & distance
 - (C) – Calculated bearing & distance
 - LS – Lost Section
 - BC – Below Grade
- 2) The basis of bearings is the westerly line of Lot 1, monumented as shown and assumed to bear North 0 degrees 43 minutes 05 seconds West.
- 3) The survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. The easements shown are per the recorded plat.
- 4) The purpose of this survey was to replot Tracts 2 through 5. The field work was completed on June 29, 2022.
- 5) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- 6) The lineal units used in this survey are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3937 meters.
- 7) Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the accuracy of the location of any underground utilities. This surveyor has not physically located the underground utilities.
- 8) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 9) The sixty (60') foot access and utility easement is for the sole benefit of Tracts 2R, 4R and 5R.
- 10) The 360' preservation easement is for the exclusive use and benefit by the owners of Tract 1, West Creek Ranches (Rec. No. 627938) and Tracts 2R, 3R, 4R and 5R, Westcreek Ranches Filing No. 2 for fishing and hiking. No structures, agricultural structures or fences shall be allowed. No grading or the use of motorized vehicles is permitted except with the exception of maintaining the easement.
- 11) The monuments set along County Road 78 are 30' offsets on property line to the centerline of the road.
- 12) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown herein.
- 13) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.



LINE	BEARING	DISTANCE
L1	S 20°00'00" E	143.71 (M)
L2	N 3°00'00" E	117.16 (M)
L3	N 31°00'00" W	35.43 (M)
L4	N 4°00'00" E	41.38 (M)
L5	S 40°00'00" E	97.62 (M)
L6	N 12°00'00" E	124.79 (M)
L7	S 13°00'00" E	180.90 (M)
L8	S 54°10'52" W	53.75 (M)
L9	S 32°01'23" W	45.75 (M)
L10	N 63°46'14" E	172.79 (M)
L11	N 88°43'45" E	55.80 (M)
L12	S 53°11'46" W	29.77 (M)
L13	N 86°44'30" E	163.28 (M)
L14	S 82°02'43" E	85.61 (M)
L15	S 84°02'43" E	122.13 (M)
L16	N 68°01'41" W	177.33 (M)
L17	S 57°15'53" E	86.76 (M)
L18	N 90°00'00" E	39.38 (M)
L19	N 32°03'05" E	81.67 (M)
L20	S 1°00'44" E	133.09 (M)
L21	S 28°42'53" E	72.81 (M)
L22	N 84°51'02" W	124.81 (M)
L23	N 2°18'15" E	221.55 (M)

CURVE	ARC LENGTH	RAIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.20	170.00	25.4053°	S 32°09'21" E	75.56
C2	100.08	250.00	24.5927°	N 32°50'01" W	108.72
C3	100.08	250.00	24.5927°	N 32°50'01" W	108.72
C4	100.88	170.00	34°00'00"	N 14°00'00" W	99.41
C5	103.85	170.00	35°00'04"	N 13°29'58" W	102.24
C6	89.01	300.00	16°59'59"	S 31°29'59" E	88.68
C7	89.01	300.00	16°59'59"	S 31°29'59" E	88.68
C8	181.51	200.00	51°59'46"	S 14°00'02" E	175.34
C9	194.73	400.00	15°00'05"	N 4°30'01" W	194.43
C10	87.46	500.00	8°59'58"	N 8°50'05" W	87.15



LEGEND:

- Sanitary Sewer Manhole
- Sanitary Sewer Clean-Out
- Electric Meter
- Electric Transformer
- Well



P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldls.com
www.GouldLandSurveying.com

WESTCREEK RANCHES FILING No. 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 11 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF TELLER, STATE OF COLORADO

Project No.: 22057
August 19, 2022
Sheet 2 of 2

Disclosure of Ownership
Pikes Peak Ranch

Owners list:

JM Ranch LLC- This is the LLC that owns the land (Tracts 2R, 3R and 4R) that Pikes Peak Ranch is on. The LLC's only managing members/owners are John Hoesly and Mariah Kaercher.

John Hoesly
978-618-4481
Jack@pikespeakranch.com

Mariah Kaercher
206-225-3155
mariah@pikespeakranch.com

We have included both our Commitments to Title Insurance to prove ownership. The first attached commitment is for Tracts 2R, 3R, and 4R and the second attached commitment is for Tract 5R, which was purchased at a later date and under the name of Mariah Kaercher.

Adjacent Property Owners List

3.2.C.1.b Adjacent Property Owners List		
Names of Owners	Address	County
GBB Trust	380 CR 78, Woodland Park, CO 80863	Teller
Padgett, Michael L & Lori A	570 CR 78, Woodland Park, CO, 80863	Teller
Shaw, Jimmy C & Annegret	943 CR 78, Woodland Park, CO, 80863	Teller
John B Gordon & Patricia G Amgwert	15989 Willow Way, Woodland Park, CO, 80863	Douglas
John B Gordon & Patricia G Amgwert	15988 Willow Way, Woodland Park, CO, 80863	Douglas
Frank M Denver III Living trust & Terri L Denver Living Trust	14874 Evergreen Pl, Woodland Park, CO, 80863	Douglas
Monica D Hernandez & Daniel J Hernandez Jr	14860 Evergreen Pl, Woodland Park, CO, 80863	Douglas
Monica D Hernandez & Daniel J Hernandez Jr	14844 Evergreen Pl, Woodland Park, CO, 80863	Douglas
David P Kennedy & Teresa E Kennedy	14830 Evergreen Pl, Woodland Park, CO, 80863	Douglas
Robin Selder & Lina Selder	14814 Evergreen Pl, Woodland Park, CO, 80863	Douglas
Robin Selder & Lina Selder	14800 Evergreen Pl, Woodland Park, CO, 80863	Douglas
Mathew Dorman & Alissa Dorman	14764 Evergreen Pl, Woodland Park, CO, 80863	Douglas

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

All applicants are advised that Colorado Revised Statutes Title 24, Article 65.5 require that applicants for development of property give written notice to owners of mineral estates for the property. One portion of the statute provides:

CRS 24-65.5-103 (1) Not less than thirty (30) days before the date scheduled for the initial public hearing by a local government on an application for development, the applicant shall send notice, by certified mail, return receipt requested, or by a nationally recognized overnight courier, to:

- I A mineral estate owner who either:
 - (a) Is identified as a mineral estate owner in the county tax assessor's records, if those records are searchable by parcel number or by section, township, and range numbers or other legally sufficient description; or
 - (b) Has filed in the office of the county clerk and recorder in which the real property is located request for notification in the form specified in subsection (3) of Section 24-65.5-103.
- II Such notice shall contain the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is the subject of the hearing, and the name of the applicant.
 - (a) The local government considering the application for development. Such notice shall contain the name and address of the mineral estate owners to whom notices were sent in accordance with paragraph (a) of subsection 24-65.5-103(1).

The applicant shall identify the mineral estate owners entitled to notice pursuant to Section 24-65.5-103 by examining the records of the Teller County Assessor and the Teller County Clerk and Recorder in Cripple Creek, Colorado, including the appropriate request for notification pursuant to subsection (3) of Section 24-65.5-103. Notice shall be sent to the last-known address of the mineral estate owners as shown by such records. If the records do not identify any mineral estate owners, including their addresses of record, the applicant shall be deemed to have acted in good faith and shall not be subject to further obligations under Article 65.5.

You are required to complete the following certification and submit it to the Planning Department no later than fourteen (14) days prior to the initial hearing at which the application will be considered.

I/We, John Hoesly certify that I have contacted the County Offices of the Assessor and Clerk and Recorder and have completed the following action in accordance with the provisions of CRS 24-65.5-103:

For the parcel(s) legally described as: 6-11-69 PT NW4 AKA TR 2R WESTCREEK RANCHES 2 AS DESC AT 754545,

6-11-69 PT NW4 AKA TR 3R WESTCREEK RANCHES 2 AS DESC AT 754545, 6-11-69 PT NW4 AKA TR 4R WESTCREEK RANCHES 2 AS DESC AT 754545,

6-11-69 PT NW4 AKA TR 5R WESTCREEK RANCHES 2 AS DESC AT 754545

(Please check one)

☒ There are no mineral estate owners identified in the records of the Teller Assessor, nor any requests for notification filed in the office of the Teller County Clerk & Recorder, and therefore, no further action or notice is necessary under Article 65.5.

☐ Mineral estate owners have been identified. Notices in accordance with Colorado revised Statutes Section 24-65.5-103 have been sent by certified mail, return receipt requested, or by a nationally recognized overnight courier, sent on _____. Attached hereto is a list of the names and address of all mineral estate owners identified.

John Hoesly
Signature of Applicant

10/06/2025
Date

Signature of Applicant

Date

Pikes Peak Ranch

9 County Rd 78
Woodland Park, CO 80863

October 27, 2025

Teller County Planning Department
800 Research Dr
Woodland Park, CO 80866

RE: Special Use Permit Application for 9 CR 78
Owner/Applicant: Pikes Peak Ranch LLC- John Hoesly, Mariah Kaercher

Dear Teller County Planning Department,

Pikes Peak Ranch is more than a venue — it is a place of renewal, community, and stewardship. Nestled in the heart of the Hayman Fire burn area, the land carries both history and resilience. Over the past two decades, it has begun to heal, and under our ownership we have committed to accelerating that healing — restoring habitat, stewarding the forest, and creating a space that benefits both people and the land.

We, Mariah Kaercher and Jack Hoesly, purchased the ranch in 2023 with a vision that was both deeply personal and community-driven. Colorado has shaped our lives — it's where we met, built our careers, and grew our roots. Taking on the ranch was not just a business decision, but a calling: to protect a remarkable landscape, to create jobs for locals, and to open the gates of this mountain sanctuary to guests and neighbors alike.

Our mission has always been twofold: to be careful stewards of the land and to build community through meaningful experiences. We invest heavily in restoration — thinning trees, removing burn debris, planting native species, and working hand in hand with the Colorado State Forest Service to reduce wildfire risk and foster regeneration. The property is returning to health, and our work ensures it can thrive for generations to come.

At the same time, we are deeply committed to community enrichment. We host free yoga classes, movie nights, and movement workshops for our neighbors, and this fall we are introducing a community art program. Looking ahead, we plan to establish a donation-based kids' camp, giving local children access to nature, creativity, and mentorship in a safe and inspiring environment. Our *ikigai* — our reason for being — is rooted in service, joy, and connection, and the community around us means everything.

This proposal is to secure a Special Use Permit that allows us to continue the approved activities under the existing Conditional Use Permit and to allow for sustainable growth which will continue to enhance our offering to our guests and our community. The proposed administrative office will provide a safe, functional workspace for our team to manage daily operations efficiently and sustainably, ensuring we can continue offering these community

programs, supporting local vendors, and stewarding the land. The proposed future lodging development will provide more space for guests to enjoy beautiful Teller County and all it has to offer.

Community Impact Statement – Pikes Peak Ranch:

Economic Impact

Pikes Peak Ranch contributes significantly to Teller County's economy by attracting visitors for lodging, weddings, and retreats. Each guest stay and event brings direct revenue into the county through spending on food, lodging, and services. Beyond our property, our guests support local restaurants, shops, caterers, florists, transportation providers, and recreation businesses. This ripple effect strengthens the regional economy and sustains small businesses throughout Teller County.

Employment and Local Jobs

We provide both year-round and seasonal jobs for local residents, including hospitality, maintenance, event management, and land stewardship roles. In addition, we regularly contract with local service providers — from caterers and bartenders to photographers and musicians — ensuring dollars spent at the ranch circulate back into the community.

Support for Local Vendors

We maintain and promote a preferred vendor list that highlights businesses based in Teller and neighboring counties. From catering and beverage services to landscaping and construction, we intentionally source locally whenever possible, amplifying the economic impact of each event we host.

Tourism and Regional Visibility

As a unique destination for weddings and retreats, the ranch attracts visitors from across Colorado and beyond, showcasing Teller County's natural beauty and hospitality. Guests often return for vacations or outdoor recreation, creating repeat economic benefit and strengthening the county's reputation as a welcoming mountain community.

Community Programs and Enrichment

Our work extends beyond tourism into free and donation-based programs for the local community. We regularly host community yoga, movie nights, and movement classes, providing residents with opportunities to connect, recharge, and enjoy the land together. This fall, we are developing an art program, and in the coming years we plan to launch a donation-based kids' camp — a way to give children access to nature, creativity, and community at little to no cost.

We are driven by our *ikigai* — our sense of purpose and reason for being — which is deeply rooted in serving and uplifting our community. Our community means everything to us, and our long-term vision is to ensure Pikes Peak Ranch remains a place of joy, connection, and renewal for both guests and neighbors.

Environmental Stewardship

Located within the historic Hayman Fire burn area, we are committed to ongoing land restoration and fire mitigation. In collaboration with the Colorado State Forest Service, we've thinned trees, removed fuels, and replanted native species to support habitat recovery and reduce wildfire risk. We continue to improve defensible space, restore native vegetation, and remove barriers to wildlife movement, ensuring the property is both safe and ecologically healthy.

Future Growth and Stability

The proposed administrative office is not an expansion of lodging or event capacity but an essential investment to allow us to continue operating smoothly. It will provide a safe, efficient workspace for staff and ensure that we can sustain current operations while planning responsibly for future cabins or programs under the SUP process.

Our goal is to continue contributing to Teller County's economy, community, and conservation efforts while honoring the values of stewardship, service, and sustainability.

Required Criteria (per Teller County Section 8.3.Y)

1. Written Description of Use

Our current operations include short term lodging, recreational activities and event venue operations consistent with the existing CUP for the property. We currently have 6 rentals consisting of (3) two bedroom cabins, (1) three bedroom cabin, (1) one bedroom cabin, and our four bedroom "Aspen House".

Our application for the Special Use Permit proposes to continue these current operations, build a 2500-4000 sqft administrative office to support the current and future operations and to add 12 one to two bedroom cabins in the future to provide more lodging for our guests. The proposed 12 cabins are spread out across four adjacent parcels that are all over 35 acres each.

In addition to the administrative office and cabins, we are also asking to build a personal residence on a secluded portion of the property. This will enable us as owner/operators to have onsite management, which will add the benefit of being able to better enforce rules and regulations in addition to providing a better experience for our guests.

Our maximum occupancy for our short term rental cabins is currently 40 persons however, our average occupancy when 100% booked is around 24 persons. The proposed administrative office does not add any occupancy and is just a location for our existing staff to work. Our total 2024 annual average occupancy for short term rentals was 48% and our total 2025 YTD annual average occupancy for short term rentals is also 48% with summer months being the most popular.

Our maximum occupancy for events is 140 persons, which was approved by Justin McBryde and Dan Swallow, based on the square footage of our assembly building. We do not propose to increase this occupancy in any way for events.

We staff a total of 6 part time employees including 3 Housekeepers, 2 Maintenance Personnel and one Event Manager. We expect this number of staff to increase with our proposal consistent with needs for additional housekeeping staff and event staff.

Our hours of operation differ based on the amount of short term rental bookings and event bookings we have. We typically have staff on site from 9am-4pm and all events end by 10pm at the latest on the day of the event.

Phases of Development:

We have broken our proposed phases of development into three phases over the next 20 years. Our property is large and it will take a considerable amount of time and money to develop it, which is why we have included our comprehensive 20 year plan as a part of this proposal. We do not have the financial means to complete all phases at once and believe each of these three phases are achievable as set forth below. Our goal is to not have to continually amend the SUP for future development and to begin to recoup some of our investment prior to large expenditures. The previous owner set the precedent for a 20 year development plan within the existing CUP for this unique property that was approved in 2001 and amended in 2003, so we have followed that formula. Locations of development projects referenced in this section can be found on the attached Site Plan and are designated by which phase they are a part of.

Phase 1: Phase 1 of development, which is the next five years (2025-2030), includes the administrative office, four 1-2 bedroom cabins and a personal residence.

Phase 2: Phase 2 of development, which is from 2030-2035, includes five 1-2 bedroom cabins.

Phase 3: Phase 3 of development, which is from 2035-2045, includes three 1-2 bedroom cabins.

In summary:

- Current Operations/Use: Short term rental lodging (6 units), recreational activities, and event venue operations consistent with the existing CUP.
- Proposed Addition to Operations/Use: Build an administrative office to support existing operations, build 12 more cabins for additional lodging in 3 phases over the next 20 years.
- Current Occupancy: Max occupancy for short term rentals is 40 persons with an average of 24 persons when 100% booked. Our 2025 YTD average annual occupancy is 48%. Our max occupancy for events is 140 persons with no additions to this proposed.
- Staffing: We currently have 6 part time employees and plan to hire more seasonal/year-round employees as needed with business growth.

- Hours of Operation: Staff on site approx. 9am-4pm, events end by 10pm at the latest

2. Site Plan

We have attached 2 site plans to this report. The first one is a site plan prepared by LGA Studios for the proposed administrative office. The second site plan is a marked up survey that shows the phases and locations of all the proposed development. It includes the following information:

- All of our current guest units and additional proposed guest units broken out by development phase.
- The four adjacent parcels that we own are labeled Tract 2R, Tract 3R, Tract 4R and Tract 5R, which are all over 35 acres each.
- Proposed administrative office location.
- Guest access and fire truck turnarounds.
- Parking.
- Gathering spaces.

3. Water Supply Plan

Section 4.9.B.2 of the Teller County Land Use Regulations states that for a non-subdivision development, evidence of the proper legal water source for the proposed development exists. Below we show our evidence for our legal water source, which has adequate supply for the current and proposed uses on the property.

We have two potable wells that currently supply the ranch with all of its drinking water. These wells are pumped into a 8000 gallon cistern at a central location. The water is filtered through a sediment filter and treated by a UV light to eliminate all possible contaminants. Currently, we are allotted .636 acre feet per year by the Headwater Authority of the South Platte. We are only using .268 acre feet per year meaning we have .37 acre feet per year to use on the property. In addition, 80% of the water supplied by the wells returns to the aquifer via the non-evaporative OWTS systems. The potable well permit numbers are 66765-F and 66766-F and are attached to this application.

In addition to the two potable wells, we have one non-potable well that is used for landscaping irrigation purposes only. The permit number for this well is 66767-F. This provides a reliable method for maintaining viable vegetation in developed areas on the property per the requirements of Section 5.4.B.6.b(1) of Teller County Land Use Regulations.

The water for the proposed administrative office will be supplied by the two existing potable wells, which have been deemed sufficient, and will have a 2000 gallon cistern of its own to manage supply and to put less pressure on existing pumps. The administrative office will have its own non-evaporative OWTS system that will return 80% of its water used back to the aquifer it came from.

Upon approval and construction of subsequent cabins, we will apply for an additional commercial exempt well if it is determined to be required; however we have ample supply currently for additional cabins. All new structures will have their own non-evaporative OWTS system.

In Summary:

- In accordance with section 4.9.B.2 of TCLUR we have shown evidence of a legal water source for the proposed development.
- Currently have 2 potable wells that fill an 8000 gallon cistern; filtered & UV treated.
- Current water allotment from HASP: 0.636 AF/year, actual use 0.268 AF/year, return flow ~80%.
- Well permit nos. 66765-F, 66766-F.
- One landscaping irrigation well.
- Proposed office will add its own 2,000 gal cistern & OWTS, with 80% return flow
- Proposed future lodging: commercial exempt well application if required.

4. Sanitary Sewage Disposal Plan

Each existing structure has its own septic system (non-evaporative OWTS system). They were all inspected in 2023 and have been deemed in good condition by Tri-County Septic Service (report attached) located in Florissant CO. The existing OWTS systems are all compliant with the requirements in section 4.8.B.3 in the Teller County Land Use Regulations.

The proposed administrative office building will have its own septic system as well. The plans and engineering for this system have been attached to this application. Percolation tests have been performed and indicate that the site conditions of the area proposed for development for this building are adequate to permit the installation of the OWTS system and that the installation of said system will not generate offsite impacts to groundwater in the area as required in section 4.8.D.1 in the Teller County Land Use Regulations.

Each proposed additional cabin will also have its own OWTS system that meets Teller County Building Code Requirements and Teller County Land Use Regulations, specifically sections 4.8.B.3 and section 4.8.D.1. All proposed areas for development will have percolation tests completed and will be deemed adequate prior to construction start.

In Summary:

- All existing structures have OWTS systems per the requirements of section 4.8.B.3 of TCLUR.
- The proposed office building will have an OWTS system per requirements of section 4.8.B.3 and the required percolation tests have been completed and the site conditions in the area of development are adequate per section 4.8.D.1 of TCLUR.
- All proposed cabin developments will have OWTS systems and will be compliant with sections 4.8.B.3 and 4.8.D.1 of TCLUR.

5. Fire Protection Plan

The Mountain Communities Fire District has a fire station located approximately 1 mile north on Westcreek Rd. The station chief and other members of the Mountain Communities Fire Department have visited the property in order to make plans for each type of emergency that could occur. Every building on the property has one or more hose spigots on the exterior and has at least one fire extinguisher inside.

Trees have been thinned around all buildings and dead branches have been removed from all trees near buildings and roads. Over the last 24 years, ground fuel has been removed from all areas of the property to help prevent the spread of forest fires. This is an on-going process with the help and supervision of the Colorado State Forest Service. The property is inspected annually by the Colorado State Forest Service to confirm the work that has been completed and to make plans for continued land management. Activities associated with this plan include: ground fuel mitigation, removal of large standing dead trees, planting a minimum of 60 native tree species each year and noxious weed mitigation.

Each existing cabin has an improved fire pit that is below grade, made of brick and has a 15 ft diameter brick surround. We closely monitor fire restrictions in the area and current weather conditions like wind and restrict our guests from having fires when necessary. Us and our staff strictly enforce any restrictions in place. At the event venue, we only allow the use of small propane fire pits. No open fires are ever permitted during an event.

In Summary:

- Mountain Communities Fire District station 1 mile away.
- Every structure has hose spigots, outdoor irrigation systems & fire extinguishers.
- Fuel mitigation and other land management ongoing with CO State Forest Service.
- Annual CSFS inspections confirm compliance.
- Fire restrictions monitored and strictly enforced.

6. Parking Plan

Existing Cabins: All of the existing parking conditions are compliant with section §5.7 Parking & Loading in the Teller County Land Use Regulations. There are (3) two-bedroom cabins that each have an internal driveway of a packed gravel road base that can accommodate two cars per the requirement in Table 5.4 in section 5.7.A which states that a single family dwelling used for commercial purposes must have 1 parking space for a one-bedroom unit, 2 parking spaces for a two-bedroom unit, and 2.5 parking spaces for a 3+-bedroom unit. There is (1) one-bedroom cabin that has an internal driveway of packed gravel road base that can accommodate two cars per the requirement of Table 5.4 in section 5.7.A referenced above. There is (1) three-bedroom cabin that has a parking area located directly in front of the cabin of a packed gravel road base that can accommodate three cars per the requirement of Table 5.4 in section 5.7.A referenced above. The existing cabin driveways for the two-bedrooms and

one-bedroom all have a hammer head turnaround. There is (1) four-bedroom house that has a paved parking area located directly in front of the building that has four parking spots.

Existing Assembly Building: We have a designated parking lot on the property that has a capacity of 25 cars for the use of the event venue. This parking lot is a packed gravel road base. The parking requirements for a recreational facility in Table 5.4 in section 5.7.A is stated as “TBD” but we feel that 25 parking spaces for this 2500 sqft assembly building is more than sufficient especially because we always actively minimize the amount of cars coming onto the property for an event. For events, clients are required to hire shuttle service companies for any events where the number of vehicles would exceed the allotted amount of parking spaces in order to keep cars off the internal property roads and to minimize traffic.

Proposed Expansion: The proposed administrative office will have about 1000 sqft of office space. On-site parking will be provided for 3 vehicles which meets the requirements in Table 5.4 from section 5.7.A which states that you need a parking space for every 300 sqft of office space. All additional proposed cabins will have on-site parking that meets Teller County Zoning and Planning regulations. All of these parking areas will be a packed gravel road base to match the existing parking areas on the ranch.

Design Standards for Parking and Loading Areas in Teller County Land Use Regulations:

1. **Section 5.7.D.1** states that off-street parking areas and access drives require a durable all weather surface made of materials that (a) are suitable to the uses which the parking area will be put; and (b) are compatible with the character of the proposed development and the surrounding land uses and parking areas. Our existing and proposed parking and access drives are either a packed gravel road base or asphalt, which are both acceptable materials listed in this section of regulations. The gravel road base is compatible with the character of the ranch and the surrounding land uses and parking areas. The asphalt area is compatible with the more elevated feel with the main house and the assembly building and keeps that area less dusty for our customers.
2. **Section 5.7.D.2** states that all parking spaces must meet the required minimum dimensions. All existing and proposed parking spaces meet the required minimum dimensions stated in Section 5.7.D.2.
3. **Section 5.7.D.6** states that each required parking space shall have unobstructed access from a road or alley and all of our parking adheres to this requirement.
4. **Section 5.7.D.7** states all parking areas shall be located and designed in conjunction with a driveway, such that vehicles exiting from a parking space are not required to back onto the right-of-way of a public road, except that vehicles exiting from a parking space for a single-family or duplex dwelling unit may back onto a residential road. Vehicles exiting from a parking space for any use may also back onto the right-of way of an alley adjacent to the property. All of our parking adheres to this requirement.
5. **Section 5.7.D.8** states access driveways into required off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic ingress and egress and the maximum safety of pedestrian and vehicular traffic on the site. Standards of the Teller County Roadway Design and Construction Standards apply.

All of our access driveways have a hammerhead turnaround and adhere to this requirement.

Traffic Analysis/Plan: We have attached to this report a comprehensive traffic analysis that includes a summary and a breakdown of vehicle trips on the property based on occupancy and activities on the ranch. As mentioned above, we limit the amount of vehicles on the property during events by requiring clients to hire shuttles when the vehicle count would exceed our parking capacity. Please see the attached analysis for more information.

In Summary:

- Existing cabins: 2 parking spaces each and are compliant with requirements in Section 5.7.A of the Teller County Land Use Regulations.
- Existing 4 bedroom house: 4 parking spaces and is compliant with requirements in Section 5.7.A of the Teller County Land Use Regulations.
- Existing Assembly Building/Event Venue: Designated gravel parking lot with 25 spaces.
- Proposed office: 3 spaces with turnaround per county regulations.
- Proposed Cabins: Gravel driveways and parking areas per county regulations.
- Design Standards: all existing and proposed access drives and parking areas will meet the design standards stated in section 5.7.D.1-11.
- Events: shuttle service required if vehicle count exceeds lot capacity.
- Comprehensive Traffic Analysis attached

7. Lighting Plan

All existing exterior lighting is minimal and pointed downward. We use a mix of wired low-voltage and low-voltage solar lanterns just for guest safety along walkways. For any additional developments on the property, this same type of lighting will be used. We think that keeping the sky dark is a priority for our guests and neighbors.

The auxiliary assembly building has minimal lighting on the patio in the form of low voltage bistro string lights that just illuminate the immediate surrounding area for ambiance and safety. These lights will only be used while an event is in progress and turned off at all other times. They will never be on after 10pm.

This is in accordance with section 5.5 of Teller County Land Use Regulations. Per section 5.5.B no building mounted lighting exceeds the building height, and we only use acceptable lighting fixtures that are fully downcast as designated in this section. No lighting fixtures casts direct or reflected light or glare onto adjoining and/or adjacent public roads or onto adjoining and/or adjacent properties. Per section 5.5.B.3 parking areas and walk ways are lit adequately to protect the safety of people using these areas.

In Summary:

- All lighting is in accordance with requirement set forth in section 5.5 of Teller County Land Use Regulations.

- Downward-facing, low-voltage, dark-sky compliant.
- Solar and path lanterns for safety.
- Bistro lights on event patio, off by 10PM.

8. Waste Disposal Plan

We have one existing 3-yard bear proof dumpster where all trash is picked up weekly. That dumpster is fenced in by a 6 foot wooden fence. At each existing cabin, we have two bear proof trash cans for the use of the guests at each cabin that are fenced in by a 6 foot wooden fence. At the end of each stay, our staff empties those cans into the dumpster.

Upon the approval and construction of the administration office, we would add another 3-yard dumpster at the office location that would also be fenced in and emptied weekly. For any additional proposed cabins, they would also have two bear proof cans that are fenced in for guest use during their stay. This system ensures that no trash is ever left unprotected from bears and other wildlife.

In Summary:

- One 3-yd bear-proof dumpster (fenced).
- Each Cabin: 2 bear-proof cans, fenced, emptied after every stay.
- Proposed Office: additional 3-yd dumpster (fenced).
- Proposed Cabins: 2 bear-proof cans each (fenced).

9. Noise and Outdoor Activity Mitigation

Section 5.3 of the Teller County Land Use Regulations addresses External Effects that a development may have on the surrounding properties including noise, dust, odor, blowing materials, heat, fumes, smoke, vibration, air pollution and water pollution. The following section of this application acknowledges the potential for external effects in the form of noise and goes into detail on how we will mitigate this.

Section 5.3.A in Teller County's Land Use Regulations states that any lot, parcel or tract of land for a proposed use shall be large enough, or reasonable safeguards shall be provided, so that the external effects of the proposed use on adjoining properties, as measured at the property boundary do not exceed the standards contained herein or as established by State or Federal statutes, regulations, or ordinances. Our property is a total of 146 acres, which is a more than sufficient size for our proposed uses. Below is an explanation of our safeguards we have put in place to ensure there are no external effects on the adjoining properties.

Guests come to stay at our ranch for the peace and quiet that it provides. We plan to keep it this way. We do not allow any loud outdoor music of any kind at any time. We do not allow the discharge of firearms or any hunting. We do not allow 2-stroke vehicles (dirt bikes) to be driven on the property. None of the buildings on the property are dog-friendly so there will be no

barking dogs creating noise. We have quiet hour policies after 10pm for all guests staying on the property which are strictly enforced.

For events hosted at the assembly building, there are strict policies pertaining to noise. Loud exterior music is never allowed at any time for any type of event. All events are held to the same quiet hour policies after 10pm that our guests at our cabins adhere to. All loud interior music will need to be shut off by 9:45pm at the latest. DJs or bands that are hired for events will be required to sign a separate contract with us agreeing that they will adhere to these rules. All amplified music will be monitored by decibel meters both at the source and the property boundary to ensure minimal impact on neighbors.

For events, we require a two night minimum stay at the ranch with only one night of amplified interior music allowed. This ensures that we will never have more than 3 events a week during the busy season (July-Sept). However, most weeks during the busy season (July-Sept) we will only have 1-2 events. During every event, we have a staff member monitoring noise levels and correcting them if necessary.

Our neighbors and surrounding community are extremely important to us and we are dedicated to mitigating any adverse conditions pertaining to noise. Our closest neighbor is located approximately .35 miles away as the crow flies from the assembly building and there are hills, valleys and large pine trees that separate us as well. The majority of our neighbors who are located in the Westcreek neighborhood located in Douglas County are over .75 miles away as the crow flies.

In Summary:

- Implemented safeguards per section 5.3.A to mitigate external effects.
- Quiet hours after 10pm, monitored by staff.
- No outdoor amplified music, firearms, hunting, or 2-stroke vehicles.
- Indoor amplified music ends by 9:45pm.
- Bands/DJs must sign noise agreements.
- Event noise monitored by decibel meter.
- Max 3 events/week during peak season.

10. Compliance with Infrastructure and Critical Areas Standards – including drainage, wildfire, wildlife, floodplain, and slope conditions.

Roads: No new roads are required for any of the proposed developments in this application. Each proposed structure would require driveway access from our main driveway to the structure. Any new accesses will be built in accordance with Teller County Zoning and Planning regulations and will allow for emergency vehicle access. This is all in accordance with the requirements of section 5.4.B.6.c and 5.4.B.6.d of Teller County Land Use Regulations.

Drainage & Floodplain: The existing locations of all improvements are located on relatively high and dry sites and have minimal impact on any surrounding areas. The overall drainage is to the west toward West Creek. Each site has been revegetated and landscaped to prevent any erosion in accordance with section 5.4 of Teller County Land Use Regulations. We have also installed water bars made of logs from the property to slow water in steep areas. The underlying soil is a decomposed granite that easily absorbs any runoff from roofs and hard surface parking areas. No improvements will be placed within floodplain areas near the West Creek.

Wildfire: Our property is located within the Hayman Fire burn area. We have done extensive work to clear the property of ground fuel and to thin trees where necessary to prevent the spread of another wildfire. These thinned areas provide defensible spaces in the event of a fire and our wide dirt roads act as a firebreak. All vegetation within Zone 1 around structures is well maintained and watered.

Wildlife: The property is a pristine wildlife habitat for deer, brook trout, beavers and others. We have even started to see the return of moose to the property. There is also the presence of predators including bears, mountain lions and coyotes. Any future development will be done in accordance to have no impact on this. We have begun the difficult task of taking down old barbed wire fencing from previous owners in many areas to allow wildlife to move freely. We do maintain a fenceline at the perimeter of the property so that guests know the boundaries and stay on our property. Signage will be posted to demarcate property boundaries. Wildlife is also one of the reasons we do not allow dogs on the property.

Slope Conditions: As mentioned above in section 5, we work with the supervision of the Colorado State Forest Service to manage the land in a way that protects it from erosion and promotes the growth of native vegetation and trees in an effort to bring the property back to its original state prior to the fire. In the last year we have planted 60 ponderosa pines, approximately 25 aspens, a handful of spruce trees and many other shrubs and native grasses. We also control the spread of noxious weeds with herbicides and hand picking. We focus on removing ladder fuels from steep areas to slow the spread of a fire.

In Summary:

- All landscaping and land management/maintenance meets the requirements of section 5.4 of Teller County Land Use Regulations.
- Drainage: Granite soils absorb runoff, revegetation + water bars in place, no floodplain impacts.
- Wildfire: Extensive mitigation, defensible space, wide access roads.
- Wildlife: Healthy habitat, barbed wire removal, no dogs allowed.
- Slope: CO State Forest Service oversight, new vegetation, erosion control, noxious weed management.
- Access: Driveways/roads compliant with Teller County standards, emergency access maintained.

11. Compliance with Teller County Master Plan

Our application and proposal is structured to meet the standards set forth in the Teller County 2020 Growth Management Plan including the county's overall goals for development and land-use compatibility, conservation goals, infrastructure standards, goals for a balanced and diversified economy and regional plan consistency.

11. A. Alignment with GMP Goals & Objectives:

- Orderly, impact-aware land use: The GMP directs Teller County to regulate land use based on impacts to the County, communities, and adjacent owners. Our plan limits noise, lighting, traffic and operating hours.
- Phased/serviced development: The GMP calls for phasing growth only where adequate services exist. Our proposal keeps current capacities allowed by the existing CUP, adds an administrative office and contemplates future cabins only with confirmed required infrastructure including water, septic, access, parking etc.
- Compatibility with rural character: The GMP emphasizes preserving rural lifestyle while allowing appropriate recreation and tourism. Our uses presented in this proposal (small-scale lodging, small events and recreational activities) are curated to protect quiet, dark skies and neighborhood peace while allowing visitors to our county to experience the rural lifestyle as well.

11. B. Conservation and Critical Areas:

- Wildlife habitat & migration: The GMP seeks protection of wildlife habitats. Our plan removes obsolete fencing to improve movement, prohibits dogs, and commits to low-impact siting for any future cabins to conserve the strong existing wildlife habitat on the property now.
- Water resources protection: The GMP highlights Teller County's critical headwater basins and demands careful siting near waters. All existing and proposed improvements are on higher, well-drained ground. We avoid the floodplain near West Creek and maintain vegetation/erosion controls on the entire property.
- Wildfire resilience: The GMP requires regulating activities in hazardous areas. Located within the Hayman burn area, we maintain defensible space, thin ladder fuels, keep wide access roads, and coordinate annually with the Colorado State Forest Service.
- Slope & erosion control: The GMP calls out steep slopes as sensitive. We stabilize steep areas with revegetation, water bars, and weed management. Our existing and proposed new driveways meet County standards for drainage and emergency access.
- Dark sky and noise mitigation: To protect rural character and adjacent owners, exterior lighting is low-voltage, down-cast, and time-limited. Amplified outdoor music is prohibited and indoor music ends by 9:45 pm with decibel monitoring and staff enforcement.

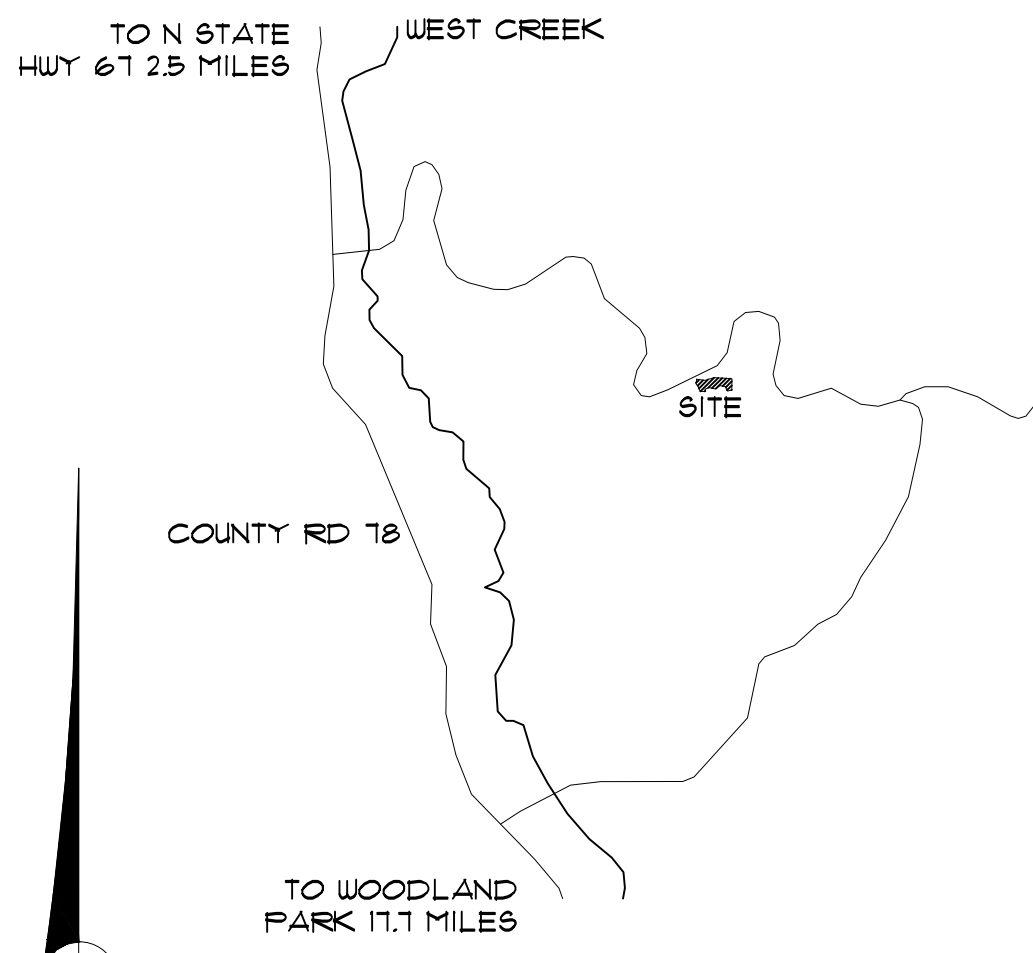
11. C. Balanced, diversified local economy:

- The GMP promotes a balanced, diversified economy. Pikes Peak Ranch generates year-round and seasonal jobs, directs guest spending to local vendors, and strengthens the regional recreation/tourism economy—consistent with GMP Goal 10.

11. D. Conclusion:

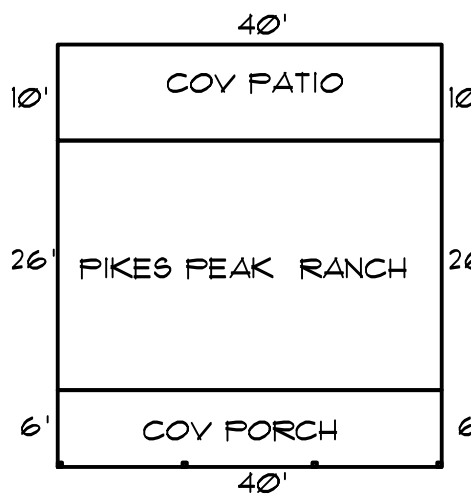
- Pikes Peak Ranch advances the GMP’s vision to “Protect the Past...Embrace the Future” by: (1) offering low-impact lodging/recreation that preserves rural character; (2) protecting wildlife, water, and slopes through siting and mitigation; (3) maintaining service adequacy (water, sanitation, access, parking, lighting, noise); and (4) strengthening a diversified local tourism economy, all within the County’s regional, managed-growth framework.

Exhibit A



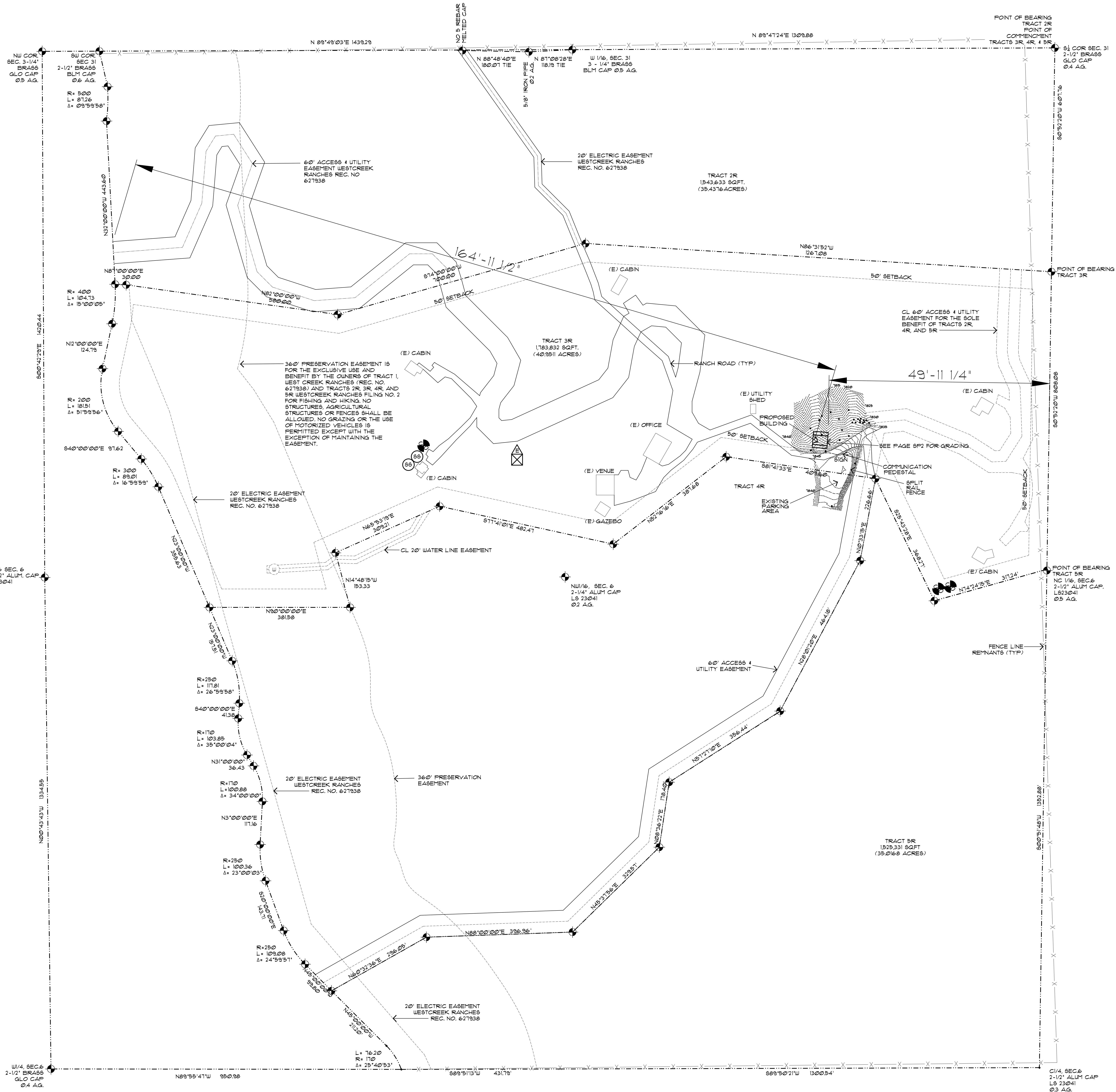
VICINITY MAP

NO SCALE



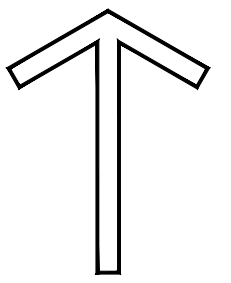
BUILDING FOOTPRINT

NO SCALE



SITE PLAN

SCALE: 1" = 100'



NORTH

SITE INFO:

ADDRESS:
9 CR 78
LEGAL:
PART OF LOT 3R, WESTCREEK
RANCHES FILING #2, WOODLAND
PARK, TELLER COUNTY, COLORADO
SITE DATA:
LOT SIZE = 1,183,832 SQFT
BUILDING FOOTPRINTS =
(E) ASPEN HOUSE = 3319 SQFT
(E) VENUE = 2120 SQFT
(E) ELK RIDGE CABIN = 1208 SQFT
(E) EAGLE CREST CABIN = 1184 SQFT
(E) WILDERNESS CABIN = 1310 SQFT
(E) ANGLES
COVE CABIN = 1150 SQFT
(E) BEAR DEN CABIN = 965 SQFT
(E) TOTAL = 12456 SQFT
NEW OFFICE = 1040 SQFT
NEW PORCH = 320 SQFT
NEW DECK = 453 SQFT
NEW SUBTOTAL = 1813 SQFT
NEW TOTAL = 14309 SQFT
LOT COVERAGE = 0.8%
ZONING = A-1
FLAT NO. = TRACT 3R
ACCOUNT # = R00916430
BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:

1) Topographic information is to be supplied by others. See below for info.
2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
3) Contractor to verify easements.
4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
5) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
6) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
8) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
9) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally. If (U) for more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
10) General Contractor, Subcontractors, Suppliers, and Owners shall familiarize themselves. Verify all notes, dimensions and information on drawings prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:

PROPERTY LINES & CORNERS
EXISTING CONTOURS
PROPOSED CONTOURS
SETBACK LINE
100' = FINISH GRADE
NO ROCK OUT CROPPING
EXIST AT SITE

SITE TERMS:

ABBREVIATIONS:
BOH= BOTTOM OF RETAINING WALL
(E)= EXISTING TO REMAIN
LL= LOWER LEVEL
ML= MAIN LEVEL
(N)= NEW CONSTRUCTION
(R)= REMOVE
ROW= RIGHT OF WAY
SB= SETBACK
SQ. FT. OR SF= SQUARE FEET
TOP= TOP OF FOUNDATION
TOUT= TOP OF RETAINING WALL
UL= UPPER LEVEL
WO= WALKOUT

REFERENCE INFO:

TOPO INFO:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE
3030 COLORADO SPRINGS, CO
80901
PHONE = (719) 502 - 3131
PROJECT INFO: 45055
OCTOBER 9, 2024

REVISIONS
LGA STUDIOS
201 E. Los Aninos Street
Suite 113
Colorado Springs, CO 80903
Phone: (719) 635-0880
Email: Office@LGAstudios.com
Website: www.lgstudios.com

CONTRACTOR
BOB MCGRATH
2724 JANTRELL ROAD
COLORADO SPRINGS, CO 80908
(719) 227-7457

THE HOSELY
PIKES PEAK RANCH

DRAWN BY:

CHECKED BY: LGAstudios
PLOT 08/27/24 8:24 AM

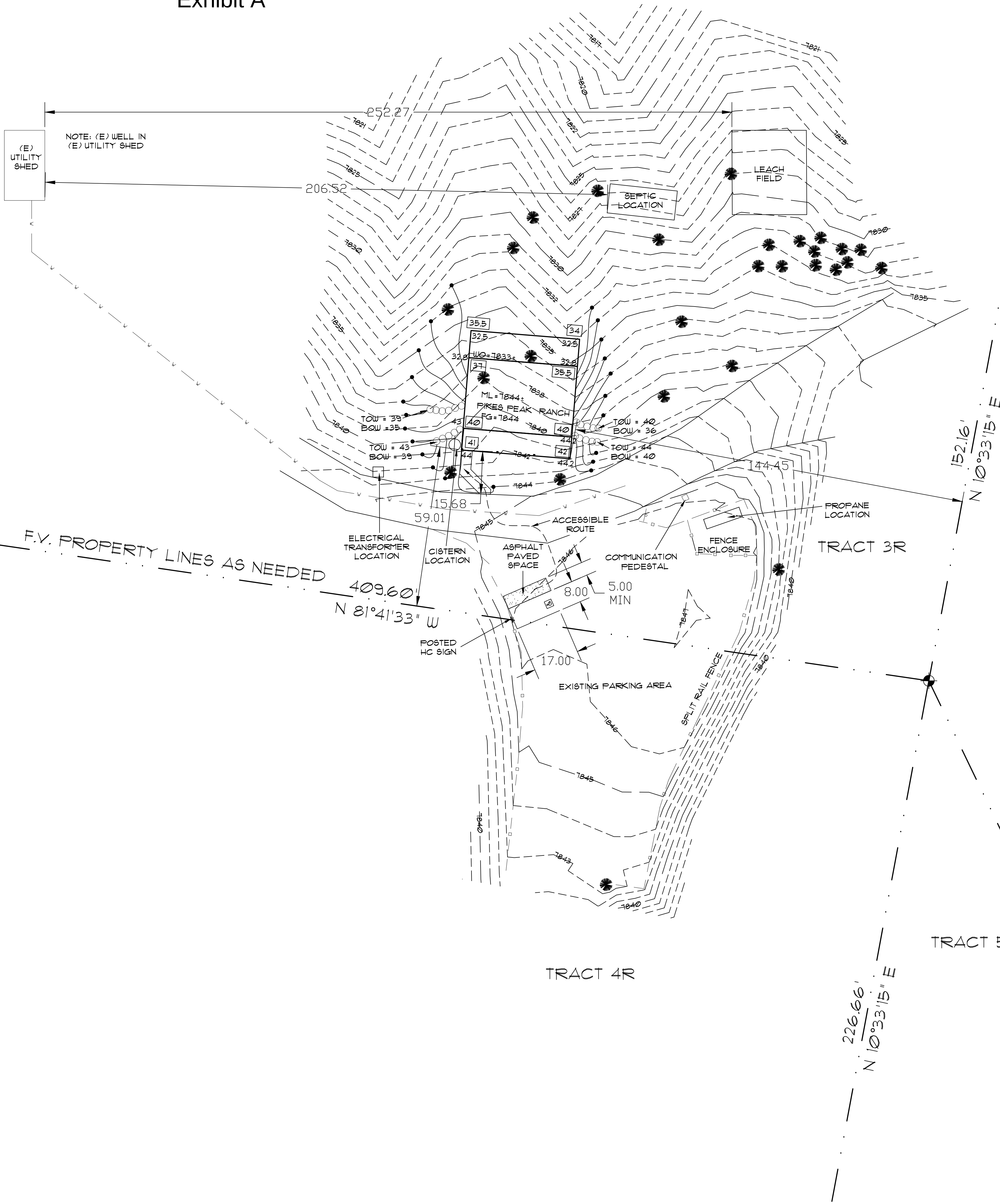
SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #

SP1

OF 1 Sheets

Exhibit A



SITE PLAN

SCALE: 1" = 20'

NORTH

REVISIONS

LGA STUDIOS
201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
Email: Office@LGastudios.com
Website: www.lgastudios.com

CONTRACTOR
BOB MCGRATH
CONSTRUCTION
2784 JANITELL ROAD
COLORADO SPRINGS, CO 80906
(719) 227-7427

THE HOSELY
PIKES PEAK RANCH
9 CR 78
COMPUTER FILE # 24-2463

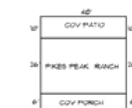
DRAWN BY: EAH

CHECKED BY: LGastudios
PLOT: 08/27/25 8:54 AM

SITE PLAN
VICINITY MAP
SITE NOTES

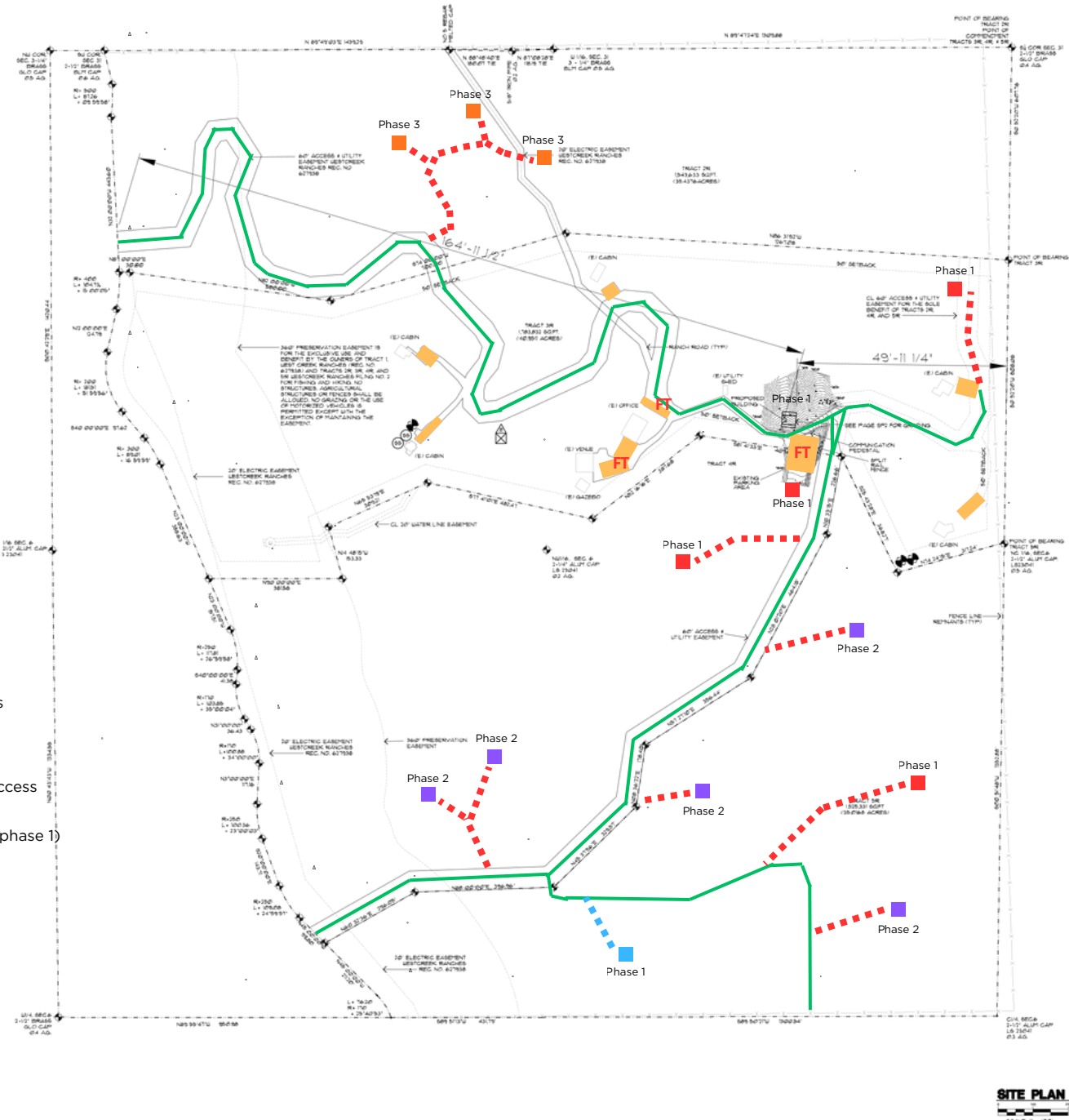
Sheet #
SP2
OF 2 Sheets

● 2011年12月11日

**BUILDING FOOTPRINT**

Key

-  Existing Parking Areas
-  Firetruck Turnaround
-  Existing Roads
-  Proposed Driveway Access
-  Phase 1 Development
-  Proposed Residence (phase 1)
-  Phase 2 Development
-  Phase 3 Development

**SITE INFO:**

ADDRESS:
S CR 10
LEGAL:
PART OF LOT 30 WEST 60TH
HAWKINS BLVD & 40TH AVE
PARK, TELLER COUNTY, COLORADO

SITE DATA:
LOT 302E & 11833RD SPT
ZONING: R2000
1) ASPEN: 4000 SPT
2) ASPEN: 4000 SPT
3) ELK RIDGE: 4000 SPT
4) ELK RIDGE: 4000 SPT
5) CEDAR: 4000 SPT
6) ANGLE: 4000 SPT
7) CEDAR: 4000 SPT
8) CEDAR: 4000 SPT
9) TOTAL: 4000 SPT
NEW TOTAL: 16000 SPT

LOT COVERAGE: 48%
ZONING: R2000
PLAT NO: 11833RD SPT
SUBDIVISION: 11833RD SPT
BUILDING HEIGHT: 60 FT. ELEVATIONS

SITE NOTES:

[illegible]

SITE LEGEND:

- PROPERTY LINED & CORNER
EXISTING CONTOURS
PROPOSED CONTOURS
SETBACK LINE
100' ± FINISH GRADE
NO ROCK CUT OR CROPPING
EXIST AT SITE

SITE TERMS:

ABBREVIATIONS:
 BSH=BOTTOM OF RETAINING WALL
 EX=EXISTING TO REMAIN
 L=LOWER LEVEL
 FL=FIN LEVEL
 IN=NEW CONSTRUCTION
 IR=REMOVE
 RO=RIGHT OF WAY
 SB=SEEBACK
 SQ. FT. OR SF=SQUARE FEET
 TOP=TOP OF FOUNDATION
 TOW=TOP OF RETAINING WALL
 U=UPPER LEVEL
 W=WALL/SLAB

REFERENCE INFO:

TOPO INFO:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPLANE DRIVE SUITE
3202 COLORADO SPRINGS, CO
80907
PHONE # (719) 542 - 9131
PROJECT NO. 45055
OCTOBER 8, 2014

LGA STUDIOS
1 E. Los Animas Street
Suite
Colorado Springs, CO, 80903
Phone: (719) 635-0880
Email: Office@LGAstudios.com
Website: www.lgastudios.com

CONTRACTOR
BOB MCGRATH
CONSTRUCTION
2794 JAMTELL ROAD
COLORADO SPRINGS, CO 80906

THE MOORELY
PIKES PEAK RANCH

DRAWN BY:
CHECKED BY: LGAS/lu
PLOT 06/27/98 09:54 A
SITE PLAN
VICINITY MAP
SITE NOTES
Sheet #
SP1
Of 1 Sheet

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

Exhibit C

EXST

WELL PERMIT NUMBER 66765 -F-
DIV. 1 WD 8 DES. BASIN MD

APPLICANT

GARY BIESKE
PO BOX 7023
WOODLAND PARK, CO 80863-

(719) 687-6232

APPROVED WELL LOCATION

TELLER COUNTY
NE 1/4 NW 1/4 Section 6
Township 11 S Range 69 W Sixth P.M.

DISTANCES FROM SECTION LINES

1200 Ft. from North Section Line
1600 Ft. from West Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: Northing:

CHANGE/EXPANSION OF USE OF AN EXISTING 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 ensure 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 37-90-137(2) on the condition that this well is operated in accordance with the Upper South Platte Water Conservancy District substitute water supply plan (2002CW389 pending) approved by the State Engineer on October 12, 2007. This well shall not be operated unless it is included in a substitute water supply plan approved by the State Engineer or a plan for augmentation approved by the water court. The subject water supply plan is currently valid through September 10, 2008, and if not extended or if a court approved plan for augmentation is not in operation, diversion of ground water from this well must cease immediately.
- 4) Approved for the expansion of use of an existing well constructed under permit no. 206466. The issuance of this permit hereby cancels permit no. 206466.
- 5) The use of ground water from this well is limited to drinking and sanitary purposes inside a bed and breakfast and guest cabin operation, irrigation of 6,500 square feet of fescue grass and 6,500 square feet of irrigation by drip line. This operation is located on 104 acres in the NW 1/4 of the SW 1/4 of Section 6, Twp. 11 South, Rng. 69 West in Teller County.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The allowed average annual amount of ground water to be withdrawn by this well in combination with two other wells designated as 66766-F and 66767-F, shall not exceed 0.5 acre-feet or the quantity covered under a court approved plan for augmentation or substitute water supply plan approved by the State Engineer, whichever is less.
- 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) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) 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.
- 11) This well shall be located at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be located not more than 200 feet from the location specified on this permit. *Wk 4/23/08*

APPROVED
MAS

State Engineer

DATE ISSUED 01-18-2008

By

EXPIRATION DATE *N/A*

Receipt No. 3624322A

**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

Exhibit D

EXST

WELL PERMIT NUMBER 66766 -F-
DIV. 1 WD 8 DES. BASIN MD

APPLICANT

GARY BIESKE
PO BOX 7023
WOODLAND PARK, CO 80863-

(719) 687-6232

APPROVED WELL LOCATION

TELLER COUNTY
NW 1/4 NW 1/4 Section 6
Township 11 S Range 69 W Sixth P.M.

DISTANCES FROM SECTION LINES

900 Ft. from North Section Line
200 Ft. from West Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: Northing:

CHANGE/EXPANSION OF USE OF AN EXISTING 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 ensure 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 37-90-137(2) on the condition that this well is operated in accordance with the Upper South Platte Water Conservancy District substitute water supply plan (2002CW389 pending) approved by the State Engineer on October 12, 2007. This well shall not be operated unless it is included in a substitute water supply plan approved by the State Engineer or a plan for augmentation approved by the water court. The subject water supply plan is currently valid through September 10, 2008, and if not extended or if a court approved plan for augmentation is not in operation, diversion of ground water from this well must cease immediately.
- 4) Approved for the expansion of use of an existing well constructed under permit no. 236776. The issuance of this permit hereby cancels permit no. 236776.
- 5) The use of ground water from this well is limited to drinking and sanitary purposes inside a bed and breakfast and guest cabin operation, irrigation of 6,500 square feet of fescue grass, and 6,500 square feet of irrigation by drip line. This operation is located on 104 acres in the NW 1/4 of the SW 1/4 of Section 6, Twp. 11 South, Rng. 69 West in Teller County.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The allowed average annual amount of ground water to be withdrawn by this well in combination with two other wells designated as 66765-F and 66767-F, shall not exceed 0.5 acre-feet.
- 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) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) 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.
- 11) This well shall be located at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be located not more than 200 feet from the location specified on this permit. *WKS 1/23/08*

APPROVED
MAS

State Engineer

DATE ISSUED 01-18-2008

By

EXPIRATION DATE

N/A

Receipt No. 3624322B

Exhibit E

Pikes Peak Ranch Traffic, Parking and Shuttle Analysis

Overview

This document has been prepared by Pikes Peak Ranch to give the Teller County Planning Department all necessary information to make a determination if a traffic study is required as part of the Special Use Permit review/approval.

The Ranch currently operates as a destination-style lodging and retreat venue with seasonal occupancy and limited traffic generation. Based on operational data, Institute of Transportation Engineers (ITE) trip generation standards, and shuttle protocols, we estimate daily vehicle trips at the ranch to be on average 40 trips per day (annualized). Please see below for all of the supporting data and operating procedures.

1. Existing Operations

- Short Term Rentals
 - 6 existing cabins: mix between 1-3 bedrooms
 - Average annual occupancy: ~48%
 - Average guest stay: 2–3 nights
- Events
 - 1 assembly building that is 2700 sqft and has a max occupancy of 145 persons
 - Event frequency: ~50 weddings/retreats per year
 - Onsite overnight capacity: 40 guests
 - Event-day offsite guests: shuttled in
 - Average Event Size
 - 2024: 55
 - 2025: 60
 - 2026: 54
 - 2027: 70 (we have only booked 8 events this average is skewed because they are peak season summer weddings which have bigger guest counts)
 - * For larger events where there are more than 40 guests and/or vehicles would exceed our maximum parking spaces of 39, the clients are required to hire shuttles to transport their guests to the event that are staying off-site. Please see below for more information on this.
- Existing Parking
 - Main parking lot: 25 spaces
 - 6 cabins: 14 Spaces
 - **Total Existing Parking Spaces: 39**

2. Proposed Future Development

- Administration Office
 - Office building with office space for staff, storage, laundry and a small workshop
- 12 additional 1-2 bedroom cabins
 - Will bring the total to 18 cabins on the property
 - Lodging will remain a retreat-style model – private cabins, low daily turnover, and no day-use visitors.
 - The increase in cabins primarily allows event guests and family groups to stay onsite rather than commute, reducing vehicle trips associated with offsite lodging for events.
 - These 12 additional cabins had previously been approved under the existing CUP for the previous owner of the property and there is precedent for their development.
- Personal Residence
 - Residence for owners/operators to live in and manage property onsite
- Parking Associated with Proposed Development
 - Admin Office: 3 spaces
 - 12 cabins: 24 spaces
 - Personal Residence: 2 spaces
 - **Total Proposed Parking Spaces: 29**

3. Lodging Traffic Projection

Below is a table outlining traffic projections for the short term rentals based on the number of existing cabins, proposed cabins and our average annual occupancy.

Scenario	Occupied Cabins	ITE Trips/Occupied Cabin	Estimated Daily Trips	Notes
Current (6 cabins, 48% occupancy)	3	3.5	~10	Existing operations
Full Buildout (18 cabins, 48% occupancy)	9	3.5	~32	Includes all new cabins
Increase	—	—	+22 trips/day	Minimal addition

Even after expansion, total daily trips from lodging will average ~32 per day.

4. Event Operations and Shuttle Use

- Events per year: ~50
- Average total guests per event: 56 (2024-2026)
- Guests staying onsite: 40 now → 70–80 with new cabins
- Event Guests Staying Offsite: On average 15–25
- Offsite guest transport: shuttled via vans, minibuses or larger buses depending on capacity needed
- Average shuttle trips per event: 2-4 total trips

The cabin expansion will reduce shuttle demand and offsite trips since more guests can stay overnight at the Ranch.

5. Event Day Traffic Summary

Below is a table showing vehicle trips that may be generated during an event day. Please note that our average wedding size is 56 guests and that 40 guests are already onsite on an event day. Almost all of them stay on site for the full two days once they are there, generating no vehicle trips. The other offsite guests are shuttled in and the shuttles generate 2-4 trips per event.

Trip Source	Vehicles Trips	Notes
Onsite overnight guests	~5	Most guests who are already staying on site do not leave during an event day
Shuttle trips (off-site guests)	2-4 trips	This is for 1-2 shuttles coming and going
Vendors	4–6	This is for 2-4 vendors coming and going
Staff	2	We typically have only one staff member on site for event days
Total trips/event day	13-17	

6. Annualized Average Daily Traffic (All Uses)

Trip Category	Average Daily Trips
Lodging guests (18 cabins, 48% occupancy)	32
Staff and maintenance	6
Event traffic (annualized, 50 events/year)	2
Total Estimated Daily Trips	~40 per day

Result: Even with the 12 new cabins, total average daily trips remain well below 99 vehicles/day, the county's threshold for a traffic study.

7. Traffic Management Commitments

- Shuttles required for all events exceeding 40 guests and/or our parking capacity.
 - Pre-scheduled guest arrivals and no roadside parking on Westcreek Road.
 - Long-term stays and on-site lodging keep trips low and predictable.
-

Conclusion

- The proposed 12-cabin expansion will not trigger a Traffic Impact Study under Teller County standards.
- Even with full buildout, Pikes Peak Ranch's operations will generate an estimated 40 daily vehicle trips, far below the 99-trip threshold.
- The project reduces offsite travel, minimizes peak-hour congestion, and enhances guest safety by consolidating accommodations within the Ranch property.

Exhibit F



Stewart Title Company dba Unified Title, A
Division of Stewart
101 S. Sahwatch St, Ste 110
Colorado Springs, CO 80903
(719) 578-5900
Fax:

Date: March 30, 2023
File Number: 1809073
Property Address: 9 County Road 78, Woodland Park, CO 80863
0 Vacant Land, Woodland Park, CO 80863
0 Vacant Land, Woodland Park, CO 80863
Buyer/Borrower: JM Ranch LLC, a Colorado limited liability company

Please direct all Closing inquiries to:

Brenda Warner
Phone: (719) 578-5900
Fax: (719) 481-4154
Email Address: BWarner@unifiedtitle.com

Revision Number: C5 - Amended legal description

JM Ranch LLC, a Colorado limited liability company
Delivery Method: Emailed

Ranch at West Creek, LLC, a Colorado limited liability company
Delivery Method: Emailed

Trent Properties Group
2115 W Colorado Ave
Colorado Springs, CO 80904

Attn: Deanne Walker
Phone: (719) 630-1600
Fax:
E-Mail: deanne@deannewalker.com
Delivery Method: Emailed

To Be Determined

Attn:
Phone:
Fax:
E-Mail:
Delivery Method: Emailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

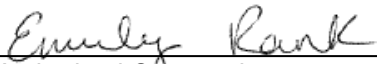
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.


Authorized Countersignature
Stewart Title Company dba Unified
Title, A Division of Stewart
101 S. Sahwatch St, Ste 110
Colorado Springs, CO 80903




Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: 1809073

ALTA Commitment For Title Insurance 8-1-16

Page 1 of 3



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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LAND TITLE
ASSOCIATION



- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A : Owner's Policy Proposed Insured: This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B : Loan Policy Proposed Insured: This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land...: This shows the type of ownership that is going to be insured.

No. 4: The Title is, at the Commitment Date...: This shows the name(s) of the current owner(s).

No. 5: The land referred to in the Commitment...: This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.



WIRE FRAUD

ALERT

NOTIFICATION:

READ THIS BEFORE YOU WIRE FUNDS

WIRE FRAUD: THE THREAT IS REAL

Buying a home is an exciting time. You've saved, found the perfect home and planned the move. Now, the closing day for your home is just around the corner.

We want to make sure your home purchase doesn't get derailed by a dangerous threat that could keep you from getting the keys, painting walls and decorating. Criminals have stolen money meant for the purchase of homes through malicious wire fraud schemes targeting consumers across the country.

Criminals begin the wire fraud process way before the attempted theft occurs. Most often, they begin with a common social engineering technique called phishing. This can take the form of email messages, website forms or phone calls to fraudulently obtain private information. Through seemingly harmless communication, criminals trick users into inputting their information or clicking a link that allows hackers to steal login and password information.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. Hacks can come from various parties involved in a transaction, including real estate agents, attorneys or consumers. Criminals then use the stolen information to email fraudulent wire transfer instructions disguised to appear as if they came from a professional you're working with to purchase a home. If you receive an email with wiring instructions, don't respond. Email is not a secure way to send financial information. If you take the bait, your money could be gone in minutes.

What can I do to protect myself?

Despite efforts by the title industry and others to educate consumers about the risk, homebuyers continue to be targeted. Here are some tips on what you can do to protect yourself and/or your clients:

1. **If requested**, wiring instructions will be provided via an encrypted email.
2. **Call, don't email**: Confirm all wiring instructions by phone before transferring funds. Use the phone number from the title company's website or a business card.
3. **Be suspicious**: It's not common for title companies to change wiring instructions and payment info
4. **Confirm it all**: Ask your bank to confirm not just the account number but also the name on the account before sending a wire. The name on the account should state Stewart Title Company dba Unified Title, A Division of Stewart Escrow Account.
5. **Verify immediately**: You should call the title company or real estate agent to validate that the funds were received. Detecting that you sent the money to the wrong account within 24 hours gives you the best chance of recovering your money from the hackers.
6. **Forward, don't reply**: When responding to an email, hit the "forward" button instead of clicking the "reply" button, and then start typing the person's email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses, you will make it easier to discover if a fraudster is after you.

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Stewart Title Company dba Unified Title, A Division of Stewart
Issuing Office: 101 S. Sahwatch St, Ste 110, Colorado Springs, CO 80903
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 1809073
Issuing Office File Number: 1809073
Property Address: 9 County Road 78, Woodland Park, CO 80863
0 Vacant Land, Woodland Park, CO 80863
0 Vacant Land, Woodland Park, CO 80863
Revision Number: C5 - Amended legal description

1. Commitment Date: March 7, 2023 at 8:00AM

2. Policy to be issued:	Proposed Policy Amount
(a) ALTA Owner's Extended Proposed Insured: JM Ranch LLC, a Colorado limited liability company	\$4,100,000.00
(b) ALTA Loan Extended Proposed Insured: To Be Determined	\$2,665,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

Ranch at West Creek, LLC, a Colorado limited liability company

5. The Land is described as follows:

See Exhibit "A" Attached Hereto

STATEMENT OF CHARGES

These charges are due and payable before a policy can be issued:

	Premium
Extended Owner Policy	\$7,911.00
CO 110.1 OP Deletion of Exception \$65.00	
Total Owner Endorsements:	\$0.00
Extended Loan Policy	\$175.00
CO 110.1 LP Deletion of Exception \$0.00	
Total Lender Endorsements:	\$65.00
Total Premium:	\$8,151.00
Tax Certificate	\$140.00

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ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

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ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1809073

PARCEL I:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

The Basis of Bearings of this legal description is the westerly line of Lot 1, monumented with a 1 1/2" brass GLO cap at the West quarter corner of Section 6 and a 3 1/4" brass GLO cap at the Northwest corner of Section 6, Township 11 South, Range 69 West of the 6TH P.M., said line is assumed to bear North 0 degrees 43 minutes 05 seconds West.

BEGINNING at the north quarter corner of said Section 6;
thence South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 607.76 feet;
thence North 86 degrees 31 minutes 52 seconds West, 1,267.08 feet;
thence South 74 degrees 00 minutes 00 seconds West, 700.00 feet;
thence North 82 degrees 00 minutes 00 seconds West, 580.00 feet;
thence South 87 degrees 00 minutes 00 seconds West, 30.00 feet to a point on the centerline of County Road 78;
thence North 03 degrees 00 minutes 00 seconds West along the centerline of County Road 78, 443.60 feet;
thence along the centerline of County Road 78 on a curve to the westerly said curve having a central angle of 09 degrees 59 minutes 58 seconds, a radius of 500.00 feet, for an arc length of 87.26 feet;
thence North 13 degrees 00 minutes 00 seconds West along the centerline of County Road 78, 98.26 feet to a point on the north line of the northwest quarter of said Section 6;
thence North 89 degrees 35 minutes 26 seconds East along the north line of said Section 6, 1,298.79 feet to the west sixteenth corner of said Section 6;
thence North 89 degrees 32 minutes 25 seconds East along the north line of said Section 6, 1,309.94 feet to the POINT OF BEGINNING.

(Also known as TRACT 2R on map of Westcreek Ranches Filing No. 2, recorded September 30, 2022 at [Reception No. 754545](#))

NOTE: SURVEYOR'S AFFIDAVIT OF CORRECTION OF SAID LEGAL DESCRIPTION WAS EXECUTED BY GOULD LAND SURVEYING, LLC, DATED MARCH 30, 2023 AND RECORDED MARCH 30, 2023 AS RECEPTION NO. 757898.

PARCEL II:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

The Basis of Bearings of this legal description is the westerly line of Lot 1, monumented with a 1 1/2" brass GLO cap at the West quarter corner of Section 6 and a 3 1/4" brass GLO cap at the Northwest corner of Section 6, Township 11 South, Range 69 West of the 6TH P.M., said line is assumed to bear North 0 degrees 43 minutes 05 seconds West.

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ALTA COMMITMENT FOR TITLE INSURANCE

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

COMMENCING at the north quarter corner of said Section 6; thence South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 607.76 feet to the POINT OF BEGINNING of the tract herein described;
thence South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 808.08 feet;
thence South 74 degrees 24 minutes 15 seconds West, 317.24 feet;
thence North 25 degrees 43 minutes 28 seconds West, 368.27 feet;
thence North 81 degrees 41 minutes 33 seconds West, 409.60 feet;
thence South 52 degrees 16 minutes 16 seconds West, 387.68 feet;
thence North 77 degrees 41 minutes 01 seconds West, 576.68 feet;
thence North 13 degrees 27 minutes 45 seconds West, 161.76 feet;
thence South 90 degrees 00 minutes 00 seconds West, 334.60 feet;
thence South 37 degrees 28 minutes 14 seconds East, 255.40 feet;
thence South 14 degrees 48 minutes 15 seconds East, 257.82 feet;
thence South 90 degrees 00 minutes 00 seconds West, 381.58 feet to a point on the centerline of County Road 78;
thence along the centerline of County Road 78, the following six (6) courses:

- 1.) North 23 degrees 00 minutes 00 seconds West, 355.63 feet;
- 2.) thence along a curve to the southwesterly said curve having a central angle of 16 degrees 59 minutes 59 seconds, a radius of 300.00 feet, for an arc length of 89.01 feet;
- 3.) thence North 40 degrees 00 minutes 00 seconds West, 97.62 feet;
- 4.) thence along a curve to the easterly said curve having a central angle of 51 degrees 59 minutes 56 seconds, a radius of 200.00 feet, for an arc length of 181.51 feet;
- 5.) thence North 12 degrees 00 minutes 00 seconds East, 124.79 feet;
- 6.) thence along a curve to the westerly said curve having a central angle of 15 degrees 00 minutes 05 seconds, a radius of 400.00 feet, for an arc length of 104.73 feet;

thence North 87 degrees 00 minutes 00 seconds East, 30.00 feet;
thence South 82 degrees 00 minutes 00 seconds East, 580.00 feet;
thence North 74 degrees 00 minutes 00 seconds East, 700.00 feet;
thence South 86 degrees 31 minutes 52 seconds East, 1,267.08 feet to the POINT OF BEGINNING.

(Also known as TRACT 3R on map of Westcreek Ranches Filing No. 2, recorded September 30, 2022 at [Reception No. 754545](#))

NOTE: SURVEYOR'S AFFIDAVIT OF CORRECTION OF SAID LEGAL DESCRIPTION WAS EXECUTED BY GOULD LAND SURVEYING, LLC, DATED MARCH 30, 2023 AND RECORDED MARCH 30, 2023 AS RECEPTION NO. 757898.

PARCEL III:

A portion of the northwest quarter, Section 6, Township 11 South, Range 69 West of the 6TH P.M., County of Teller, State of Colorado, being more particularly described as follows:

The Basis of Bearings of this legal description is the westerly line of Lot 1, monumented with a 1 1/2" brass GLO cap at the West quarter corner of Section 6 and a 3 1/4" brass GLO cap at the Northwest corner of Section 6, Township 11 South, Range 69 West of the 6TH P.M., said line is assumed to bear North 0 degrees 43 minutes 05 seconds West.

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ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

COMMENCING at the north quarter corner of said Section 6; South 00 degrees 52 minutes 20 seconds West along the east line of the northwest quarter of said Section 6, 1,415.85 feet to the southeast corner of Tract 3R; thence South 74 degrees 24 minutes 15 seconds West along the south line of Tract 3R, 317.24 feet; thence North 25 degrees 43 minutes 28 seconds West along the south line of Tract 3R, 368.27 feet to the POINT OF BEGINNING of the Tract herein described:

thence South 10 degrees 33 minutes 15 seconds West, 226.66 feet;
thence South 28 degrees 01 minutes 20 seconds West, 464.18 feet;
thence South 57 degrees 27 minutes 10 seconds West, 356.44 feet;
thence South 08 degrees 36 minutes 22 seconds West, 178.40 feet;
thence South 45 degrees 37 minutes 56 seconds West, 329.57 feet;
thence South 88 degrees 00 minutes 00 seconds West, 396.96 feet;
thence South 60 degrees 32 minutes 36 seconds West, 296.05 feet to a point on the centerline of County Road 78;
thence along the centerline of County Road 78, the following eleven (11) courses:

- 1.) North 45 degrees 00 minutes 00 seconds West, 99.80 feet;
- 2.) thence along a curve to the northwesterly said curve having a central angle of 24 degrees 59 minutes 57 seconds, a radius of 250.00 feet, for an arc length of 109.08 feet;
- 3.) thence North 20 degrees 00 minutes 00 seconds West, 143.71 feet;
- 4.) thence along a curve to the easterly said curve having a central angle of 23 degrees 00 minutes 03 seconds, a radius of 250.00 feet, for an arc length of 100.36 feet;
- 5.) thence North 03 degrees 00 minutes 00 seconds East, 117.16 feet;
- 6.) thence along a curve to the westerly said curve having a central angle of 34 degrees 00 minutes 00 seconds, a radius of 170.00 feet, for an arc length of 100.88 feet;
- 7.) thence North 31 degrees 00 minutes 00 seconds West, 36.43 feet;
- 8.) thence along a curve to the easterly said curve having a central angle of 35 degrees 00 minutes 04 seconds, a radius of 170.00 feet, for on arc length of 103.85 feet;
- 9.) thence North 04 degrees 00 minutes 00 seconds East, 41.38 feet;
- 10.) thence along a curve to the westerly said curve having a central angle of 26 degrees 59 minutes 58 seconds, a radius of 250.00 feet, for an arc length of 117.81 feet;
- 11.) thence North 23 degrees 00 minutes 00 seconds West, 157.51 feet;

thence North 90 degrees 00 minutes 00 seconds East, 381.58 feet;
thence North 14 degrees 48 minutes 15 seconds West, 257.82 feet;
thence North 37 degrees 28 minutes 14 seconds West, 255.40 feet;
thence North 90 degrees 00 minutes 00 seconds East, 334.60 feet;
thence South 13 degrees 27 minutes 45 seconds East, 161.76 feet;
thence South 77 degrees 41 minutes 01 seconds East, 576.68 feet;
thence North 52 degrees 16 minutes 16 seconds East, 387.68 feet;
thence South 81 degrees 41 minutes 33 seconds East, 409.60 feet to the POINT OF BEGINNING.

(Also known as TRACT 4R on map of Westcreek Ranches Filing No. 2, recorded September 30, 2022 at [Reception No. 754545](#))

NOTE: SURVEYOR'S AFFIDAVIT OF CORRECTION OF SAID LEGAL DESCRIPTION WAS EXECUTED BY GOULD LAND SURVEYING, LLC, DATED MARCH 30, 2023 AND RECORDED MARCH 30, 2023 AS RECEPTION NO. 757898.

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ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY:

KENNETH GOULD, JR., PLS, FOR AND ON BEHALF OF GOULD LAND SURVEYING, LLC., P.O. BOX 7123,
WOODLAND PARK, CO 80863.

For Informational Purposes Only: 9 County Road 78, Woodland Park, CO 80863

0 Vacant Land, Woodland Park, CO 80863

0 Vacant Land, Woodland Park, CO 80863

APN: R0054998, 8079.062000050, R0054997, 8079.062000040, R0054999, 8079.062000060

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ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1809073

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
6. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.

NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), please notify the Company's escrow officer within 10 days of receipt of this title commitment.

7. Payment of any and all Homeowners assessments and expenses which may be assessed to the property.

NOTE: If improvements have been made on, or in connection with, the subject property, please notify the Company's escrow officer within 10 days of receipt of this title commitment.

8. Relating to JM Ranch LLC, a Colorado limited liability company, The Company requires for its review the following:

a) Copy of the Operating Agreement and the regulations of the limited liability company and any amendments thereof.

b) Execution of Statement of Authority pursuant to the provisions of Section 38-30-172 C.R.S.

Note: The Colorado Secretary of State shows JM Ranch LLC, a Colorado limited liability company in good standing.

9. Deed from vested owner(s) vesting fee simple title in the purchaser(s).

NOTE: Notation of the legal address of the grantee must appear on the deed as per 1976 amendment to statute on recording of deeds CRS 38-35-109 (2).

NOTE: Statement of Authority for Ranch at West Creek, LLC, a Colorado limited liability company recorded

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File No.: 1809073

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

April 1, 2022 at [Reception No. 749151](#), discloses the following persons as those authorized to transact business on behalf of said entity: Gary B. Bieske, Manager.

If there have been any amendments or changes to the management of the entity, written documentation reflecting the changes and a new Statement of Authority will be required.

10. Deed of Trust from the Borrower to the Public Trustee for the use of the proposed lender to secure the loan.

FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Quit Claim Deed recorded January 31, 2011, [as Reception No. 641856](#). Quit Claim Deed recorded January 31, 2011, [as Reception No. 641855](#). Quit Claim Deed recorded January 31, 2011, [as Reception No. 641854](#). Quit Claim Deed recorded January 31, 2011, [as Reception No. 641851](#). Quit Claim Deed recorded January 31, 2011, [as Reception No. 641853](#).

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

11. Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Title Department immediately for further review prior to closing.

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AMERICAN
LAND TITLE
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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 1809073

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. Any part of the subject property lying within County Road 78.
10. Rights of upper and lower riparian owners in and to the free and unobstructed flow of the water of West Creek extending through the land, without diminution.
11. General Right of Way Easement recorded July 3, 1995 at Reception No. [434930](#).
12. All matters shown on Land Survey Plat of Westcreek Ranches recorded July 9, 2009 [in Book 2009 at Page 11, Reception No. 627938](#).
13. Augmentation Certificate recorded March 19, 2010 at Reception No. [634164](#).

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

14. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

NOTE: If this item is to be deleted from the final Owner's and Lender's Title Policies, please provide Affidavit of No Leases to this company.

15. All matters shown on the map of Westcreek Ranches Filing No. 2 recorded September 30, 2022 at [Reception No. 754545](#). Note: Surveyor's Affidavit of Correction recorded March 30, 2023 as [Reception No. 757898](#).

NOTE: Exceptions 2 and 5 may be deleted from the policies, provided the seller and buyer execute the Company's affidavits, as required herein, and the Company approves such deletions. If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), and the Company has not reviewed and approved lien waivers and indemnitor financials, Standard Exception 5 (mechanic lien exception) will not be deleted and no mechanic lien coverage will be furnished. Exceptions 3 and 4 may be deleted from the policies, provided the Company receives and approves the survey or survey affidavit if required herein. Exception 1 will not appear on the policies, provided the Company, or its authorized agent, conducts the closing of the proposed transaction and is responsible for the recordation of the documents.

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AMERICAN
LAND TITLE
ASSOCIATION



DISCLOSURES

File No.: 1809073

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Company dba Unified Title, A Division of Stewart conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against unfilled Mechanic's and Materialmen's Liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Stewart Title Guaranty Company Privacy Notice

Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Biometric Information
Category F: Internet or other similar network activity
Category G: Geolocation data
Category H: Sensory data
Category I: Professional or employment-related information
Category J: Non-public education information
Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056



URGENT WARNING ABOUT WIRE FRAUD AND WIRING INSTRUCTIONS - PROTECT YOURSELF

Think of the large amounts of money changing hands as part of your real estate transaction. This makes you a target for criminals who send emails to home buyers and sellers and their real estate or mortgage brokers with false wiring instructions. Instead of your money being sent to the proper account, it ends up in the fraudster's account.

If a third party sends you false information and you wire your money to the account they provide, it is likely you may never recover the money. The money is just gone.

How do you avoid being scammed?

- ▶ To ensure receiving or sending wiring instructions in the safest manner possible, they should be obtained or delivered in person or from an initial order package you received or in the mail from your Stewart Title Company dba Unified Title, A Division of Stewart representative.
- ▶ Before wiring funds, always call and speak with your Stewart Title Company dba Unified Title, A Division of Stewart representative to verify instructions using the contact information you received in your initial order package or in person.
- ▶ Never rely on email for wiring instructions as accounts can be faked or hacked and messages can be intercepted.
- ▶ If at any point during a transaction you receive changes to the wiring instructions you have been provided, this is a huge red flag. Immediately call your Stewart Title Company dba Unified Title, A Division of Stewart representative for verification. Always use a verified telephone number - never the number in the email with the wiring instructions.

Exhibit G

Core Title Group LLC
101 S. Sahwatch Street, Suite 212
Colorado Springs, CO 80903
Phone: 719-219-8500
Fax: 719-425-2725

Transmittal Information

Date: 08/27/2024
File No: 2350COR
Property Address: 0 County Road 78, Woodland Park, CO 80863
Buyer\Borrower: Mariah R. Kaercher and John R. Hoesly
Seller: GBB Trust dated March 30, 2021

For changes and updates please contact your Escrow officer(s):

Escrow Officer:	Donsa Bragg
Brenda Warner	Core Title Group LLC
Core Title Group LLC	101 S. Sahwatch Street, Suite 212
101 S. Sahwatch Street, Suite 212	Colorado Springs, CO 80903
Colorado Springs, CO 80903	Phone: 719-219-8500
Phone: 719-219-8500	

E-Mail: BWagner@coretitlegroupllc.com
Processor: Leslie Sills
E-Mail: LSills@coretitlegroupllc.com

Copies Sent to:

Buyer:
Mariah R. Kaercher and John R. Hoesly
DELIVERED VIA: E-MAIL

Seller:
GBB Trust dated March 30, 2021
DELIVERED VIA: AGENT

Buyer's Agent:
Trent Properties
1501 West Colorado Avenue
Colorado Springs, CO 80904
Attn: Deanne Walker
Phone: 719-237-9425 Fax:
Email: Deanne@Deannewalker.com

Seller's Agent:
Trent Properties
1501 West Colorado Avenue
Colorado Springs, CO 80904
Attn: Deanne Walker
Phone: 719-237-9425 Fax:
Email: Deanne@Deannewalker.com

Buyer's Attorney:

Seller's Attorney:

Lender:
Seller Financing

Mortgage Broker:

Phone: Fax:
Attn:
Email:

Phone: Fax:
Attn:
Email:

Additional Contacts**Misc**

Trent Properties Group
2115 West Colorado Avenue
Colorado Springs, CO 80904
Phone: 719-630-1600
Contact: Jerry Trent
Email: jerry@mrjerrytrent.com
Cell: 719-338-1309

Changes: Amend Requirements

Thank you for using Core Title Group LLC

COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND OTHER DOCUMENTS USING REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY. YOU MAY CHOOSE NOT TO USE REMOTE NOTARIZATION FOR ANY DOCUMENT.

Core Title Group LLC

101 S. Sahwatch Street, Suite 212, Colorado Springs, CO 80903
Phone: 719-219-8500 Fax: 719-425-2725

UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A: Owner's Policy Proposed Insured: This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B: Loan Policy Proposed Insured: This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land...: This shows the type of ownership that is going to be insured.

No. 4: The Title is, at the Commitment Date...: This shows the name(s) of the current owner(s).

No. 5: The land referred to in the Commitment...: This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
WESTCOR LAND TITLE INSURANCE COMPANY
(ALTA Adopted 07-01-2021)

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Westcor Land Title Insurance Company, a South Carolina Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

WESTCOR LAND TITLE INSURANCE COMPANY

Core Title Group LLC

101 S. Sahwatch Street, Suite 212
Colorado Springs, CO 80903
Phone: 719-219-8500



By: Mary O'Donnell

Mary O'Donnell - President

Attest: Donald A. Berube

Donald A. Berube - Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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CONDITIONS AND STIPULATIONS

1. The term “mortgage”, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has acquired actual knowledge of any defect, lien encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

STANDARD EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effect date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any discrepancies, conflicts in boundary lines, encroachments, easements, measurements, variations in area or content, party wells and/or other facts which a correct survey and/or a physical inspection of the premises would disclose.
4. Rights or claims of parties in possession not shown in the public records.
5. In the event this Commitment is issued with respect to a construction loan to be disbursed in future periodic installments, then the policy shall contain an additional exception which shall be as follows:

Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, but increases as proceeds are disbursed in good faith and without knowledge of any intervening lien or interest to or for the account of the mortgagor up to the amount of the policy. Such disbursement shall not extend the date of the policy or change any part thereof unless such change is specifically made by written endorsement duly issued on behalf of the Company. Upon request by the Insured (and payment of the proper charges thereof), the Company's agent or approved attorney will search the public records subsequent to the date of the policy and furnish the insured a continuation report showing such matters affecting title to the land as they have appeared in the public records subsequent to the date of the policy or date of the last preceding continuation report, and if such continuation report shows intervening lien, or liens, or interest to or for the account of the mortgagor, then in such event this policy does not increase in liability unless such matters as actually shown on such continuation report are removed from the public records by the insured.

File No: 2350COR
Amendment No: 2350COR-C2

SCHEDULE A

1. Commitment Date: **August 23, 2024**, at 7:30 am

2. Policy to be Issued:

(a) ALTA® 2021 Owner's Policy

Proposed Insured: **Mariah R. Kaercher and John R. Hoesly**Proposed Policy Amount: **\$500,000.00**

(b) ALTA® 2021 Loan Policy

Proposed Insured: **GBB Trust dated March 30, 2021**Proposed Policy Amount: **\$400,000.00**

<i>Basic Owner's Policy</i>	\$	1,558.00
<i>Simultaneous Loan Policy</i>	\$	175.00
<i>Tax Certificate</i>	\$	25.00
<i>110.1 Deleting Except End (O)</i>	\$	75.00
Total:	\$	1,833.00

3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**4. The Title is, at the Commitment Date, vested in:
GBB Trust dated March 30, 20215. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"For Informational Purposes Only: **0 County Road 78, Woodland Park, CO 80863**
APN: **R0057632**Countersigned
Core Title Group LLCBy: *Donsa Bragg*Donsa Bragg

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File No.: 2350COR

EXHIBIT A

The Land is described as follows:

A portion of the Northwest quarter of Section 6, Township 11 South, Range 69 West of the 6th P.M., County of Teller, State of Colorado, being more particularly described as follows:

The Basis of Bearings of this legal description is the Westerly line of Lot 1, monumented with a 1 1/2" brass GLO cap at the West quarter corner of Section 6 and a 3 1/4" brass GLO cap at the Northwest corner of Section 6, Township 11 South, Range 69 West of the 6th P.M., said line is assumed to bear North 0 degrees 43 minutes 05 seconds West.

Commencing at the North quarter corner of said Section 6; thence South 00 degrees 52 minutes 20 seconds West along the East line of the Northwest quarter of said Section 6, 1,415.85 feet to the Point of Beginning of the tract herein described:

Thence South 00 degrees 51 minutes 48 seconds West along the East line of the Northwest quarter of said Section 6, 1,352.88 feet to the center quarter corner of said Section 6;

Thence South 89 degrees 50 minutes 21 seconds West along the South line of the Northwest quarter of said Section 6, 1,300.54 feet to the west/center sixteenth corner of said Section 6;

Thence South 89 degrees 51 minutes 13 seconds West along the South line of the Northwest quarter of said Section 6, 431.79 feet to a point on the centerline of County Road 78;

Thence along the centerline of County Road 78 on a non-tangent curve concave to the Southwesterly said curve having a central angle of 25 degrees 40 minutes 53 seconds, a radius of 170.00 feet, for an arc length of 76.20 feet, the center of said curve bears South 70 degrees 41 minutes 05 seconds West;

Thence North 45 degrees 00 minutes 00 seconds West along the centerline of County Road 78, 211.20 feet;

Thence North 60 degrees 32 minutes 36 seconds East, 296.05 feet;

Thence North 88 degrees 00 minutes 00 seconds East, 396.96 feet;

Thence North 45 degrees 37 minutes 56 seconds East, 329.57 feet;

Thence North 08 degrees 36 minutes 22 seconds East, 178.40 feet;

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Thence North 57 degrees 27 minutes 10 seconds East, 356.44 feet;

Thence North 28 degrees 01 minutes 20 seconds East, 464.18 feet;

Thence North 10 degrees 33 minutes 15 seconds East, 226.66 feet;

Thence South 25 degrees 43 minutes 28 seconds East, 368.27 feet;

**Thence North 74 degrees 24 minutes 15 seconds East, 317.24 feet to the Point of Beginning,
County of Teller, State of Colorado.**

aka

**Tract 5R of Westcreek Ranches Filing No. 2, County of Teller, State of Colorado, plat recorded September 30,
2022 at [Reception No. 754545](#).**

SCHEDULE B, PART I - Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTE: The property described herein, appears to be free and clear of any Deeds of Trust or Mortgages. Please verify this information with the owners of subject property and notify Title if this information is incorrect.

5. **Delivery to the Company for inspection and approval prior to closing, the following documents for GBB Trust dated March 30, 2021:**

(1) ~~Intentionally deleted. Fully executed copy of the Trust Agreement and any and all amendments thereto. NOTE: This item is considered confidential and will not be recorded). This Commitment is subject to any additional requirements deemed necessary by the Company upon review of said Trust Agreement.~~

(2) **Recordation of Statement of Authority evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing the other information required by C.R.S. 38-30-172 and/or 38-30-108.5.**

6. **Deed sufficient to convey fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, Item 2A.**

NOTE: Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the legal address of the purchaser (not necessarily the same as the property address) be included on the face of the

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deed to be recorded.

NOTE: C.R.S.39-14-102 requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

7. **Deed of Trust sufficient to encumber the fee simple estate or interest in the land described or referred to herein, for the benefit of the proposed insured.**

REQUIREMENTS NOT TO BE RECORDED:

- A. **Payment of any and all due and unpaid general taxes or special assessments pertaining to subject property, as may be evidenced by a tax certificate.**
- B. **Receipt by the company of a Final Affidavit and Agreement indemnifying it against unfilled mechanic's and materialmen's liens.**
- C. **Upon receipt of Items required above, satisfactory to the Company, the Policy to be issued will be an ALTA Owner's Policy providing Extended Coverage, thereby deleting printed exceptions Nos. 1, 2, 3 and 4 from the Owners Policy and attaching Endorsement 110.1. Item 5 will be deleted if closing is performed by the Insuring Company.**

FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Deed recorded January 29, 2024 as [Reception No. 763878](#).

Deed recorded January 31, 2011 as [Reception No. 641851](#).

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable"
9. Any part of the subject property lying within County Road 78.
10. Rights of upper and lower riparian owners in and to the free and unobstructed flow of the water of West Creek.
11. General Right of Way Easement recorded July 3, 1995 at [Reception No. 434930](#).

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12. All matters shown on Land Survey Plat of Westcreek Ranches recorded July 9, 2009 at [Reception No. 627938](#).
13. Augmentation Certificate recorded March 19, 2010 at [Reception No. 634164](#).
14. All matters shown on the map of Westcreek Ranches Filing No. 2 recorded September 30, 2022 at [Reception No. 754545](#). Surveyor's Affidavit of Correction recorded March 30, 2023 at [Reception No. 757898](#).
15. The fact that the roads providing access are private and not dedicated for public use. Rights of others in and to the use of said access roads.
16. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Core Title Group LLC

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: Pursuant to Colorado Division of Insurance Regulation 8-1-2;

"Gap Protection" - When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1.

Nothing herein contained will be deemed to obligate the Company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

Joint Notice of Privacy Policy

of

Westcor Land Title Insurance Company

and

Core Title Group LLC

Westcor Land Title Insurance Company (“WLTIC”) and **Core Title Group LLC** value their customers and are committed to protecting the privacy of personal information. In keeping with that philosophy, we each have developed a Privacy Policy, set out below, that will endure the continued protection of your nonpublic personal information and inform you about the measures WLTIC and **Core Title Group LLC** take to safeguard that information. This notice is issued jointly as a means of paperwork reduction and is not intended to create a joint privacy policy. Each company’s privacy policy is separately instituted, executed, and maintained.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agent, lenders, appraisers, surveyors and other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as closing, legal, underwriting, claims and administration and accounting.

Information Sharing

Generally, neither WLTIC nor **Core Title Group LLC** shares nonpublic personal information that it collects with anyone other than those individuals necessary needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC or **Core Title Group LLC** may share nonpublic personal information as permitted by law with entities with whom WLTIC or **Core Title Group LLC** has a joint marketing agreement. Entities with whom WLTIC or **Core Title Group LLC** have a joint marketing agreement have agreed to protect the privacy of our customer’s nonpublic personal information by utilizing similar precautions and security measures as WLTIC and **Core Title Group LLC** use to protect this information and to use the information for lawful purposes. WLTIC or **Core Title Group LLC**, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC and **Core Title Group LLC**, at all times, strive to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can be found on WLTIC’s website at www.wltic.com

Anti-Fraud Statement

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed to and made a part of this policy.

Exhibit H

019414

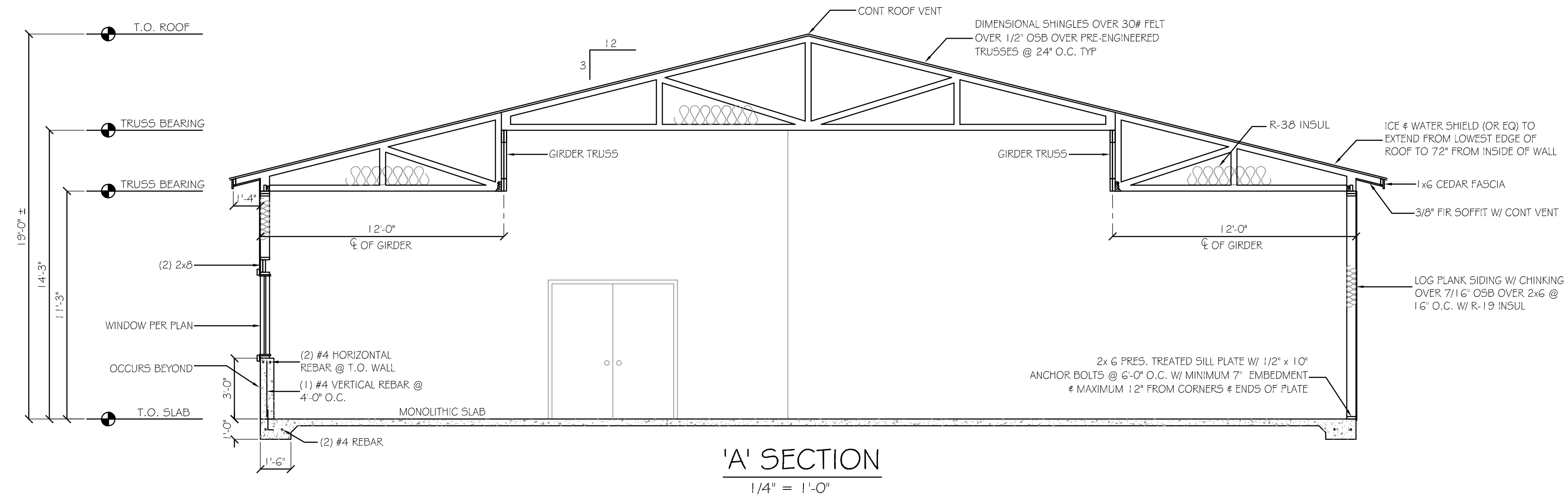
Invoice

SOLD TO Tri-County Septic Service
 ADDRESS PO Box 428
 Florissant, Co 80816
 CITY, STATE, ZIP 719-748-1440

SHIP TO
 ADDRESS 9 CR 78
 CITY, STATE, ZIP Woodland Park, Co 80863

CUSTOMER ORDER NO. SOLD BY TERMS F.O.B. DATE 3/28/23

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Pumped Septic Tanks			
		Main House 1500 gallon			470 ⁰⁰
		Anglo 1250 gallon			450 ⁰⁰
		Wilderness 1250 gallon			450 ⁰⁰
		Elk 1250 gallon			450 ⁰⁰
		Eagle 1000 gallon			430 ⁰⁰
		Bear 1000 gallon			430 ⁰⁰
					2680⁰⁰
		All Tanks are in good condition and appear to be working properly			2680 ⁰⁰
					74 1 2680 ⁰⁰



Please note that the redlined storage, foyer, corridor, and coat storage were never built. The assembly area is the entire space except for the kitchen area and the bathrooms.

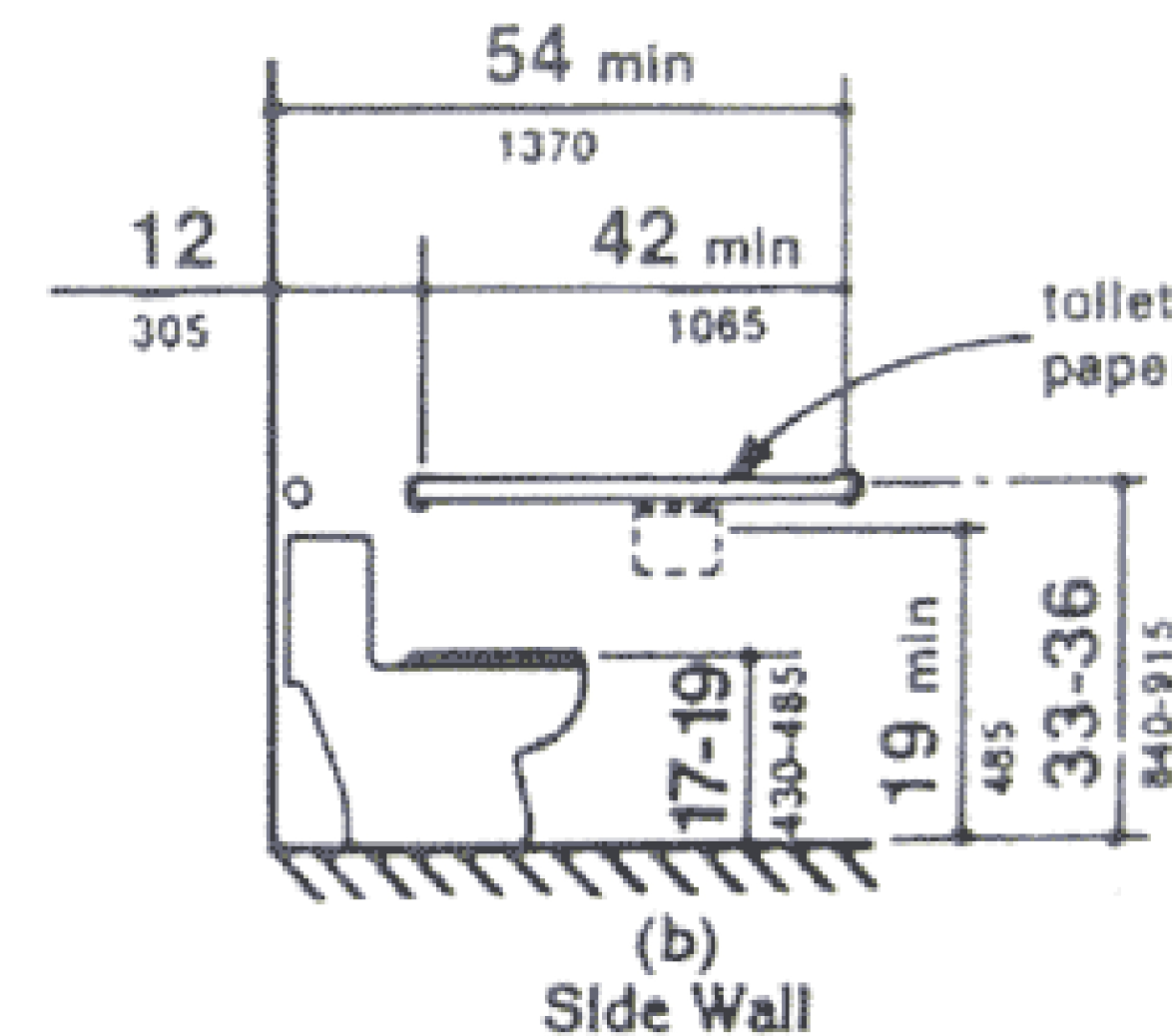
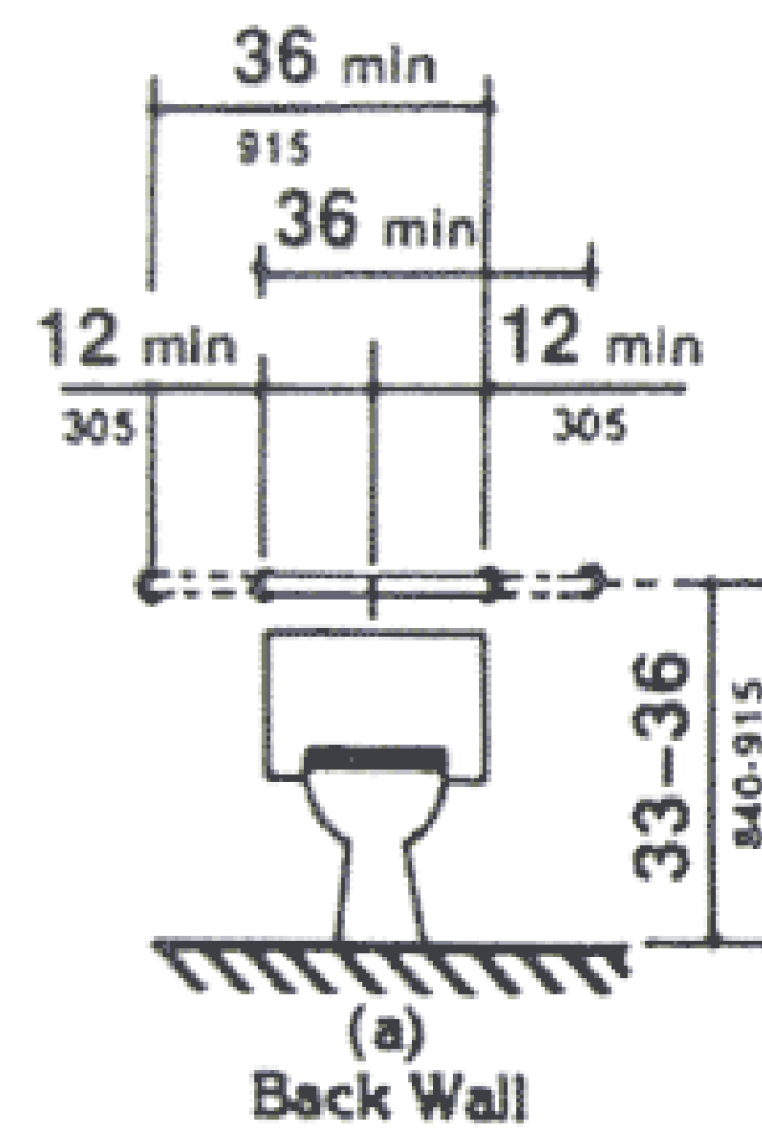
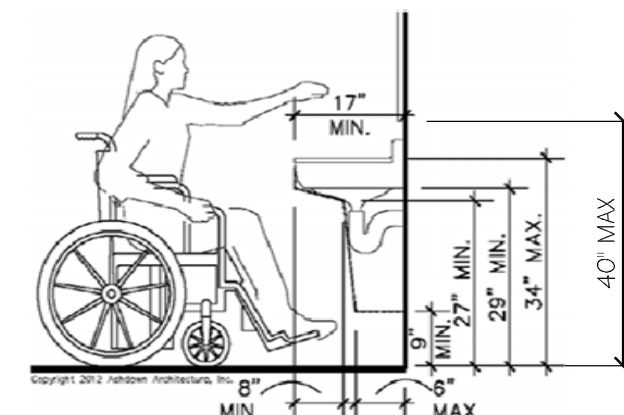
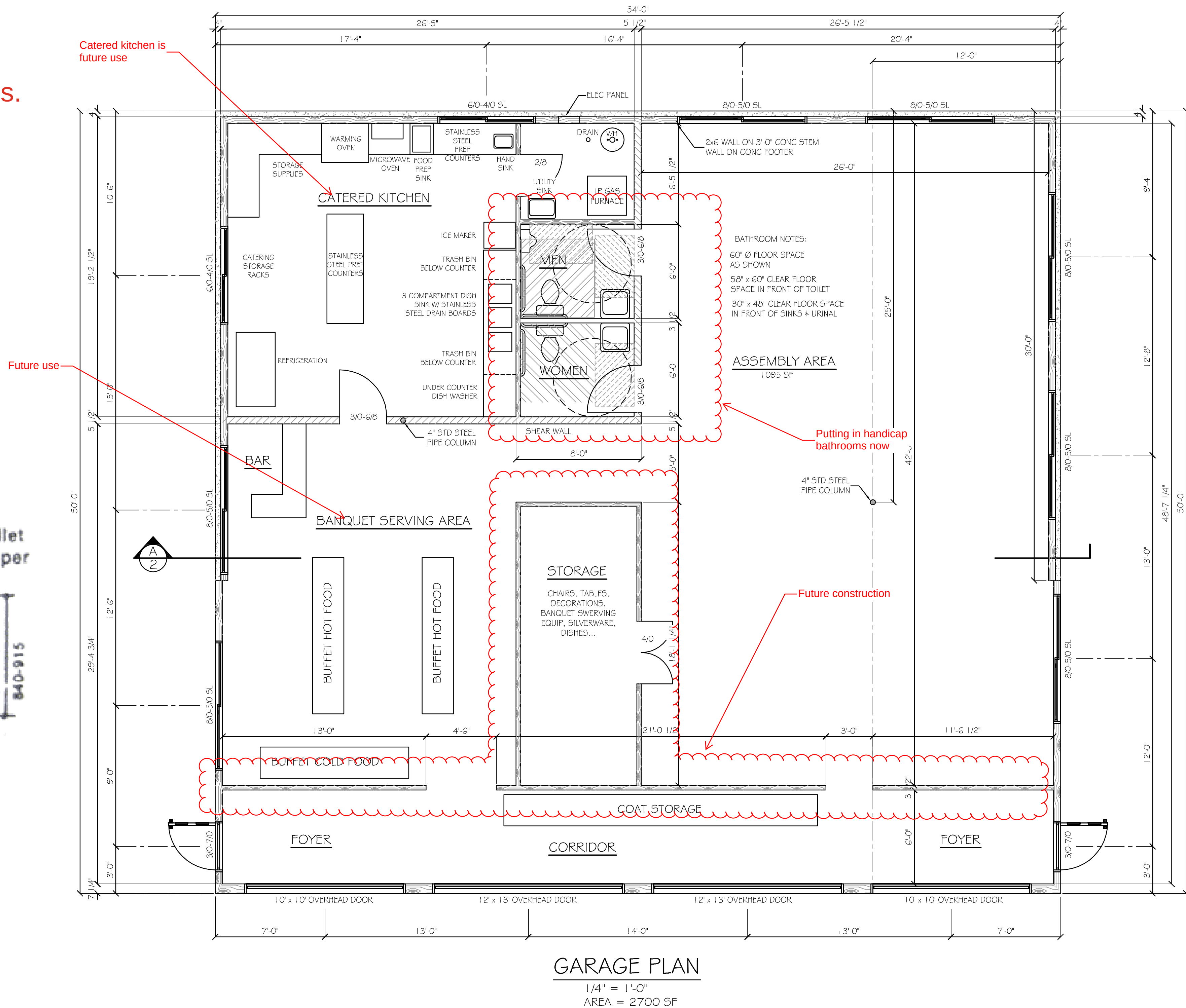


Fig. 29
Grab Bars at Water Closets



Drafting & Design by:

Dave Busian (719) 687-3571
3008 Sheridan Ave. dbusian@aol.com
Woodland Park, CO. 80863

PIKES PEAK RESORT BANQUET HALL

GARY BIESKE
9 CR 78
WOODLAND PARK, CO. 80863

DATE 5/1/2018
REVISED
DRAWN BY DB
DRAWING NO.

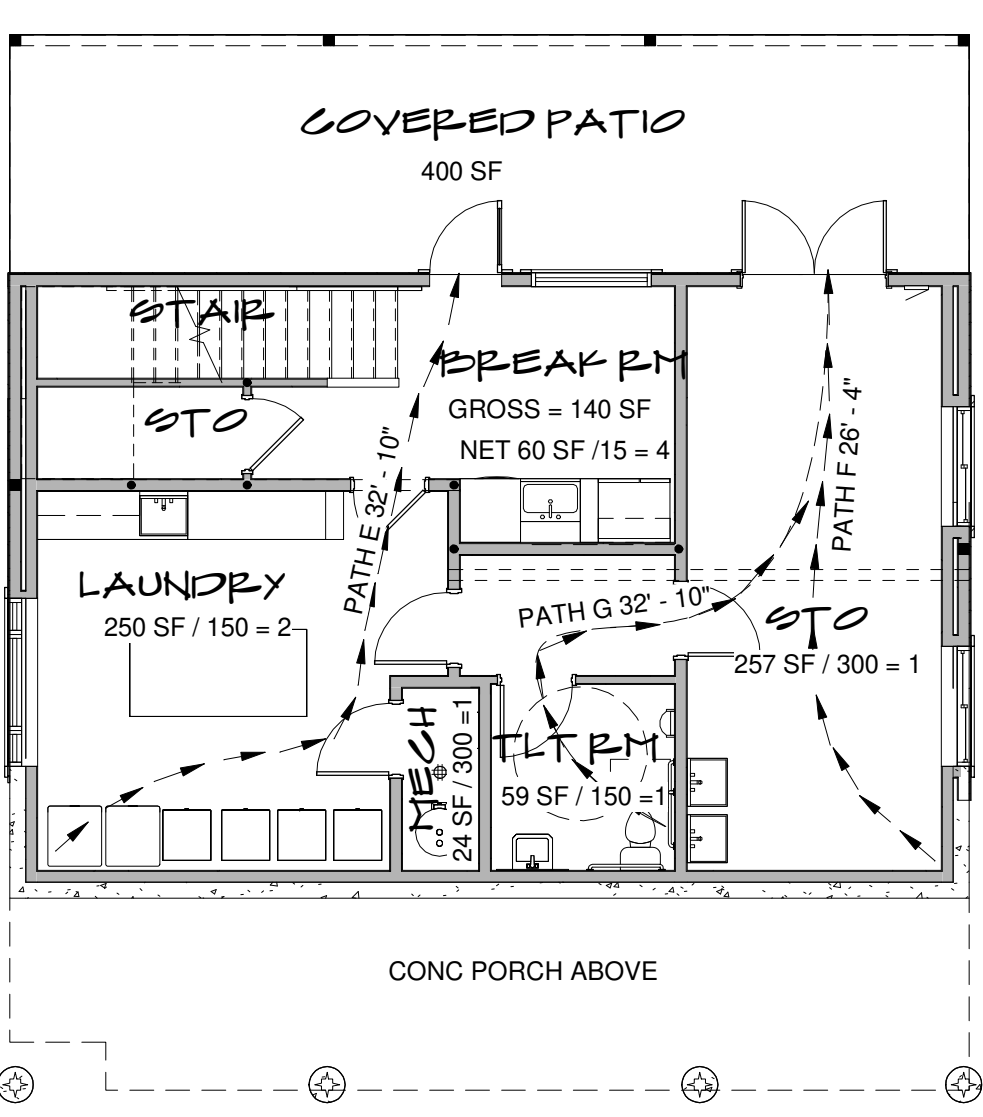
SCALE 1/4" = 1' U.N.O.
SHEET OF 4

GENERAL PROJECT NOTES:

- 1) **APPLICABLE CODE:** ALL WORK, BUILDING MATERIALS AND PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IBC, APPROPRIATE ASTM STANDARDS AND CURRENT EDITION OF ALL GOVERNING CODES AND STANDARDS. IN ADDITION TO THE CODE REQUIREMENTS, INSTALLATION OF ASSEMBLIES MUST ALSO BE CONSTRUCTED IN GENERAL COMPLIANCE WITH THE APPROPRIATE MOST CURRENT ICC-ERS AND THE MANUFACTURES INSTALLATION DIRECTIONS.
- 2) WHERE EVER ANY CONFLICTS OCCUR ON THE PLANS OR ASSEMBLY NOTES SPECIFICATIONS, THE MOST STRINGENT OF REQUIREMENTS OR CODES WILL APPLY IN ALL CONDITIONS. WHERE ANY CONFLICTS EXIST OR THE PROJECT SPECIFIC CONDITIONS DO NOT ALIGN WITH PRESCRIPTIVE DIRECTIONS NOTIFY DESIGNER / ARCHITECT IMMEDIATELY FOR CLARIFICATION, INTERPRETATION OR IN ADVANCE FOR FINAL DIRECTIVE.
- 3) **DIMENSIONS:** DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD FRAMING. CONCRETE, CENTER LINE OF COLUMNS OR FACE OF MASONRY, FINISH CONSTRUCTION. UNLESS OTHERWISE NOTED. VERIFY ALL FRAMING DIMENSIONS TO INSURE PROPER FIT & TO CONFORM TO ALL CONDITIONS, DIMENSIONS SHOW WITH (F.V.) MAYBE ADJUSTED SO NEW CONSTRUCTIONS MEETS EXISTING IN RELATIONSHIP AND ALIGNMENT SHOWN.
- 4) ALL MATERIAL SELECTION INCLUDING MANUFACTURER, MAKE, MODEL NUMBER, APPLIANCES, HARDWARE, COLORS, FINISHES, TEXTURES, ETC. WITH INSTALLATIONS, WORKMANSHIP AND DETAILED REQUIREMENTS FOR CONSTRUCTION SHALL BE OF HIGH QUALITY STANDARDS, CONTRACTOR'S SPECIFICATIONS, REVIEWED AND BE APPROVED BY THE OWNER. ALL INTERIOR FLOOR, WALL AND CEILING FINISHES SHALL COMPLY WITH IBC SECTION 803, TABLE 803.13, 804 AND 808 INCLUDING ALL HEALTH DEPT. REQUIREMENTS.
- 5) **EQUIPMENT SELECTION:** COORDINATE WITH OWNER FOR SELECTION AND INSTALLATION OF ALL EQUIPMENT.
- 6) **NOTE TO THE GENERAL CONTRACTOR/BUILDER/TRADES:** CONTRACTOR IS RESPONSIBLE FOR; DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT JOB SITE, FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THEIR WORK THAT OF ALL OTHER TRADES, FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION AND SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPER FINISHED JOB. IN CASE OF ANY QUESTION OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE DESIGNER / ARCHITECT PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION.
- 7) GENERAL CONTRACTOR SHALL COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, SECURITY, PLUMBING AND FIRE PROTECTION WITH THE GENERAL ARCHITECTURAL WORK INCLUDING FLOOR, WALL AND ROOF OPENINGS AS OR IF REQUIRED.
- 8) **JOB CLEAN-UP:** ALL TRADES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE AND / OR RUBBISH CAUSED BY THEIR WORK. ALL RUBBISH, TOOLS AND SURPLUS MATERIALS SHALL BE REMOVED AT THE COMPLETION OF WORK. LEAVE THE JOB IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY.
- 9) ALL CONTRACTOR CONSULTANTS, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, SOILS, TESTS, SECURITY AND FIRE ALARM SYSTEMS ENGINEERING DESIGN AND DRAWINGS IF REQUIRED, SHALL BE PROVIDED BY OTHER, OWNER'S SEPARATE CONSULTANTS AND NOT BY THE DESIGNER / ARCHITECT. OWNER'S CONSULTANTS, ENGINEERING DESIGNS AND DRAWINGS SHALL MEET CURRENT CODES (APPROVED BY THE LOCAL BUILDING DEPT.), REVIEWED, COORDINATED AND APPROVED BY THE GENERAL CONTRACTOR AND OWNER.
- 10) DESIGNER / ARCHITECT IS NOT RESPONSIBLE FOR CHANGES TO THIS PLAN UNLESS APPROVED BY THE DESIGNER/ARCHITECT. THE DESIGNER / ARCHITECT SHALL PROVIDE NO FIELD OBSERVATION AND NO CONSTRUCTION CONTRACT ADMINISTRATION UNLESS BY SEPARATE CONTRACT..
- 11) CONTRACTOR SHALL KEEP AND MAINTAIN A COMPLETE RECORD SET OF AS-BUILT DOCUMENTS TO BE SUBMITTED TO THE OWNER AT CONTRACT CLOSEOUT.
- 12) ALL ANGLES ARE 90 OR 45 DEGREES IN PLAN, UNLESS NOTED OTHERWISE.
- 13) PROVIDE SOLID BLOCKING IN ALL WALLS FOR DOORSTOPS, SHELVES, TOILET ACCESSORIES, CASEWORK AND ETC. AS REQUIRED.
- 14) PROVIDE ACOUSTICAL SEALANTS AROUND ALL JOINTS, ELECTRICAL BOXES, LIGHTING AND ETC..
- 15) APPLY SEALANT AT ALL CONCRETE SLAB ON GRADE JOINTS AROUND ALL NEW PLUMBING PENETRATIONS.
- 16) WEATHER PROOF ANY AND ALL ROOF PENETRATIONS AND TO BE INSTALLED TO MEET ROOF WARRANTIES AS REQUIRED.
- 17) PATCH ALL EXISTING PAVING OR CONCRETE SLAB DAMAGED AS A RESULT OF OPERATIONS UNDER THIS CONSTRUCTION CONTRACT.

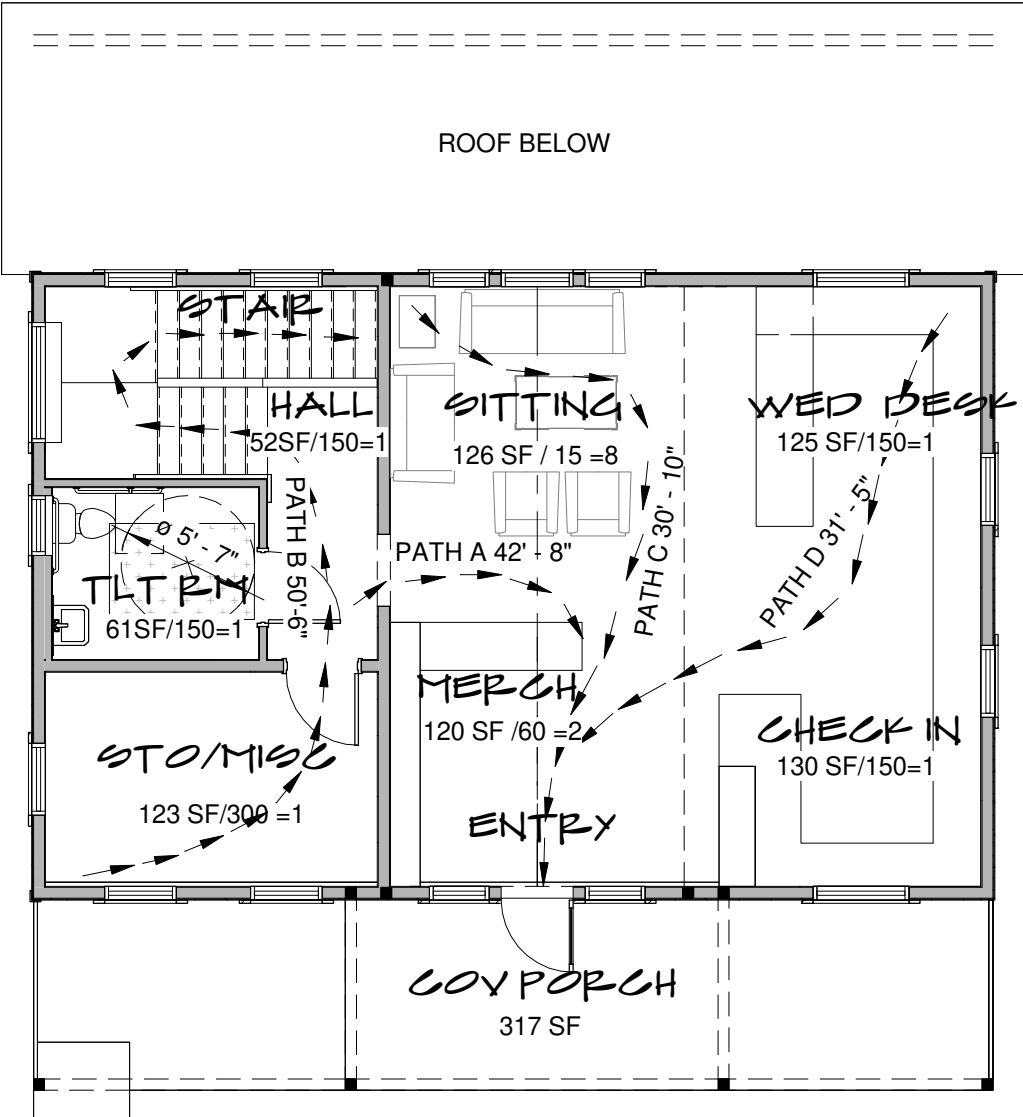
Exhibit J

PIKES PEAK RANCH



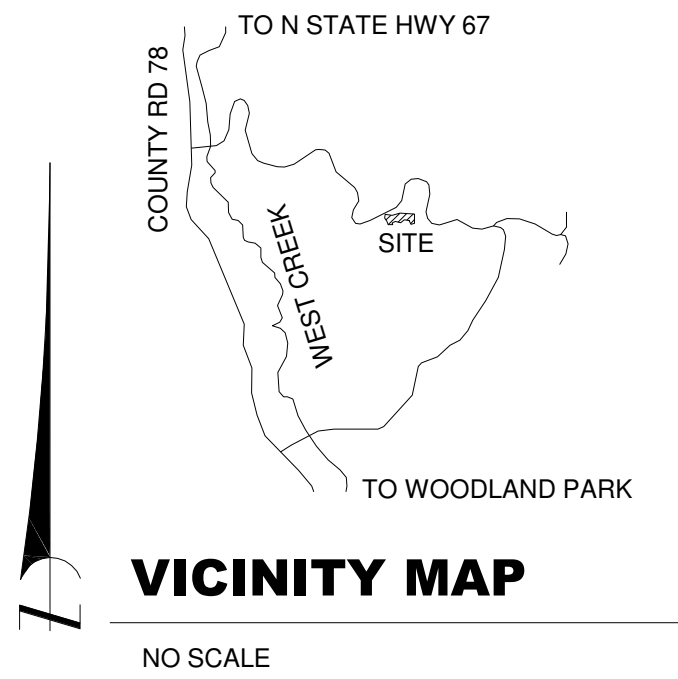
LOWER LEVEL CODE PLAN

SCALE 1/8"= 1'-0"



MAIN LEVEL CODE PLAN

SCALE 1/8"= 1'-0"



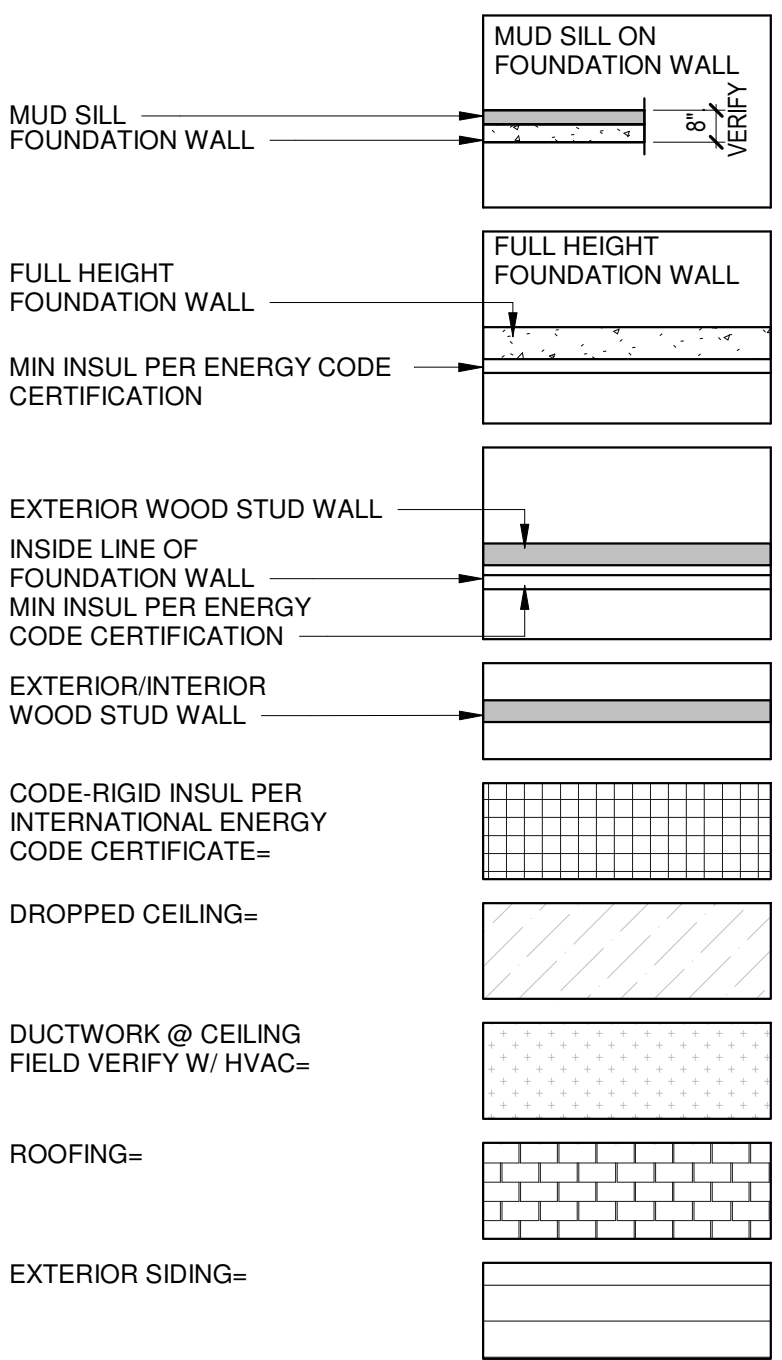
SITE DATA:

SCHEDULE NO: OWNER NAME: JACK HOESLY
LOCATION: 9 CR 78, WOODLAND PARK, COLORADO 80135
MAILING ADDRESS: 9 CO RD 78, WOODLAND PARK, COLORADO 80135
ZONING: COUNTY FILE NUMBER:
PROPERTY DESCRIPTION: PART OF LOT 4R & 3, WESTCREEK RANCHES, FILING NO 2, WOODLAND PARK, TELLER COUNTY, COLORADO
SITE DEVELOPMENT PLAN: N/A
FINAL PLAT: ROCKY MOUNTAIN LAND SERVICES
SURVEY: 4465 NORTH PARK DRIVE SUITE 303 COLORADO SPRINGS, CO 80907
PHONE #: (719) 502 - 9738
PROJECT #: 45055

COMMON ABBREVIATIONS

AFF	= ABOVE FINISH FLOOR	HGT	= HEIGHT
AWN	= AWNING	ICC	= INTERNATIONAL CODE COUNCIL
B.C.	= BOTTOM CHORD	INSUL	= INSULATION
BI	= BI-FOLD	JST/JSTS	= JOIST/JOISTS
BOW	= BOTTOM OF WALL	K	= KING STUD
BP	= BY-PASS	LVL	= LAMINATED VENEER LUMBER
BRG	= BEARING	MECH	= MECHANICAL
BTM	= BOTTOM	MERCH	= MERCHANDISE
CL	= CENTERLINE	MFG	= MANUFACTURER
C/COL	= COLUMN	MAX	= MAXIMUM
CAB	= CABINET	MIN	= MINIMUM
CANT	= CANTILEVER	ML	= MICRO LAM
CLG	= CEILING	O.C.	= ON CENTER
CLG BRK	= CEILING BREAK	OFOI	= OWNER FURNISH/OWNER INSTALL
CLR	= CLEARANCE	O.H./OH	= OVERHANG
CONC	= CONCRETE	RM	= ROOM
CSMT	= CASEMENT	R.S./RS	= ROUGH SAWN
CSMT	= DROPPED	SGD	= SLIDING GLASS DOOR
DH/SH	= DOUBLE HUNG / SINGLE HUNG	SHWR	= SHOWER
DV	= DIRECT VENT	SF/SQ.FT.	= SQUARE FEET OR SQAURE FOOT
DW	= DISHWASHER	SLD	= SLIDER
EA	= EACH	STO	= STORAGE
EE	= EACH END	T	= TRIMMER
ELEC	= ELECTRICAL	TBD	= TO BE DETERMINED
(F)	= FLUSH	TEMP	= TEMPERED
FF	= FINISH FLOOR	TLT	= TOILET
FND	= FLOOR	TOW	= TOP OF FOUNDATION
(FV)	= FIELD VERIFY	TYP	= TYPICAL
GLB	= GLULAM BEAM	U.N.O./UNO	= UNLESS NOTED OTHERWISE
GYP	= GYPSUM	VL	= VERSALAM
H/HD	= HOSE BIBB	VTR	= VENT THROUGH ROOF
HB	= HOSE BIBB	WP	= WEATHER PROTECTED
HGR / HNGR	= HANGER		

COMMON HATCHES

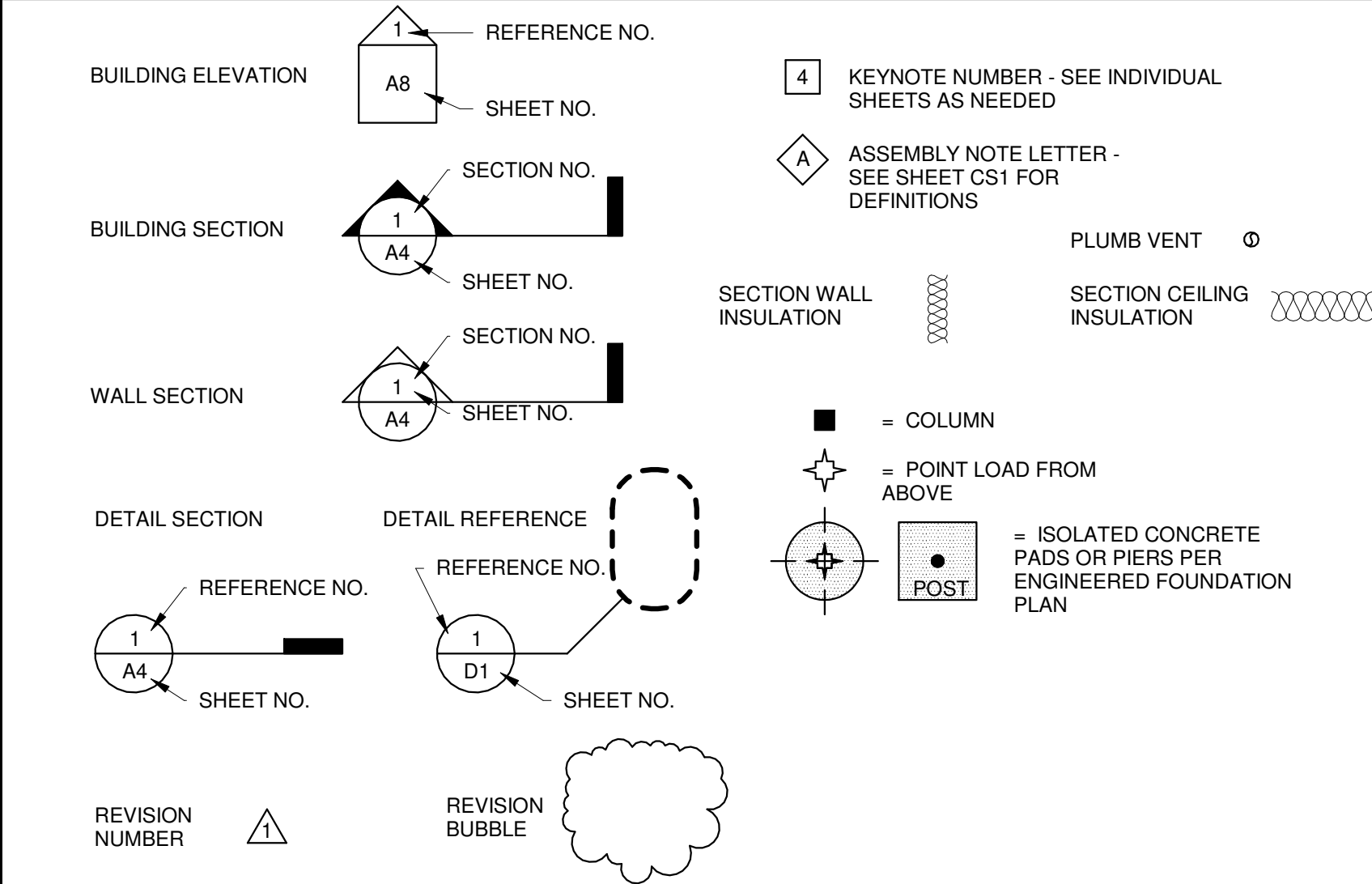


ASSEMBLY NOTES

(REFERENCES TO SPECIFIC SPECIFICATION SECTIONS ARE FOR MAJOR ASSEMBLY ELEMENTS. OTHER SPECIFICATION SECTIONS MAY ALSO APPLY). SEE SHEET SS1.

ASSEMBLY NUMBER	ASSEMBLY CATEGORY	PRODUCT SPECIFICATION REFERENCE
A	ROOF:	Roof:Class "A" Fiberglass Reinforced Asphalt Shingles on underlayment and 7/16" sheathing over factory built trusses or rafters see structural w/ specified insulation. Note for elevations 7000' and above, provide required ice and water shield starting at the eave and continuing to a point 24" inside the exterior wall line. Provide insulation per attached IECC requirements. Refer to Specification Sections 061000, 061700, 072100, 076200 and 073113, or 073216 (and/or 075113, 075323, 076113)
B	FASCIA/SOFFIT:	Fascia/Soffit: 2x Hardboard or Cement Board Fascia Board over 2x sub-fascia. 6" gutter and down spouts w/ minimum 3'-0" extensions @ grade. Hardboard or Cement Board Soffit on 2x ledgers with backer at buttjoints and 2x framing 24" O.C. Provide soffit vents spark resistant as required by code which shall be covered with corrosion and spark resistant metal mesh (1/8" inch or less in dimension). Refer to Specification Sections 061000 and 076200.
C	EXTERIOR WALL PLATFORM FRAME:	Exterior Wall: 2x6 wood studs 16" O.C., double top plates w/ 48" minimum laps. Exterior solidly sheathed. Batt insulation, vapor barrier (warm side). Finish interior face w/ 1/2" gypsum board. Exterior face, 7/16" OSB sheathing. Acrylic thin coat stucco system over lath and vapor retarder, or manufactured stone over vapor retarder, as indicated. Provide insulation per attached IECC requirements. Refer to Specification Sections 047200, 061000, 061700, 072100, 076200, 074626, 092116 and 092513 (or 092423).
D	EXTERIOR WALL BALLOON FRAME:	Exterior Wall (balloon frame): 2x6 wood studs per IRC code to bottom chord of factory built trusses or rafters. Balance of material matching specified exterior wall note above. Provide insulation per attached IECC. Refer to Specification Sections 047200, 061000, 061700, 072100, 076200, 074626, and 092513 (or 092423).
E	FRAMED FLOOR SYSTEM:	Framed Floor System: 23/32" T&G sub-floor on "T"-Joist framing system with joist mtgr's OSB rim joist see structural. Refer to Floor Framing Plans. Refer to Specification Sections 061000, 061700 and 072100.
F	EXTERIOR PORCH PATIO	Exterior Porch Patio: 4" thick concrete with welded wire fabric reinforcement over prepared sub-grade and vapor barrier as recommended by Soils Engineer. Provide 1/2" expansion material at perimeter of slab and at all penetrations. Control joints as indicated or not less than 12 feet on center each way. Refer to Specification Sections 033000, 310000, and 334600.
G	RAILING SYSTEM:	Railing System: 36" high rail system w/ maximum 4" openings. Handrail grip surface to conform to IBC Code. Handrails shall be provided on a min of one side of continuous treads of a run of four or more risers running continuously the entire flight at a vertical distance of 34" min to 36" max from stair nosing. Refer to Specifications Sections 057300 and 061000.
H	STAIRS:	Stairs: 7" maximum rise (4" min w/ nosing) , 11" minimum run. 36" minimum wide (see plan). Provide handrails as required by the IBC Code. 2x12 stringers. Refer to Specification Sections 061000.
I	BASEMENT FOUNDATION WALL:	Basement/Foundation Wall: Concrete foundation wall with fluid applied dampproofing per IBC section R406.1 dampproofing from top of the footing to the finish grade. Provide Stucco skim coat at exposed portions of exterior face. At basement walls finish interior face with 2x4 furring, insulate per IECC certificate, vapor barrier (warm side) beneath 1/2" gypsum board. Refer to Specification Sections 033000 (or 031119), 061000, 071113, 071416, 072100, 092116, 092513 (or 092423) and to engineered stamped foundation design for concrete reinforcement.
J	SLAB ON GRADE:	Slab-on-Grade: 4" thick concrete with welded wire fabric reinforcement over prepared sub-grade and vapor barrier as recommended by Soils Engineer. Provide 1/2" expansion material at perimeter of slab and at all penetrations. Control joints as indicated or not less than 12 feet on center each way. Refer to Specification Sections 033000, 310000, and 334600.
K	PERIMETER DRAIN SYSTEM:	Perimeter Drain System: Perforated perimeter drain system set in free draining gravel wrapped in geo-textile fabric. Daylight to headwall as indicated or drain to sump pumped to storm drain. Refer to Specification Section 334600.

COMMON SYMBOLS



CODE INFORMATION

CODE COMPLIANCE:

TELLER COUNTY BUILDING CODE EFFECTIVE 07/01/2023
2018 (IBC) INTERNATIONAL BUILDING CODE
2018 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE
2021 (IMC) INTERNATIONAL MECHANICAL CODE
2021 (IFGC) INTERNATIONAL FUEL GAS CODE
2021 (IPC) INTERNATIONAL PLUMBING CODE
2023 (NEC) NATIONAL ELECTRICAL CODE
2003 (IFC) INTERNATIONAL FIRE CODE
ACCESSIBILITY: TO MEET FEDERAL AMERICANS WITH DISABILITY ACT (ADA) ICC/ANSI A117.1 - LATEST EDITION (IBC CHAPTER 11)

CODE INFORMATION:

2021 IBC (*)
2018 IECC (*)
2021 IMC (*)
2021 IFGC (*)
2021 IPC (*)
2023 NEC (*)
2003 IFC (*)

(*) As amended by Teller County Building Code Effective 07/01/2023
(**) Or the latest edition adopted by The State of CO.

Note: Teller County Building Code can be viewed at www.tellercounty.gov

BUILDING TYPE:

OCCUPANCY B
CONSTRUCTION TYPE V-B

ADA STATMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THERE MUST ALSO BE A ROUTE IDENTIFIED ON THE PLAN THAT IS ADA ACCESSIBLE TO GET TO THE STRUCTURE FROM THE DESIGNATED PARKING SPOTS.

PLUMBING FIXTURE COUNT:

	WC/UR:	LAV:	DF:	SERVICE SINK
B OCCUPANCY =	OCCUPANTS 25	IBC TABLE 2902.1 1/25	1/40	1/100
	TOTAL WOMEN 13	REQUIRED WOMEN 0.52	0.32	
	TOTAL MEN 12	REQUIRED MEN 0.48	0.3	
	ACTUAL WOMEN 1	1		
	ACTUAL MEN 1	1		

BUILDING DATA

SEE ATTACHED CODE STUDY FORM

BUILDING CODE DATA CRITERIA:
BUILDINGS AREA FOOTPRINT: 1040 SF LOWER LEVEL , 1040 SF MAIN LEVEL, 2080 SF TOTAL TWO STORY
BUILDING HEIGHT: 30'-0"
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: B
OCCUPANCY SEPERATION: NA
EXTERIOR WALL PROTECTION: NA
EXTERIOR OPENINGS PROTECTION: NA
EXIT REQUIREMENTS: 1 EXITS REQUIRED PER STORY, 2 EXITS PROVIDED PER IBC TABLE 1006.2.1
INCIDENTAL USES: LAUNDRY: (F) TABLE 509, 1HR PROTECTION

DISTANCE TO EXITS OL≥ 30 (100' MAX.) WITHOUT SPRINKLER SYSTEM
TRAVEL PATH A = 42' - 8"
TRAVEL PATH B = 50' - 6"
TRAVEL PATH C = 30' - 10"
TRAVEL PATH D = 31' - 5"
TRAVEL PATH E = 32' - 10"
TRAVEL PATH F = 26' - 4"
COMMON PATH OF TRAVEL = 30' - 10"

OCCUPANCY TYPES & LOAD TABLE 1004.1.2

LOWER LEVEL AREA (S.F.)	OCCUPANCY GROUP	RATIO	# OCCUPANTS	MAIN LEVEL AREA (S.F.)	OCCUPANCY GROUP	RATIO	# OCCUPANTS
BREAK RM	B	15	4	SITTING	B	15	8
LAUNDRY	B	150	2	MERCHENDISE	B	60	2
MECHANICAL	B	300	1	WED DESK	B	150	1
TLT RM	B	150	1	CHECK-IN	B	150	1
STORAGE	B	300	1	STO/MISC	B	300	1
HALL	B	150	1	HALL	B	150	1
				TLT RM	B	150	1
GRAND TOTAL # OCCUPANTS: 25							

PROJECT:

PIKES PEAK RANCH,
9 CR 78, WOODLAND PARK,
COLORADO 80135

PROPERTY OWNER/CONTACT:

JACK HOESLY
(978) 618 - 4481
jack@pikespeakranch.com
9 CO RD 78, WOODLAND PARK,
COLORADO 80135

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B & H ENGINEERS
719-464-4400

PLUMBING ENGINEER (N.I.C.):

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B & H ENGINEERS
719-464-4400

MECHANICAL ENGINEER(N.I.C.):

MICHAEL SEYMOUR
B & H ENGINEERS
719-464-4400

MECHANICAL NOTES:

ALL WORK TO BE DONE IN CONFORMANCE WITH ALL LOCAL CODES & INDUSTRY STANDARDS. COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR WIRING LOCATIONS. LIGHTING TAKES PRECEDENCE OVER DUCT LAYOUT. COORDINATE WITH ELECTRICAL PRIOR TO DUCT FABRICATION AND INSTALLATION. SEE ARCHITECTURAL SHEETS FOR OTHER NOTES.

ELECTRICAL NOTES:

ALL WORK TO BE DONE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE WITH THE MECHANICAL CONTRACTOR FOR ANY AND ALL SYSTEM REQUIREMENTS. SEE CIVIL DOCUMENTS FOR ELECTRICAL SERVICE CONNECTION. SEE ARCHITECTURAL SHEETS FOR OTHER NOTES.

PLUMBING NOTES:

ALL WORK TO BE DONE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES. COORDINATE WITH THE MECHANICAL CONTRACTOR FOR ANY AND ALL SYSTEM REQUIREMENTS. SEE CIVIL DOCUMENTS FOR PLUMBING SERVICE CONNECTION. SEE ARCHITECTURAL SHEETS FOR OTHER NOTES.

EQUIPMENT:

O - OWNER, GC- GENERAL CONTRACTOR, F - FINISHED, I - INSTALLED

COMMUNICATIONS	OF / OI
PCS / DATA	OF / OI
WINDOW COVERINGS	OF / GCI
FURNITURE	OF / OI
MODULAR FURNITURE	OF / GCI
R.O. BOXES & FITTINGS	OF / GCI
TVS & ART/CULATING ARMS	OF / GCI
CABLE TV	GC/ / GCI
SOUND SYSTEM	OF / OI
SECURITY SYSTEM	OF / OI

SHEET SCHEDULE

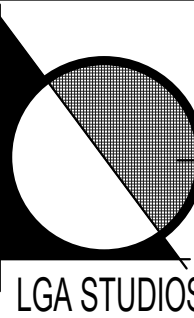
CS1	COVER SHEET
SS1	SPECIFICATIONS
A1	FOUNDATION LAYOUT PLAN
A2	LOWER LEVEL FLOOR PLAN
A3	MAIN LEVEL FLOOR PLANS
A4	ROOF RIDGE PLAN
A5	ENLARGED PLANS INTERIOR ELEVATIONS
A6	SECTIONS
A7	SECTIONS
A8	FRONT AND LEFT ELEVATIONS
A9	REAR AND RIGHT ELEVATIONS
A10	3D VIEWS
S1	MAIN FLOOR FRAMING PLAN
S2	MAIN ROOF FRAMING PLAN

NOTECIVIL, ELECTRICAL, PLUMBING, & HVAC TO BE DESIGNED AND PROVIDED BY OTHERS.

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

RBD SET

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THE HOESLY
PIKES PEAK RANCH

9 CR 78

COMPUTER FILE # 24-2463

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DRAWN BY: EAH

CHECKED: DMNS

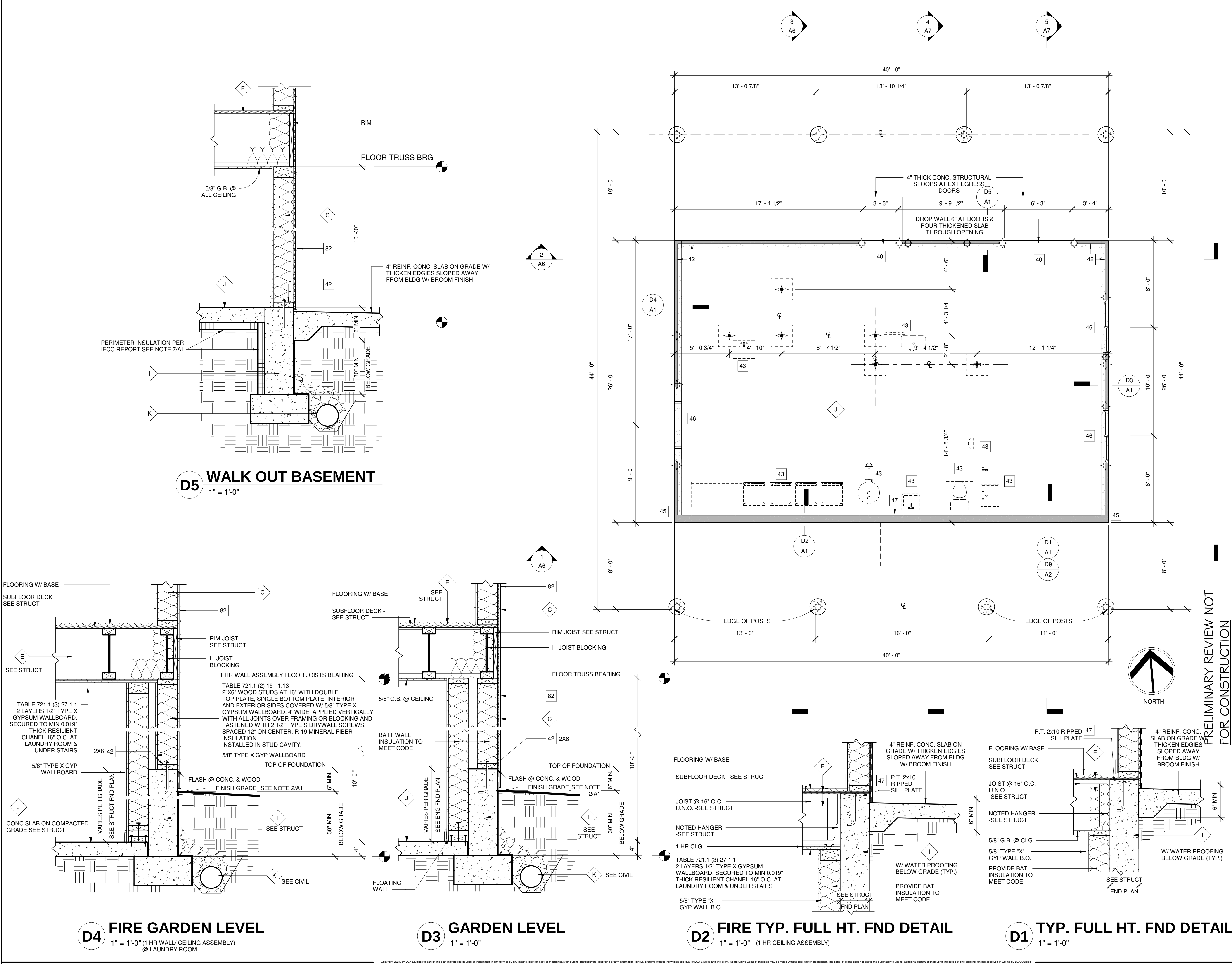
PL0T: 6/6/2025

COVER SHEET

Sheet #

CS1

OF 1 SHEETS



GENERAL FOUNDATION NOTES:

1. FOUNDATION DESIGN TO BE COMPLETED UPON SITE INSPECTION OF SOILS BY A COLORADO REGISTERED SOILS ENGINEER. DESIGN & SOILS REPORT TO BE ON HAND AT TIME OF INSPECTION AND/OR SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF PLAN CHECK. DESIGN BY AN ENGINEER SHALL BE BASED UPON LOADS FOUND BY USING DRAWINGS BY LGA STUDIOS, INC. IT SHALL BE ADVISED THAT ALL ENGINEERING SHOWN ON THE PLANS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER AND DISCREPANCIES REPORTED TO THE DESIGNER. FAILURE TO DO SO SHALL RELIEVE THE DESIGNER OF ERRORS.
2. ALL GRADES SHALL SLOPE AWAY FROM ANY STRUCTURE A MINIMUM OF 10% OR 1" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN SLABS, AND FOUNDATION DRAINAGE. STEP FOUNDATION AS PER GRADE CONDITIONS AS SHOWN ON THE ELEVATIONS AND MAY NEED SOME ADJUSTMENT AT SITE.
3. SEE PLUMBING AND MECHANICAL CONTRACTORS FOR ANY REQUIRED PENETRATIONS.
4. INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION.
5. PROVIDE 3" MINIMUM BEARING AT BEAM POCKETS (TYP).
6. FIELD VERIFY ACTUAL WALKOUT LOCATION WITH SITE PLAN AND AT SITE PER EXISTING SITE CONDITIONS.
7. PROVIDE MINIMUM PERIMETER FOUNDATION INSULATION AS REQUIRED PER CODE. SEE ATTACHED PIKES PEAK BUILDING DEPARTMENT INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE.

ASSEMBLY NOTES:

A	ROOF:
B	FASCIA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

SPECIFIC FOUNDATION NOTES:

- 40 DROP TOP OF WALL 6" @ DOOR & POUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH
- 41 NOT USED
- 42 2X6 MUD SILL W/ 1/2" DIA X 10" ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS W/MIN. 7" EMBEDMENT W/2 PER PIECE MIN SEE STRUCT
- 43 DASHED LINES INDICATE R.I. PLUMBING FIXTURES
- 44 NOT USED
- 45 STEP TOP OF FND. SEE ENGINEERED FOUNDATION PLAN FOR MORE INFORMATION
- 46 PROVIDE BLOCK OUTS AS NEEDED IN STEPPED FOUNDATION WALL FOR NOTED WINDOWS.
- 47 RIPPED P.T. OR REDWOOD 2X10 OR 2X6 (SEE DETAILS) SILL PLATE ATOP FND W/ 1/2" DIA X 10" ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS W/ MIN. 7" EMBEDMENT W/ 2 PER PIECE MIN. SEE STRUCT

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE
GENERAL NOTE SHEET "CS1" FOR KEYNOTES
AND CORRESPONDING ASSEMBLY NOTES.

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CHECKED: DMNS

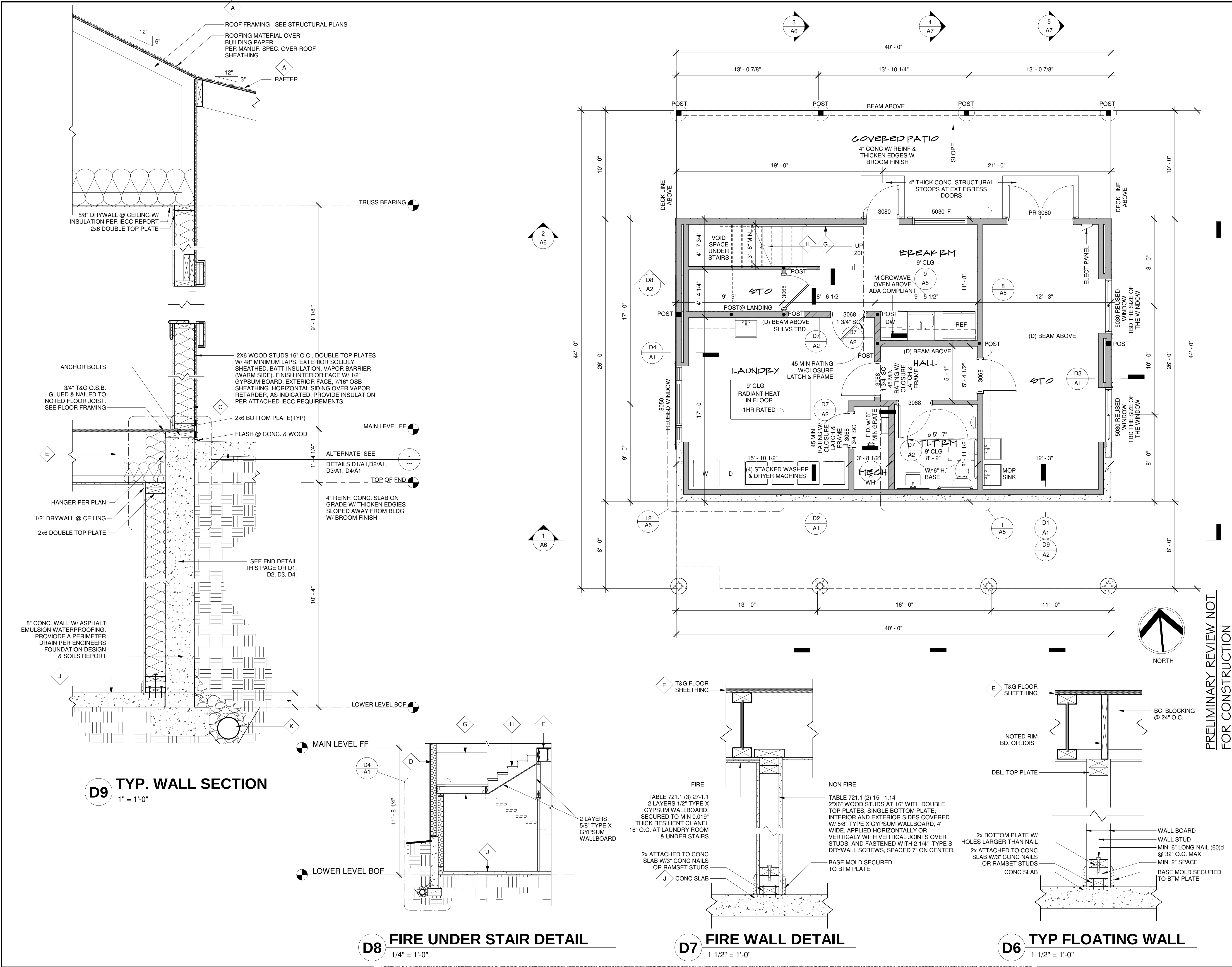
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FOUNDATION LAYOUT
PLAN

Sheet #
A1
OF 10 SHEETS

FOUNDATION LAYOUT PLAN

RBDSET
SCALE: 1/4" = 1' - 0"



GENERAL LOWER LEVEL NOTES:

- UNLESS NOTED OTHERWISE ALL CONCRETE FOUNDATION WALL HEIGHTS THIS LEVEL TO BE A 10'-4" POUR w/INTERIOR WALL HEIGHTS TO BE 10'-0"± FIELD VERIFY.
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS - USE T-GRILLS OR UNDER-CUT DOORS PER CODE.
- ALL NON-BEARING WALL, STAIRS AND LANDINGS MUST FLOAT. UNO.
- MAINTAIN MINIMUM CLEAR SPACE PER THE MANUFACTURER IN FRONT OF THE CONTROL SIDE OF FURNACE & WATER HEATER. WATER HEATER MUST BE PLACED SO THE VENT IS ADJACENT & CLOSEST TO THE VENT STACK. PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED APPLIANCES PER CODE.
- 48" MAX HIGH RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACKFILLING. IN ADDITION, VERIFY w/CONTRACTOR ACTUAL RETAINING WALL CONSTRUCTION.

SPECIFIC ELECTRICAL NOTES / SYMBOLS

- (F) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL
- (S) SMOKE ALARM HARDWIRED & INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP
- (CO) CARBON MONOXIDE DETECTOR
- NOTES:
ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 260000 BASIC ELECTRICAL REQUIREMENTS.

ASSEMBLY NOTES:

- | | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | EXTERIOR DECK SYSTEM: |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |
- ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 1 AND SPECIFICATIONS SHEET 101

SPECIFIC LOWER LEVEL NOTES:

- 53 2x6 FURRED WALL WITH MINIMUM INSULATION PER INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE, AS REQUIRED

WALL HATCHES:

- 1HR FIRE SEPARATION WALLS

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

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9 CR 78
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CHECKED: DMNS

PLOT: 6/6/2025

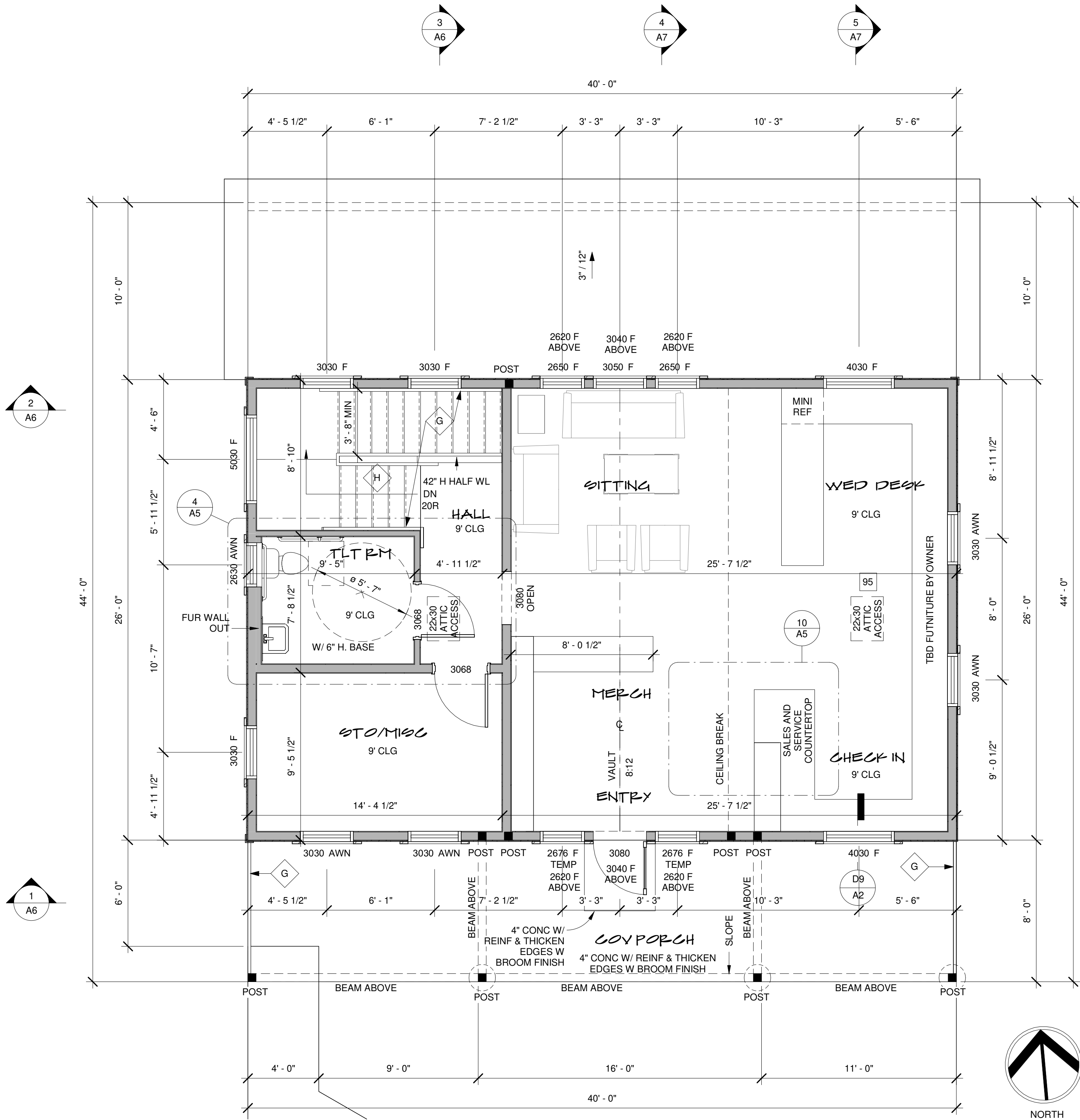
LOWER LEVEL FLOOR PLAN

Sheet #
A2
OF 10 SHEETS

LOWER LEVEL FLOOR PLAN

RBDSET
SCALE: 1/4" = 1' - 0"

NOTE: FURNITURE SHOWN IS FOR REFERENCE ONLY AND IS NOT PROVIDED AS PART OF THE PLAN. ACTUAL FURNITURE MAY BE DIFFERENT THAN SHOWN.



GENERAL MAIN LEVEL NOTES:

- UNLESS NOTED OTHERWISE ALL NEW WALL HEIGHTS THIS LEVEL TO BE 9'- 1 1/8".
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS - USE T-GRILLS OR UNDER-CUT DOORS PER CODE.

SPECIFIC ELECTRICAL NOTES / SYMBOLS

- (F) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL.
- (S) SMOKE HARDWIRED & INTERLOCK SMOKE ALARM DETECTOR w/BATTERY BACK-UP
- (CO) CARBON MONOXIDE DETECTOR

NOTES:
ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 260000 BASIC ELECTRICAL REQUIREMENTS.

ASSEMBLY NOTES:

- (A) ROOF:
- (B) FASCIA/SOFFIT:
- (C) EXTERIOR WALL:
- (D) EXTERIOR WALL BALLOON FRAME:
- (E) FRAMED FLOOR SYSTEM:
- (F) EXTERIOR DECK SYSTEM:
- (G) RAILING SYSTEM:
- (H) STAIRS:
- (I) BASEMENT FOUNDATION WALL
- (J) SLAB ON GRADE:
- (K) PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS1' AND SPECIFICATIONS SHEET 'SS1'

SPECIFIC MAIN LEVEL NOTES:

55 NOT USED

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

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DRAWN BY: EAH
CHECKED: DMNS

PLOT: 6/6/2025

MAIN LEVEL FLOOR PLANS

Sheet #

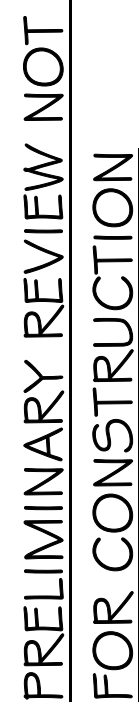
A3

OF 10 SHEETS

MAIN LEVEL FLOOR PLANS

RBDSET

SCALE: 1/4" = 1' - 0"



1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 700% OF ROOF SURFACE PER 4"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPS THAT ALLOW FOR DRAINAGE PAST BACK FLIP AREAS-APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. UNLESS OTHERWISE NOTED:
ROOF OVERHANGS: AT EAVES 16"
 AT GABLES 16"
3. ALL ROOF PITCHES AS NOTED ON ROOF RIDGE PLAN
4. NOTES SHALL APPLY TO ALL ROOF CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

A	ROOF:
B	FASCIA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET S31

65 NOT USED

ROOF RIDGE PLAN

REVISIONS



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**THE HOESLY
PIKES PEAK RANCH**

9 CR 78
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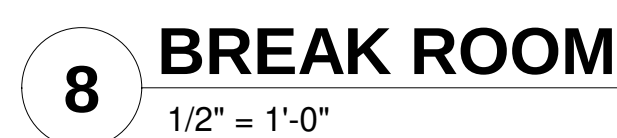
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ROOF RIDGE PLAN

Sheet #

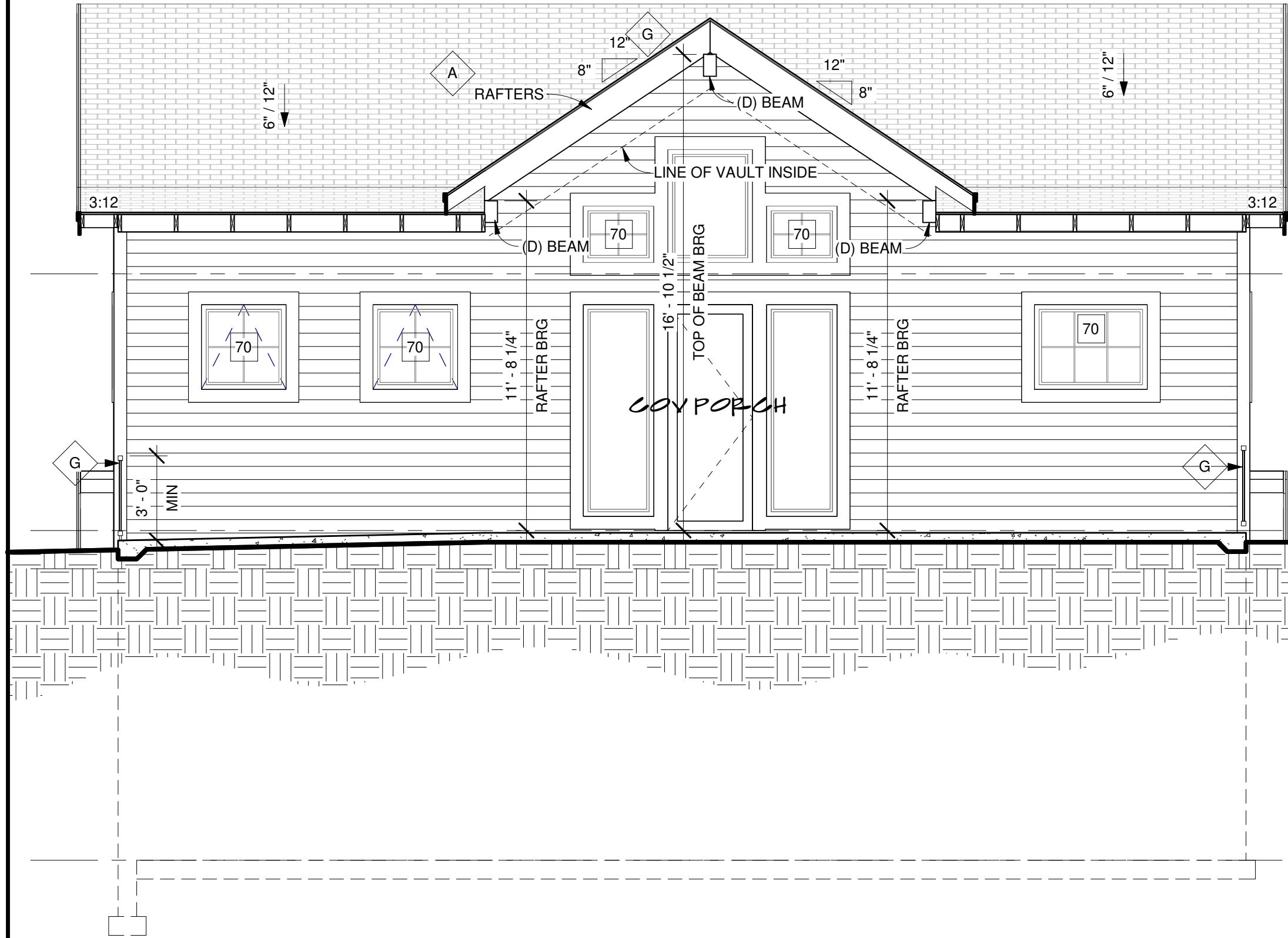
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OF 10 SHEETS



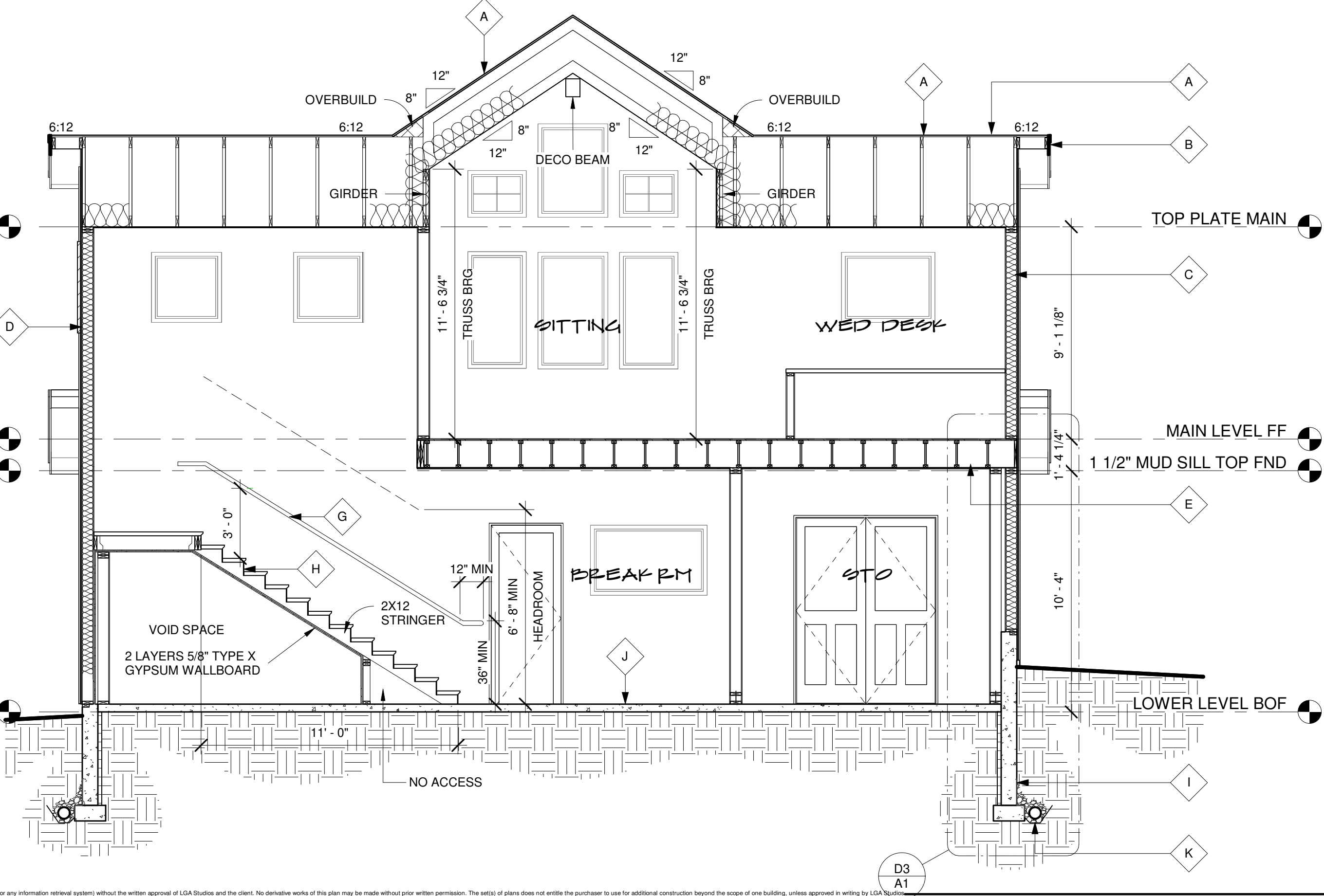
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Sheet #
A5
OF 10 SHEETS



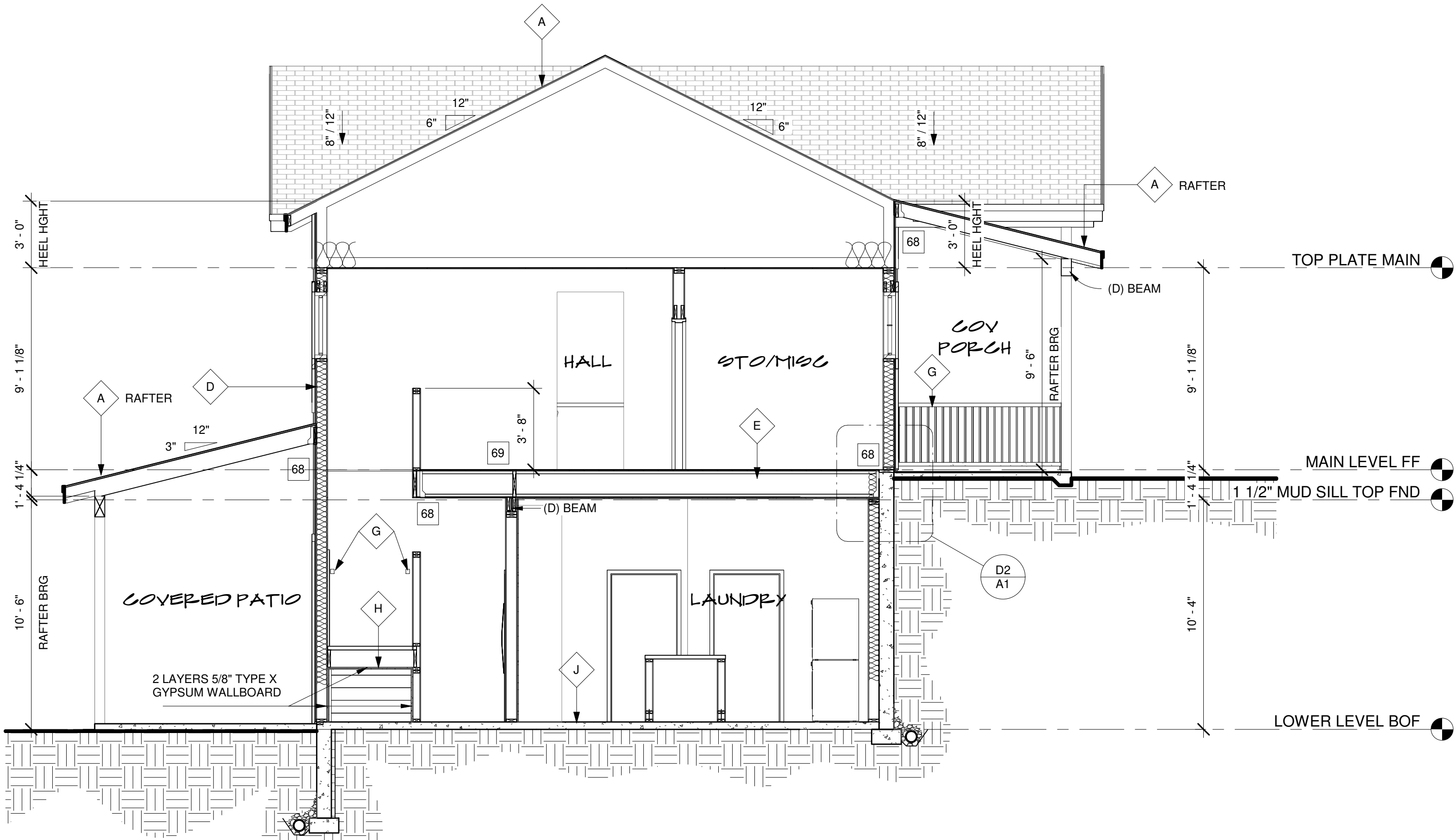
SECTION 1

SCALE: 1/4" = 1' - 0"



SECTION 2

SCALE: 1/4" = 1' - 0"



SECTION 3

SCALE: 1/4" = 1' - 0"

GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S2/A6 FOR REFERENCE OF COMPLETE LABELING AND NOTES.
2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.
3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.
4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, OR MANUFACTURER.

ASSEMBLY NOTES:

- | | |
|---|------------------------------|
| A | ROOF: |
| B | FASCIA/SOFFIT: |
| C | EXTERIOR WALL: |
| D | EXTERIOR WALL BALLOON FRAME: |
| E | FRAMED FLOOR SYSTEM: |
| F | EXTERIOR DECK SYSTEM: |
| G | RAILING SYSTEM: |
| H | STAIRS: |
| I | BASEMENT FOUNDATION WALL |
| J | SLAB ON GRADE: |
| K | PERIMETER DRAIN SYSTEM: |

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET S1 AND SPECIFICATIONS SHEET S1

SPECIFIC SECTION NOTES:

- | | |
|----|---|
| 66 | NOT USED |
| 67 | NOT USED |
| 68 | HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION |
| 69 | FIRE BLOCKING AS REQ'D PER CODE |
| 70 | DIVIDED LIGHTS AS SHOWN. FIELD VERIFY w/CONTRACTOR PRIOR TO ORDERING & INSTALLATION |

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

SECTION NOTE SYMBOLS:

- | | |
|--|------------------|
| | = EARTH MATERIAL |
| | = CONCRETE |

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

SECTIONS

RBDSET
SCALE: 1/4" = 1' - 0"

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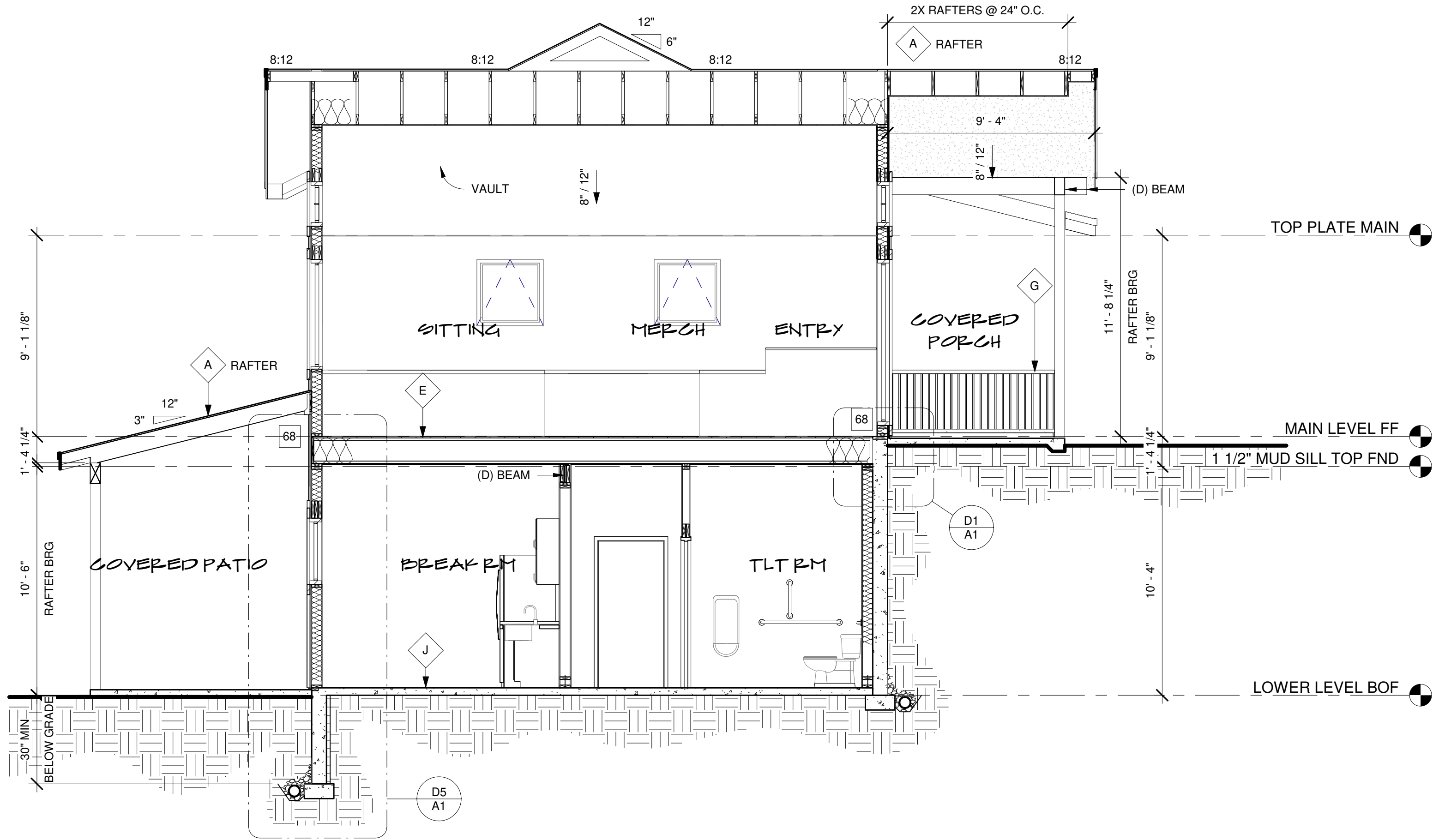
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SECTIONS

Sheet #

A6

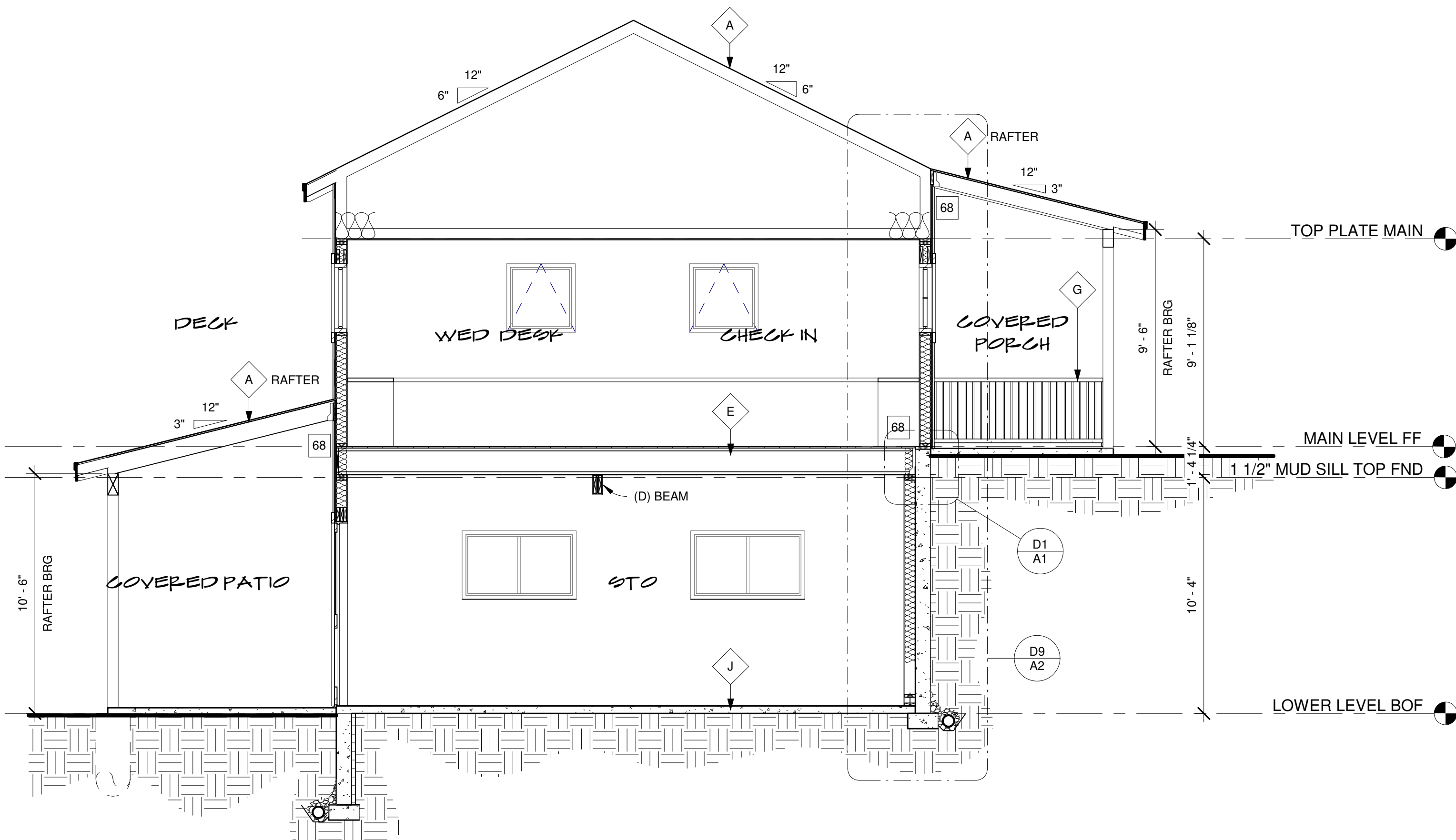
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SECTION 4

SCALE: 1/4" = 1' - 0"



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SECTION 5

SCALE: 1/4" = 1' - 0"

GENERAL SECTION NOTES:

- UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S2/A6 FOR REFERENCE OF COMPLETE LABELING AND NOTES.
- SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.
- ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.
- SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, OR MANUFACTURER.

ASSEMBLY NOTES:

A	ROOF:
B	FASCIA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET S1 AND SPECIFICATIONS SHEET S1

SPECIFIC SECTION NOTES:

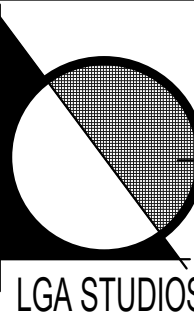
- 66 NOT USED
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NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

SECTION NOTE SYMBOLS:

	= EARTH MATERIAL
	= CONCRETE

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DRAWN BY: EAH
CHECKED: DMNS

PLOT: 6/6/2025

SECTIONS

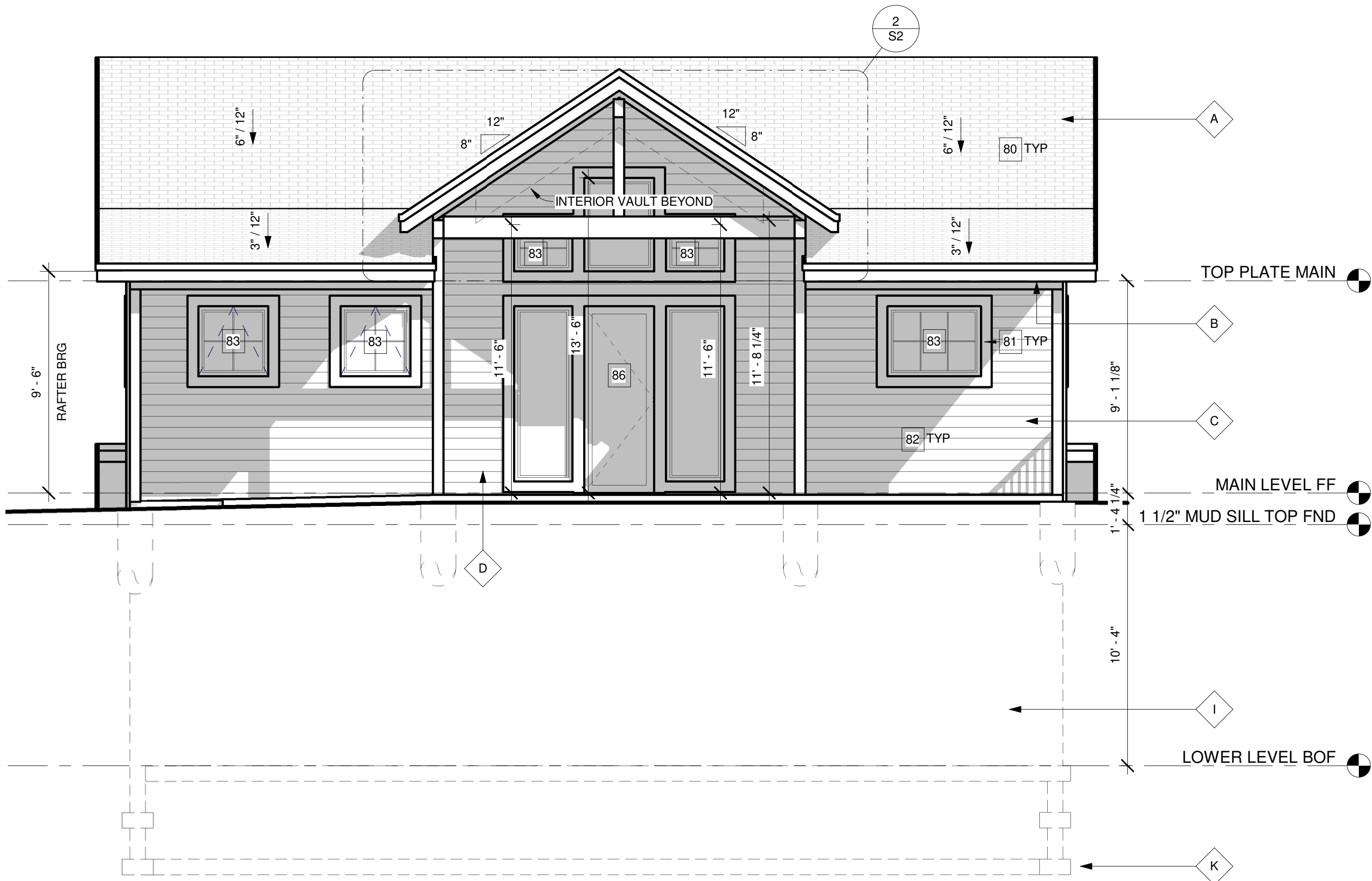
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A7

OF 10 SHEETS

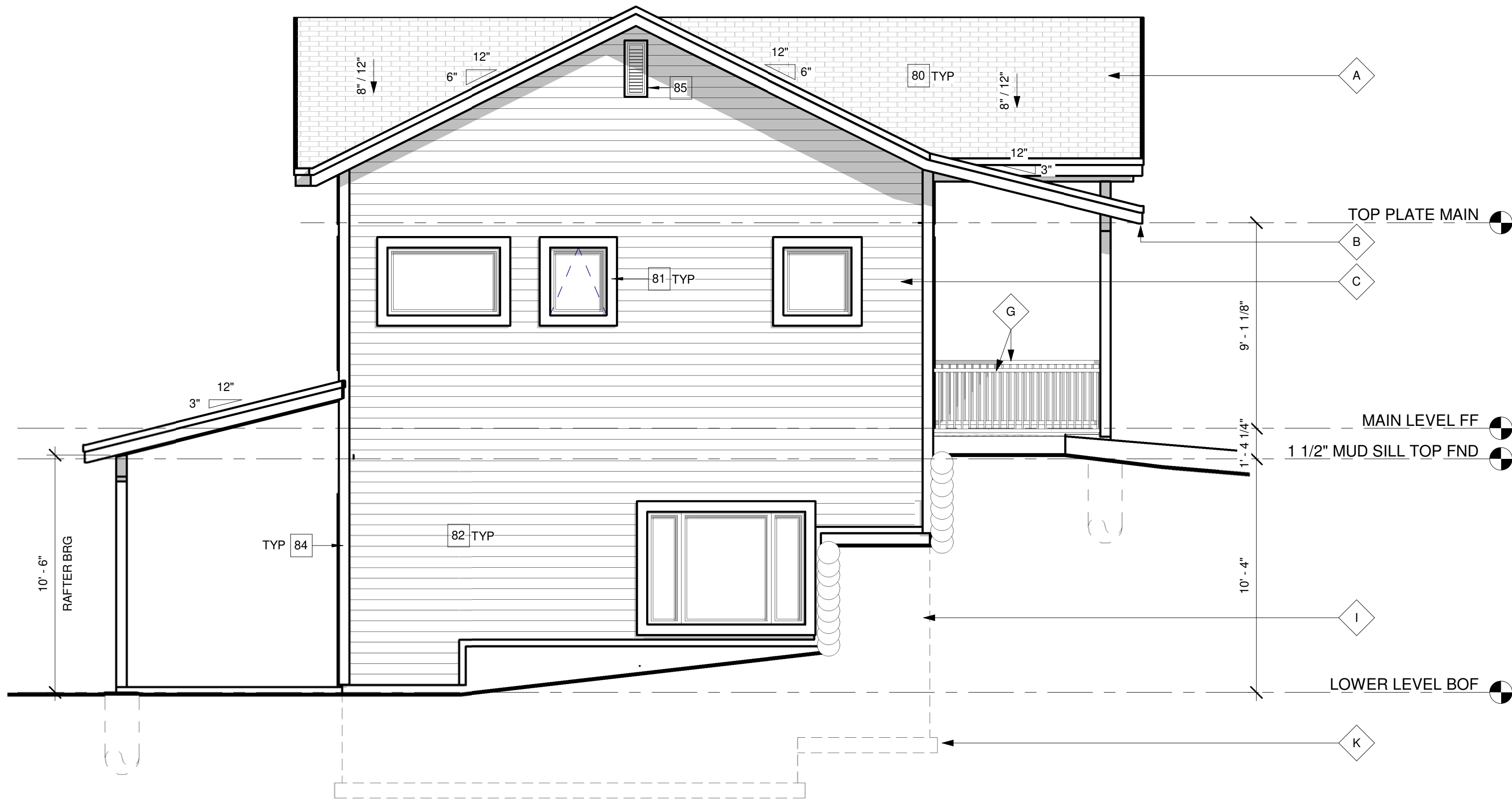
SECTIONS

RBDSET
SCALE: 1/4" = 1' - 0"



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FRONT ELEVATION SCALE: 1/4" = 1' - 0"



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LEFT ELEVATION SCALE: 1/4" = 1' - 0"

FRONT AND LEFT ELEVATIONS

RBDSET
SCALE: 1/4" = 1' - 0"

GENERAL ELEVATION NOTES:

1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 700sf OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2021 IRC R806.2 - 12.1 SQ. FT. OF VENTILATING AREA.
3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
4. ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT w/60" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER. ANY RETAINING WALLS ARE SHOWN FOR REFERENCE. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACK FILL. IN ADDITION, VERIFY WITH CONTRACTOR ACTUAL RETAINING WALL CONSTRUCTION.
5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

ASSEMBLY NOTES:

A	ROOF:
B	FASCIA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS' AND SPECIFICATIONS SHEET 'SS1'

SPECIFIC ELEVATION NOTES:

- 80 ASPHALT SHINGLES TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR
- 81 2X6 ALL SIDES WINDOW & DOOR TRIM
- 82 HORIZONTAL SIDING MATERIAL TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR
- 83 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY W/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION
- 84 1X6 CORNER TRIM
- 85 12"X30" ATTIC VENT
- 86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

ELEVATION NOTE SYMBOLS:

	= FINISH GRADE LINE
	= EXISTING GRADE LINE
	= EXISTING GRADE ELEVATION
01	= FINISH GRADE ELEVATION
TOW=07	= TOP OF FOUNDATION WALL ELEVATION
MO=08	= MAIN LEVEL FINISH FLOOR ELEVATION

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THE HOESLY
PIKES PEAK RANCH
9 CR 78
COMPUTER FILE # 24-2463

MICHAEL W
HENTSCHEL
MWH &
ASSOCIATES
CONSULTING
ARCHITECTURAL
SERVICES

DRAWN BY: EAH
CHECKED: DMNS

PLOT: 6/6/2025

FRONT AND LEFT
ELEVATIONS

Sheet #

A8

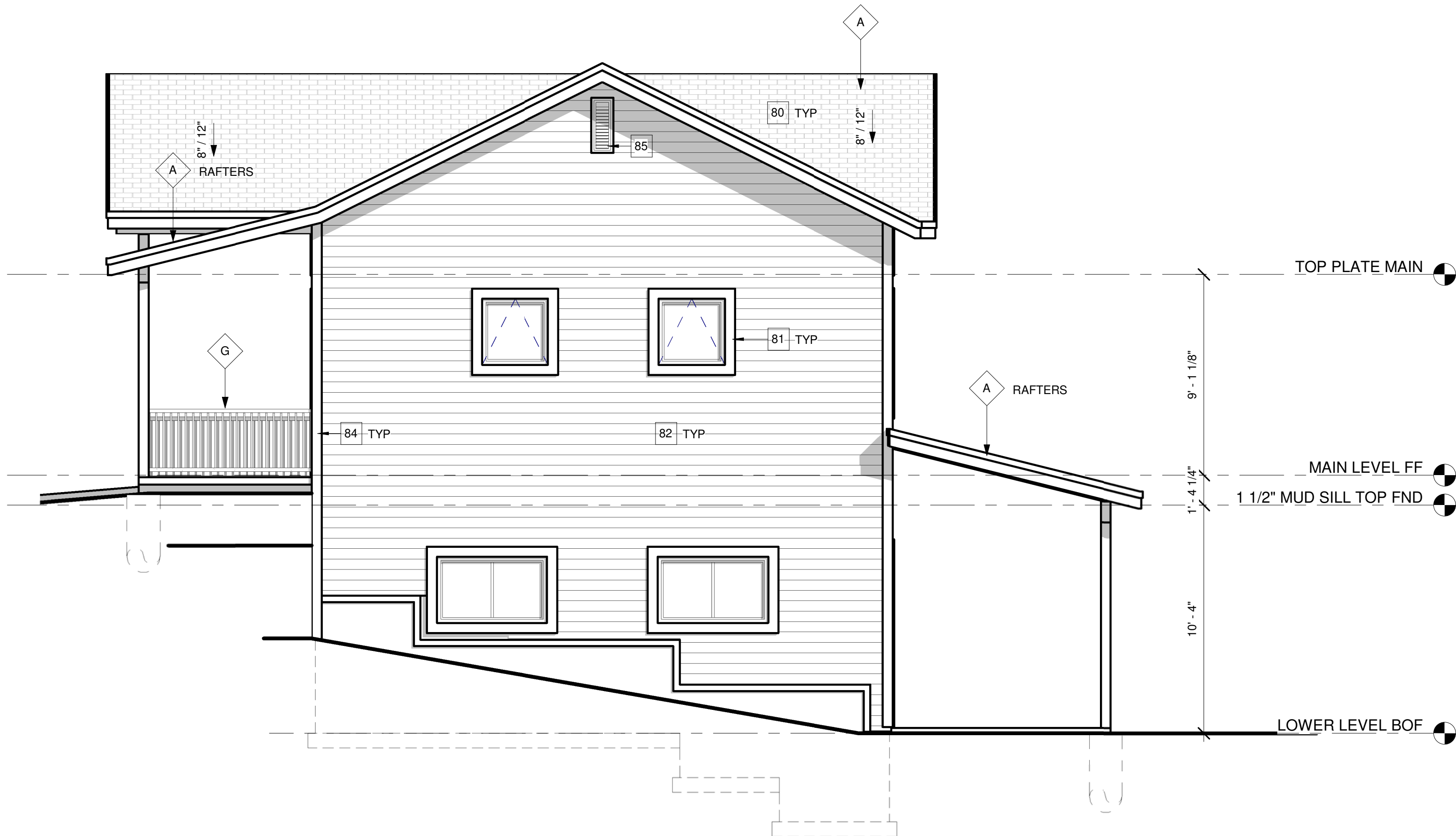
OF 10 SHEETS

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REAR ELEVATION SCALE: 1/4" = 1' - 0"



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RIGHT ELEVATION SCALE: 1/4" = 1' - 0"

REAR AND RIGHT ELEVATIONS

RBDSET
SCALE: 1/4" = 1' - 0"

GENERAL ELEVATION NOTES:

1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 700sf OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
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5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

ASSEMBLY NOTES:

A	ROOF:
B	FASCIA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET "CS1" AND SPECIFICATIONS SHEET "S81"

SPECIFIC ELEVATION NOTES:

- 80 ASPHALT SHINGLES TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR
- 81 2X6 ALL SIDES WINDOW & DOOR TRIM
- 82 HORIZONTAL SIDING MATERIAL TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR
- 83 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY W/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION
- 84 1X6 CORNER TRIM
- 85 12"X30" ATTIC VENT
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NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

ELEVATION NOTE SYMBOLS:

	= FINISH GRADE LINE
	= EXISTING GRADE LINE
01	= EXISTING GRADE ELEVATION
01	= FINISH GRADE ELEVATION
TOW=07	= TOP OF FOUNDATION WALL ELEVATION
MO=08	= MAIN LEVEL FINISH FLOOR ELEVATION

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ARCHITECTURAL
SERVICES

DRAWN BY: EAH
CHECKED: DMNS

PLOT: 6/6/2025

REAR AND RIGHT
ELEVATIONS

Sheet #
A9
OF 10 SHEETS

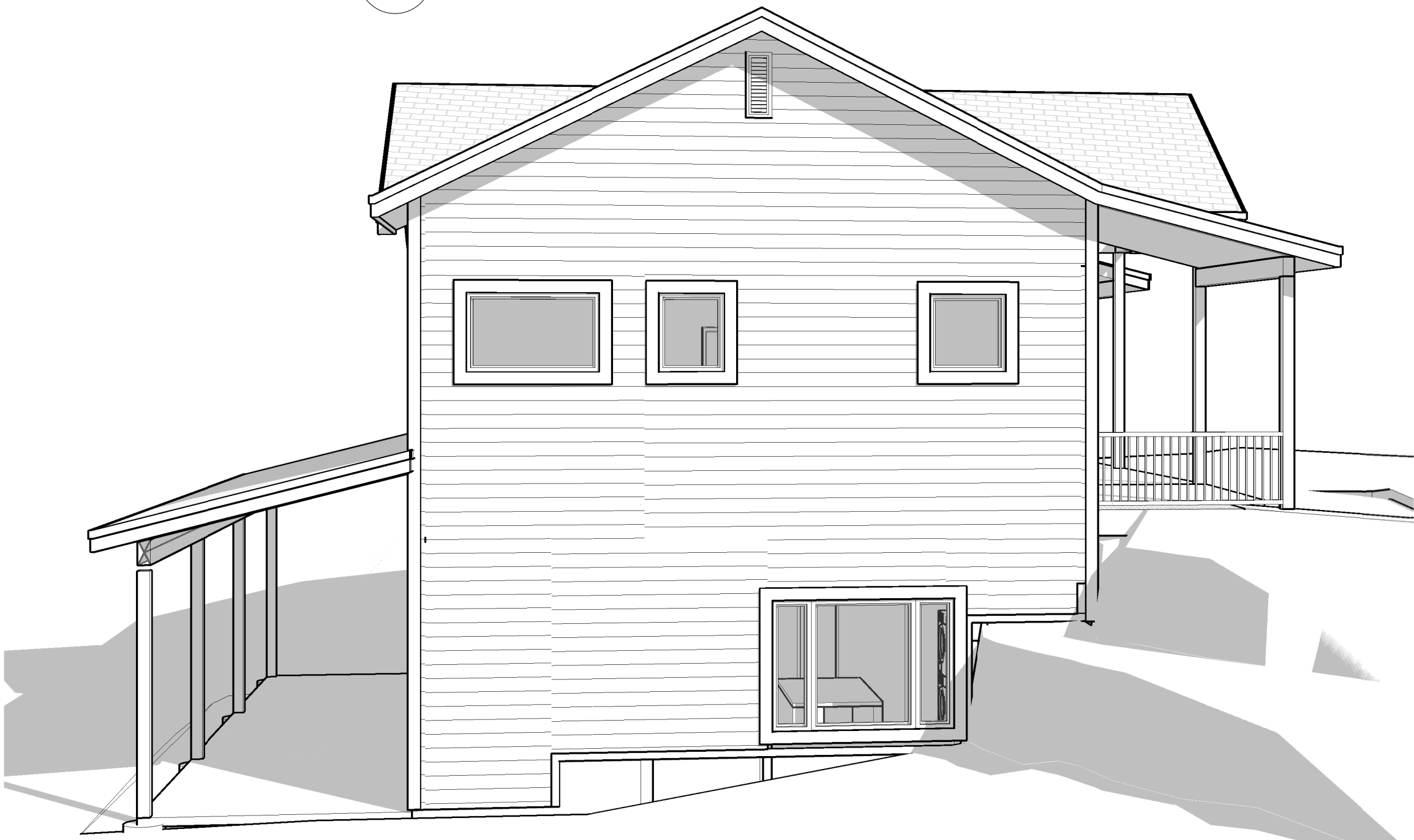
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1 3D View 1



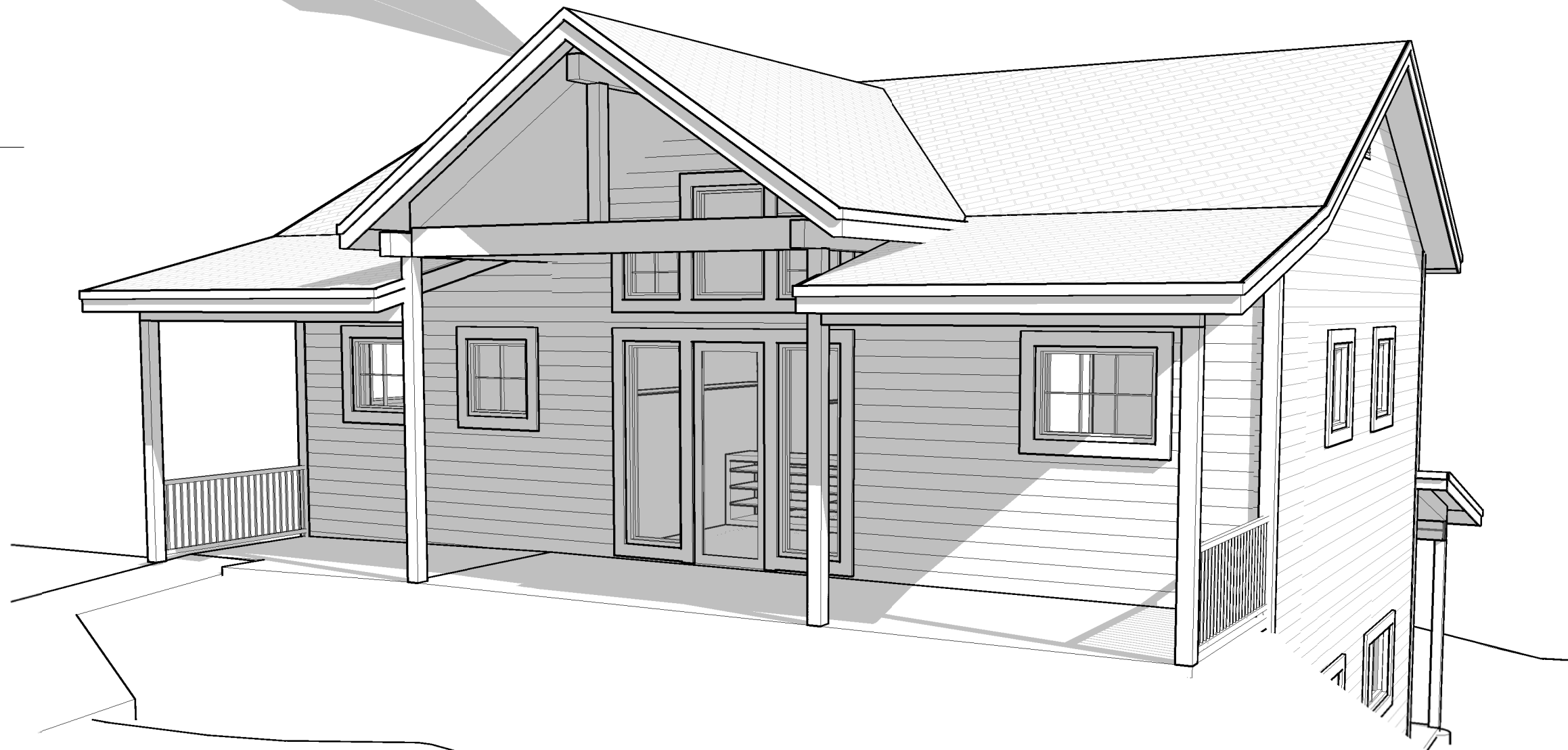
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2 3D View 2



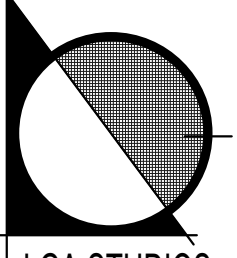
4 3D View 4



5 3D View 5

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PLOT: 6/6/2025

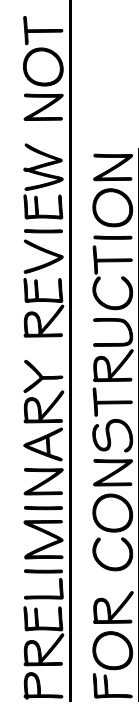
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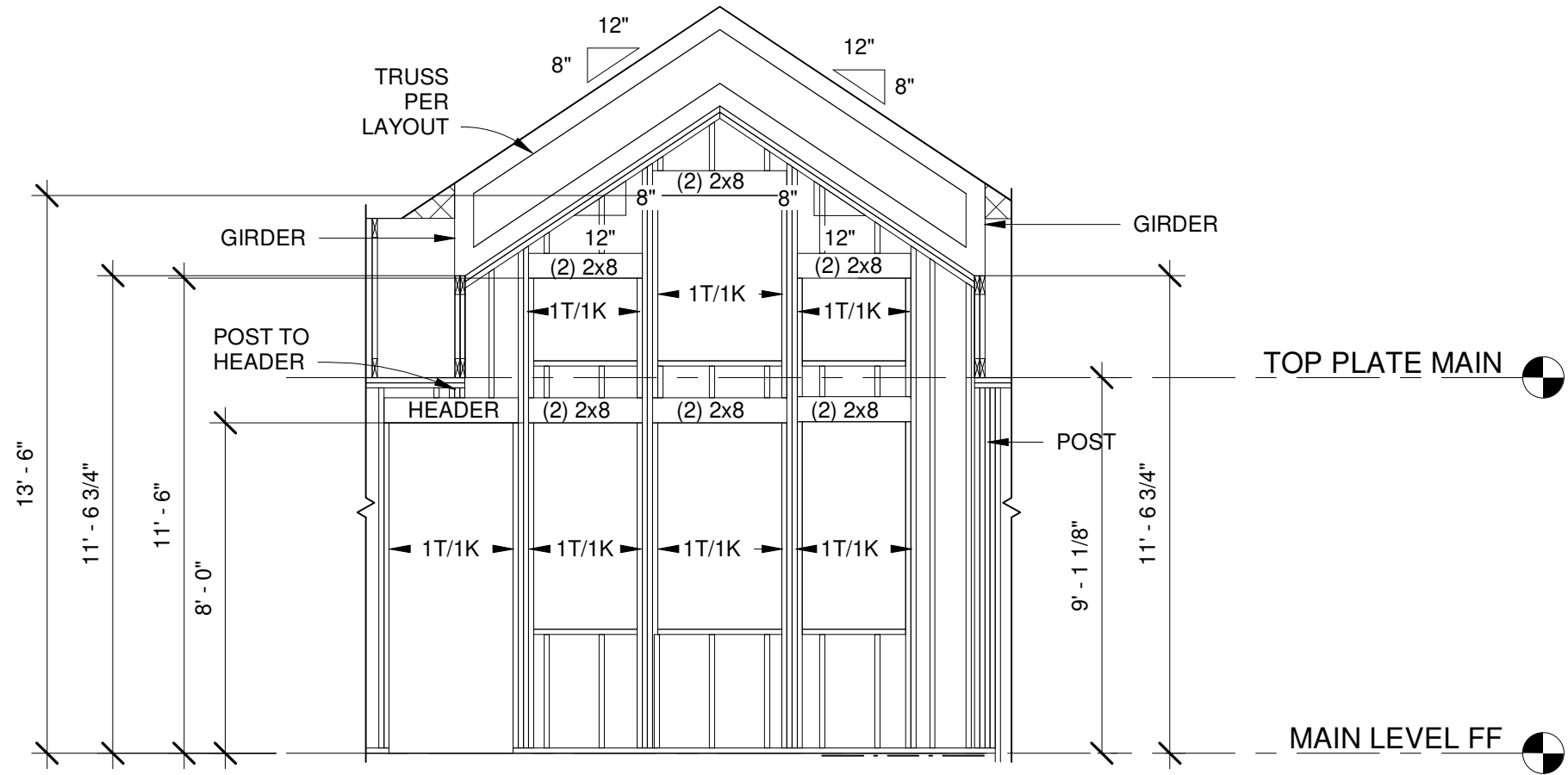
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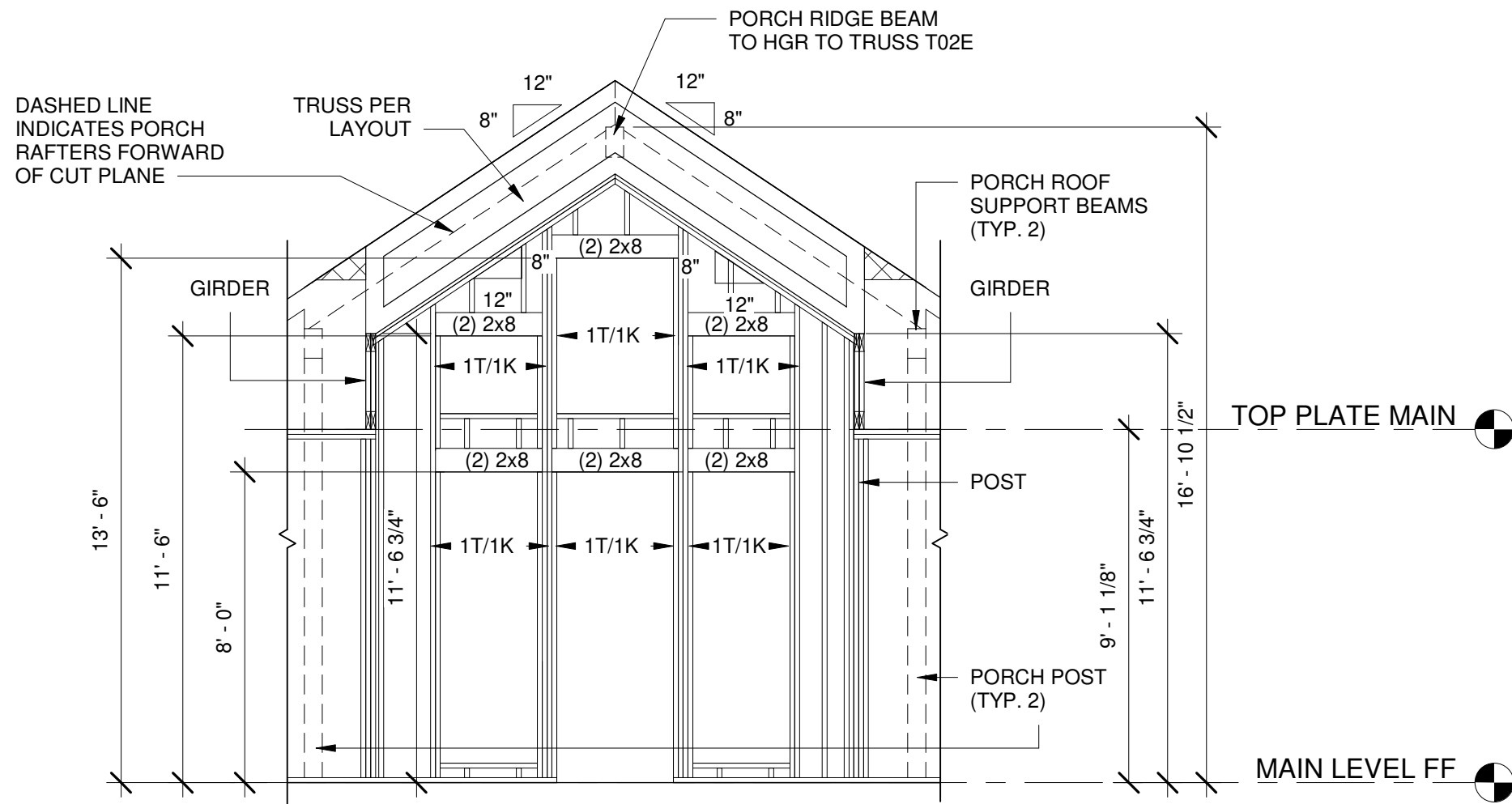
OF 10 SHEETS

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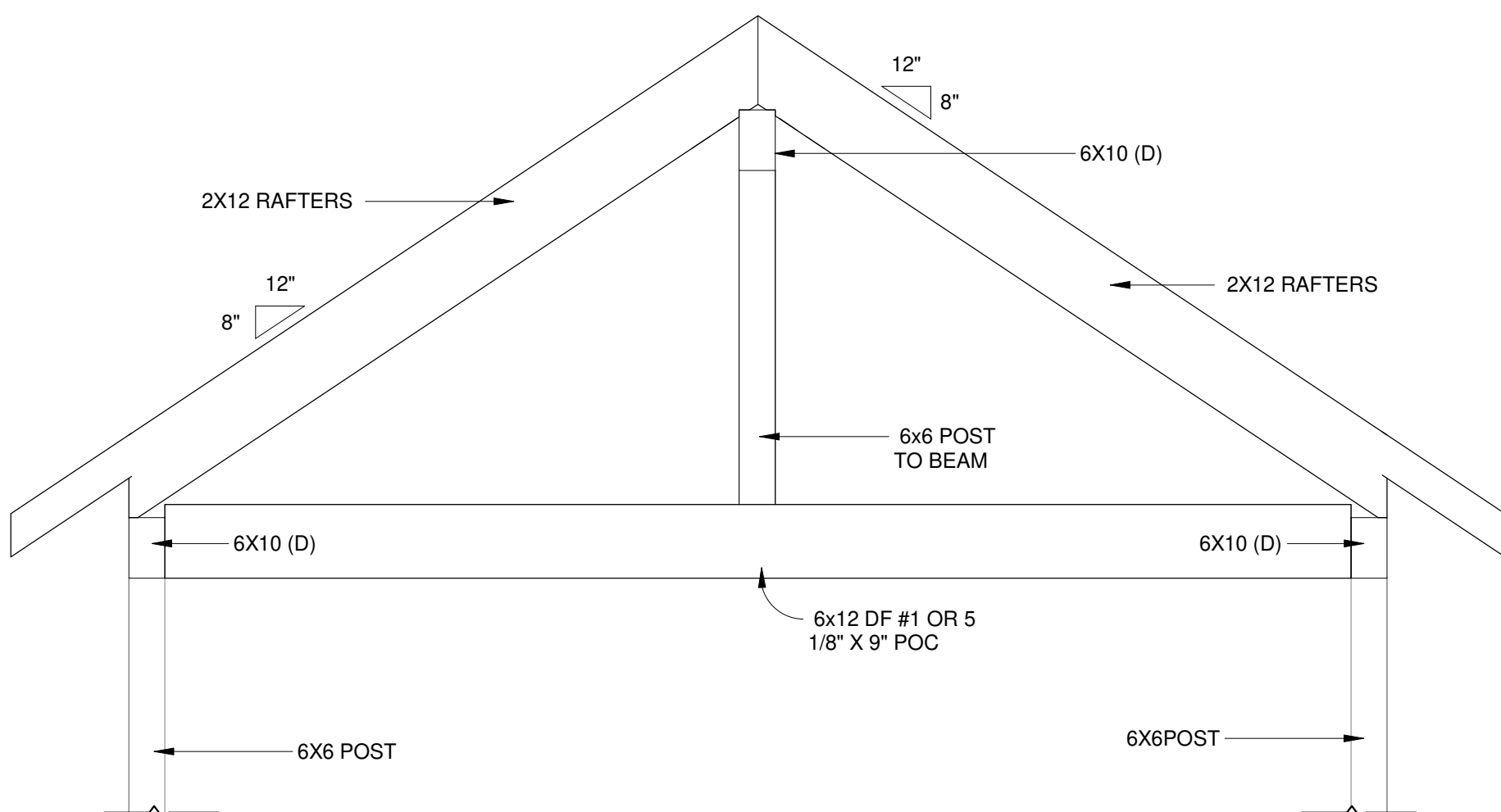




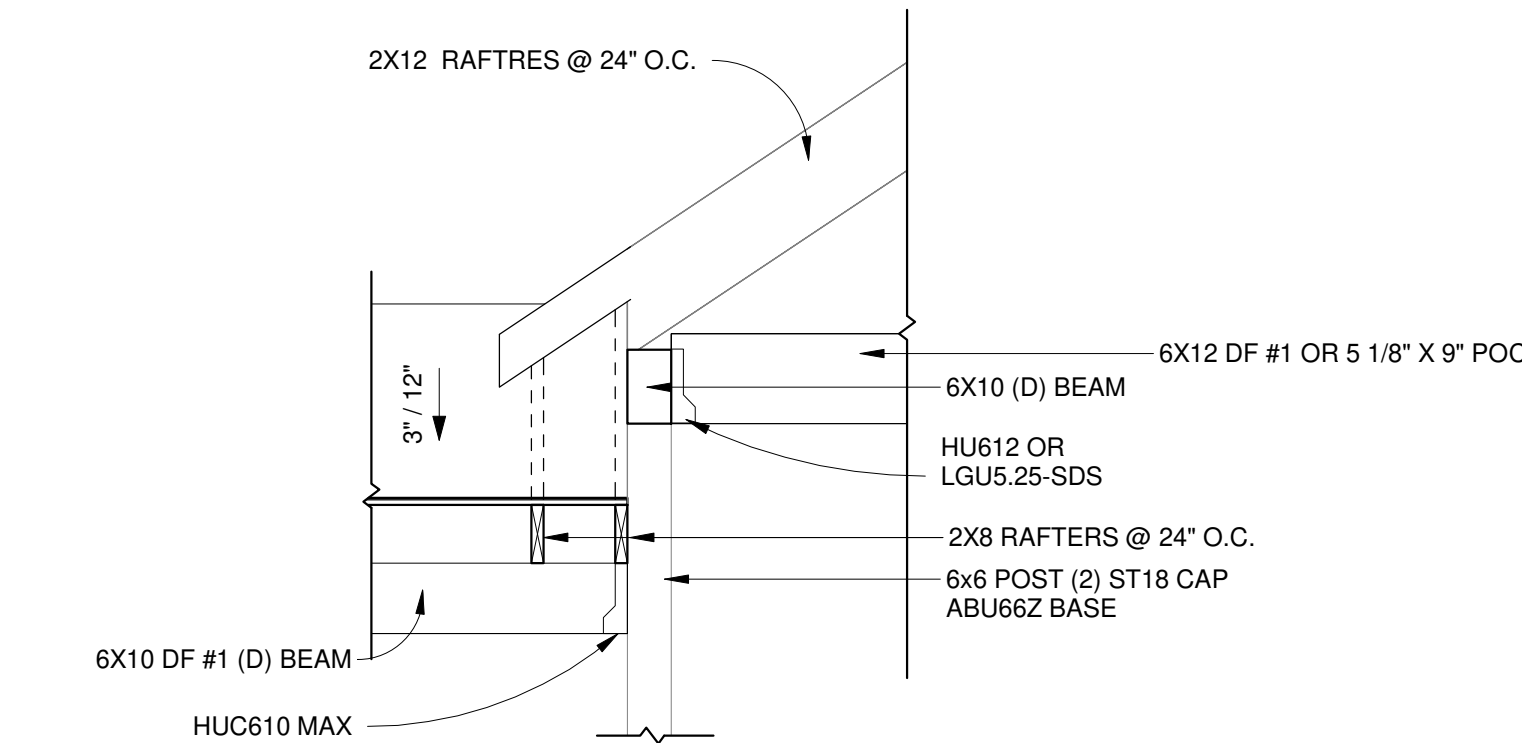
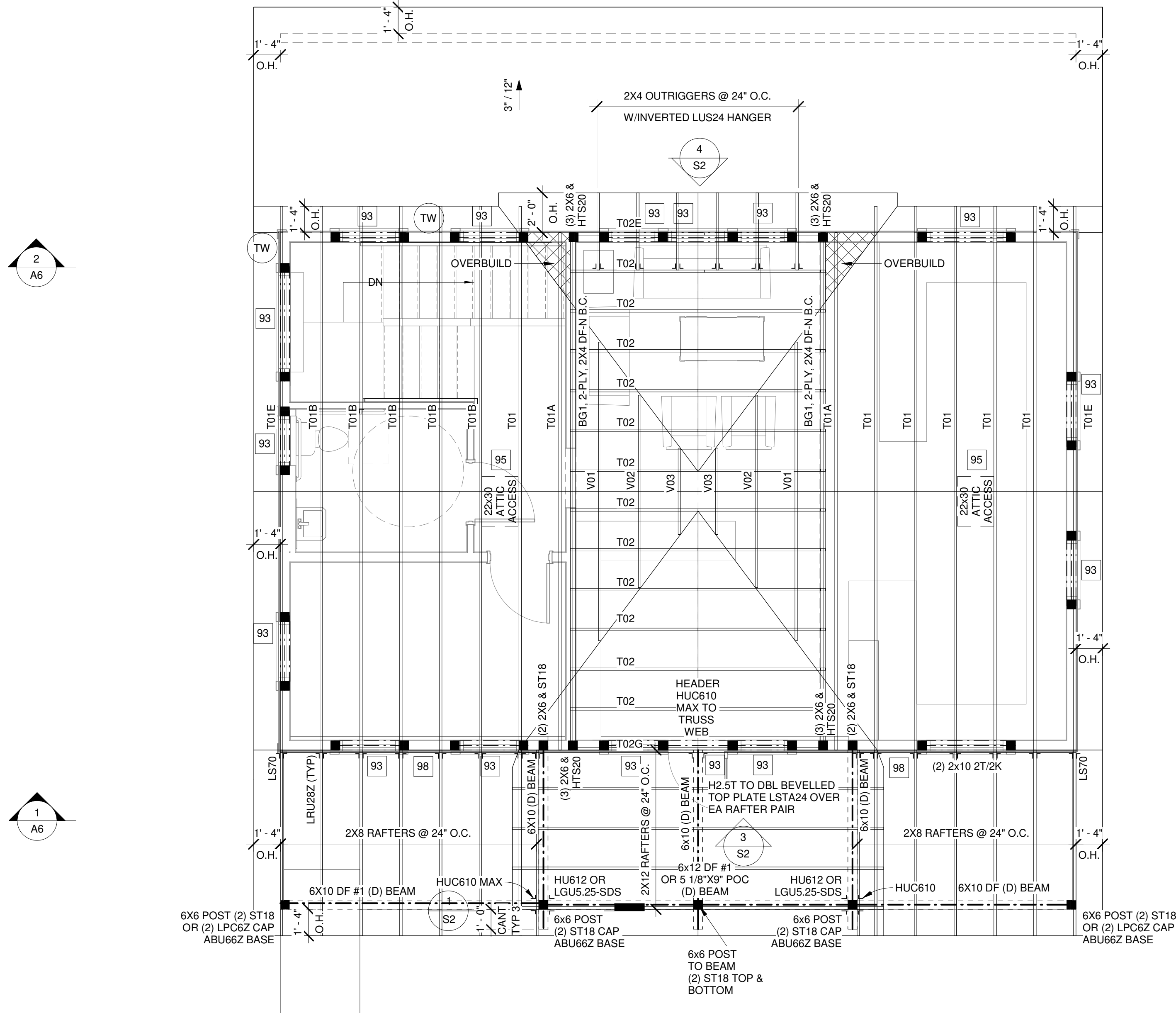
4 TALL WALL DETAIL 2
1/4" = 1'-0"



3 TALL WALL DETAIL 1
1/4" = 1'-0"



2 TIMBER TRUSS DETAIL
1/2" = 1'-0"



1 BEAM DETAIL
1/2" = 1'-0"

GENERAL FRAME NOTES:

- NOTE: THIS TRUSS LAYOUT IS INTENDED FOR GENERAL LAYOUT USAGE. ACTUAL LAYOUT FOR TRUSSES & THEIR LABELS SHALL BE PROVIDED BY A TRUSS SUPPLIER. ALL ENGINEERING FOR BEAMS, HEADERS & STRUCTURAL MATERIALS SHALL BE DESIGNED BY A COLORADO PROFESSIONAL ENGINEER. ALL MATERIALS AS NOTED SHALL BE REVIEWED BY AN ENGINEER & SHALL BE EDITED AS NECESSARY.
- UNLESS OTHERWISE NOTED: ALL TRUSSES=24" O.C.
- PROVIDE 1-H2-5T CLIP PER PLY @ EACH TRUSS OR RAFTER BRG POINT @ EACH END OF TRUSS OR RAFTER NOT UTILIZING OTHER ANCHORS-U.N.O.
- UNLESS OTHERWISE NOTED:
ROOF OVERHANGS: AT EAVES 18"
AT GABLES 18"
- U.N.O. ALL RAFTERS ARE 2X12 HF#2 OR BETTER @ 24" O.C.
- ALL ROOF PITCHES = 6:12 U.N.O.
- VTOR @ 48" O.C. FOR ALL VALLEY TRUSSES (MIN 2).

NOTE: WHEN POST SYMBOL OCCURS ON THE PLANS WITH NO SPECIFIC DESIGNATION STATED THEN POST SYMBOL SHALL REPRESENT A MIN. OF (2)-2X STUDS THE SIZE OF WALL THEY ARE TO BE INSTALLED IN.

LOAD INFORMATION

2021 IRC & 2023 PPRBD

WIND LOAD: 115 MPH EXPOSURE "C"

ROOF LOADS: LIVE LOAD= 40# PSF
DEAD LOAD= 15# PSF

FLOOR LOADS: LIVE LOAD= 100# PSF
DEAD LOAD= 10# PSF

ASSEMBLY NOTES:

- A ROOF:
- B FASCIA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F EXTERIOR DECK SYSTEM:
- G RAILING SYSTEM:
- H STAIRS:
- I BASEMENT FOUNDATION WALL
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET "CS" AND SPECIFICATIONS SHEET "S1"

SPECIFIC FRAME NOTES:

- 93 UNLESS NOTED OTHERWISE: THE STANDARD HEADER IS: (2)-2x8 W/TRIMMERS & KING STUDS AS FOLLOWS:
17/1K EACH SIDE 1'-0" TO 3'-0"
17/2K EACH SIDE 3'-1" TO 6'-0"
- 94 SOLID BLOCKING AS REQ'D BY CODE
- 95 22"x30" ATTIC ACCESS
- 96 NOT USED
- 97 2x10 NAILER NAILED TO LSL RIM BOARD W/(2)-1/2"DIA x5" THRU BOLTS & 1-16d @ 16" O.C.
- 98 2X10 LEDGER TO TRUSS WEBS FOR RAFTER BRG W/ (2) 3 5/8" LEDGERLOKS @ 24" O.C. MAX
- 99 LANDINGS: 2x8 JOISTS W/LUS26 HANGERS (LS70 @ CORNERS) AT EACH END TO (2) 2x8 BEAM OR 2x8 LEDGER (P.T. IF TO CONCRETE). SUPPORT (2)2x8 BEAM W/(2)2x4 POST OR CS16 STRAP (12" END LENGTH) TO FLUSH BEAM ABOVE AT EACH END. ATTACH LEDGER TO FRAMED WALL W/(1)15" LEDGERLOK AND (1)16d TO EACH WALL STUD OR TO FOUNDATION WALL W/(1) 1/2"Ø WEDGE-ALL @ 16" O.C.
- 100 DASHED LINES INDICATE PLUMBING FIXTURES ON FLOOR ABOVE

TW TALL WALL NOTE:
WALLS UP TO 15' - 0" 2X6 @ 16" O.C.
15' - 1" TO 18' - 0" 2X6 @ 12" O.C.
18' - 1" TO 20' - 0" 2X6 @ 8" O.C. OR 1 1/2" X 5 1/2" LSL @ 12" O.C.
ALL KING STUDS > 18' - 0" TO BE LSL

NOTE: FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

WALL BRACING INFORMATION:

UNLESS NOTED OTHERWISE:
REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH APA RATED STRUCTURAL 24/16 CONNECTION CRITERIA:
8d COMMON (2 1/2"x0.131") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x1 3/4" STAPLES: AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS).

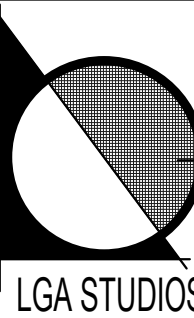
FRAME NOTE SYMBOLS:

- ALL OVERBUILD SHALL BE 2x6@24" O.C. W/RAFTERS BRG ATOP TRUSSES AND/OR INTERMEDIATE BLOCKING. RAFTER MAX SPAN 24" WITH 2x4 CRIPPLE STUD TO TRUSS OR BLOCKING BELOW & A3.5 CLIPS @ TRUSS TO STUD & RAFTER TO STUD
- BEARING WALL
- BEARING WALL FROM ABOVE

MAIN ROOF FRAMING PLAN

RBDSET
SCALE: 1/4" = 1' - 0"

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DRAWN BY: EAH
CHECKED: DMNS

PLOT: 6/6/2025

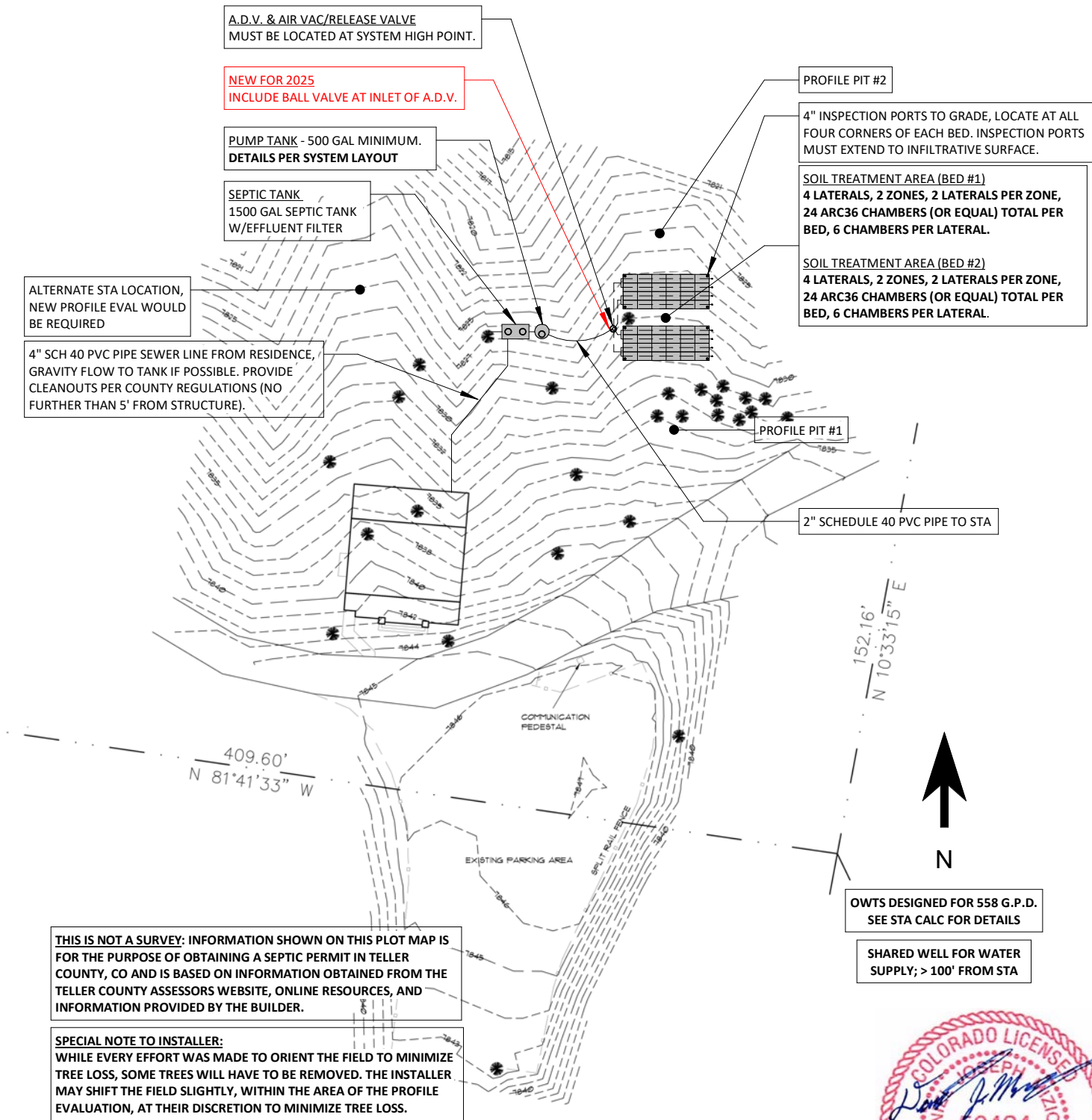
MAIN ROOF FRAMING
PLAN

Sheet #

S2

OF 2 SHEETS

Exhibit K



① 01- Site Plan
1" = 50'-0"



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p. 719.251.5291 267.261.1825
e. daniel@jdmengineers.com jared@jdmengineers.com

9 Co Rd 78, 80863

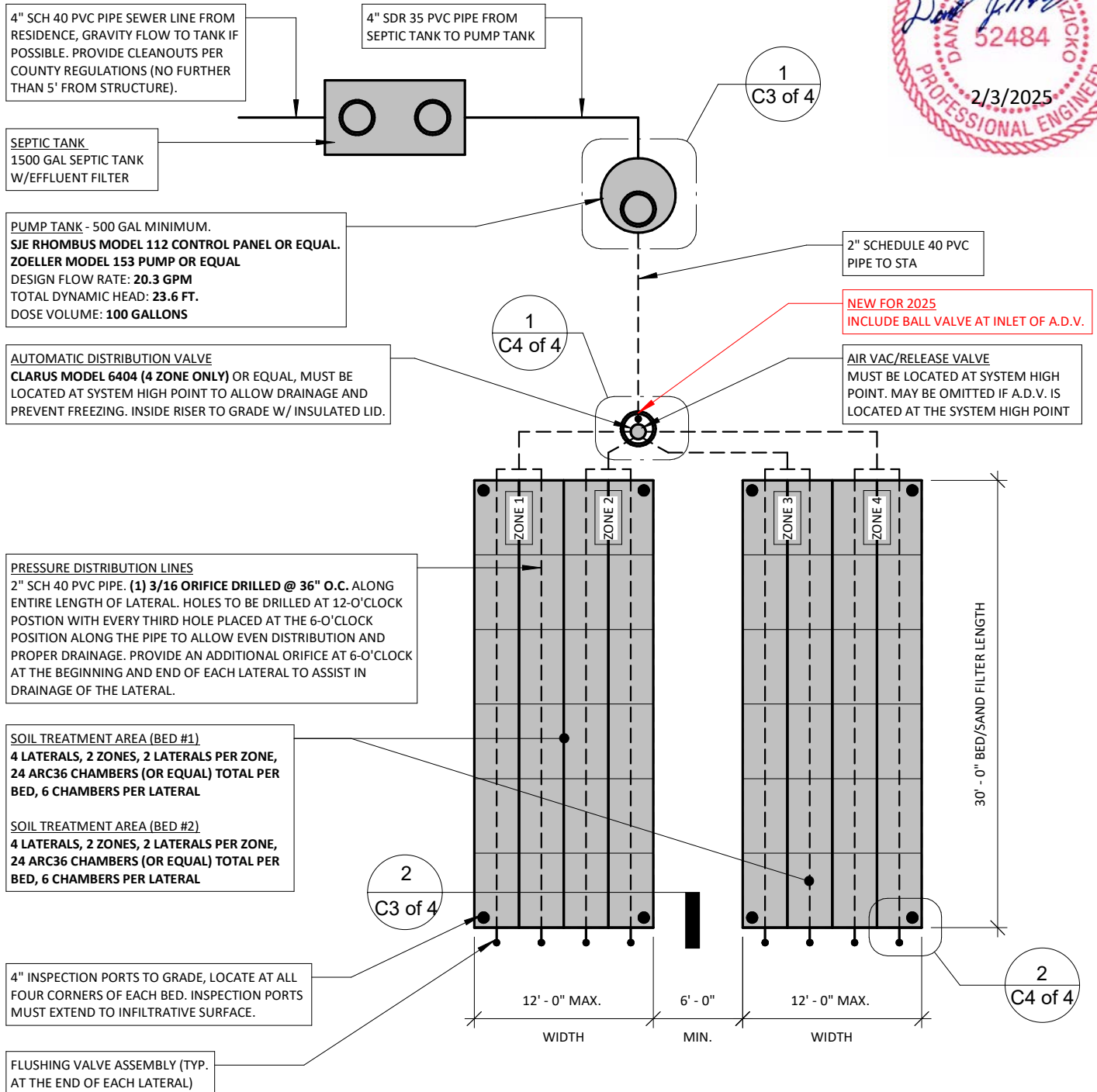
OWTS Design

Site Plan

Project number	24-248
Date	2/3/2025
Drawn by	J.DUMKE
Checked by	D.MIZICKO

C1 of 4

Scale 891" = 50'-0"



① STA - 4 Row, Pressure Dosed, 2-Beds
1" = 10'-0"

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9 Co Rd 78, 80863

OWTS Design

System Layout

Project number 24-248

Date 2/3/2025

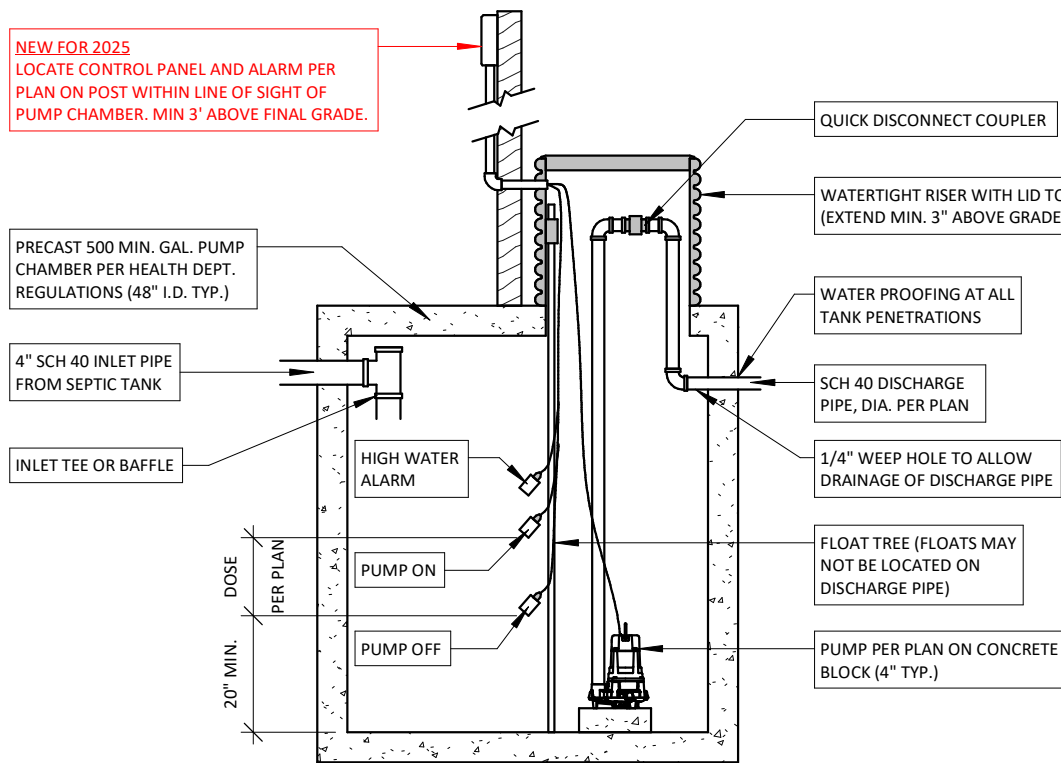
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Checked by D.MIZICKO

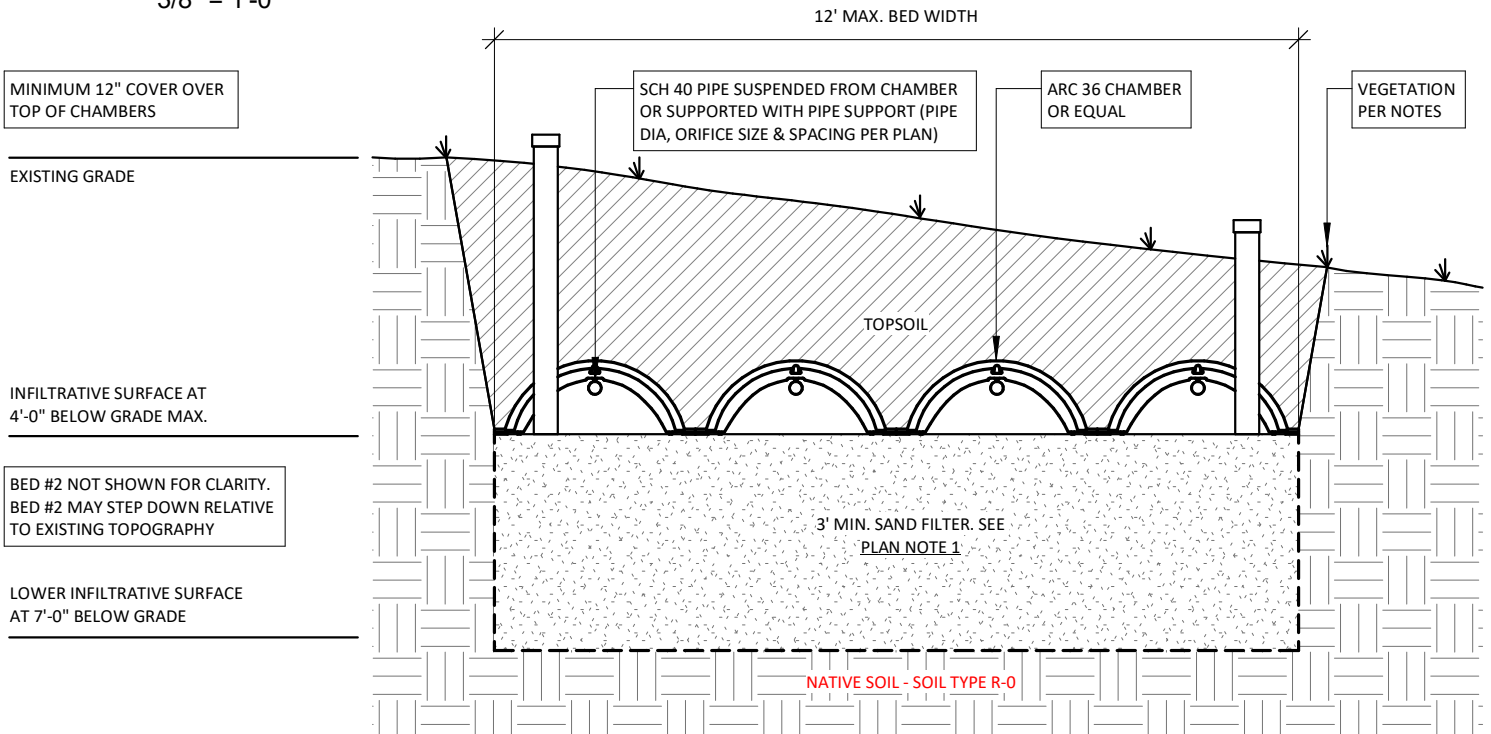
C2 of 4

Scale 901" = 10'-0"

NEW FOR 2025
 LOCATE CONTROL PANEL AND ALARM PER
 PLAN ON POST WITHIN LINE OF SIGHT OF
 PUMP CHAMBER. MIN 3' ABOVE FINAL GRADE.



① Pump Chamber
 3/8" = 1'-0"



PLAN NOTE 1: SAND FILTER MEDIA MUST MEET "SECONDARY" SAND MEDIA REQUIREMENTS OUTLINED IN THE TELLER COUNTY BOARD OF HEALTH ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS. A GRADATION OF THE SAND MEDIA MUST BE PROVIDED. THE GRADATION MUST BE DATED NO MORE THAN ONE MONTH PRIOR TO THE INSTALLATION DATE.

② STA Section - 4-Row Bed, Sand Filter
 3/8" = 1'-0"

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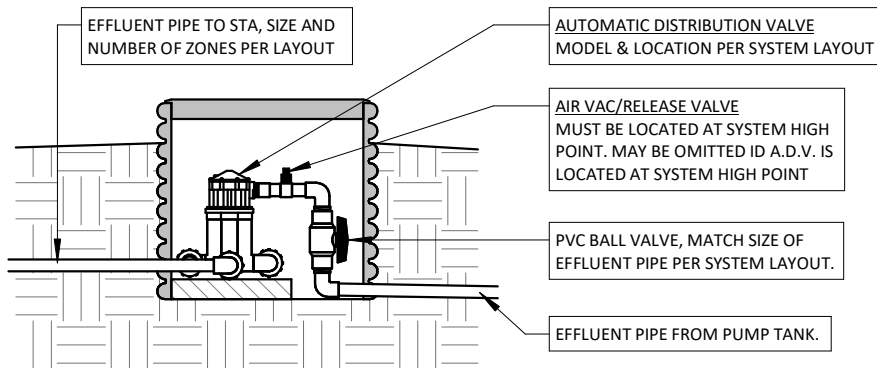
OWTS Design

Sections

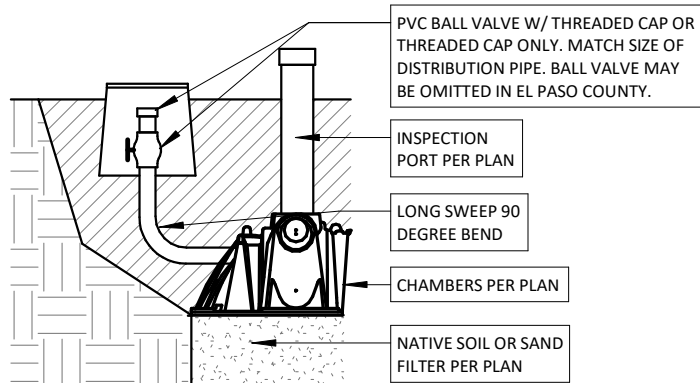
Project number	24-248
Date	2/3/2025
Drawn by	J.DUMKE
Checked by	D.MIZICKO

C3 of 4

Scale 3/8" = 1'-0"



① A.D.V. Layout
1/2" = 1'-0"



② Flushing Assembly
1/2" = 1'-0"

OPERATION AND SYSTEM MAINTENANCE:

HOMEOWNERS ARE RESPONSIBLE FOR EDUCATING THEMSELVES ABOUT THE COMPONENTS AND OPERATION OF THEIR ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) TO ENSURE THAT THE SYSTEM FUNCTIONS PROPERLY. HOMEOWNERS SHOULD BE ADVISED OF RECOMMENDED MAINTENANCE AND/OR SPECIAL CONSIDERATIONS (EFFLUENT FILTER, DIVERTER VALVES, PUMP CONTROL, INSPECTION PORTS, ETC) FOR THEIR SEPTIC SYSTEM. REFER TO THE TELLER COUNTY BOARD OF HEALTH OR YOUR LOCAL HEALTH DEPARTMENT AUTHORITY FOR MORE INFORMATION REGARDING SEPTIC SYSTEM CARE.

IT IS THE HOMEOWNERS RESPONSIBILITY TO PRACTICE WATER CONSERVATION AS MUCH AS PRACTICAL. REPAIR LEAKING FAUCETS AND TOILETS IMMEDIATELY. LEAKING PLUMBING FIXTURES CAN SATURATE AND ULTIMATELY FAIL A ONSITE WASTEWATER TREATMENT SYSTEM IN A VERY SHORT PERIOD OF TIME. GROUND DWELLING RODENTS CAN CAUSE EXTENSIVE DAMAGE TO AN OWTS. HOMEOWNERS ARE RESPONSIBLE FOR RODENT CONTROL IN AND AROUND THE OWTS.

NOTES & LIMITATIONS:

ALL OWTS ELEMENTS MUST MAINTAIN A MINIMUM 10' FROM PROPERTY LINE.

ALL STA ELEMENTS MUST MAINTAIN A MINIMUM 100' SETBACK FROM THE WELL ONSITE (IF APPLICABLE) IN ADDITION TO ANY NEIGHBORING WELLS

THE DESIGN OF THIS SYSTEM HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OUTLINED BY THE TELLER COUNTY BOARD OF HEALTH. ALL REGULATIONS APPLY TO THIS DESIGN INCLUDING BUT NOT LIMITED TO: PROPERTY LINE SETBACKS, PIPE CLEANOUTS, WELL SETBACKS, ETC. THIS DESIGN MUST BE COORDINATED WITH FINAL AS-CONSTRUCTED CONDITIONS ONSITE (FINAL ELEVATIONS, STRUCTURE LAYOUT, SITE GRADING, DRAINAGE, ETC.) PRIOR TO CONSTRUCTION. IF DURING CONSTRUCTION, UNFORESEEN CIRCUMSTANCES REQUIRE MODIFICATIONS TO THE DESIGN, JDM CONSULTING LLC. MUST BE NOTIFIED IMMEDIATELY TO RE-EVALUATE THE DESIGN. JDM CONSULTING LLC. SHALL NOT BE HELD LIABLE FOR DESIGN CHANGES AND/OR ADDITIONS TO THE DESIGN DUE TO UNFORESEEN CIRCUMSTANCES. THIS DESIGN IS INTENDED FOR RESIDENTIAL WASTEWATER FLOWS ONLY, AND SHALL NOT BE USED FOR ANY COMMERCIAL PURPOSES. ANY COMMERCIAL USE OF THIS SYSTEM WILL RENDER THE DESIGN NULL AND VOID.

THIS DESIGN IS BASED OFF INFORMATION AVAILABLE AT THE TIME OF DESIGN AND CRITERIA DETERMINED BY THE PROFILE EVALUATION. SOIL CONDITIONS CAN VARY ACROSS AN STA, JDM CONSULTING, LLC. IS NOT RESPONSIBLE FOR VARYING SOIL CONDITIONS ONSITE. PERFORMANCE OF A SYSTEM IS HIGHLY VARIABLE DEPENDING ON HOMEOWNER WATER USE, DRAINAGE, HEAVY RAINFALL OR SNOWFALL, DEEP FREEZE, ETC. DUE TO THE AFOREMENTIONED VARIABLES, NO WARRANTY AGAINST FAILURE IS GIVEN OR IMPLIED BY JDM CONSULTING, LLC. PUMP SIZE (IF APPLICABLE) MAY CHANGE BASED ON ACTUAL AS BUILT CONDITIONS, WHICH ARE OUT OF OUR CONTROL. PUMP SIZE WILL BE CONFIRMED AT THE AS-BUILT INSPECTION.

(HOMEOWNER) RE-ESTABLISH VEGETATION OVER SOIL TREATMENT AREA AS SOON AS POSSIBLE AFTER INSTALLATION. HOWEVER, NO IRRIGATION IS ALLOWED ON SOIL TREATMENT AREA. NATIVE GRASSES AND PLANTS WITH SHALLOW ROOT SYSTEMS ARE RECOMMENDED. CONTACT SOIL CONSERVATION SERVICE OR COUNTY EXTENSION AGENT FOR INFORMATION REGARDING NATIVE VEGETATION.

NO VEHICULAR TRAFFIC OR LIVESTOCK SHOULD BE PERMITTED ON THE SOIL TREATMENT AREA. WITH LAWN CARE EQUIPMENT, SUCH AS A RIDING LAWN MOWER OR TRACTOR, IT IS IMPORTANT NOT TO TRAVEL ON THE SOIL TREATMENT AREA WHEN THE SOIL IS SATURATED. WINTER TRAFFIC ON THE SOIL TREATMENT AREA SHOULD ALSO BE AVOIDED TO MINIMIZE FROST PENETRATION IN COLDER CLIMATE AREAS AND TO MINIMIZE COMPACTION IN OTHER AREAS.

ALL ONSITE DRAINAGE (INCLUDING GUTTERS, DOWNSPOUTS, ETC.) MUST BE DIVERTED TO AVOID THE SOIL TREATMENT AREA.

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9 Co Rd 78, 80863

OWTS Design

Details & Notes

Project number 24-248

Date 2/3/2025

Drawn by J.DUMKE

Checked by D.MIZICKO

C4 of 4

Scale As indicated

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Job #: 24-248

Project Address:

9 Co Rd 78 (Office), 80863



Tank Size & Design Flow

1500 Gallon Tank (See Below for Description)

558 Wastewater Design Flow in GPD (See Below for Description)

Water Usage Disclaimer (Design void if not signed):

I _____ (property owner/representative) certify that the proposed occupancy is accurate to the best of my knowledge. I understand that water usage may change over time and can have an effect on the functionality of the septic system designed by JDM Consulting, LLC. JDM Consulting, LLC is not responsible for issues caused within the soil treatment area due to fluctuating water usage.

Signed: _____ Date: _____

Profile Evaluation

Reference Documents: Profile Evaluation by JDM Consulting, LLC . Dated: December 19, 2024, Job# 24-248

Receiving Soil Type: Type R-0

LTAR of Soil: 0.80 Gal/day/sq.ft.

Soil Treatment Area

Design Flow / LTAR = SF Required

698 Sq.ft. (Unadjusted)

698 Sq.Ft. (Adjusted)

Adjustment Factors (Table 12, 13)*

1.0	Application -	Bed - Pressure Dosed
1.0	Distribution Media -	Chambers
1.0	Diverter Valve Used -	No
*No Adjustments Allowed for Type R Soils		

of Chambers - Arc 36 (15 sq.ft. per Chamber)

47 Minimum

of Chambers - Quick 4 (12 sq.ft. per Chamber)

59 Minimum

Proposed Building use and Occupancy

JDM Consulting, LLC was hired to design a new S.T.A. to service an office building for a short term rentals property. A flow rate of 558 GPD will be used for design purposes. This number is based on 80 total employee hours per week (30 GPD) in addition to 6 washing machines that will be used to clean laundry from the onsite rental units. The maximum number of washing cycles per day is currently 8 (156 GPD). The property owner has stated they expect future business growth which will result in additional loading. In order to plan for future design flow increases, a factor of safety of 3 has been applied to the design flow rate ($186 \text{ GPD} \times 3 \text{ (FS)} = 558 \text{ GPD}$). The system will be serviced with a 1500 gallon septic tank to achieve a minimum of 48 hours of retention time. The design parameters for organic loading were determined using data provided in the Teller County Environmental Health On-Site Wastewater Treatment System Regulations, Table 6-2. JDM Consulting, LLC recommends wastewater sampling a minimum of once a year for the first two years of system operation to determine if high strength wastewater is present. If high strength wastewater is present, the OWTS will require modification in order to adequately treat the wastewater prior to the soil treatment area.

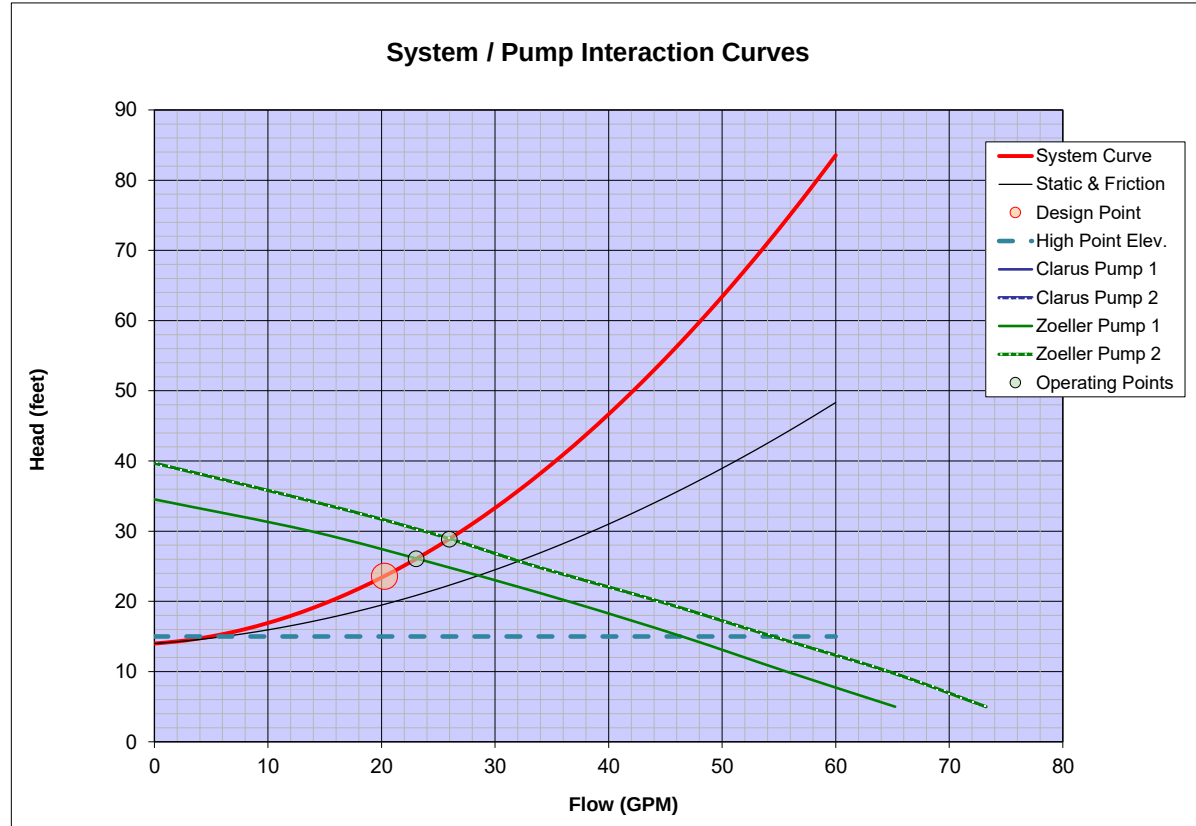
System Head Curve and Pump Selection Tool

Static Head Information		
Static Head - elevation difference from low water to outfall	14.0 feet	Elev. difference from low water to system high point
System high point above outfall?	Yes	15.0 feet

Friction Head Information			
Pipe			
How many different pipes in the system (not counting laterals)?	1		
Pipe 1 Length	75 feet		
Pipe 1 Size	2 inches		
Pipe 1 Class	SCH 40		
Pipe 2 Length			
Pipe 2 Size			
Pipe 2 Class			
Pipe 3 Length			
Pipe 3 Size			
Pipe 3 Class			
Pressurized Laterals?			
How many are dosed at once?	2		
Length of one lateral	30 feet		
Size of lateral	2 inches		
Class of lateral	SCH 40		
Flow Deviation Along Lateral 0.4% ✓			
Fittings & Discharge Assemblies			
Type	Size	Quantity	Flow
90 Elbow	2 inches	9	100 %
Tee (branch flow)	2 inches	1	100 %
Special Friction Considerations			
Weep Hole	Yes	3/8 "	
Add-In Friction	15 % of Pipe Loss		
Automatic Multizone Valve?	Yes	100 % Total Flow	
Pressure Filter?	No		

Operating Head Information	
System Type	Low Pressure Pipe
Required Pressure	4. feet
Number of Orifices	24
Size of Orifices	3/16"
Spider Valve Orifice Sizes (Data originates from Spider Valve Sizing Tab)	

Factors and Coefficients	
Hazen-Williams C Factor	130
Discharge Coefficient (Cd)	0.61
Lateral Design Mode	On



NOTE: THE DISPLAYED PUMP CURVES HAVE BEEN ADJUSTED TO ACCOUNT FOR THE EFFECT OF THE WEEP HOLE

Pump Selection	60 Hz	Frequency
Clarus Environmental Pumps		
Clarus Pump 1		
Flow Control Orifice?		
Clarus Pump 2		
Flow Control Orifice?		
Zoeller Pump Company Pumps		
Zoeller Pump 1	152, 0.4hp, 60Hz	23.1 GPM @ 26.1'
Zoeller Pump 2	153, 0.5hp, 60Hz	26.0 GPM @ 28.9'

Design Point	20.3 GPM
	@ 23.6' TDH
Curve Zoom Range	60 GPM

Project Data		Notes:
Project Name:		
Project Address		
Contact Info:		

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Property Address:	9 Co Rd 78 (Office)	Date:	December 19, 2024
	Woodland Park, CO 80863	Job #:	24-248
Endorsement:	Daniel J. Mizicko, P.E.		



Purpose of Investigation: To determine the subsurface suitability for an Onsite Wastewater Treatment System (OWTS) as well as outline design criteria for a future Soil Treatment Area (STA) through both visual and tactile evaluations of the onsite subsurface soil. The onsite evaluation and associated soil testing were conducted in compliance with the Teller County Board of Health OWTS Regulations.

Profile Pit Summary	
Profile Pit #1	
Lat:	39° 7'36.88"N
Long:	105° 9'19.49"W
0 - 0'-3"	Topsoil
0'-3" - 8'-0"	Soil Type R-0
-	-
-	-
-	-
Profile Pit #2	
Lat:	39° 7'37.60"N
Long:	105° 9'19.45"W
0 - 0'-3"	Topsoil
0'-3" - 8'-0"	Soil Type R-0
-	-
-	-
-	-
Existing Well (If applicable)	
Lat:	-
Long:	-

Profile Pit #1		Profile Pit #2	
	Topsoil		Topsoil
1'-0"	Soil Type R-0	1'-0"	Soil Type R-0
2'-0"		2'-0"	
3'-0"		3'-0"	
4'-0"		4'-0"	
5'-0"		5'-0"	
6'-0"		6'-0"	
7'-0"		7'-0"	
8'-0"		8'-0"	
9'-0"		9'-0"	

Recommendations:

An Engineered On-Site Wastewater Treatment System (OWTS) will be required for this site due to: (a) Soil Type R-0 was identified in the treatment zone of Profile Pit #1 & Profile Pit #2. (b) This OWTS will service a commercial facility. A sand filter meeting the requirements in the Teller County Board of Health OWTS Regulations is recommended. Soil Type R-0 (LTAR = 0.80, Treatment Level 1) will be the most restrictive soil in the treatment zone of the soil treatment area.

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Site Map:





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Job Number:	24-248	Test Pit#	Pit #1
Date of Evaluation:	December 16, 2024	Total Depth:	8'-0"
Evaluator:	J.Dumke	STA Slope and Direction:	N 10° E @ ±13%
Excavator:	Contractor	Latitude:	39° 7'36.88"N
Equipment:	Mini Excavator	Longitude:	105° 9'19.49"W

9 Co Rd 78, 80863 (Office)

Depth Below Grade	Sample Depth	USDA Soil texture	USDA Soil Structure - Type	USDA Soil Structure Grade	Soil Type	Redoximorphic Features Present (Y/N)
0 - 0'-3"	Topsoil					
0'-3" - 8'-0"	4'-0"	Sand	Single Grain	Structureless	Soil Type R-0*	No
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

Total Depth =	8'-0"	Comments:
Groundwater Evidence?	No	*Rock Content (>2mm) was determined to be greater than 50%.
Bedrock Encountered?	No	
Is Dawson Arkose (DA) or Cemented Sands (CS) Present?	No	
Is the material fractured and/or Jointed	No	
If Yes, what is the cementation class?	-	
Is the Dawson Arkose or Cemented Sand a limiting layer?	-	
Type "R" Soils (High Rock Content) Encountered?	Yes	

Page 3 of 4



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Job Number:	24-248	Test Pit#	Pit #2
Date of Evaluation:	December 16, 2024	Total Depth:	8'-0"
Evaluator:	J.Dumke	STA Slope and Direction:	N 10° E @ ±13%
Excavator:	Contractor	Latitude:	39° 7'37.60"N
Equipment:	Mini Excavator	Longitude:	105° 9'19.45"W

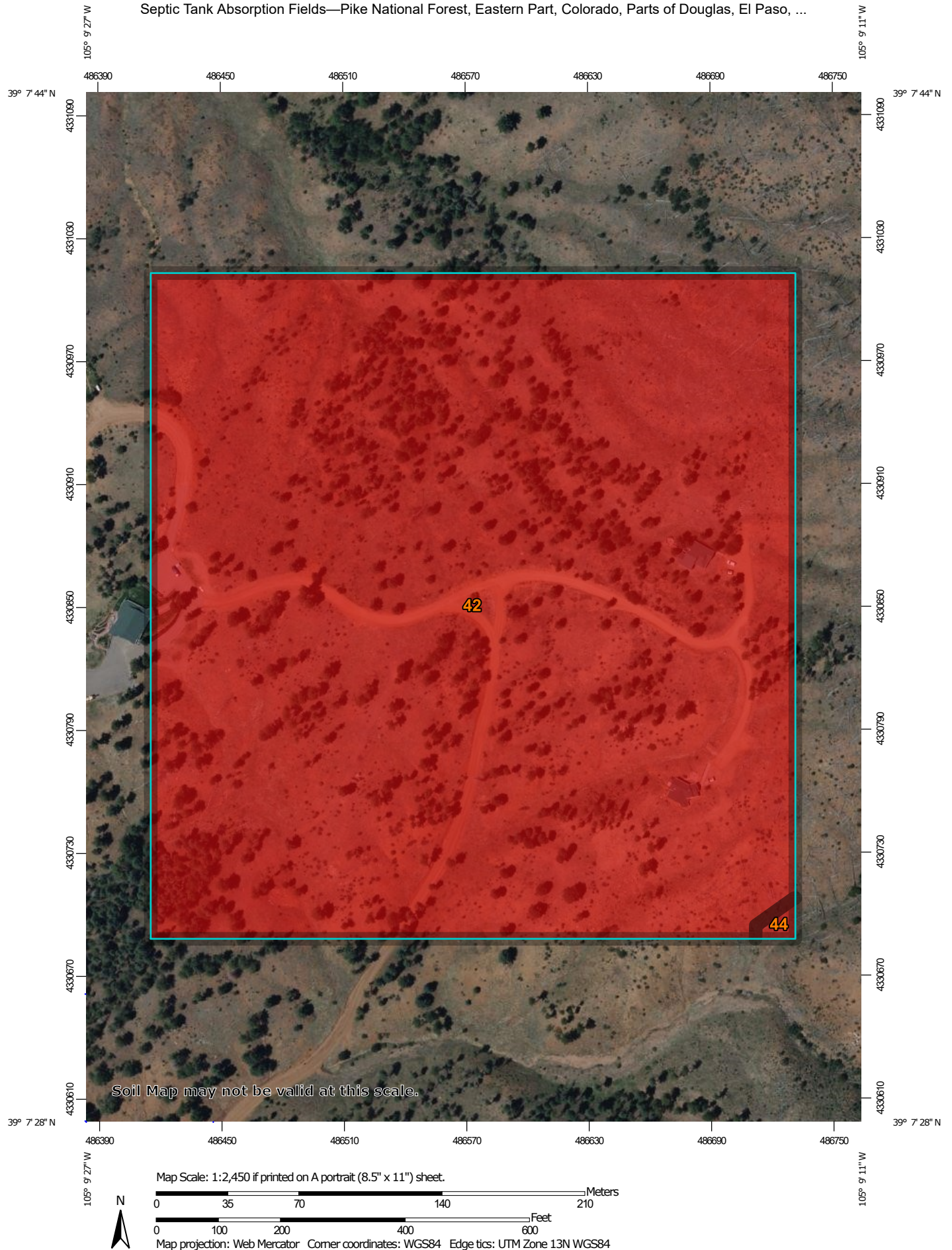
9 Co Rd 78, 80863 (Office)

Depth Below Grade	Sample Depth	USDA Soil texture	USDA Soil Structure - Type	USDA Soil Structure Grade	Soil Type	Redoximorphic Features Present (Y/N)
0 - 0'-3"	Topsoil					
0'-3" - 8'-0"	-	Sand	Single Grain	Structureless	Soil Type R-0*	No
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

Total Depth =	8'-0"	Comments:
Groundwater Evidence?	No	*Rock Content (>2mm) was determined to be greater than 50%.
Bedrock Encountered?	No	
Is Dawson Arkose (DA) or Cemented Sands (CS) Present?	No	
Is the material fractured and/or Jointed	No	
If Yes, what is the cementation class?	-	
Is the Dawson Arkose or Cemented Sand a limiting layer?	-	
Type "R" Soils (High Rock Content) Encountered?	Yes	

Page 4 of 4

Septic Tank Absorption Fields—Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, ...



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
Survey Area Data: Version 11, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
42	Sphinx gravelly coarse sandy loam, 15 to 40 percent slopes	Very limited	Sphinx (65%)	Depth to bedrock (1.00)	25.4	99.7%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Condie (10%)	Slow water movement (1.00)		
				Slope (1.00)		
			Sphinx, dark surface (10%)	Depth to bedrock (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Garber (5%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Depth to bedrock (0.99)		
			Tecolote (5%)	Slope (1.00)		
				Large stones (1.00)		
				Depth to bedrock (0.91)		
				Slow water movement (0.46)		
44	Sphinx gravelly coarse sandy loam, warm, 15 to 40 percent slopes	Very limited	Sphinx, warm (65%)	Depth to bedrock (1.00)	0.1	0.3%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Condie (10%)	Slow water movement (1.00)		
				Slope (1.00)		
			Sphinx, mollic (10%)	Depth to bedrock (1.00)		
				Slope (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Seepage, bottom layer (1.00)		
			Garber (5%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Depth to bedrock (0.99)		
			Rock outcrop (5%)	Depth to bedrock (1.00)		
				Slope (1.00)		
			Tecolote (5%)	Slope (1.00)		
				Large stones (1.00)		
				Depth to bedrock (0.91)		
				Slow water movement (0.46)		
Totals for Area of Interest					25.5	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	25.5	100.0%
Totals for Area of Interest	25.5	100.0%

Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
42—Sphinx gravelly coarse sandy loam, 15 to 40 percent slopes														
Sphinx	65	D	0-1	Slightly decomposed plant material	PT	A-8	0- 0- 0	0- 3- 5	100-100 -100	100-100 -100	—	—	—	—
			1-5	Gravelly coarse sandy loam	GM, SM	A-1-b, A-2	0- 0- 0	0- 3- 5	60-73- 85	50-63- 75	30-43- 55	15-25- 35	18-24 -31	NP
			5-13	Very gravelly loamy coarse sand, extremely gravelly loamy sand	GP-GM, GM	A-1-a	0- 0- 0	0- 5- 10	25-38- 50	25-38- 50	15-23- 30	10-13- 15	18-22 -26	NP
			13-61	Weathered bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties--Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
44—Sphinx gravelly coarse sandy loam, warm, 15 to 40 percent slopes														
Sphinx, warm	65	D	0-1	Slightly decomposed plant material	PT	A-8	0- 0- 0	0- 3- 5	100-100 -100	100-100 -100	—	—	—	—
			1-5	Gravelly coarse sandy loam	GM, SM	A-1-b, A-2	0- 0- 0	0- 3- 5	60-73- 85	50-63- 75	30-43- 55	15-25- 35	18-24 -31	NP
			5-13	Very gravelly loamy coarse sand, extremely gravelly loamy sand	GP-GM, GM	A-1-a	0- 0- 0	0- 5- 10	25-38- 50	25-38- 50	15-23- 30	10-13- 15	18-22 -26	NP
			13-61	Weathered bedrock	—	—	—	—	—	—	—	—	—	—

Data Source Information

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties

Survey Area Data: Version 11, Aug 29, 2024



Amendment 1- Pikes Peak Ranch Special Use Permit Application 2/16/26

3. Water Supply Plan (Updated)

Section 4.9.B.2 of the Teller County Land Use Regulations states that for a non-subdivision development, evidence of the proper legal water source for the proposed development exists. Below we show our evidence for our legal water source and plan for the water source for future developments.

Our property has two permitted wells that currently supply the ranch with all of its potable water. The water is filtered through a sediment filter and treated by a UV light to eliminate all possible contaminants. If we are deemed to be considered a public water source, then we will register with the State of Colorado and follow all of their requirements as needed.

The wells are known as Bieske Well No. 1 (permit no. 66765-F) and Bieske Well No. 3 (permit no. 66766-F). The well permits are attached to this application. There is an additional surface water diversion for irrigation uses that is included on our HASP Augmentation Certificate, which is attached to this application.

Per our HASP Augmentation Certificate, we are allowed .636 acre-feet per year of replacement water, however based on current usage that has been reduced to .268 acre-feet per year. We retain the remaining 0.37 acre-feet for use on our property. For any new water use or Participating Diversion on the property, we will file an amendment with HASP to increase or otherwise change the water uses on the property.

The Division of Water Resources has indicated that we have diverted .996 acre-feet over the last year. HASP estimates that only 10% of that water is consumed and needs to be replaced. Therefore, we have used .0996 acre-feet of our allotted .268 acre-feet of replacement water from HASP. Our current well permits allow for a combined withdrawal of .5 acre-feet per year, so we are in the process of applying for new well permits to increase this allowance in order to be consistent with the HASP certificates.

If an additional non-exempt commercial well is required in the future to supply new development, we will follow the application requirements of the Division of Water Resources.

In Summary:

- In accordance with section 4.9.B.2 of TCLUR we have shown evidence of a legal water source for the proposed development.
- 2 permitted wells and one surface water diversion on property
- We retain 0.37 acre-feet of replacement water from HASP to use for new and additional uses
- We will file an amendment with HASP for all new uses of the Participating Diversions as required

APPENDIX B

Trip Generation Technical Memorandum

Pikes Peak Ranch Expansion

Special Use Permit

Trip Generation Technical Memorandum

Prepared for:
Jack Hoesly
Pikes Peak Ranch
9 Co Road 78
Woodland Park, CO 80863

MARCH 3, 2026

LSC Transportation Consultants, Inc.
Prepared by: Jeffrey C. Hodsdon, P.E.

LSC #S264020





LSC TRANSPORTATION CONSULTANTS, INC.
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(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

March 3, 2026

Jack Hoesly
Pikes Peak Ranch
9 Co Road 78
Woodland Park, CO 80863

RE: Pikes Peak Ranch Expansion
Teller County, CO
Special Use Permit
Trip Generation Technical Memorandum
LSC #S264020

Dear Mr. Hoesly,

LSC Transportation Consultants, Inc. has prepared this Trip Generation Technical Memorandum for the proposed Pikes Peak Ranch expansion in Teller County, Colorado (Teller County parcel IDs R0057623, R0057629, R0057630, R0057631). The 146.53-acre property is located at 9 County Road 78.

Pikes Peak Ranch is a destination-style lodging and wedding/retreat venue. Five guest cabins currently exist on the Ranch, along with an assembly building. An expansion is proposed with development of up to 12 additional cabins and an administrative building over the next 20 years.

REPORT CONTENTS

The preparation of this report included the following:

- Descriptions of the existing and proposed additional site land uses, including event venue operational details and the property access;
- Estimates of existing and post-expansion daily-trip generation;
- Estimated directional distribution of site-generated vehicle trips to the north and south on County Road 78; and
- Statement of finding with respect to the following Teller County “no TIS required” criteria - Identify if the proposed site development [expansion] would increase the number of trips generated by more than 99 average vehicle trips per day on any given day based on the most recent edition of Trip Generation: An ITE Informational Report by the Institute of Transportation Engineers.

LAND USE AND ACCESS

Existing and Proposed Expansion Land Uses

Existing land uses on the site include short-term rentals in 6 cabins and, as well as facilities for hosting events such as weddings and retreats. An expansion with 12 additional cabins, an administration building, and a personal residence is planned.

The 12 new cabins would also be offered as short-term rentals when not utilized for wedding/event lodging. The administrative building would include office space for staff, storage, laundry and a small workshop. The personal residence will be for owners/operators to live in and manage property onsite. Additional parking spaces are included in the expansion plans.

The proposed expansion over the next 20 years:

- Will bring the total number of cabins on the property to 18.
- Lodging will remain a retreat-style model – private cabins, low daily turnover, and no day-use visitors.
- The increase in cabins will primarily allow more event guests and family groups to stay onsite rather than commute.

Wedding and Event Venue

A 2,700 square-foot, assembly building currently exists on the property for hosting weddings, retreats and other events. The maximum event capacity is 145 persons/guests.

Approximately 15 percent of events operate at 90-100 percent of capacity. The average number of event attendees was 55 and 60 in 2024 and 2025, respectively. The anticipated average for 2026 is 54.

For larger events where there are more than 40 guests and/or vehicles would exceed the parking capacity of 39 spaces, the clients are required to hire shuttles to transport their guests to/from the event who are staying off-site. The offsite lodging location is often located in Woodland Park, but infrequently in Colorado Springs. The proposed expansion would include 29 additional parking spaces for a total of 68 spaces.

During events, about 40 guests can stay overnight onsite. That number will increase to about 70–80 with the 12 new cabins.

Guests staying off-site are shuttled via vans, minibuses or larger buses depending on capacity needed, and the average number of shuttle trips per event is 2-4 total trips.

Events typically have only one staff member on site for event days. Weddings/events are often supported by third-party vendors such as caterers, photographers, and a DJ.

Additionally, 15 tours of the property are scheduled each month for prospective couples. These tours are held on non-event weekends only and involve the owner meeting prospective couples, each driving separately.

Event Operational Details

Arrivals and Departures

Fridays

Guests must book a minimum of 2 nights of lodging for weddings. Overnight guests typically arrive on Friday afternoon, stay on site on Saturday, and depart on Sunday morning. Although many guests stay on site for the duration of the 2-day wedding weekend, some guests may briefly leave the property to run an errand or otherwise drive offsite. LSC has assumed that up to 20 immediate family members, 60 overnight guests, the rental equipment set-up/take-down company, and the property owners would have access to the property from Friday to Sunday.

Saturdays

Currently, most guests who are not staying overnight on the Pikes Peak Ranch property are shuttled to and from the venue from an off-site pick-up/drop-off location. Shuttle vehicles remain on site throughout the duration of the event. Non-overnight guests would only access the property on Saturday. Staff and vendors (including the caterer, florist, photographer, and DJ) drive to the property on Saturday afternoon and remain on site throughout most, if not all, of the event.

LSC estimates that the peak arrival time for a 4:00 p.m. wedding on Saturday would be 2 hours prior (2:00 p.m.). At this time, approximately 29 parking spaces would already be occupied by overnight guests and the property owner. An additional 8-10 vehicles (vendors and shuttle vans) would arrive within a couple hours prior to the start of a wedding.

Sundays

Overnight guests would check out from the property on Sunday morning.

Parking Capacity and Shuttle Operations

Existing Conditions

As the use of shuttles is required not only for all events exceeding 40 guests, but also if the Ranch parking demand would exceed capacity (39 parking spaces). The planned expansion would increase both the guest capacity and the number of parking spaces.

Future Buildout Conditions

Expansion plans include the addition of 29 new parking spaces with the future cabins, which would increase the number of parking spaces on site from the existing 39 spaces to 68 spaces.

Short-Term Cabin Rentals

The ranch offers short-term cabin rentals when not in use for weddings and other events. The cabins are reserved for overnight wedding guests only on wedding/event weekends but are available to the public for booking on non-wedding-event weekends.

Existing and proposed additional cabins offered for short-term rental (when not used in conjunction with scheduled events/weddings) - a separate component of the Ranch's business – are represented, for purposes of this report, by ITE Land Use Number 320 – Motel. While these short-term rentals differ from ITE Land Use “320 – Motel”, as described in the ITE *Trip Generation, 12th Edition*, this ITE Land Use has been selected as the closest available with trip generation data.

Proposed Site Access

The property has two vehicular-access points to County Road 78. Guests are directed to use the primary (north) access point, while the secondary (south) access point is used occasionally by staff and vendors.

EXISTING ROADWAY CONDITIONS

The adjacent road serving the site is identified below, followed by a brief description:

State Highway 67 (SH 67) is a north/south state highway extending through Teller County. The segment of SH 67 in the vicinity of the site begins in Woodland Park at US Highway 24 and extends north through the city. It continues north through the unincorporated community of Deckers and onward through Douglas County. Adjacent to Painted Rocks Road, SH 67 is classified as “R-A (Regional Highway).” The posted speed limit through the intersection with County Road 78 is 60 miles per hour (mph). There are currently no auxiliary turn lanes on SH 67 at its northern or southern intersection with County Road 78.

County Road 78 and Westcreek Road are two-lane, gravel roadways. Teller County Road 78 extends west from SH 67 (at the Painted Rocks Road intersection) for approximately 2.2 miles before continuing as Westcreek Road. Painted Rocks Road is classified as a Collector Road by Teller County. The current posted speed limit is 20 mph. The north section of Westcreek Road is within Douglas County, and the posted speed limit is 30 mph.

TRIP GENERATION

Based on the information in the “Land Use” section above, LSC has estimated existing and post-expansion vehicle-trip generation for the two “land uses” on the property – the wedding/event venue and short-term rental of the cabins.

Wedding/Event Venue

Typically, estimates of vehicle trips projected to be generated by land-use development projects are made using the nationally published average trip-generation rates for land-use codes in *Trip Generation, 12th Edition, 2025*, by the Institute of Transportation Engineers (ITE). However, due to the unique land use of the proposed wedding venue, LSC has estimated trip generation for the existing event venue (and proposed expansion) based on event-venue operational details, including the number of event/wedding guests, provided by the applicant using person-trip analysis methodology and other operational details relevant to vehicle-trip generation. Tables 1 and 2 (attached) present the detailed estimates for current and post-future-development conditions, respectively.

Although the number of wedding attendees/guests varies by event, LSC has analyzed a maximum event of 145 guests. The average wedding event attendance is approximately 70 people, which has less of an impact than a worst-case 145-person event analyzed in this study.

Vehicle Types

Overnight guests, including members of the wedding party, immediate family members, and guests staying overnight on-site are permitted to use their own personal vehicles for travel to/from the Ranch. However, other guest travel to/from the Ranch by personal vehicle is limited by anticipated availability of on-site parking. Clients are required to include shuttle service for events exceeding 40 guests. This threshold number is assumed to increase in the future with increased on-site lodging and parking capacity.

The following vehicle occupancies were assumed:

- Immediate family members – 2.0 persons per vehicle
- Wedding party – 2.0 persons per vehicle
- Shuttles for guests – up to 40 persons per vehicle
- Employees and all other vendors – see Table 1 and Table 2

The tables indicate day of the week and approximate times for arrivals and departures for guests, staff and vendors. All vendors and employees were assumed to travel using personal/company vehicles. Based on a maximum guest count of 145, the remaining 105 guests are required to arrive/depart on Saturday by personal vehicle (limited by either guest count and/or remaining on-site parking capacity/availability) or via shuttle. Shuttles would have a capacity of up to 40

passengers per trip, so up to 2-3 round trips to/from the off-site pick-up/drop-off location would be required to accommodate the remaining guests.

In the future, approximately 80 overnight guests (20 immediate family members and 60 additional overnight guests) and 31 guests not staying overnight would also travel using personal vehicles.

Table 1 (attached) presents a detailed trip-generation estimate for the venue, based on existing conditions, maximum number of guests. Table 2 (also attached) presents the trip generation estimate following the Ranch expansion.

Existing Conditions

Estimated existing site vehicle-trip generation for the Pikes Peak Ranch site is as follows:

- Friday – 25 entering and 6 exiting trips (31 total daily trips)
- Saturday – 15 entering and 15 exiting trips (30 total daily trips)
- Sunday – 5 entering and 24 exiting trips (29 total daily trips)

Future, Post-Expansion/Development Buildout

Estimated future site vehicle-trip generation following completion of the Pikes Peak Ranch site expansion is as follows:

- Friday – 49 entering and 8 exiting trips (57 total daily trips)
- Saturday – 35 entering and 35 exiting trips (70 total daily trips)
- Sunday – 6 entering and 47 exiting trips (53 total daily trips)

Based on the detailed trip estimate for the worst-case (maximum number of guests) scenario, the proposed Pikes Peak Ranch site expansion is **not** projected to generate over 99 vehicle-trips on the busiest event day.

Change in Event Trip Generation

The change in site vehicle-trip generation for the Pikes Peak Ranch site expansion compared to existing trip-generation estimates is as follows:

- Friday – 26 additional vehicle trips
- Saturday – 40 additional vehicle trips
- Sunday – 24 additional vehicle trips

Short-Term Rental of Cabins – Post Expansion/Buildout

Estimates of trip generation of the existing and proposed additional cabin rentals (when not used in conjunction with scheduled events/weddings) have been based on ITE trip-generation rates for ITE Land Use “320 – Motel”. While these short-term rentals are different from ITE Land Use

“320 – Motel”, as described in the ITE *Trip Generation, 12th Edition*, these rates have been used as a reasonable proxy.

Estimated daily site vehicle-trip generation for the proposed 18-cabin rentals on **non-wedding event days, based on ITE rates**, is as follows:

- Weekday – 51 vehicle trips per day. The average ITE trip generation for ITE land use 320 is 60 trips per day for 18 motel rooms. The LSC 51-trip per day estimate reduces the entering trip ends to one-third of the ITE value to account for the multi-night requirement. To account for 25% larger cabins with multiple vehicles traveling to/from, the trip generation estimate was increased by 27 percent.
- Tours, as described above could add about 10-15 additional trips per day depending on scheduling.

As seen above, projected non-event, daily-trip generation is estimated to be lower than daily wedding-weekend event-trip generation. Thus, the governing scenario for trip-generation analysis is maximum wedding-event days rather than non-wedding days.

TRIP DISTRIBUTION

The directional-distribution estimate of site-generated vehicle trips to the north and south on CR 78 has been included in response to Douglas County staff review comments. LSC estimates a trip distribution of 90 percent to/from the north and 10 percent to/from the south on CR 78.

Finding Relative to Daily Trip Generation Threshold Requiring a Traffic Study

Based on the above analysis and trip generation estimates, the estimated maximum event trip generation and the separate trip-generation estimate assuming full occupancy of cabins as short-term rentals (outside of events/weddings), the estimated post-expansion trip-generation increase would not increase the number of daily vehicle trips generated by more than 99 trips per day on any given day (4.5.A.1.a of Teller County Land Use Regulations). Therefore, a Traffic Study (4.5.A.1.b of Teller County Land Use Regulations) would not be necessary and this memorandum will suffice for the SUP application.

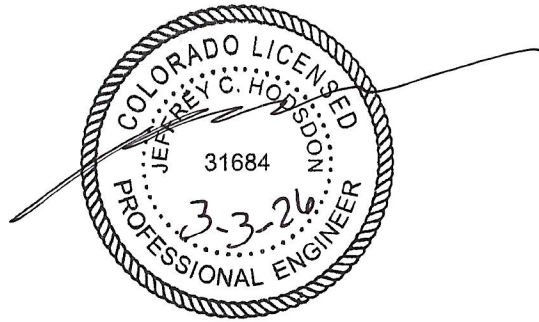
* * * * *

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Please contact me if you have any questions regarding this report.

Respectfully submitted,

LSC TRANSPORTATION CONSULTANTS, INC.



By Jeffrey C. Hodsdon, P.E.
Principal

JCH/JAB:jas

Enclosures: Table 1 - Table 2

Table 1: Trip Generation Estimate (Event Days, Existing Conditions, Maximum Guests)

Guests/Staff/Vendors	Vehicle Type	Persons	Occupancy Rate	Vehicles	Vehicle Trips ¹			Friday		Saturday		Sunday	
					Friday	Saturday	Sunday	Arrive Time ²	Depart Time ²	Arrive Time ²	Depart Time ²	Arrive Time ²	Depart Time ²
Wedding Family Members Staying On-Site													
Immediate Family ³	Personal	20	2.00	10	12	4	11	2:00 PM	-	-	-	-	11:00 AM
Wedding Party and Other Guests Staying On-Site													
Wedding Party & other Overnight Guests ³	Personal	20	2.00	10	13	6	12	2:00 PM	-	-	-	-	11:00 AM
Owners (On-Site) and Staff/Vendors (Off-Site)													
Owner/Employees	Personal	2	1.0	2	4	4	4	1:00 PM	-	1:00 PM	11:00 PM	-	3:00 PM
Caterer	Personal	6	3.0	2	-	4	-	-	-	3:00 PM	10:00 PM	-	-
Florist	Personal	2	2.0	1	-	2	-	-	-	2:00 PM	4:00 PM	-	-
Photographer	Personal	1	1.0	1	-	2	-	-	-	2:00 PM	10:00 PM	-	-
Rentals ⁴	Personal	2	2.0	1	2	-	2	1:00 PM	3:00 PM	-	-	11:00 AM	1:00 PM
Reception Emcee (DJ)	Personal	1	1.0	1	-	2	-	-	-	2:00 PM	10:00 PM	-	-
	Subtotal	14	-	8	6	14	6						
Guests <u>Not</u> Staying Overnight (Shuttle to/from Off-Site Location) ⁵													
Guests	Personal	10	2.00	5		10				3:15 PM	9:00 PM		
Officiant (Guest)	Personal	1	1.0	1	-	0	-	-	-	3:00 PM	5:00 PM	-	-
Guests	Shuttle Bus	40	40	1	-	2	-	-	-	3:00 PM	8:30 PM	-	-
Guests	Shuttle Bus	40	40	1	-	2	-	-	-	3:15 PM	9:00 PM	-	-
Guests (Remainder)	Shuttle Bus	14	40	0	-	2	-	-	-	3:30 PM	10:00 PM	-	-
	Subtotal	105	-	8	0	6	0						
	Total Guests	145		Total Vehicles	36			31	30	29			

¹ Vehicle trips = entering trips + exiting trips combined

² Assumes Saturday wedding start time is 4:00 PM and guests begin leaving at 8:30 PM

³ Weddings are 2-night minimum stays. Family/wedding party arrive Friday early-afternoon, remain on-site all weekend, and depart on Sunday late-morning.

⁴ All other attendees (staff, non-family, non-wedding party, etc.) and rental company (set-up and take-down) arrive Saturday afternoon and depart Saturday night

⁵ Shuttles pick up guests off-site before wedding, remain on-site during the entire duration of the event, and then return to the off-site location after wedding

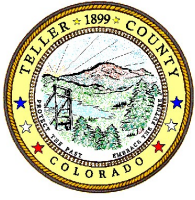
March 1, 2026

Table 2: Trip Generation Estimate (Event Days, Future/Post-Expansion, Maximum Guests)

Guests/Staff/Vendors	Vehicle Type	Persons	Occupancy Rate	Vehicles	Vehicle Trips ¹			Friday		Saturday		Sunday	
					Friday	Saturday	Sunday	Arrive Time ²	Depart Time ²	Arrive Time ²	Depart Time ²	Arrive Time ²	Depart Time ²
Wedding Family Members Staying On-Site													
Immediate Family ³	Personal	20	2.0	10	12	4	11	2:00 PM	-	-	-	-	11:00 AM
Wedding Party and Other Guests Staying On-Site													
Wedding Party & Overnight Guests ³	Personal	60	2.0	30	39	18	36	2:00 PM	-	-	-	-	11:00 AM
Owners (On-Site) and Staff/Vendors (Off-Site)													
Owner/Employees	Personal	2	1.0	2	4	4	4	1:00 PM	-	1:00 PM	11:00 PM	-	3:00 PM
Caterer	Personal	6	3.0	2	-	4	-	-	-	3:00 PM	10:00 PM	-	-
Florist	Personal	2	2.0	1	-	2	-	-	-	2:00 PM	4:00 PM	-	-
Photographer	Personal	1	1.0	1	-	2	-	-	-	2:00 PM	10:00 PM	-	-
Rentals ⁴	Personal	2	2.0	1	2	-	2	1:00 PM	3:00 PM	-	-	11:00 AM	1:00 PM
Reception Emcee (DJ)	Personal	1	1.0	1	-	2	-	-	-	2:00 PM	10:00 PM	-	-
	Subtotals	14	-	8	6	14	6						
Guests <u>Not</u> Staying Overnight (Shuttle to/from Off-Site Location) ⁵													
Guests	Personal	30	2.0	15	-	30	-	-	-	3:00 PM	8:30 PM	-	-
Officiant (Guest)	Personal	1	1.0	1	-	2	-	-	-	3:00 PM	5:00 PM	-	-
Guests	Shuttle Bus	34	40	1	-	2	-	-	-	3:00 PM	8:30 PM	-	-
	Subtotals	65	-	17	0	34	0						
Total Guests		145	Total Vehicles 65		57	70	53						
¹ Vehicle trips = entering trips + exiting trips combined													
² Assumes Saturday wedding start time is 4:00 PM and guests begin leaving at 8:30 PM													
³ Weddings are 2-night minimum stays. Family/wedding party arrive Friday early-afternoon, remain on-site all weekend, and depart on Sunday late-morning.													
⁴ All other attendees (staff, non-family, non-wedding party, etc.) and rental company (set-up and take-down) arrive Saturday afternoon and depart Saturday night													
⁵ Shuttles pick up guests off-site before wedding, remain on-site during the entire duration of the event, and then return to the off-site location after wedding													
March 1, 2026													

APPENDIX C

Referral Comments



REVIEW AGENCY REFERRAL FORM

TELLER COUNTY PLANNING/ZONING DIVISION

800 Research Dr., Suite 100-B, Woodland Park, CO 80863 (Phone) 719-686-5415

RESPOND BY: December 8, 2025

FILE NUMBER	PROJECT NAME	TYPE OF APPLICATION
Z25-0064	Pikes Peak Ranch	Special Use Permit
APPLICANT: John Hoesly and Mariah Kaercher		Phone: 978-618-4481
LOCATION: 1 County Road 78, Woodland Park, CO 80863		
TELLER COUNTY STAFF CONTACT: Lucy Caillouet		Email: caillouetl@tellercounty.gov
APPLICATION SUMMARY: Requesting a SUP to operate a Resort, Event Center, and Wedding Venue		

The Teller County Planning Department has received the above-described development application and your comments are an important part of the evaluation and review process. In order to consider all agency comments and incorporate them into the staff evaluation and assessment, please respond on official agency letterhead. Your response is requested by **December 8, 2025** if we do not receive your response by then, and you have not requested an extension, we will assume you do not object to the application as submitted.

TELLER COUNTY	Plats	Application Documents	Site Plan & Drawings	Supporting Documents
ATTORNEY		✓	✓	
BUILDING DIVISION		✓	✓	
TCPHE		✓	✓	
TCDOT ROAD & BRIDGE		✓	✓	
___ DRIVEWAY ___ ACCESS ✓ ADEQUACY				
HISTORIC PRESERVATION ADVISORY BOARD		✓	✓	
EXTERNAL AGENCIES	Plats	Application Documents	Site Plan & Drawings	Supporting Documents
CORE		✓	✓	
CDOT		✓	✓	
DIVISION OF NATURAL RESOURCES		✓	✓	
GLASER ENERGY GROUP		✓	✓	
MOUNTAIN COMMUNITY FIRE DISTRICT		✓	✓	
US FOREST SERVICE		✓	✓	
CDPHE		✓	✓	
COLORADO PARKS AND WILDLIFE		✓	✓	

From: [Brooks Kaufman](#)
To: [Lucy Caillouet](#)
Subject: [EXTERNAL] RE: Pikes Peak Ranch - Special Use Permit
Date: Monday, December 8, 2025 7:48:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Z25-0064 Pikes Peak Ranch - SUP12-8-25.pdf](#)
[CORE PIKES PEAK RESORT.pdf](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Lucy

CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. Our review focused on maintaining existing facilities, utility easements, electric loading, and service requirements. Based on this review, we provide the following comments and concerns:

1. Existing Facilities and Easements
CORE has existing underground and overhead electric facilities located on the subject property. These facilities and associated utility easements will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies.
2. Potential Conflicts with Proposed Improvements
The proposed building improvements may conflict with existing CORE underground electric facilities. CORE requires that the surveyor identify and show all existing CORE facilities on the Site Utility Plan (SUP) to confirm their location and determine any potential conflicts.
3. Easement Assumptions
Over time, CORE has extended electric facilities that may not fall within recorded easements. However, under CORE's policy, an easement is assumed for the right to serve and only serve the existing parcel.
4. New Improvements
All new improvements will require a separate easement document granted to CORE.

Please let us know if you have any questions or need additional information.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



[Book time to meet with me](#)

From: Lucy Caillouet <Caillouetl@tellercounty.gov>

Sent: Friday, November 14, 2025 1:45 PM

Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>

Subject: Pikes Peak Ranch - Special Use Permit

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Good Afternoon,

Attached is a Special Use Permit for a Resort, Event Center, and Wedding Venue request by JM Ranch LLC for your review and comments.

Please submit your comments back to me at your earliest convenience. The agency form provides a brief description of the applicant's request with the comment due date. Please let me know if you have any questions or concerns.

Thank you and have a wonderful weekend!

Lucy Caillouet

Planner I
Teller County Community Development Department
800 Research Drive, Suite 100B, Woodland Park, CO 80863
719-686-5415



COLORADO
Division of Water Resources
Department of Natural Resources

December 8, 2025

Lucy Caillouet

Teller County Planning Department

Transmission via email: Caillouetl@tellercounty.gov

Re: Pikes Peak Ranch Special Use Permit Amendment

File Number: Z25-0064

Pt. NW $\frac{1}{4}$ Sec. 6, T11S, R70W, 6th P.M.

Water Division 1, Water District 8

Dear Ms. Caillouet:

We have reviewed the above referenced request for amendments to the special use permit for a resort, event center, and wedding venue known as Pikes Peak Ranch. The submitted material does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

Pikes Peak Ranch is situated on four parcels totalling 146.5 acres. The property currently has short term lodging, recreational activities, and event venue operations. There are 6 rental cabins on the property. The applicant seeks to add an administrative office, a personal residence on the property, and 12 additional cabins of 1-2 bedrooms each.

The water supply for the venue is obtained from the Bieske Well No. 1 (permit no. 66766-F) and Bieske Well No. 3 (permit no. 66765-F). The application documents claim that Bieske Well no. 2 (permit no. 66767-F) is used for non-potable landscaping. Our records show that well permit no. 66767-F was plugged and abandoned in 2012 and was not located on the subject property. **The applicant should contact this office to provide clarification on which well is being used for irrigation.**

The application documents claim that the wells are permitted for the use of up to 0.636 acre-feet per year, however the wells are permitted for a combined use of up to 0.5



acre-feet per year. The wells may not exceed their permitted use. The application does not provide an estimate of the water demand for the proposed increased use. The applicant claims that they are currently diverging 0.268 acre-feet per year, however that appears to be the allocated replacement water under the augmentation plan. Records from this office indicate that the wells have diverted 0.996 acre-feet over the last year. With an increase to nearly triple the rental bedrooms, the future amount of water diverted may exceed what can be replaced under the existing augmentation contract.

The applicant indicates that they intend to apply for an additional commercial exempt well. A commercial exempt well permit is limited to being the only source of water for a commercial operation, and therefore would not be available to this business as it is already served by two non-exempt wells. If the project requires additional water beyond the currently permitted 0.5 acre-feet per year, the applicant would need to acquire additional augmentation water and either repermit the existing well(s) or apply for a permit for a new, non-exempt well.

Bieske Well No. 1 and Bieske Well No. 3 are included in the Upper South Platte Water Conservancy District and Center of Colorado Water Conservancy District Augmentation Plan approved by the Division 1 Water Court in case no. 02CW0389. Bieske Well No. 2 was removed from the augmentation plan in 2013. A requirement of the augmentation plan is that prior to the uses of the well being increased or otherwise changed, the applicant must file an amendment of the participating diversions. The specified uses are currently restricted to the following:

- Bieske Residence (2 bedroom dwelling with an office) with 3,000 square-feet of irrigated landscaping
- Elk Ridge Cabin (2 bedroom cabin) with 300 square-feet of irrigated landscaping
- Eagle Crest Cabin (2 bedroom cabin) with 300 square-feet of irrigated landscaping
- Wilderness Cabin (3 bedroom cabin) with no irrigated landscaping or outdoor usage
- Angler Cover Cabin (2 bedroom cabin) with no irrigated landscaping or outdoor usage

Prior to using the wells in the additional proposed structures, the applicant must work with the Headwater Authority of the South Platte (HASP) to file an amendment of the participating diversions, as required by Division 1 Water Court in case no. 02CW0389 and to ensure the augmentation water is sufficient for the proposed uses.

The venue must operate according to the terms and conditions of its well permits and decreed plan for augmentation. Should you or the applicant have any questions regarding this matter, please contact me at kathleen.fuller@state.co.us for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller".

Kate Fuller, P.E.

Water Resources Engineer

Cc: Referral file no. 34496

Well permit file nos. 66765-F, 66766-F, and 66767-F

From: [Fuller - DNR, Kathleen](#)
To: [Lucy Caillouet](#)
Subject: [EXTERNAL] Fwd: Pikes Peak Ranch SUP Application-DWR Comments
Date: Monday, April 6, 2026 3:21:26 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Caillouet,

I just wanted to confirm that Mr. Hoesly has been working with our office to address our comments made regarding the Pikes Peak Ranch SUP application, as shown in the email chain below. If you need further information from me, please let me know.

Thank you,
Kate

----- Forwarded message -----

From: **Jack Hoesly** <jack@pikespeakranch.com>
Date: Sat, Feb 14, 2026 at 7:08 PM
Subject: Re: Pikes Peak Ranch SUP Application-DWR Comments
To: Fuller - DNR, Kathleen <kathleen.fuller@state.co.us>

Hi Kathleen,

I hope you are having a good weekend. Thank you for the additional information and explanation. I will be submitting an amendment for the Special Use Permit application to Teller County with the corrections and they will send that to you to make sure I have addressed your comments.

Thank you,

Jack

On Wed, Feb 4, 2026 at 10:34 AM Fuller - DNR, Kathleen <kathleen.fuller@state.co.us> wrote:

Hi Jack,

Thanks for the additional information about the water supply for Pikes Peak Ranch. I apologize for the delay in getting back to you.

1. Thanks for the clarification about the use of an augmented surface water right for your irrigation uses. Clarence Fullard (Clarence.Fullard@state.co.us) is the water commissioner for this area. If you have any questions about operating the surface water diversion, he'd be a great resource.

2. The well permits were issued in 2008 pursuant to a temporary Water Supply Plan, and the well owner requested a total use of 0.5 acre-feet/year from the three wells, which required 0.1775 acre-feet/year of HASP water to make replacements. It appears that when the augmentation certificates were issued a

year later, additional water had been acquired. I've attached a copy of the well permits for your reference. The 7th Condition of Approval says that "The allowed average amount of ground water to be withdrawn by this well in combination with two other wells designated as 66765-F and 66766-F, shall not exceed 0.5 acre-feet". In order to increase the permitted annual withdrawal to be consistent with the HASP certificates, you would need to apply for new well permits for these wells.

Please note that the 0.268 acre-feet per year allocated by HASP represents the amount of water that is consumed by your water use, not necessarily the amount of water that is withdrawn from the well. For example, a portion of the water used in the cabins would be returned to the stream system when it runs down the drain into the leach field and not consumed. HASP estimates that only 10% of the water used for indoor use is consumed and needs to be replaced. So if someone used 0.3 acre-feet/year inside their home, then they'd need to replace 0.03 acre-feet/year using HASP water. (This is a bit of a simplification, since there are some additional losses to account for, but I just wanted to point out that the amount withdrawn will be more than the amount on the HASP certificate).

3. If an additional non-exempt commercial well is needed in the future, please apply using [form GWS-45](#).

4. Thanks for collaborating with HASP on the augmentation requirements.

I know water issues can get convoluted quickly! If you have any questions or concerns, please don't hesitate to reach out.

Thanks,
Kate

On Tue, Feb 3, 2026 at 4:44 PM Jack Hoesly <jack@pikespeakranch.com> wrote:

Hi Kathleen,

I hope you have had a good week. I would like to follow up on the above.

Thank you,

Jack

On Tue, Jan 27, 2026 at 3:59 PM Jack Hoesly <jack@pikespeakranch.com> wrote:

Hi Kathleen,

My name is Jack Hoesly and I am the owner of Pikes Peak Ranch. You provided comments recently to Teller County on our Special Use Permit application and I would like to respond to them.

I have received clarification on a number of issues you raised and unfortunately misspoke about some of the items in the water section of the application, which is what caused the confusion.

1. The water supply for the venue is obtained from the Bieske Well No. 1 (permit no. 66766-F)

and Bieske Well No. 3 (permit no. 66765-F). I misstated that we were using Bieske Well No. 2 (permit no. 66767-F) for irrigation water. That well has been abandoned as you stated. We are using an additional surface water diversion for irrigation that is included on our HASP Augmentation Certificate, which I have attached to this email.

2. Per our HASP Augmentation Certificate, we are allowed .636 acre feet per year of replacement water, however based on current usage that has been reduced to .268 acre feet per year. We retain the remaining 0.37 acre-feet for use on our property described but understand that we cannot increase or otherwise change the water uses of the Participating Diversions without filing an amendment of the Participating Diversions with HASP. Can you please clarify your comment stating the wells are permitted for a combined use of up to 0.5 acre feet per year?

3. I indicated that I wanted to apply for an additional commercially exempt well when we in fact have two non-exempt wells currently. This was another item that I misspoke about. I intend to apply for another non-exempt well if needed in the future.

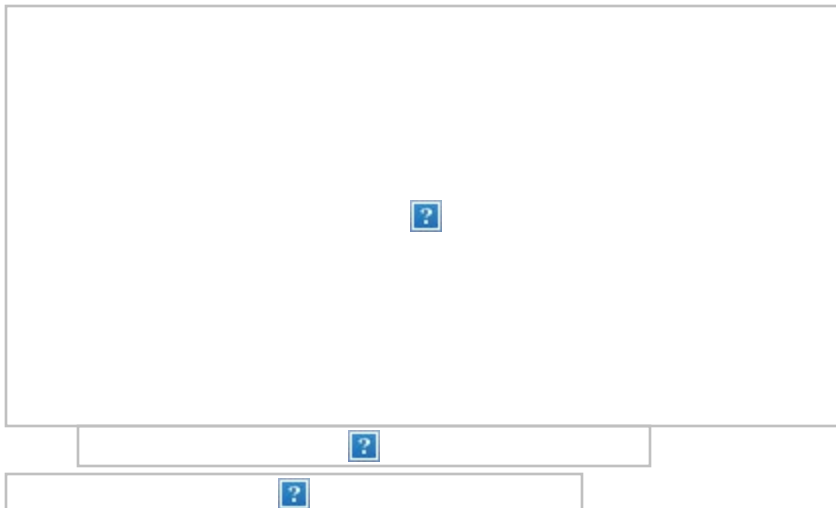
4. You stated: **Prior to using the wells in the additional proposed structures, the applicant must work with the Headwater Authority of the South Platte (HASP) to file an amendment of the participating diversions, as required by Division 1 Water Court in case no. 02CW0389 and to ensure the augmentation water is sufficient for the proposed uses.** I understand this and will absolutely work with HASP to file an amendment for any additional proposed structures prior to construction and will ensure the augmentation water is sufficient for the proposed uses.

I apologize for creating the confusion by not being fully educated on the subject. I hope this clears everything up. Please let me know if you have any further questions or comments for me. I look forward to hearing from you.

Thank you,

Jack

--



--

Kate Fuller

Water Resource Engineer



P 303.866.3581 x 8245

1313 Sherman St., Suite 821, Denver, CO 80203

Kathleen.Fuller@state.co.us | dwr.colorado.gov

--

Kate Fuller

Water Resource Engineer



P 303.866.3581 x 8245

1313 Sherman St., Suite 821, Denver, CO 80203

Kathleen.Fuller@state.co.us | dwr.colorado.gov

From: [Austin May](#)
To: [Lucy Caillouet](#)
Subject: RE: Pikes Peak Ranch - Special Use Permit
Date: Monday, December 8, 2025 1:15:41 PM
Attachments: [image001.png](#)
[image002.png](#)

Thanks again for getting all that info - definitely helps to see what they've got in the ground.

It looks like they all have actual systems and not just vaults which is a good thing. I guess my only lingering concern would be the water usage. Let me know if you guys ever get an answer on that. Or perhaps that could just be listed as a condition of the permit. I'll let you or Colton recommend what's best since this is your process.

Austin May - MPH, RS

Deputy Director

Teller County Public Health & Environment

719-687-6416

MayA@tellercounty.gov

Office Hours: Monday-Thurs 6:30am – 4:30pm



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From: Lucy Caillouet <Caillouetl@tellercounty.gov>
Sent: Friday, November 21, 2025 8:04 AM
To: Austin May <Maya@tellercounty.gov>
Subject: RE: Pikes Peak Ranch - Special Use Permit

Thank you!!

Lucy

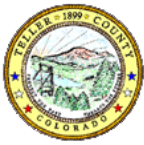
From: Austin May <Maya@tellercounty.gov>
Sent: Thursday, November 20, 2025 4:28 PM

To: Lucy Caillouet <Caillouetl@tellercounty.gov>
Subject: RE: Pikes Peak Ranch - Special Use Permit

Thanks so much for digging all that up, Lucy! I'll review and let you know my thoughts.

Austin May - MPH, RS

Deputy Director
Teller County Public Health & Environment
719-687-6416
MayA@tellercounty.gov
Office Hours: Monday-Thurs 6:30am – 4:30pm



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From: Lucy Caillouet <Caillouetl@tellercounty.gov>
Sent: Thursday, November 20, 2025 1:46 PM
To: Austin May <Maya@tellercounty.gov>; Keri Ptak <Ptakk@tellercounty.gov>
Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>; Michelle Wolff <Wolffa@tellercounty.gov>
Subject: RE: Pikes Peak Ranch - Special Use Permit

Good Afternoon Austin,

Thank you for your time and review. Attached are the septic packets. I am not able to locate the OWTS file for the structure at 15 CR 78.

We will check with the applicants to inquire if they have a log/record of their water usage after an event.

Please let us know if you have any questions.

Thank you and have a wonderful afternoon!

Lucy

From: Austin May <Maya@tellercounty.gov>

Sent: Thursday, November 20, 2025 8:45 AM

To: Keri Ptak <Ptakk@tellercounty.gov>; Lucy Caillouet <Caillouetl@tellercounty.gov>

Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>;

Michelle Wolff <Wolffa@tellercounty.gov>

Subject: RE: Pikes Peak Ranch - Special Use Permit

Lucy,

Keri made some good points, and I would second everything she has said so far.

If I'm reading that pump receipt from Tri-County correctly, there are already 6 existing tanks!? Did you guys pull the hard copies of their OWTS files? I'm coming up empty in BDA, but looks like they did pull a permit in years past. I felt like I had put eyes on that at some point but now I can't find it. If not, I'd like to see what is currently in the ground and what type of systems they have and if any treatment areas extend past the 6 tanks. The fact that Tri County said "all **tanks** are in good condition and working properly" makes me wonder if they're just vaults.

Under their water usage – section 3, pg. 15 – it seems like they're in some way monitoring how much they're using since they know the acre ft/year.

If water usage is over 2,000 gpd their local OWTS permitting terminates and they would be under CDPHE regulation. They state they're only using .268 acre feet per year from the wells. When I plug that into a calculator, I'm getting an average of ~239 gpd, which I understand is just an approximate daily average, but still seems low for a property of that nature. Obviously, the use fluctuates with events. I'd like to know what their gpd looks like on their peak event days. If they're at or over this threshold, I can connect you/them with my contacts with the state's Water Quality Control Division.

Thanks,

Austin May - MPH, RS

Deputy Director

Teller County Public Health & Environment

719-687-6416

MayA@tellercounty.gov

Office Hours: Monday-Thurs 6:30am – 4:30pm



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From: Keri Ptak <Ptakk@tellercounty.gov>

Sent: Monday, November 17, 2025 10:31 AM

To: Lucy Caillouet <Caillouetl@tellercounty.gov>; Austin May <Maya@tellercounty.gov>

Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>

Subject: RE: Pikes Peak Ranch - Special Use Permit

Lucy,

After reviewing this proposal, my concerns are as follows:

- If wedding venue ever plans to include food preparation, as opposed to food catered in from a licensed business, they would require a retail food license.
- At mention of hiring bartenders for events, they may need a liquor license as well.
- All new OWTS systems will need to be permitted.
- A public water source requires more than filtering and UV treatment, and must be registered with the State of Colorado and follow all of their requirements.
- Depending on the plans with their summer camp for children, they may require licensing with the State of Colorado Early Childhood and additional oversight by Teller County Environmental Health for the summer camp.

Thank you,

Keri Ptak, REHS

Environmental Health Officer

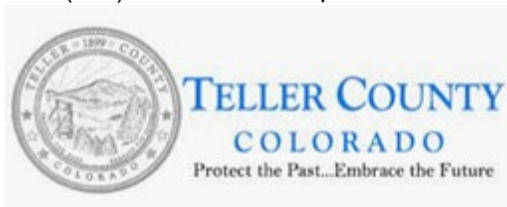
Teller County Public Health & Environment

11115 W. Hwy 24, Unit 2C • PO Box 928 • Divide, CO 80814

Ptakk@tellercounty.gov

Office: (719) 687-6416

Cell: (719) 641-8156 – text preferred



People don't care about how much you know, until they know how much you care.

~T. Roosevelt

From: Lucy Caillouet <Caillouetl@tellercounty.gov>

Sent: Friday, November 14, 2025 1:45 PM

Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>

Subject: Pikes Peak Ranch - Special Use Permit

Good Afternoon,

Attached is a Special Use Permit for a Resort, Event Center, and Wedding Venue request by JM Ranch LLC for your review and comments.

Please submit your comments back to me at your earliest convenience. The agency form provides a brief description of the applicant's request with the comment due date. Please let me know if you have any questions or concerns.

Thank you and have a wonderful weekend!

Lucy Caillouet

Planner I
Teller County Community Development Department
800 Research Drive, Suite 100B, Woodland Park, CO 80863
719-686-5415



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200

December 5th, 2025

Lucy Caillouet
Teller County Community Development Department
800 Research Drive, Suite 100B
Woodland Park CO. 80863

Re: Pikes Peak Ranch - Special Use Permit

Dear Lucy,

Colorado Parks and Wildlife (CPW) is in receipt of the Pikes Peak Ranch Special Use Permit request for comment located at 1 County Road 78 in Woodland Park, Colorado. CPW offers the following comments for your consideration. The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this Project.

Developers and permitting agencies can help avoid, minimize, and mitigate impacts to wildlife from their projects by working with CPW. High priority habitats (HPH) are defined as sensitive habitats where CPW has recent data regarding sensitive wildlife use, plus scientifically backed best management practice (BMP) recommendations. HPHs are a subset of CPW's species activity maps that we actively collect supporting data and update on a regular basis for a variety of species and their particular habitats; we provide these maps to the public and regulatory agencies to support environmental impact assessment and avoidance through land use comments and recommendations for proposed development on a given parcel, and general scientific research.

The site is representative of montane forest ecosystems. This habitat type will sustain numerous wildlife species including elk, moose, deer, bear, mountain lion, coyote, raptors, ground nesting



Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchtón, Vice -Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Murphy Robinson

birds, and various small mammals.

The proposed project area includes important winter habitat for mule deer in the area. CPW has documented high mule deer use in the area during the winter months as snow accumulates at higher elevations and animals move into the area. Habitat for big game winter range and migration corridors are both a federal and state priority and supported by Federal Secretarial Order (SO) 3362 *Improving Habitat Quality in Western Big-Game Winter Range and Migration* (2018) and Executive Order D 2019 011 from Colorado Governor Jared Polis *Conserving Colorado's Big Game Winter Range and Migration Corridors* (2019).

In assessing potential impacts to wildlife, CPW considers potential negative impacts on big game species through direct habitat loss and fragmentation as well as the impacts from the displacement of big game during parturition and winter and the functional habitat loss associated with increased human activity in these habitats. Mule deer typically display high site fidelity to winter range; however, recent studies have shown that deer avoid areas near construction activities and may be displaced or shift their distribution on winter range in response to development activities (Hebblewhite 2008, Sawyer 2009). Crucial winter habitats and migratory corridors are known to be a limiting factor on big game populations in western Colorado and other high mountain areas of the western United States (Sawyer et al. 2009, Bishop et al. 2009, Bartman et al. 1992). Disturbance to big game in the winter can lead to poor body condition, shift distributions to suboptimal habitat types, reduce the likelihood of over winter survival of adults, and/or result in a decrease in neonatal survival rates (Ciuti et al 2012). To avoid negative impacts directly associated with habitat fragmentation CPW recommends limiting the spread of newly constructed facilities as the ranch develops.

The proposed project area also exists within CPW-mapped Mule Deer Severe Winter Range High Priority Habitat (HPH). Mule Deer Severe Winter Range is defined as that part of the overall range where 90% of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum in the two worst winters out of ten. For development that overlaps with Mule Deer Severe Winter Range, CPW recommends a timing limitation of no permitted or authorized human activities from December 1 to April 30 annually to conserve this critical habitat.

During severe winters, wildlife will congregate on south facing slopes as these areas receive the most sunlight throughout the day. These areas will allow wildlife to access food sources easier and offer some relief from frigid temperatures. For these reasons, CPW recommends avoiding placing new buildings on south-facing slopes where wildlife congregate during a severe winter.

CPW recommends the development and implementation of a noxious weed control plan for the site. It is recommended that all disturbed soils in the area be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved. It is recommended that all areas disturbed by the development be revegetated with native plant species.

While fences can be necessary to contain or exclude livestock, protect areas, or define property boundaries, the best fence for wildlife is no fence at all. Before constructing fences please review CPWs online document titled *"Fencing with Wildlife in Mind"*

Thank you for the opportunity to comment on this application. For any additional information please contact District Wildlife Manager Drew Vrbenec at 719-439-9638 or via email at drew.vrbenec@state.co.us

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Sauder'.

Travis Sauder

Assistant Area Wildlife Manager

CC: SE Regional Files, Drew Vrbenec - District Wildlife Manager

[EXTERNAL] Pikes Peak Ranch Special use permit

From Steven Brown <chiefmcvfd@gmail.com>

Date Thu 12/18/2025 11:08 AM

To Colton Berck <BerckC@tellercounty.gov>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My Firefighter and Rescue Team has visited the facility for review of safety. We did a walk around and did verbal preplan preparations based on different emergency scenarios.

My overall opinion is the facility is well run and has a strong knowledge of event planning. We have not had any event problems with the facility. It runs smoothly and limited traffic issues during weddings etc.

During the holidays we have lots of year end activities at our Firehouse. I can draft a formal letter if needed. I have no issues with this facility or a special use permit at this time.

MCFPD Chief Brown
719-661-4771

Sent from my iPhone



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-067D / 1 County Rd 78
Teller County

November 21, 2025

Lucy Caillouet-Planner I
Planning/Zoning Division
112 North A Street
Cripple Creek, CO 80813

RE: Pikes Peak Ranch

Lucy,

I am in receipt of a referral request for comments for Pikes Peak Ranch located at 1 County Road 78 Woodland Park, Colorado (Parcel #R0057623, R0057629, R0057630, R0057631). The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

- CDOT has no comment at this time as the proposed access will be gained from the local roadway system via County Road 78.

Please contact me at 719-924-2930 or kimberly.blanchard@state.co.us with any questions.

Sincerely,

Kimberly Blanchard

Kimberly Blanchard
CDOT R2 Access Management Trainee

xc: John Hoesly - jack@pikespeakranch.com
Mariah Kaercher - mariah@pikespeakranch.com
Lancaster / file





PUBLIC WORKS
308-A Weaverville Road
P.O. Box 805
Divide, CO 80814
(719)687-8812 Fax (719)686-5454

MEMORANDUM

TO: CDSD - Planning

FROM: TCPW - TCDOT

DATE: December 08, 2025

RE: Pikes Peak Ranch 9 CR 78 - SUP

After review of the submittal for adequacy, I offer the following information and response:

1. Per TCRD&CS, Chapter 6 Part 2, CR 78 is considered inadequate, in it's entirety:

6.17 CRITERIA FOR DETERMINING ADEQUACY

When new development is proposed that requires the use of existing roadways dedicated to public use and within unincorporated Teller County, the adequacy of these roadways must be determined utilizing the following criteria and procedures. When these roadways are determined inadequate the Department of Transportation will recommend denial of proposed development.

6.17.1 Adequate Infrastructure (Roadway)

Any existing roadways dedicated to public use and within unincorporated Teller County that does not meet the requirements of Chapter 6, Part 2, of these Roadway Standards is considered inadequate. The applicant shall be responsible for scheduling a meeting with the Teller County Department of Transportation to determine the adequacy of the roadway. The applicant is responsible for providing preliminary design information on the existing County roadway network to assist in the determination of the roadway adequacy.

If you have any questions or concerns, please feel free to ask.

Project Name: Pikes Peak Ranch

Project Number: RE2025-185

Date Received: 12/05/2025

Jurisdiction: Teller County

Due Date: 12/11/2025

Addressing Comments:

No Comments

Engineering Comments:

1. The proposed traffic analysis should clarify which direction (North or South) most vehicles are entering/exiting the site.

Planner Comments:

Exhibit E does not include trip distribution for the number of trips going north into Douglas County on Westcreek Rd. It would be helpful to understand the potential roadway impacts to Westcreek Rd. in Douglas County. A traffic study would help determine trip distribution.

It is unclear in Exhibit E where the off-site parking for attendees taking shuttles is located. Do the shuttles stay on-site during the event?

Fw: RE2025-185 Trip Generation Memo

From Colton Berck <BerckC@tellercounty.gov>

Date Tue 4/14/2026 2:29 PM

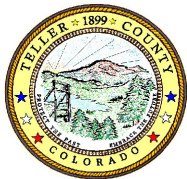
To jack@pikespeakranch.com <jack@pikespeakranch.com>; mariah@pikespeakranch.com
<mariah@pikespeakranch.com>

Hi Jack and Mariah,

Here's what we received from Douglas County. Looks like we're good to go on their end.

Best,
Colton

Colton Berck
Planning Director
Teller County Government
800 Research Drive
Woodland Park, Colorado
berckc@tellercounty.gov
(719) 686-5405



From: Bradley Jackson <bjackson@douglas.co.us>

Sent: Monday, April 13, 2026 10:25 AM

To: Colton Berck <BerckC@tellercounty.gov>; Curt Weitkumat <cweitkumat@douglas.co.us>

Cc: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>; Lucy Caillouet
<Caillouetl@tellercounty.gov>

Subject: Re: RE2025-185 Trip Generation Memo

Colton,

I was able to discuss this project with our traffic engineering late last week and he had no issues with the proposed project moving forward.

Thanks,

Brad Jackson, P.E. | [Development Review Supervisor](#)
Douglas County Department of Public Works

Engineering Services

Address | 100 Third St., Castle Rock, CO 80104

Main | 303-660-7490 **Cell** | 303-916-7675

Email | bjackson@douglas.co.us

From: Colton Berck <BerckC@tellercounty.gov>

Sent: Thursday, April 9, 2026 10:36 AM

To: Curt Weitkunat <cweitkunat@douglas.co.us>; Bradley Jackson <bjackson@douglas.co.us>

Cc: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>; Lucy Caillouet <Caillouetl@tellercounty.gov>

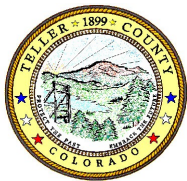
Subject: Re: RE2025-185 Trip Generation Memo

Caution: This email originated outside the organization. Be cautious with links and attachments.

Thank you Curt.

Best,
Colton

Colton Berck
Planning Director
Teller County Government
800 Research Drive
Woodland Park, Colorado
berckc@tellercounty.gov
(719) 686-5405



From: Curt Weitkunat <cweitkunat@douglas.co.us>

Sent: Wednesday, April 8, 2026 11:11 AM

To: Colton Berck <BerckC@tellercounty.gov>; Bradley Jackson <bjackson@douglas.co.us>

Cc: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>; Lucy Caillouet <Caillouetl@tellercounty.gov>

Subject: RE: RE2025-185 Trip Generation Memo

Colton,

Thank you for the traffic study. On the Planning side, I do not have any additional comments.

Sincerely,

Curt

Curtis J. Weitkunat, AICP | Long Range Planning Manager

Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4365 **Main** | 303-660-7460

Email | cweitkumat@douglas.co.us

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email planning@douglas.co.us.

From: Colton Berck <BerckC@tellercounty.gov>

Sent: Tuesday, April 7, 2026 9:24 AM

To: Curt Weitkumat <cweitkumat@douglas.co.us>; Bradley Jackson <bjson@douglas.co.us>

Cc: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>; Lucy Caillouet <Caillouetl@tellercounty.gov>

Subject: Re: RE2025-185 Trip Generation Memo

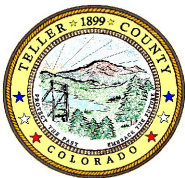
Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Curt and Brad,

I'm following up on this to see if you have any revised comments on this application. Let me know if you have any questions.

Best,
Colton

Colton Berck
Planning Director
Teller County Government
800 Research Drive
Woodland Park, Colorado
berckc@tellercounty.gov
(719) 686-5405



From: Colton Berck <BerckC@tellercounty.gov>

Sent: Friday, March 13, 2026 1:22 PM

To: cweitkumat@douglas.co.us <cweitkumat@douglas.co.us>; bjson@douglas.co.us <bjson@douglas.co.us>

Cc: PlanReferralRequest@douglas.co.us <PlanReferralRequest@douglas.co.us>; Lucy Caillouet <Caillouetl@tellercounty.gov>

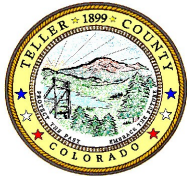
Subject: RE2025-185 Trip Generation Memo

Hi Curt and Brad,

We have received the attached Trip Generation Technical Memo for this Special Use Permit application. Let us know if you'd like to provide updated comments.

Best,
Colton

Colton Berck
Planning Director
Teller County Government
800 Research Drive
Woodland Park, Colorado
berckc@tellercounty.gov
(719) 686-5405



From: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>
Sent: Wednesday, December 10, 2025 10:48 AM
To: Lucy Caillouet <Caillouetl@tellercounty.gov>
Cc: Colton Berck <BerckC@tellercounty.gov>
Subject: RE: [EXTERNAL] Pikes Peak Ranch - Special Use Permit

Lucy,

Absolutely! If you have responses to the comments provided, I have listed the contacts below for the reviewers for each one that you would email directly and reference the Referral number at the top of the comments that starts with RE2025-###. Hope this helps, have a great Wednesday!

-Planning Comments: Curt Weitkunat - cweitkunat@douglas.co.us
-Engineering Comments: Brad Jackson - bjackson@douglas.co.us
-Addressing Comments: Caitlin Zeiler - DCAddressing@douglas.co.us

Bryce Ryberg | Planning Technician
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4333 **Main** | 303-660-7460
Email | bryberg@douglas.co.us

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From: Lucy Caillouet <Caillouetl@tellercounty.gov>
Sent: Wednesday, December 10, 2025 10:45 AM

To: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>

Cc: Colton Berck <BerckC@tellercounty.gov>

Subject: RE: [EXTERNAL] Pikes Peak Ranch - Special Use Permit

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Bryce,

Thank you for the review. We will review the comments and respond back as soon as we can.

Thank you and have a wonderful day!

Lucy Caillouet

Planner I

Teller County Community Development Department

800 Research Drive, Suite 100B, Woodland Park, CO 80863

719-686-5415

From: Planning and Engineering Referral Request <PlanReferralRequest@douglas.co.us>

Sent: Tuesday, December 9, 2025 1:52 PM

To: Lucy Caillouet <Caillouetl@tellercounty.gov>

Cc: Colton Berck <BerckC@tellercounty.gov>

Subject: [EXTERNAL] Pikes Peak Ranch - Special Use Permit

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached Referral Comments Report from Douglas County regarding your Referral Request.

Thank you!

Bryce Ryberg | Planning Technician

Douglas County Department of Community Development

Planning Resources Division

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303-814-4333 **Main** | 303-660-7460

Email | bryberg@douglas.co.us

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From: [Wil](#)
To: [Lucy Caillouet](#)
Subject: [EXTERNAL] RE: Pikes Peak Ranch - Special Use Permit
Date: Monday, December 8, 2025 11:42:10 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Lucy,

Glaser Energy Group installed the HO outside gas lines according to all local and NFPA58 codes.

Thank you,

Wil Martinez

wil@glaserenergygroup.com

650 County Road 5

Divide, CO 80814

719-687-1180

www.glaserenergygroup.com



From: Lucy Caillouet <Caillouetl@tellercounty.gov>
Sent: Thursday, December 4, 2025 3:02 PM
Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>
Subject: RE: Pikes Peak Ranch - Special Use Permit

Good Afternoon Everyone,

We have not received many Referral Agency comments for the attached Resort application for the Pikes Peak Ranch and would like to send a reminder in case you have not had an opportunity to review it. If you need additional time to respond, please let me know.

Thank you and have a wonderful afternoon!

Lucy

From: Lucy Caillouet
Sent: Friday, November 14, 2025 1:45 PM

Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>

Subject: Pikes Peak Ranch - Special Use Permit

Good Afternoon,

Attached is a Special Use Permit for a Resort, Event Center, and Wedding Venue request by JM Ranch LLC for your review and comments.

Please submit your comments back to me at your earliest convenience. The agency form provides a brief description of the applicant's request with the comment due date. Please let me know if you have any questions or concerns.

Thank you and have a wonderful weekend!

Lucy Caillouet

Planner I
Teller County Community Development Department
800 Research Drive, Suite 100B, Woodland Park, CO 80863
719-686-5415

From: [Dave Martinek](#)
To: [Lucy Caillouet](#)
Subject: [EXTERNAL] Re: Pikes Peak Ranch - Special Use Permit
Date: Thursday, December 4, 2025 3:19:47 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lucy,

I don't see any historical issues that weren't addressed in the original SUP, if any.

Dave (TCHPAB)

Sent from my iPhone

On Dec 4, 2025, at 3:02 PM, Lucy Caillouet <Caillouetl@tellercounty.gov> wrote:

Good Afternoon Everyone,

We have not received many Referral Agency comments for the attached Resort application for the Pikes Peak Ranch and would like to send a reminder in case you have not had an opportunity to review it. If you need additional time to respond, please let me know.

Thank you and have a wonderful afternoon!

Lucy

From: Lucy Caillouet
Sent: Friday, November 14, 2025 1:45 PM
Cc: Daniel Swallow <Swallowd@tellercounty.gov>; Colton Berck <BerckC@tellercounty.gov>
Subject: Pikes Peak Ranch - Special Use Permit

Good Afternoon,

Attached is a Special Use Permit for a Resort, Event Center, and Wedding Venue request by JM Ranch LLC for your review and comments.

Please submit your comments back to me at your earliest convenience. The agency form provides a brief description of the applicant's request with the comment due date. Please let me know if you have any questions or concerns.

Thank you and have a wonderful weekend!

Lucy Caillouet

Planner I

Teller County Community Development Department
800 Research Drive, Suite 100B, Woodland Park, CO 80863
719-686-5415

<Pikes Peak Ranch - Agency Referral Form.pdf>

<Pikes Peak Ranch - SUP Application.pdf>



Teller County Community Development Department

800 Research Dr., Suite 100-B ■ Woodland Park, CO 80863 ■ 719-687-3048

Date: August 18, 2026

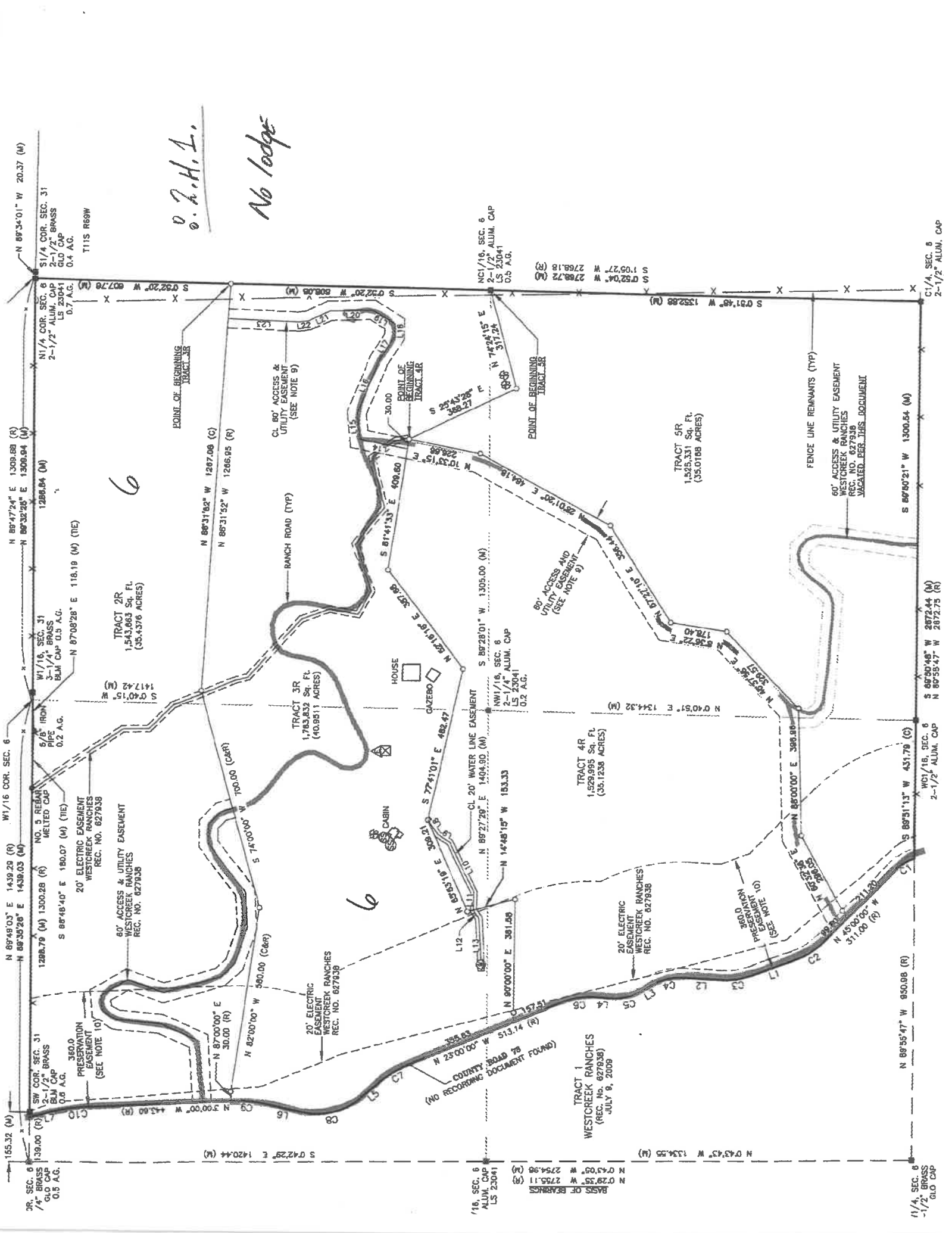
To: Lucy Caillouet, Planner & Colton Berck, Planning Director
From: Janine Snyder, Building Official

File # Z25-0064–Pikes Peak Ranch Resort – Special Use Permit

Per the application, site plan submitted, and the previous violations having been resolved, the Building Department has no concerns at this time. A complete review will be performed for code compliance at the time of plan submittal should they choose to alter the facility further.

APPENDIX D

Existing CUP



o. z. h. l.
No lodge

6

6

Caillouet, Lucy

From: gary bieske <gary.bieske1@gmail.com>
Sent: Wednesday, June 1, 2022 4:04 PM
To: Teller County Planning; Morgan, Lynda
Subject: Pikes Peak Resort
Attachments: Letter from planning for seperate parcel west of CR78.pdf 3-09.pdf; CUP Final Approval Letter 3-03.pdf; CUP application letter 1-03.pdf; CUP approval and written findings 4-01.pdf; Water Rights Certificate.pdf

Michael & Lynda,

We are in the process of selling our resort (confidential) and I'm sure you will be hearing from any potential buyers as to the status of our conditional use permit and how that would relate to the new ownership.

I have attached what I have in my files relating to the CUP and wondering if you could review this again so that we are all in agreement as to what has been completed on the CUP and what is yet to be done.

Some of the history is as follows.

In 2001 we applied for a CUP and were approved (see attached) for recreational purposes on 80 acres described as NE4, NW4, 6-11-69 and that portion of the NW4, NW4, 6-11-69 east of CR 78. The CUP allowed

- 3 cabins
- 8000-10000 sq ft lodge with 8-10 guest rooms
- Assembly building with occupant load of 50-75 people

In 2003 we requested to add an additional 104 acres to the CUP described as (SE4, NW4 6-11-69), (NE4, SW4, 6-11-69) and that portion the SW4, NW4, 6-11-69 east of CR 78. The CUP was approved (see attached), combining with the original CUP for a total of 194 acres. The SW4 NW4 6-11-69 (1280 CR 78 - currently the Shaw property that you are familiar with) had an 8000 sq ft residence that we planned to make into a bed and breakfast. To simplify this, the CUP is for the entire NW4 6-11-69 east of CR 78 and the 40 acre Shaw property. The CUP allowed

- 18 cabins total
- 10000 sq ft lodge
- Bed and breakfast (Shaw property)

Timelines

- 1997 - Purchased the NW4 6-11-69 (raw land with no improvements)
- 1997 - Domestic well permit 206466 issued and drilled for NE4, NW4, 6-11-69 for up to three single family dwellings
- 2000 - cabin built at 7 CR 78 (only structure on property prior to CUP)
- 2001 - first CUP approved (see attached)
- 2002 - 2 cabins built at 1 & 3 CR 78
- 2002 - Hayman Fire burns cabins at 1 & 3 CR 78
- 2002 - purchase 1280 CR 78 with 8000 sq ft residence (Shaw property)
- 2003 - Domestic well permit 236776 issued and drilled for for NW4, NW4 6-11-69 for up to 3 single family dwellings
- 2003 - 2nd CUP approved

2003 - rebuild cabins at 1 & 3 CR 78 and start nightly vacation rentals
2005 - open bed and breakfast at 1280 CR 78
2005 - Start process to acquire water rights
2009 - did replat of NW4 6-11-69 so that all buildings were on one parcel (Tract 3 West Creek Ranches) leaving four vacant parcels (with the great recession and divorce, I feared I would have to sell some of the land off) This created a separate tract (Tract 1) west of CR 78 that is not part of the CUP (See attached letter from Paul Clarkson)
2010 - Acquired .636 acre feet of augmentation water rights from HASP (Headwater Authority of the South Platte) to allow a density higher than one residence per 35 acres. All wells converted to HASP water plan (see attached)
2011 - sold 1280 CR 78 to the Shaws as a residence - converted existing well back to a domestic well and removed the property from the CUP and HASP water rights
2011 - build cabin at 13 CR 78
2012 - build cabin at 9 CR 78 (our current residence)
2016 - build cabin at 11 CR 78
2019 - build 2700 sq ft A2 assembly building (permit A51465)

From what I can tell this is the status of the CUP:

Existing:

- 6 cabins
- A2 assembly building

Allowed future CUP development

- 12 additional cabins
- 10000 sq ft lodge

There are time frames for completion of the fully developed CUP that I am hoping you could address. Dan Williams reviewed the last few building permits issued (that are outside the time frame for completion in the CUP's), and stated as long as we are in substantial compliance with the CUP, no changes would be required. Similar to residential building permits being extended past the two year limit provided progress is being made toward completion. We have made steady progress over the last twenty years with several reasons as to why we have not been able to meet the CUP time frames. (Hayman fire and rebuilding 2 cabins, 5 years to acquire water rights, great recession, and divorce).

There have been a lot of moving parts and changes over the last 20 twenty years but hopefully I put this together where you can connect the dots on your side and we can present a unified status of the CUP.

Thanks,

Gary Bieske

MTG. 6-29-2022 Old Regs - check of Regs for extension process
Gary B & Mike
Morgan, Lynda
To Request Extension of CUP = BAD DOT CUP or
OR Modify CUP Admin by PLU Director

From: gary bieske <gary.bieske1@gmail.com>
Sent: Wednesday, June 1, 2022 4:04 PM
To: Teller County Planning; Morgan, Lynda
Subject: Pikes Peak Resort
Attachments: Letter from planning for separate parcel west of CR78.pdf 3-09.pdf; CUP Final Approval Letter 3-03.pdf; CUP application letter 1-03.pdf; CUP approval and written findings 4-01.pdf; Water Rights Certificate.pdf

Plans to reconfigure sections of land -

Michael & Lynda,

We are in the process of selling our resort (confidential) and I'm sure you will be hearing from any potential buyers as to the status of our conditional use permit and how that would relate to the new ownership.

I have attached what I have in my files relating to the CUP and wondering if you could review this again so that we are all in agreement as to what has been completed on the CUP and what is yet to be done.

Some of the history is as follows.

In 2001 we applied for a CUP and were approved (see attached) for recreational purposes on 80 acres described as NE4, NW4, 6-11-69 and that portion of the NW4, NW4, 6-11-69 east of CR 78. The CUP allowed

- 3 cabins
- 8000-10000 sq ft lodge with 8-10 guest rooms
- Assembly building with occupant load of 50-75 people

In 2003 we requested to add an additional 104 acres to the CUP described as (SE4, NW4 6-11-69), (NE4, SW4, 6-11-69) and that portion the SW4, NW4, 6-11-69 east of CR 78. The CUP was approved (see attached), combining with the original CUP for a total of 194 acres. The SW4 NW4 6-11-69 (1280 CR 78 - currently the Shaw property that you are familiar with) had an 8000 sq ft residence that we planned to make into a bed and breakfast. To simplify this, the CUP is for the entire NW4 6-11-69 east of CR 78 and the 40 acre Shaw property. The CUP allowed

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2003 - rebuild cabins at 1 & 3 CR 78 and start nightly vacation rentals

2005 - open bed and breakfast at 1280 CR 78

2005 - Start process to acquire water rights

2009 - did replat of NW4 6-11-69 so that all buildings were on one parcel (Tract 3 West Creek Ranches) leaving four vacant parcels (with the great recession and divorce, I feared I would have to sell some of the land off) This created a separate tract (Tract 1) west of CR 78 that is not part of the CUP (See attached letter from Paul Clarkson)

* 2010 - Acquired .636 acre feet of augmentation water rights from HASP (Headwater Authority of the South Platte) to allow a density higher than one residence per 35 acres. All wells converted to HASP water plan (see attached)

2011 - sold 1280 CR 78 to the Shaws as a residence - converted existing well back to a domestic well and removed the property from the CUP and HASP water rights - Is there a ltr or approval/acknowledgment

2011 - build cabin at 13 CR 78

2012 - build cabin at 9 CR 78 (our current residence)

2016 - build cabin at 11 CR 78

2019 - build 2700 sq ft A2 assembly building (permit A51465)

From what I can tell this is the status of the CUP:

Existing:

- 6 cabins
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Allowed future CUP development

- 12 additional cabins
- 10000 sq ft lodge

There are time frames for completion of the fully developed CUP that I am hoping you could address. Dan Williams reviewed the last few building permits issued (that are outside the time frame for completion in the CUP's), and stated as long as we are in substantial compliance with the CUP, no changes would be required. Similar to residential building permits being extended past the two year limit provided progress is being made toward completion. We have made steady progress over the last twenty years with several reasons as to why we have not been able to meet the CUP time frames. (Hayman fire and rebuilding 2 cabins, 5 years to acquire water rights, great recession, and divorce).

There have been a lot of moving parts and changes over the last 20 twenty years but hopefully I put this together where you can connect the dots on your side and we can present a unified status of the CUP.

Thanks,

Gary Bieske



TELLER COUNTY
COMMUNITY DEVELOPMENT SERVICES
PO BOX 1886 * WOODLAND PARK, CO 80866 * (719) 687-3048 * FAX (719) 687-5256

March 24, 2009

Mr. Gary Bieske
Ranch at West Creek
PO Box 7023
Woodland Park, CO 80866

RE: West Creek Ranches
NW¼ Section 6, T11S, R69W

Dear Gary,

Thank you for meeting with me last Friday afternoon regarding your land holdings and I now have a clearer picture of what they are, have been and what you want.

According to my calculations, you have 146.262 acres in the above referenced section 6 east of County Road 78 and 26.606 acres west of CR78 for a total of 172.87 acres. It is your desire to reconfigure these lands such that there will be four tracts of land of greater than 35 acres each east of CR78 and one 26.606 acre tract of land west of CR 78. Pursuant to written and somewhat conflicting communications from this office dated January 10, 2000, July 23, 2001, July 21, 2003 and June 24, 2004, I have determined that the land survey plat prepared by Michael J. Lambert and dated by him on February 9, 2009 does not violate Teller County Land Use Regulations.

I am able to make this determination because it had previously been determined by this office that you in fact, held two legal tracts of land to the west of CR78 and that CR78 created them from Govt. Lots 4 and 5. The combination of these two tracts of land complies with the Teller County Land Use Regulations and CRS § 30-28-101(c) (VIII). The four proposed greater than 35 acre parcels east of CR78 comply with the LUR and CRS § 30-28-101(b).

Please keep this letter for future reference.

Sincerely,

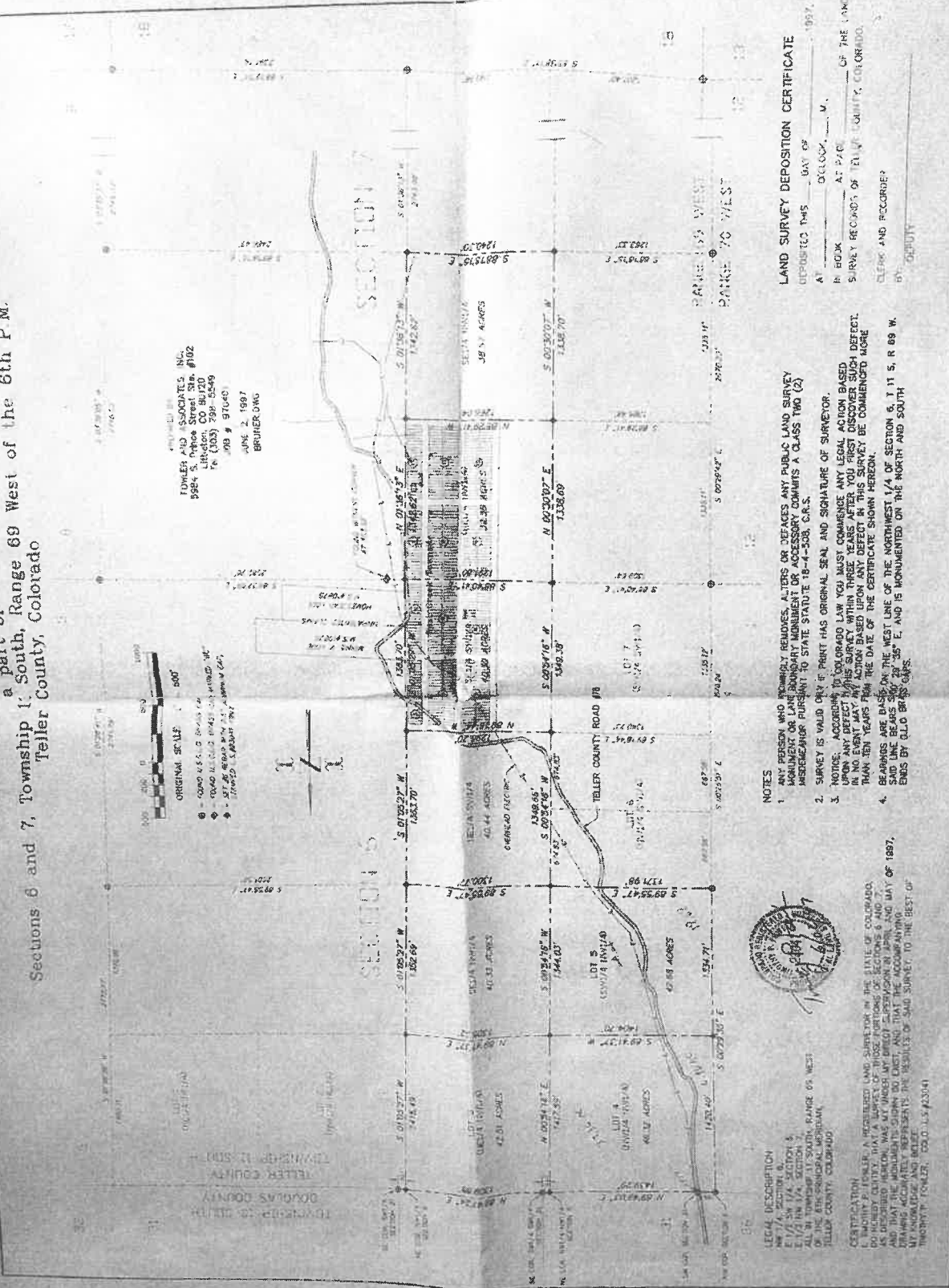
Paul E. Clarkson
Director

cc: File
Lynda Bretag, Cartographer

Land Survey Plat
a part of
Sections 6 and 7, Township 1st South, Range 69 West of the 6th P.M.
Teller County, Colorado

THAYER AND ASSOCIATES, INC.
5884 S. Poplar Street, Ste. #102
Littleton, CO 80120
Tel (303) 796-5549
Fax (303) 970-4000
JUNE 2, 1997
BRUNER DMS

ORIGINAL SCALE 1" = 200'
• 1000' U.S. G. BEARING
• 1000' U.S. G. BEARING
• 1000' U.S. G. BEARING



LAND SURVEY DEPOSITION CERTIFICATE

DEPOSITED THIS 2ND DAY OF
AT OCEANOGRAPHY, U.S.
IN BOOK AT 2:00
SURVEY RECORDS OF TELLER COUNTY, COLORADO.
CLERK AND RECORDER
BY

- NOTES
1. ANY PERSON WHO REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-308, C.R.S.
 2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO YEARS FROM THE DATE OF THE SURVEY. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
 4. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, T1 S, R 69 W. SAID LINE BEARS 200° 21' 25" E, AND IS MONUMENTED ON THE NORTH AND SOUTH ENDS BY OLD BRASS GAPS.



LEGAL DESCRIPTION

NE 1/4, SECTION 6,
E 1/2, T1 S, R 69 W,
OF THE 6TH PRINCIPAL MERIDIAN,
TELLER COUNTY, COLORADO

CERTIFICATION: I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS DESCRIBED HEREON, WAS MY UNDER MY DIRECT SUPERVISION AND I AM AWARE OF THE FACTS AND THAT THE MONUMENTS SHOWN DO EXIST, AND THAT THE ACCOMPANYING MAP AND PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WRITTEN FINDINGS

TELLER COUNTY PLANNING COMMISSION MARCH 11, 2003

**Ranch at West Creek RLLP
Conditional Use Permit for Recreational Activities
NW 1/4 and the NE 1/4 SW 1/4 of Section 6, Township 11 S, Range 69 W
File No: CUP-000525 (03)**

The Planning Commission approves the request for a Conditional Use Permit to allow the Ranch at West Creek RLLP to operate recreational activities as Pikes Peak Resort as described in the attached staff report on 193.64-acres, zoned A-1 since the application complies with such pertinent individual conditions of use specified in the granting of this permit is compatible with the general provisions of the Teller County Land Use Regulations, as well as the provisions for the agricultural zone in which this use is conditionally allowed and that satisfactory provisions and arrangements have been made concerning the criteria for approval, based upon the following conditions:

1. All development on the site shall be in conformity with the approved CUP plan as described in the attached staff report. The final location for a lodge and 18 cabins, as they relate to the required setbacks, shared driveway access and internal driveway design, shall be reviewed and determined to be adequate as determined by the Teller County Regulations and Road and Bridge Standards as part of the building permit review process.

2. Provide the following notes on final plans, which are also conditions of this approval:

- "Prior to building permit issuance for the lodge/conference center with a gross area of less than 10,000 square feet, a Traffic Study, prepared by a licensed engineer, shall be submitted for review in order to determine what road improvements may be required to accommodate the cumulative impacts resulting from the total build-out of this resort. If a traffic study determines that the number of trips generated will exceed 99 vehicle trips per day, the adequate infrastructure to meet the requirements of Teller County Roadway Design and Construction Standards, shall be installed prior to Certificate of Occupancy inspections for the lodge/conference center."
- "Prior to Certificate of Occupancy for the Bed and Breakfast the domestic well serving that use shall be converted to a commercial exempt well."
- Prior to building permit issuance and the commencement of any new construction, approval by the Division of Water Resources shall be obtained to insure an adequate water source for all new construction."
- "Fire protection requirements for the lodge and bed and breakfast operation will be considered as part of the building permit review."
- "If food is to be prepared for public consumption a retail food license from Teller County Environmental Health will be required."

- "Driveways shall not exceed a maximum grade of 10% and will have a minimum 20' width.
 - "Driveways to cabins located more than 150-feet from "main road" will require hammer head or cul-de-sac turn around."
 - "The "main road through the CUP area needs to comply with Teller County Roadway Design and Construction Standards for a shared driveway."
 - "The southern-most access point from CR#78 being only 10-feet in width will need to be restricted or constructed to comply with Teller County Roadway Design and Construction Standards prior to operation as a Recreational Activity."
 - "Any commercial activity intended to be conducted on Forest Service lands such as horseback riding, will require an approved Special Use Permit from the Pike National Forest Service."
 - "All exterior lighting shall be downcast and shielded to insure that no direct light is cast onto adjacent properties or roads."
 - "Prior to building permit issuance, evidence shall be provided to Teller county Planning that all existing off-premises signs including the northern most "Pikes Peak Resort" sign located on the west side to Painted Rocks Road have been relocated on the property that is included within the Conditional Use Permit-Recreational Activity."
 - "Prior to final approval of the CUP plans, any comments and conditions made by the Mountain Communities Fire Protection District in consultation with the Northeast Teller County Fire Protection District will be incorporated into the final approved plans."
3. Except as may be otherwise modified by this CUP, all material representations of the Applicant, with the exception of the final locations for the cabins, in its submittal package and in public hearing, shall be binding.
 4. The Applicant shall coordinate with the Building Department during the building permit review process to insure that soil conditions and drainage issues are thoroughly addressed, and will obtain all required approvals for new construction.
 5. The development described in the attached staff report and final plans shall be deemed to have been substantially implemented if completed in the following time frames:
 - (A) Three (3) cabins and the Bed and Breakfast facility are substantially completed within five (5) years of this approval.
 - (B) Five (5) additional cabins and the lodge/conference facility are completed within ten (10) years of this approval.
 - (C) The remaining ten (10) cabins are completed within twenty (20) years of this approval.

Barbara E. Miller
CHAIR

14 March 05
DATE

Ranch at West Creek

PO Box 7023

Woodland Park, CO 80863

719-687-6232

January 3, 2003

Teller County Planning Department
PO Box
Woodland Park, CO 80866

RE: Recreational conditional use permit for 943 CR 78
Owner /Applicant: Ranch at West Creek RLLP

Dear Ms Olson,

Ranch at West Creek RLLP is a family limited partnership consisting of Gary Bieske and Sandra Bieske as General Partners and our three children as Limited Partners. We applied for a recreational conditional use permit in the spring of 2001 and were approved for a phased development of 10 luxury guest cabins, a 10-bedroom guest lodge, and a conferencing center. We opened our first two cabins in May of 2002 and both cabins burnt 2 weeks later in the Hayman fire. Approximately 60 acres of the 88 acres that were approved for our conditional use permit burnt very hot leaving a moonscape of standing dead trees. Our 3 bedroom cabin of which we were living at the time, miraculously survived the fire. We have spent the last 6 months doing reclamation work and have begun rebuilding the two cabins lost in the fire. However at this time, we are faced with the fact that our development plan prior to fire must be modified due to the majority of the land, formerly approved for a CUP, being so severely burnt.

In all, we have 200 contiguous acres including a 40 acre parcel acquired after the fire that bordered our ranch to the south. This parcel includes an 8000 sq ft residence. The southern half of our ranch fared substantially better from the fire due to the logging we had done in the spring of last year. The trees are scorched but appear to be recovering leaving an area that is much more aesthetically pleasing than the northern half of the ranch approved for a CUP. We would like to expand our recreational development to this southern half where in the near term, the effects of the fire will not have such an impact on us providing a quality vacation product.

Proposed Conditional Use Permit: To add an additional 104 acres to the original CUP to be used for recreational purposes.

Legal description: SE ¼, of the NW ¼, Sec 6, Twnshp 11S, Rng 69W, the NE1/4, SW1/4, Sec 6, Twnshp 11S, Rng 69W, and that portion of the SW ¼ of the NW ¼, Sec 6, Twnshp 11S, Rng 69W, east of CR 78

Assessors parcel #: 162-ac 40.05
8079.062000020 & 8079.063000080

Zoning: A1

Land Description: Approximately 104 acres consisting of 90 acres partially treed and 14 acres of low land meadow with the stream, "West Creek". We own the land to the north already approved for a CUP. To the east is the national forest. The south side borders a privately owned 35 acre tract. And on the west side is Teller County road 78.

Surrounding Land Description: Approximately 90% of the land in a 3-mile radius from our ranch consists of national forest. The primary public use of this land is for recreational purposes. On any given weekend, there are hundreds of people coming to this area to camp, fish, hunt, hike, horseback ride, drive off-road vehicles, or cut their X-mas trees. The surrounding private land consists primarily of large tracts of land zoned A-1 with the exception of the subdivision, West Creek Lakes, which has approximately 30 year round residences.

Master Plan

Phase 1 2002: We completed two luxury cabins in May of 2002 and are in process of rebuilding these cabins. We purchased an 8000 sq ft home on a 40 acre tract bordering our ranch to the south and moved into this residence. In October 2002 we resumed vacation rentals in the 3 bedroom cabin (included in the original CUP) that was formerly our residence.

Phase 2 2003: Complete the construction of the cabins lost in the fire and have them available in May of 2003. We would also like to convert the 8000 sq ft home into a guest lodge. Due to the building being constructed as a residence rather than a commercial building we intend to stay within the guidelines for a Bed & Breakfast and limit the guest rooms to 5 bedrooms or less. We would also like this to be a gathering point for the guests staying in the cabins allowing them use of the facility for such things as the sauna, steam room, exercise area, game room, gift shop, and meals. There will be a conference room seating 10-12 people and we will host small events such as weddings, specialty parties, and family reunions.

Phase 3 2004-2010: The additional construction of 6-10 luxury cabins spread out over the 104 acres. Each cabin will have from 1- 3 bedrooms. We also plan to have a full service kitchen and dining room for guest meals and catered events.

Building Criteria

Location of improvements: All buildings will be scattered throughout the 104 acres in very private settings.

Building design: At this time we do not have any building plans. We will address specific building details when we go through the building permit process. We intend to make each building blend as much as possible with its surrounding environment. The exteriors will consist primarily of log and rock and the roofs will be dark in color. We don't intend to use any pastel colors and a will have a minimal amount of stucco.

Water: We have employed Felt, Monson, & Culichia, Attorneys at Law for the purpose of acquiring augmentation water. The recently formed Upper South Platte Water Conservancy District in Park County has been created to provide augmentation water with a blanket augmentation plan for existing nonconforming water users and for new commercial development along the Upper South Platte drainage. The West Creek drainage has been included in this plan for the sole purpose of providing water to Pikes Peak Resort. This water should be made available in late 2004. Until that time we will use our 3 existing wells. In the event that water becomes an issue during the interim time, we will apply for a temporary substitute supply plan during the pendency of the blanket augmentation plan.

Sewer: Each building will have an individual sewage disposal system. These will be installed per the Teller County Health Department regulations.

Lighting: A minimal amount of exterior lighting will be used. All exterior lighting will project downward only and/or be motion activated.

Drainage: The location of all improvements will be located on relatively high and dry sites and will have minimal impact on any surrounding areas. The overall drainage is to the west toward West Creek. Each site will be revegetated and landscaped to prevent any erosion. The underlying soil is a decomposed granite that will easily absorb any runoff from roofs and hard surface parking areas.

Other Criteria:

Signage: At the entrance to our property on CR 78 we intend to have three log posts on each side of the driveway and a horizontal log over the top of the driveway. We will place a sign on this horizontal

member in accordance with any Teller County regulations. At the time of phase 2, we may apply for a tourist oriented directional sign on Highway 67.

Driveway & Access: Currently there is a 10' wide paved driveway to the proposed guest lodge with an approximate maximum grade of 15%. We plan to add a second driveway to the north that will be 20' wide and 10% maximum grade. All interior roads that serve the cabins will be a minimum of 20' wide and have a grade not to exceed 10%. There are currently 3 driveway accesses to county road 78 and we don't anticipate any additional accesses. All road surfaces will consist of granite gravel which produces very little dust.

Easements: The only easement of record is the overhead, electrical utility easement along County Rd 78

Parking: On site parking will be provided at each building in accordance with the Teller County Zoning and Planning regulations.

Fire: The Mountain Communities Fire District has a fire station located approximately 2 miles north on Douglas County Rd 73. Unfortunately a wild land fire is no longer an issue in this portion of Teller County.

Noise: The thing people seem to notice the most about our ranch is how quiet it is. We plan to keep it that way. We won't allow the discharge of firearms or any kind of hunting, nor will we allow 2 stroke vehicles (dirt bikes), barking dogs, or exterior loud music.

My wife and I have lived in Teller County for 21 years and plan to live here the rest of our lives. We have put considerable thought into what we will do as we approach retirement and owning a resort has always been a dream of ours. The Hayman fire was a huge setback to our neighbors and us. To build a resort out of the ashes is a daunting task, however our neighbors and guests have been very encouraging. We have yet to have a guest that has been disappointed. One guest was quoted as saying "Mother Nature at her worst is still better than man at his best".

Thank you for taking the time to review our request. Those that know us are aware that this is a long-term project. We will not put ourselves at financial risk and that each phase will be completed to the highest possible standard. Your opinions and suggestions as well as our neighbors are important to us. We feel that our plans are in harmony with the surrounding area and will provide a high quality experience to all that come to visit our ranch in this remote portion of Teller County.

Thank you for your consideration,

Gary B. Bieske

WRITTEN FINDINGS

TELLER COUNTY PLANNING COMMISSION

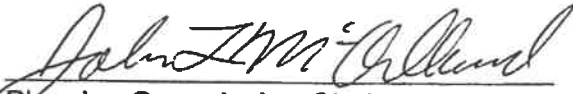
April 25, 2001

Ranch at West Creek RLLP
Gary and Sandra Bieske
NE1/4 NW1/4 Sec 6, T 11 S, R 69 W
Portion NW1/4 NW1/4 Sec 6, T 11 S, R 69 W east of County Road 78

The Planning Commission approves the request for a conditional use permit for recreational activities with the following conditions:

- The use operate in compliance with all information submitted in the application;
- Documentation of adequate and legal water source must be submitted with each building permit application;
- All requirements of the Health Department regarding septic systems, water supply and food service must be met.
- All requirements of the Teller County Department of Transportation for shared driveways must be met for all internal roads.

Based upon the findings that application complies with such pertinent, individual conditions of use specified in the granting of the approval, permit or variance, are compatible with the general provisions of the Land Use Regulations, as well as provisions for the district in which such use is permitted, and that satisfactory provisions and arrangements have been made concerning the criteria for approval.


Planning Commission Chair


Date

**TELLER COUNTY
PLANNING DEPARTMENT
PO BOX 1886, WOODLAND PARK, CO 80866
(719) 687-5259**

GENERAL CONDITIONAL USE PERMIT

Application Fee: \$200.00

Date Submitted: 2/27/01

Name of Petitioner(s): Ranch at west Creek RLLP (Gary & Sandra Bieske)

Mailing Address: PG Box 7023, Woodland Park, CO 80863

Phone: Office 719-687-6232 Home 303-647-1014

Legal Description of Subject Property (Use Additional Sheets If Needed):

NE1/4 of the NW1/4. Sec 6, Twnshp 11S, Rng 69W. and that portion
of the NW1/4. of the NW1/4. Sec 6, Twnshp 11S Rng 69W east of CR 78

Street Address of Subject Property: 7 CR 78, Woodland Park, CO

Parcel # of Subject Property: 79.62--2

Real Ware Account #

Acreage of Property: 88.83 Zoning of Property: A1

Request: Conditional Use Permit - Recreational

I hereby certify that I am the applicant, or the authorized agent, named herein and that I have familiarized myself with the rules and regulations with respect to preparing and filing this petition and that the statements and answers herein contained and the information on the attachments are in all respects true and accurate to the best of my knowledge and belief. Furthermore, I understand and agree that I am responsible for the completion of all site improvements as indicated in the application materials, as well as any conditions of approval imposed by Teller County.

Signed:  Date: 2/27/01
Owner or Authorized Representative

Planning Commission: Date Action

Ranch at West Creek

PO Box 7023

Woodland Park, CO 80863

719-687-6232

March 7, 2001

**Teller County Planning Department
PO Box
Woodland Park, CO 80866**

**RE: Recreational conditional use permit for 7 CR 78
Owner /Applicant: Ranch at West Creek RLLP**

Dear Ms Mannon,

Ranch at West Creek RLLP is a family limited partnership consisting of Gary Bieske and Sandra Bieske as General Partners and our three children as Limited Partners. We purchased 170 undeveloped acres in beautiful northern Teller County in 1997 and created the partnership for the purpose of transferring assets to our children. Our plan was to retire on this property and hopefully entice our children to live on the property once they become established and have families of their own.

We quickly discovered that owning a large parcel takes an incredible amount of land management. Our goal was to have minimal development and grazing impact on the land and enhance the wildlife habitat. We have had studies done on the stream (West Creek) to enhance brook trout production, protect beaver habitat, and reclaim eroding stream banks. The Soil Conservation Service has provided professional opinions on noxious weed control and revegetation conducive to the deer and elk herds. And the Colorado State Forest Service conducted an extensive forest stewardship study to remove diseased and crowded stands of trees to make the forest healthy and not prone to forest fires.

After four years we have made incredible strides toward our goals of reclaiming this land to a pristine wildlife habitat. We have stocked brook trout, revegetated areas of erosion, applied numerous applications of herbicides to the meadows, planted hundreds of trees, and have logged 30 acres of diseased trees. However this ranch has yet to provide us with any of income. Grazing has been deferred as recommended by the Soil Conservation Service and logging doesn't even pay for the equipment and fuel. To date we have spent nearly \$50,000 on implementation of these projects and are less than 20% complete.

The overhead costs of maintaining the ranch along with the incredible costs of servicing the debt on the land has led us to seek a source of income that will have a minimal impact on us, our neighbors, and most importantly, the land and wildlife.

Proposed Conditional Use Permit: To allow approximately 80 acres of our ranch to be used for recreational purposes.

Legal description: NE ¼, of the NW ¼, Sec 6, Twnshp 11S, Rng 69W, and that portion of the NW ¼ of the NW ¼, Sec 6, Twnshp 11S, Rng 69W, east of CR 78

Assessors parcel # : 79.62-2

Zoning: A1

Land Description: Approximately 80 acres consisting of 60 acres treed and 20 acres of low land meadow with the stream, West Creek. We own the land to the west and south. To the east is the national forest. The ½ mile along the north side is the Douglas County line of which ¼ mile is national

forest and ¼ mile borders the subdivision of West Creek Lakes. On the west side is Teller County road 78.

Surrounding Land Description: Approximately 90% of the land in a 3-mile radius from our ranch consists of national forest. The primary public use of this land is for recreational purposes. On any given weekend, there are hundreds of people coming to this area to camp, fish, hunt, hike, horseback ride, drive off-road vehicles, or cut their X-mas trees. The surrounding private land consists primarily of large tracts of land zoned A-1 with the exception of the subdivision, West Creek Lakes, which has approximately 30 year round residences.

Master Plan

Phase 1 2002: We would like to use our existing 3 bedroom cabin and construct 2 additional, one to two bedroom, cabins for the purpose of short term rentals. Rentals may be nightly to weekly. Each cabin will sport spectacular views of the surrounding mountains and will be isolated from any other structures to enhance the outdoor experience. Amenities such as hot tubs, spacious interiors, luxurious furnishings, and well maintained landscaping would provide a quality vacation product unmatched in the Pikes Peak region.

Phase 2 2004-2006: Depending on the success of phase 1, we would like to build four additional cabins. Also we intend to build an 8000-10000 sq ft residence with 8-10 guest rooms available for nightly to weekly rental. This would be similar to a bed & breakfast however it would exceed the 5 guest room limit as allowed for with a bed & breakfast. In researching local B & B's it has become evident that the enormous amount of capital required to establish a B & B cannot be recovered unless there is minimum of 8-10 rooms providing income. Also the residence may not be owner occupied as we may chose to live on another portion of the ranch.

Phase 3 2006-2008: Again depending on the success of the previous phases, we would like to build a small assembly building with an occupant load of 50-75 people. The building will be used for day conferencing, small weddings, family reunions, and specialty parties.

Building Criteria

Location of improvements: All buildings will be located in the treed areas well above the creek valley. None of the buildings will be visible from the West Creek Subdivision and only slightly visible from County Road 78. The only exception is an agricultural barn to be placed at the very northern edge of the creek valley approximately 150' from the West Creek Subdivision. We intend to build the barn regardless of the conditional use permit. The cabins will not be clustered together and each will be located on a minimum of 4-5 acres, which is a much lower density than the West Creek Subdivision to the north.

Building design: At this time we do not have any building plans. We will address specific building details when we go through the building permit process. We intend to make each building blend as much as possible with its surrounding environment. The exteriors will consist primarily of log and rock and the roofs will be dark in color. We don't intend to use any pastel colors and a will have a minimal amount of stucco.

Water: Upon approval of the conditional use permit, we intend to apply for commercial exempt wells. We currently have one domestic-three household well located on the eastern 40-acre tract and have a three household well permit for the western 40-acre tract. The Division of Water Resources policy is to allow each well to be converted to commercial purposes provided it be used for drinking and sanitary purposes only, the return flow be discharged into an ISDS system and into the same drainage it is pumped from, each well be limited to 1/3 acre foot per year, and that the wells be metered. Do to the seasonal nature of our intended use, we feel that we have enough water for the first two phases of

our proposed development plan. At the time our water usage exceeds 2/3-acre feet/yr, we will proceed with the process of acquiring water rights and submit a water augmentation plan.

Sewer: Each building will have an individual sewage disposal system. These will be installed per the Teller County Health Department regulations.

Lighting: A minimal amount of exterior lighting will be used. All exterior lighting will project downward only and/or be motion activated.

Drainage: The location of all improvements will be located on relatively high and dry sites and will have minimal impact on any surrounding areas. The overall drainage is to the west toward West Creek. Each site will be revegetated and landscaped to prevent any erosion. The underlying soil is a decomposed granite that will easily absorb any runoff from roofs and hard surface parking areas.

Other Criteria:

Signage: At the entrance to our property on CR 78 we intend to have three log posts on each side of the driveway and a horizontal log over the top of the driveway. We will place a sign on this horizontal member in accordance with any Teller County regulations. At the time of phase 2, we may apply for a tourist oriented directional sign on Highway 67.

Driveway & Access: We plan to use our existing driveway with access to CR 78. The driveway is approximately 25' in width and has a grade not exceeding 12%. The driveway surface consists of granite gravel and produces very little dust. We plan to build another road this spring on our two 40 acre parcels to the south that will allow a second emergency exit to CR 78.

Easements: The only easement of record is the overhead, electrical utility easement along County Rd 78

Parking: On site parking will be provided at each building in accordance with the Teller County Zoning and Planning regulations.

Fire: The Mountain Communities Fire District has a fire station located approximately 1 mile north on Douglas County Rd 73. Tress will be thinned around all buildings and all ground fuel will be removed in order to prevent the loss of structures due to forest fires.

Noise: The thing people seem to notice the most about our ranch is how quiet it is. We plan to keep it that way. We won't allow the discharge of firearms or any kind of hunting, nor will we allow 2 stroke vehicles (dirt bikes), barking dogs, or exterior loud music.

Thank you for taking the time to review our request. My wife and I have lived in Teller County for 19 years and plan to live here the rest of our lives. We have put considerable thought into what we will do as we approach retirement and have been considering the plan above for close to 8 years. Those that know us are aware that this is a long-term project. We will not put ourselves at financial risk and that each phase will be completed to the highest possible standard. Your opinions and suggestions as well as our neighbors are important to us. We feel that our plans are in harmony with the surrounding area and will provide a high quality experience to all that come to visit our ranch in this remote portion of beautiful Teller County.

Thank you for your consideration,



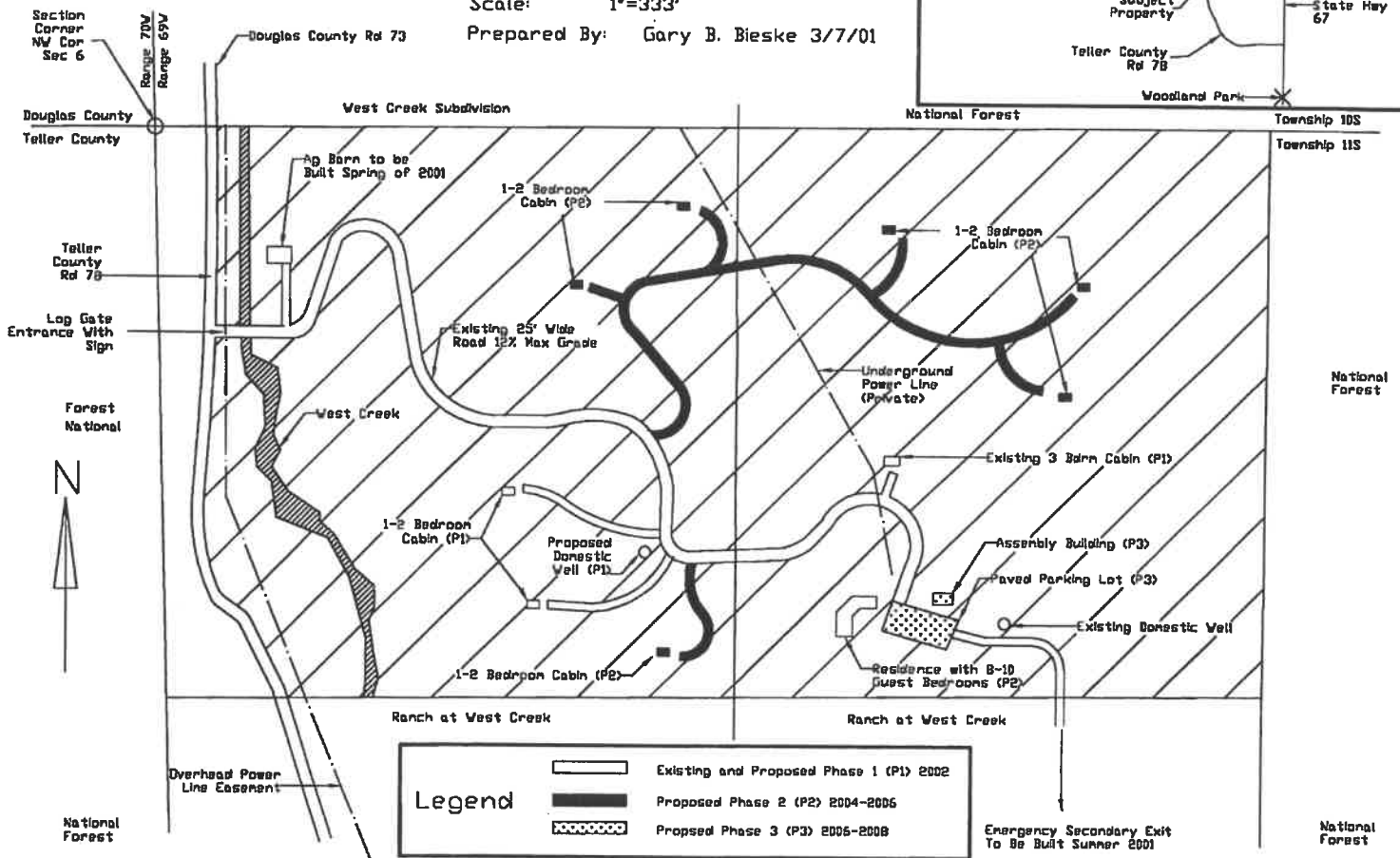
Gary B. Bieske

Owner: Ranch at West Creek
Gary & Sandra Blske
PO Box 7023
Woodland Park, CO 80863

Legal Description: NW1/4, & NE1/4, of the
NW1/4, Sec 6, Twnshp 11S
Rng 69W of the 6th PM
Teller County, CO

Parcel Size: 88.83 Acres
Scale: 1"=333'

A vicinity map showing the location of the subject property. The map includes Douglas County Rd 73, Douglas County, Teller County, Subject Property, State Hwy 67, Teller County Rd 78, and Woodland Park. A north arrow is also present.



APPENDIX E

Public Comments

To the Planning Commission,

I am writing in support of the continued growth and development of Pikes Peak Ranch.

As both an employee of Pikes Peak Ranch and a neighbor in the community, I have had the opportunity to see firsthand the care, responsibility, and commitment that go into the operation and management of the ranch. Pikes Peak Ranch represents the kind of thoughtful, community-minded organization that benefits both local residents and the surrounding area.

The ranch has consistently demonstrated strong stewardship of the land through responsible management practices and a genuine respect for the natural environment and neighboring properties. Their approach reflects a long-term commitment to preserving the beauty, health, and character of the area while also contributing positively to the local economy and community.

Pikes Peak Ranch is also an important part of the community itself. The ranch supports local jobs, helps preserve rural character, and contributes to the sense of community that makes this area special. As someone who both works there and lives nearby, I believe their continued growth will bring positive benefits while maintaining the values and integrity of the region.

I respectfully encourage the Planning Commission to support the continued growth and future plans of Pikes Peak Ranch.

Thank you for your time and consideration.

Sincerely,

Allison Avery-Wollenhaupt

Scott McKeever

15536 Westcreek Rd
Woodland Park, CO 80863
(719) 648-2205
Scott.McKeever@gmail.com

May 28, 2026

Teller County
Land Use/Planning Department
Woodland Park, CO 80863

In re Pikes Peak Ranch Permit Application

Greetings,

I wrote this letter today as a Westcreek community member in support of the pending application for special use of the property known as Pikes Peak Ranch.

As a nearby neighbor, I have grown to know the owners Jack and Mariah in recent years and find their operation to be a highly positive benefit for our community. Between hosting fundraisers for our local community maintenance and our fire department, they provide a valuable service hosting lodging for visitors to experience what makes our area so special.

We truly consider Jack and Mariah as not only successful business operators but neighbors and friends. Allowing their operations to continue at Pikes Peak Ranch benefits our community and greater Teller County.

Please contact me should you have any additional questions or concerns.

Best regards,

/s/

Scott McKeever

Westcreek Lakes Subdivision

To Whom It May Concern,

I am writing as a resident of the Westcreek Lakes subdivision, located north of Pikes Peak Ranch, to express my support for Jack and Mariah's permit application to expand their business with a larger office and additional cabins.

As someone who lives nearby, I understand that any expansion in this area should be looked at carefully. Issues such as noise, traffic, fire safety, and respect for the surrounding community matter to those of us who live here. Based on what I have seen, Jack and Mariah have taken those responsibilities seriously.

They are not distant business owners. They are neighbors, and they have made a real effort to be part of the Westcreek community. They listen to residents, care about how the ranch affects the neighborhood, and try to make sure people feel heard. They have also supported the community through events such as movie nights, yoga nights, and other activities that bring people together in a positive way.

I also appreciate that they appear to be thoughtful about how events are managed at the ranch, including respecting noise rules and being mindful of nearby residents. That is important to me as someone who lives in the area.

Their work with the Mountain Communities Volunteer Fire Department and their attention to fire conditions also show that they understand the responsibilities that come with operating a property in this part of Teller County. In addition, their commitment to planting trees and supporting the land reflects a long term interest in the health and character of the area.

From my perspective, Jack and Mariah have shown that they care about both their business and the community around them. Their past conduct gives me confidence that they will manage this expansion responsibly.

For those reasons, I support their permit application.

Sincerely,

Dan and Michelle Baldwin
15314 Westcreek RD
Woodland Park CO 80863
703-989-8623

May 26, 2026

Dear Teller County Planning Commission,

I am writing this letter to express my sentiments regarding Pikes Peak Ranch located in Westcreek, Colorado. As a longtime resident of Westcreek, I have seen an increasing community interest by the locals since the new ranch owners, Jack and Mariah Hoesly, acquired the property. From the beginning, the owners have been industrious in embracing the community by offering yoga classes and movie nights. In addition, they invited all the residents to their grand opening a few years ago, graciously offering proceeds to assist the local fire department.

Most of the Pikes Peak Ranch employees are Westcreek residents or individuals from Woodland Park. This benefit to many people who are only able to work part-time or need to be close to home is invaluable. The support that Jack and Mariah have given to this community is encouraging and uplifting to many who are inherently isolated given the ruralness of our location. I have personally heard nothing but positive comments regarding the young, energetic owners of Pikes Peak Ranch.

On an individual note, I find Jack and Mariah to be professional, pleasant, and extremely dedicated to providing a positive influence in our area. From their dealings with locals, employees, and guests, their conscientious actions are nothing less than stellar, and I am happy they have found a home here in Westcreek, Colorado.

Regards,

A handwritten signature in blue ink that reads "Janine Conrardy". The signature is fluid and cursive, with a long horizontal line extending from the top of the "J".

Janine Conrardy

Teller County Clerk
112 North A Street
Cripple Creek, CO 80813

Re: Special Use Permit – Pikes Peak Ranch

To whom it may concern:

I am writing on behalf of Jack Hoesly and Mariah Kaercher, the owners of the Pikes Peak Ranch. The ranch is just a little more than a mile from us off of Westcreek Rd. Since Mr. Hoesly and Ms. Kaercher took ownership of the location, they and the Ranch have become invaluable members of our community.

Mr. Hoesly and Ms. Kaercher have hosted numerous community events, including frequent yoga classes that my wife and several of her friends attend whenever they are offered. There have been movie nights during the summer which are wonderful family events. And they host open houses featuring food and music which are well attended by neighbors near and far.

Mr. Hoesly and Ms. Kaercher go out of their way to be respectful and they actively look for ways to add value and resources to enrich our community. The events they host, whether for the community or private events, are well planned and have never caused any disruption or nuisance.

My wife and I are very happy to have Mr. Hoesly and Ms. Kaercher as the owners of the Ranch, and as our neighbors. We are very supportive of the Pikes Peak Ranch business and we are happy to lend our support to their ability to obtain the required permits from the county so they can continue to bring value and cohesion to our community.

Please contact us directly if you have any questions.

Sincerely,

Josh Weiss & Margaret Jungmann
15438 Westcreek Rd
Woodland Park, CO 80863
303-221-4441

To the Teller County Planning Commission,

We are writing in support of Jack and Mariah and their application for a Special Use Permit for Pikes Peak Ranch.

As neighbors and community members, they have consistently demonstrated a genuine commitment to creating a welcoming, respectful, and community-oriented environment at the ranch. Pikes Peak Ranch has become a place where people can gather, connect, and enjoy the beauty and character of our area in a positive and thoughtful way.

Jack and Mariah have always been considerate of their neighbors and proactive in fostering a sense of community. Their events and programs provide valuable recreational and social opportunities that enhance the area while maintaining respect for the surrounding community and landscape.

We believe approving this Special Use Permit will allow them to continue building meaningful programs and experiences that benefit both residents and visitors alike. They are responsible operators who care deeply about the community and the long-term success of the ranch.

We strongly support their application and appreciate your consideration.

Sincerely,

Leslee Waggener, Westcreek Lake Fishing Club Manager

Viola Rodriguez, Westcreek Lake Water Board Member



www.GoAdventures.org
fun@goadventures.org | 719.686.6816729
720 W. US-24 | Woodland Park, CO 80863

May 29, 2026

Teller County Planning Commission
Woodland Park, CO 80863

RE: Letter of Support for Pikes Peak Ranch Special Use Permit

Dear Commissioners,

On behalf of Great Outdoors Adventures (GOA), we are writing to express our enthusiastic support for Pikes Peak Ranch's (PPR) application for a Special Use Permit. Since our establishment in 2018, GOA has maintained a significant partnership with Pikes Peak Ranch, their private property to provide unique outdoor recreation opportunities and National Forest access for our community and visitors.

Our collaboration extends far beyond business operations into meaningful community stewardship. Pikes Peak Ranch has been a vital partner in our annual Earth Day National Forest clean-up events, providing staff and publicity to help preserve miles of trails within the Pike National Forest. Their consistent involvement in events like Great Outdoors Fest and various community-focused events highlights their commitment to serving as a premier community gathering place and partner.

The approval of this permit is essential for PPR to continue fulfilling its mission. It will allow for the expansion of critical recreation programs and specialized facilities, including those designed to serve persons with special needs, youth, and military personnel. We have seen firsthand how their facilities near Westcreek provide essential experiences, and this permit will further those efforts.

Pikes Peak Ranch is a cornerstone of our local tourism ecosystem, and we look forward to continuing our partnership to enhance outdoor nature-based recreation in Teller County. We urge the Commission to approve their request.

Sincerely,

Drew & Angelica Stoll
Directors
Great Outdoors Adventures



To Whom It May Concern,

I am writing in strong support of Pikes Peak Ranch and their proposal to thoughtfully expand the ranch and its offerings. As someone who works at the ranch and lives in the Westcreek community, I have seen firsthand the positive impact this property and its owners have on both the land and the people around them.

Working at Pikes Peak Ranch has truly been the happiest I have ever been in a job setting. The location, the incredible views, the positive energy at work, and the supportive environment created by Mariah and Jack make it a very special place. They genuinely care about their employees, guests, and the community, and that culture is reflected in everything they do.

I also love living in Westcreek and being a part of this community. Pikes Peak Ranch has helped make that possible for me, and they actively contribute to the area through community-centered events and outreach. The ranch has provided free yoga classes and continues to create opportunities that bring people together. With this expansion, they would be able to offer even more events, experiences, and opportunities that support and strengthen the local community.

One of the things I admire most about Mariah and Jack is their commitment to being responsible stewards of the land. It is deeply important to all of us as a team to treat the property with respect and care so that it remains healthy, beautiful, and fruitful for years to come. Their vision is not about overdevelopment, but about creating something sustainable that honors the natural beauty of the area while allowing others to experience it responsibly.

Pikes Peak Ranch also brings visitors from all over the country to this beautiful part of Colorado. Those visitors support not only the ranch, but also local Airbnb and VRBO rentals, ATV rental companies, fishing guides, excursions, tours, restaurants, shops, and many other small businesses in Woodland Park and the surrounding communities. The ranch contributes to the local economy by encouraging tourism in a way that highlights the natural beauty and hospitality of the region.

I fully support the continued growth and thoughtful expansion of Pikes Peak Ranch and believe it will continue to benefit both the local community and the surrounding area for many years to come.

Sincerely,

Lindsey Schons

Westcreek Resident & Pikes Peak Ranch Employee

Jason and Jamie Bender
15454 Westcreek Rd
Woodland Park, CO 80863

May 27, 2026

Teller County Planning Commission
Teller County, Colorado

Re: Letter of Support – Special Use Permit Application for Pikes Peak Ranch

Dear Members of the Teller County Planning Commission,

We are writing as neighbors and members of the Westcreek community to express our wholehearted support for the Special Use Permit application submitted by Jack and Mariah (Kaercher) Hoesly on behalf of Pikes Peak Ranch. We live at 15454 Westcreek Rd, just a short distance from the ranch, and have had the pleasure of witnessing firsthand the positive impact this operation has had on our neighborhood and the broader community.

Since Jack and Mariah took ownership of Pikes Peak Ranch in 2023, they have operated with professionalism, care, and a genuine commitment to being good neighbors. We have attended several events at the ranch and have been consistently impressed by how thoughtfully and responsibly the property is managed. Among the experiences that stand out:

We have participated in Sunday Yoga events held on the ranch grounds, which have provided a welcoming, peaceful gathering space for community members to connect with one another and with the natural beauty of this area.

Jack and Mariah hosted a community open house, inviting neighbors to tour the property and meet them personally. In addition to providing lunch and entertainment during the event, they also welcomed the local firehouse to set up a fundraising booth – a gesture that speaks directly to their character and their investment in the wellbeing of this community.

We have attended numerous other gatherings at the ranch that have given neighbors a chance to meet, build relationships, and feel a genuine sense of community in what can otherwise be a spread-out and isolated rural area.

Also, despite living so close to the ranch, we have not experienced any significant noise, traffic, or other negative impacts coming from events held there. This is especially important to us as we deeply care about preserving the quiet, rural character of the neighborhood.

Beyond the ranch itself, Jack and Mariah have also been active participants in the Westcreek neighborhood. They show up for community cleanup days, neighborhood cookouts, and other local activities that most business operators would have no reason

to attend. They are not simply running a business here – they are building a life here, and it shows in everything they do.

We understand that the updated county requirements have necessitated this more involved permitting process, and we respect the Commission's obligation to evaluate applications thoroughly. We simply want to ensure that you have a clear picture of how Pikes Peak Ranch operates in practice and what it means to this neighborhood. In our experience, Jack and Mariah have been exactly the kind of stewards this land deserves – responsible, community-minded, and deeply respectful of the rural character of the area.

We strongly encourage the Planning Commission to approve the Special Use Permit for Pikes Peak Ranch and look forward to continuing to be neighbors to this wonderful operation for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Bender', with a stylized, cursive script.A handwritten signature in black ink, appearing to read 'Jamie Bender', with a stylized, cursive script.

Jason and Jamie Bender
15454 Westcreek Rd, Woodland Park, CO 80863

To Whom It May Concern,

My name is Hannah Spicer. As both an employee of Pikes Peak Ranch and a nearby neighbor, I would like to express my strong support for Pikes Peak Ranch and their proposed expansion plans for the property.

Pikes Peak Ranch has served as a gathering place for visitors, families, and the local community for nearly 20 years. The ranch contributes not only to local tourism and the economy, but also to the sense of community that makes this area so special. Jack and Mariah have created an environment that is welcoming, thoughtful, and deeply community-oriented.

In addition to hosting travelers and weddings, they have consistently worked to support the surrounding community through local partnerships, fundraising efforts, and community-centered programs. Their vision for the ranch extends beyond business growth — it is about creating opportunities for connection, supporting local businesses, and investing in the long-term vitality of the area.

As someone who both works at the ranch and lives nearby, I have personally seen the positive impact the property has on guests, employees, neighbors, and the broader community. The ranch is professionally operated and thoughtfully managed. I believe their proposed expansion would allow them to continue serving the community in an even greater capacity while maintaining the character and beauty of the property.

I fully support Pikes Peak Ranch and their expansion plans and believe this project would be a positive addition to our community.

Sincerely,

Hannah Spicer

To whom it may concern,

This letter is to inform you of the great things that Jack & Mariah Hoesly have brought to the West Creek community with Pikes Peak Ranch. They continually make available to the residents of our community, their events at their ranch. Also, they're the kind of people that walk their dogs up and down the road and they always stopped to say hi. Also, they are the kind of people that if you had a need or you needed help, they would be more than willing to help people if it was within their power.

Sincerely,

Ray De Mers
Westcreek Neighbor

May 26, 2026

To the Teller County Planning Commission,

My name is Josephine LaGuardia and I am a resident of the Westcreek neighborhood and a member of the staff at Pikes Peak Ranch. I'm writing to strongly support Jack and Mariah, the owners of Pikes Peak Ranch, as they apply for a Special Use Permit for the operation of the business.

Since taking over the property, Jack and Mariah have become a big part of the Westcreek community. They've created a welcoming atmosphere by hosting free community events like yoga classes and movie nights, and by planning community fundraising events which raise money for the Mountain Communities Fire Department and the Westcreek Subdivision. They are also thoughtful neighbors who genuinely care about the area and ensure that weddings and events at the ranch comply with local noise ordinances and respect the community. Jack and Mariah have also provided jobs for many local residents, including myself.

They have done an incredible job running and maintaining the ranch. Their vision for Pikes Peak Ranch is clear in the experience they provide for guests. With a 4.8-star Google rating from more than 345 reviews, guests consistently mention how beautiful, clean, and well-cared-for the property is. People especially appreciate the peaceful setting, the mountain views, the cabins, and the professionalism and friendliness of the staff.

The proposed expansion feels like a natural next step as the business continues to grow. Jack and Mariah have shown they are responsible business owners who care about both their guests and the surrounding community.

They have also worked closely with the Mountain Communities Volunteer Fire Department by staying informed about fire conditions and coordinating walkthroughs to support emergency preparedness. Their attention to safety and responsible operations reflects the level of care they put into every part of the ranch. They also demonstrate this care by working closely with the forest agriculture program and committing to planting 75 new trees each year to help restore and sustain the ongoing new growth in the mountains.

Jack and Mariah are a real asset to Westcreek. Their investment in the community, commitment to quality, and responsible approach to business make them highly deserving of approval for this expansion.

Sincerely,

Josephine LaGuardia

Resident of Westcreek and Staff Member of Pikes Peak Ranch

Teller County Board of Review,

As the former owners of what is now Pikes Peak Ranch, we would strongly recommend approval of the SUP application by Jack Hoesley and Mariah Kaercher. They have owned the property now for 3 years and have been excellent stewards of the property and good neighbors. They truly care about the local community, host community events and fund raisers for local entities. We could go on about the upstanding character of Jack and Mariah but it would make this too long, no one will read it.

They are basically asking to continue under the same conditions of the original CUP with the exception

1. Adding an office building
2. Building their personal residence on the ranch
3. Increasing the occupant load of the banquet hall/venue from 75 to 140.

Items 1 and 2 have no impact on any neighboring properties

As far as item 3, we are the closest neighbors to the banquet hall/venue approximately 0.1 mile away. Noise and traffic are our primary concerns. While almost doubling the capacity of the building, it may result in an increase in noise and traffic. They may have mistakenly assumed, that when you take the square footage of the building not encumbered by the catering kitchen and bathrooms comes out to 2100 square feet.

Under the IBC A-2 occupancy, a banquet hall /venue has an occupant load of 1 person per 15 sq ft

$2110 \text{ sq ft} / 15 = 140 \text{ people}$

What this **does not** consider and **was** considered under the original code review when the building was built for an occupant load of 75, is the need for auxiliary space. The entire available square footage cannot be filled with banquet tables and seating. Additional square footage must be dedicated to auxiliary uses.

If the intent is to host weddings and retreats in this building, the auxiliary areas should include

1. A stage area for a band, DJ, wedding ceremony, event presenter
2. Dance floor
3. Adequate corridors for fire escape
4. Foyer area for guest registration, gifts, event presentation tables
5. Bar
6. Meet and greet standing area adjacent to seating area
7. Coat storage
8. Food serving area/buffet

It could be argued that some of these could be accomplished outside the building, but in Colorado, the weather could dictate that the entire event needs to be moved indoors and certainly October - May it would be expected for the event to be held indoors.

The traffic load for an event as per Teller County Land Regulations, is one vehicle per 3 people. That comes out to 25 vehicles (50 round trips). They have parking for 25 vehicles and would therefore not need to depend on a shuttle service.

They have stated in their application that the average venue is 58 people. With that being noted, we don't think it is unreasonable to limit the capacity to 75 people as was a condition under the original CUP and the occupant load that the building was designed for.

Jack and Mariah are sensitive to neighbors concerns and have made numerous changes to limit noise and impacts on the surrounding properties. We are so thankful that they are the owners of this incredible venue and appreciate their concern for their neighbors. We look forward to watching them fulfill their dreams over the years to come.

Gary & Sharilyn Bieske

[EXTERNAL] Pikes Peak Ranch

From JIM B BRUNER <jimndebb_8@msn.com>

Date Fri 6/5/2026 11:00 AM

To Colton Berck <BerckC@tellercounty.gov>

Cc JIM B BRUNER <jimndebb_8@msn.com>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We were just informed of this project. The sign on the property is located on a road rarely traveled. This is going to impact the people who live on Westcreek Road. I understand you have done a traffic study but no one is going to travel that road coming in from Painted Rocks Road. it is winding, bumpy and slow.

We are Douglas County and there needs to be a study done on Westcreek Road from this location. We are maybe 2 miles north on Westcreek Road. We currently have well over one hundred vehicle trips past our house, due to ATV , dirt bikes and 4 wheel club. This will only add to the already overuse of this road.

As it is we can no longer enjoy quiet weekends on our property or a simple walk down the road. People can say what they want about how things will work, but we have no police presence in this area. Nothing will be enforced. We have been here 73 years.

Also, I do not know how they can use Mountain Communities as a reliable fire department when we are practically uninsurable here. My husband was the training captain on that department for 13 years. When the Hayman came they fired him for fighting the fire. The original cabins on the property burned because Mountain Communities was ordered by the Forest Service to leave the area. They did not return for the period of evacuation 28 days.

My husband and I were here for the duration of that evacuation, along with two other neighbors. There were no active forest service or fire department members here. Near the end of the evacuation, one the fire had moved through. The forest service did come out and start more fire and burned all the homes that were lost here.

We just want to live a peaceful existence. I think we deserve that at age 73

Jim and Deb Bruner
14634 Westcreek Road

Mountain Communities Fire Protection District

June 5, 2026

To Whom It May Concern,



The Mountain Communities Fire Protection District (MCFPD) is pleased to provide this letter in support of the Special Use Permit application for Pikes Peak Ranch.

MCFPD personnel, including members of our Firefighter and Rescue Team, have visited the facility to review site safety and emergency preparedness. During our walkthrough, we discussed emergency response considerations and pre-planning scenarios. We found the Pikes Peak Ranch team to be knowledgeable, organized, and committed to maintaining a safe environment for guests and staff.

In our experience, Pikes Peak Ranch operates as a well-run venue with a strong understanding of event planning and coordination. Event traffic has been managed effectively, and we have not experienced any operational or public safety concerns associated with events and activities on the property.

Based on our interactions with the property and our review of site safety considerations, MCFPD has no objections to the issuance of a Special Use Permit for Pikes Peak Ranch at this time. We believe the staff are committed to responsible operations, cooperative engagement with emergency services, and the general welfare of our local community.

Should you have any questions regarding this letter, please feel free to contact us.

Sincerely,

Steve Brown
Fire Chief
Mountain Communities Fire Protection District
719-661-4771

[EXTERNAL] Tues Pikes Peak Ranch Meeting 7 PM

From Leslee Waggener <snowowl1988@gmail.com>

Date Sun 6/7/2026 1:14 PM

To Colton Berck <BerckC@tellercounty.gov>; Leslee <snowowl1988@gmail.com>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward to the Commissioners:

I submitted a letter of support for the Pikes Peak Ranch without the **full** understanding of what they plan to do in my community.

I am retracting my Letter of Support for a Special Use Permit until I understand more about the dynamics of this expansion. I just received a document that is over 200 pages long that is more than just a Special Use idea.

Just a few of the talking points are:

This will cause more traffic problems, more speeding and more noise on our dirt roads, more pollution, insurance rates may rise, possibly crime influx, our fire department is a Volunteer Fire Dept (in Douglas County) not equipped to handle more people, plus more issues. We do not have the infrastructure to support this.

What is the resort going to do for us? If this passes, I assume they will pay to pave the dirt road all the way from Highway 67 to the Ranch? Provide funds to the local Fire Department to build a bigger fire house, obtain more equipment and perhaps, hire full time employees and not just rely upon volunteer firefighters.

Sincerely,

Leslee Waggener, Westcreek Lake Fishing Club Manager
303-917-6105

[EXTERNAL] Pikes Peak Ranch SUP and Expansion

From Andrea Bukur <andrea.bukur@gmail.com>

Date Tue 6/9/2026 10:55 AM

To bocc@douglasco.go <bocc@douglasco.go>; gteal@douglasco.gov <gteal@douglasco.gov>; kimberley.blanchard@state.co.us <kimberley.blanchard@state.co.us>; Colton Berck <BerckC@tellercounty.gov>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am a resident of Westcreek and neighbor of the Pikes Peak Ranch. As a concerned community member I wanted to directly message and let you know I strongly disagree with the expansion of the Pikes Peak Ranch that is being proposed. As mentioned in this letter I have attached below (you have also received) this would negatively impact all of us here in Westcreek that border right on the Douglas County/Teller County line. None of us were aware of these proposals until pretty much last minute. And I do not have time to write all of my direct thoughts. So I have attached an email from another neighbor that reflects my feelings as well with this.

Thank you so much for taking the time to listen to the community members that will be directly affected by this.

Kind regards,
Andrea Bukur

To Whom it May Concern:

The residents of Westcreek were just made aware of this a few days ago. The signage was posted down the road on county road 78 where most people only travel when re-routed after a motorcycle accident on the curves of Hwy 67.

We are not in favor of this. Some neighbors sent letters of support because the owners did not tell them all the details of what they were trying to do. Since then, the neighbors have retracted their letters. The support letters that still exist are employees which constitute at least a third of the letters, and an ATV company that has a vested interest in expanding its business.

We get nothing here for our tax dollars in Douglas County. The Roads are minimally maintained a couple of times a year with grading and dust suppressant which is killing the trees along the road. It is also quite dangerous when it gets wet. Much more slippery than ice.

We live on Westcreek Road. The property has been in the family for 73 years. We are 73 and just want to live a peaceful life. On the weekend we can count over 100 vehicles coming up to further decimate our forest. Already decimated by the Hayman wildfire. This will only add to the road congestion with up to 3 events per week. Not to mention all of the vehicles related to the building of these additional cabins, private residence and up to 4,000 foot administration building.

As it is we can't have a quiet day in our garden between the ATV's, Dirtbikes, four-wheel clubs. We can't take a walk. There was a group coming up here of about 40 Hispanics. They would block Abbey while waiting for their group to catch up to them. They would then motion for us to go through the trees to get back on the road. They would race up and down Stump road in both lanes 10 atv's with 4 per vehicle in both lanes.

I have called to complain and Douglas County Sherriff and they would come up during the week and mosey around when nothing was going on. We did finally have an officer that came up and sat at the end of Stump and Westcreek. He was in the fire house all day hanging out with the volunteers. When I asked him about it, he said too many people were running the stop sign there. I said that is the least of our worries. I explained the situation to him. He said to call them when it was happening. I told him I had called twice at least, and gave up because no one came. That is the last I have seen of him.

There has been a slight decrease, at least for now due to Teller County Sherriff Department. God bless them.

The counties have not done a traffic study. The resort paid a company to put together a professional report with charts and graphs showing in their opinion there will be little impact. They are saying people will come in on County Road 78. This will never happen. This road is winding, bumpy, slow and dirty. The resort actually gives directions on their website coming in from Hwy 67 and Abbey Road and along Westcreek Road to reach their destination.

Not only will the additional events affect the roads but imagine all of the construction vehicles traveling up and down the road. This is heavy equipment, a 20 year project and the first phase completed by 2030. Who is paying for the upkeep on this road. This is also a dangerous intersection. Cars fly around the blind curve. I can't tell you how many times we have been almost hit head on. Anyone else doing this would have to install turn lanes to use this access.

They are saying they are concerned about wildlife, noise, environmental impact etc. We had someone build a cabin behind our property it took two years. It took months just to get through the granite so the noise and banging went on day after day. Are they saying this will not have an effect on wildlife, residents etc.?

I know for a fact just one ATV can spook a cow or a horse.

They are also being given preferential treatment on fire protection due to Mountain Communities Volunteer Fire Department being one mile (closer to 3) down the road. We, as

homeowners can't get that option. We are almost uninsurable out here and we are only a minute from the firehouse. It seems the liability with all the additional structures and people would be much more of a concern.

We were also on the fire department during the Hayman. My husband was the training captain for 13 years and we were told to stand down per the Forest Service. All of the fire department except for my husband and I and two other neighbors were gone for the 28 day evacuation. We did not see a fire fighter or the forest service other than the occasional truck on Abbey looking through binoculars and assessing as they called. it. There is no guarantee that would not happen again.

There is too much more to go into in this email, but I am forwarding the document as well.

We are strongly opposed to this expansion.

Sincerely,

Deborah Bruner

[EXTERNAL] Pikes Peak Ranch SUP and expansion

From JIM B BRUNER <jimndebb_8@msn.com>

Date Tue 6/9/2026 9:03 AM

To bocc@douglasco.gov <bocc@douglasco.gov>; gteal@douglasco.gov <gteal@douglasco.gov>; kimberly.blanchard@stat.co.us <kimberly.blanchard@stat.co.us>; Colton Berck <BerckC@tellercounty.gov>

Cc jimndebb_8@msn <jimndebb_8@msn>

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To Whom it Concern:

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We live on Westcreek Road. The property has been in the family for 73 years. We are 73 and just want to live a peaceful life. On the weekend we can count over 100 vehicles coming up to further decimate our forest. Already decimated by the Hayman wildfire. This will only add to the road congestion with up to 3 events per week. Not to mention all of the vehicles related to the building of these additional cabins, private residence and up to 4,000 foot administration building.

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I have called to complain and Douglas County Sherriff and they would come up during the week and mosey around when nothing was going on. We did finally have

and officer that came up and sat at the end of Stump and Westcreek. He was in the fire house all day hanging out with the volunteers. When I asked him about it, he said too many people were running the stop sign there. I said that is the least of our worries. I explained the situation to him. He said to call them when it was happening. I told him I had called twice at least, and gave up because no one came. That is the last I have seen of him.

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I know for a fact just one ATV can spook a cow or a horse.

They are also being given preferential treatment on fire protection due to Mountain Communities Volunteer Fire Department being one mile (closer to 3) down the road. We, as homeowners can't get that option. We are almost uninsurable out here and we are only a minute from the firehouse. It seems the liability with all the additional structures and people would be much more of a concern.

We were also on the fire department during the Hayman. My husband was the training captain for 13 years and we were told to stand down per the Forest Service. All of the fire department except for my husband and I and two other neighbors were gone for the 28 day evacuation. We did not see a fire fighter or the forest service other than the occasional truck on Abbey looking through binoculars and assessing as they called. it. There is no guarantee that would not happen again.

There is too much more to go into in this email, but I am forwarding the document as well.

We are strongly opposed to this expansion.

Sincerely,

Deborah Bruner

[EXTERNAL] Pikes Peak Ranch expansion

From Janet BURROWS <jburrows101@msn.com>

Date Tue 6/9/2026 4:05 PM

To Colton Berck <BerckC@tellercounty.gov>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Berck,

My name is Janet Burrows and I own a home on the south end of Westcreek, just off Westcreek Rd. From my home, I can see the entrance to the ranch, that's how close I am. I have always been bewildered as to why Westcreek is in Douglas County and not Teller, as our children go to WP schools, we shop and enjoy entertainment in Woodland and use the hospital there. But that's a different conversation! ha

Since I moved here in 2016, I have witnessed and had to endure a steady increase in vehicle & ATV traffic on Westcreek Rd. The speeds have increased and the curtesy of the road have decreased. It has become a dangerous road to travel on weekends in the summer. The noise on weekends makes enjoying my beautiful yard almost impossible at times! While I understand a business wanting to increase their revenue, should that be at the expense at all that surrounds it? Building a 4000 sq ft "administrative building" and tripling the number of cabins will definitely impact quality of life for residents of Westcreek close to the ranch and that live off of Westcreek Rd. I understand the ranch directs their guests to use Abbey Rd off of Hwy 67 & will continue to do so with this massive expansion. The reason they don't direct them to use the Teller County road off Hwy 67 at Painted Rocks is due to the terrible condition of the road. I agree, that road is a washboard mess. However, Abbey Rd and Westcreek Rd are in Douglas County, where we pay some of the highest property taxes in the state. Is it fair for a Teller County business to profit at the detriment of Douglas County residents? And with the construction of a new residential home, a 4000 sq ft building and triple the number of cabins, just the construction vehicle traffic alone would be a nightmare.

Pikes Peak Ranch is being very vague on this "administration building". Exactly what type of functions are planned for this extremely large building are not specified, and I truly have doubts that it will not be used to also increase revenue. Increased revenue = more people! I, as well as most everyone here in Westcreek, moved here to escape the noise & business of city life. We are so fortunate to be able to enjoy the peacefulness that living outside of town brings. But bringing more & more people from the city to this peaceful place will destroy the wellbeing of not only the human residents but the wildlife as well. Tripling the traffic at ever increasing speeds puts animals as well as humans at risk!

I have many more concerns with this expansion request, but I will close this now. I plan to attend tonight's meeting and hope that Teller County officials responsible for approving this new request will have an open mind and take into account the concerns of Westcreek residents that will be most affected by this expansion. Thank you Mr. Berck!

Sincerely,

Janet Burrows
14927 Evergreen Pl

June 9, 2026

Good Evening. Thank you to Teller County Planning Commission for your time. Also, thank you to Westcreek residents who have shown up to support this important issue regarding our community.

My name is Janine Conrardy, and I am a 21-year, full-time resident of Westcreek who lives on Westcreek Road.

1. My main concern with PPR's SUP application is the increase it will generate in traffic. When PPR adds 12 additional cabins, and more employees to support those cabins, you get more traffic. That's obvious, and their own traffic study presents that. Their future estimates of vehicle trips from the trip study is no small increase. (Fri. 31-57, Sat. 30-70, Sun. 29-53). Westcreek already has a traffic problem. (I've actually seen traffic jams on Westcreek Road, and our property is not respected by people who come rambling through here.) Our resources from Douglas County are thin, yet we are being asked by a business that resides in another county, to take on more. I have observed vehicles of all sorts driving in the middle of the road, driving too fast, driving inebriated, causing more dust, more noise, and tearing up our driveways. This has increased in recent years. I appreciate PPR's requirement of 39+ guests to shuttle, but nevertheless, the impact of increased traffic is not acceptable for the majority of people in Westcreek.

[On an observational note, when I have watched several large shuttle buses driving over the hill by my house at 30 miles an hour, with the smell, the sound, the enormity of that vehicle type, it feels invasive, completely out of place, as if I'm back in the city.]

2. We all know that our road maintenance and police presence in Westcreek, Douglas County is strained, so why are we, Douglas county residents, paying for a Teller County business' use and projected increase of use on our roads? Is Teller County going to take some of the tax revenue from this business and give it back to Douglas County if this continues? And, are they going to help Douglas County maintain the road and provide more police presence in our area? Furthermore, Teller County has a road that could be improved and/or redesignated for PPR. It's actually a nice, idyllic road that could create more of a rural "feel" for the guests as they enter PPR. Maybe Teller County could pave it? It would eliminate many additional road and traffic issues that that will be dumped onto Westcreek residents in coming years, and it would impact FAR LESS people than those of us, in particular, on Westcreek

Road. (It's ironic how city folk rush to get to the country, yet when they get here, they storm through like they're still in the city, and inadvertently steal our peace and quiet.)

3. The ranch states they are committed to rural life and "peace and quiet," yet the expansion and road traffic is in direct contrast. We have all moved here for that sort of life because we value stillness and nature in a way that most humans can't. Many Westcreekers have been tolerant of the additional traffic and noise generated by PPR in recent years, but with their proposed expansion, that sentiment is changing quickly. So, in the very least, I respectfully ask Teller County and the owners of PPR to seriously consider the idea of making the "collector" road, the main entrance to PPR. I want to restate, it would affect many less people because most of the houses are much further from the road than the houses here on Westcreek Road, and it could be a more suited entrance for their business. I believe serious consideration to using that part of the road would go a long way with PPR's standing in the community, something they claim to be concerned about. You've told us you're increasing our traffic; I would ask that you deliberate further and find some solutions for decreasing some of that. Westcreek residents deserve that!

How might PPR and Teller County actually reduce the congestion, rather than increasing it? So at this time, I must retract my letter of support on principle, as I did not have the adequate information when I wrote it.

Thank you for your time.

Janine Conrardy

[EXTERNAL] Pikes Peak Ranch SUP Z25-0064

From Lila <lila.rioth@gmail.com>

Date Tue 6/9/2026 12:47 PM

To Colton Berck <BerckC@tellercounty.gov>

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June 9, 2026

To: Colton Berck, Planning Director
Teller County Planning Commission

From: Lila Rioth
14617 Westcreek Road 80135

RE: Pikes Peak Ranch - Special Use Permit
File No.: Z25-0064

Dear Colton Berck,

I am writing to recommend that the Teller County Planning Commission and the Board of County Commissioners DENY the Special Use Permit for Pikes Peak Ranch, File No. Z25-0065.

My family has lived in and owned property in Westcreek, Colorado, for more than 50 years. Our historic ties to the community are long and deeply personal, for it is where our parents made their home and where I and my siblings spent much of our childhood. We are asking that you DENY the Special Use Permit based on the following concerns:

Section 8.2.D: 2. Compatibility, 3. Zone District and Use Standards: (Pg.8),
4. Design Minimizes Adverse Impact: (Pg.9) and 7. Site Design (Pg.11):

We believe the requirements of Section 8.2.D.2, 3, 4, and 7 are not met. The Teller County site of 146.5 acres is zoned A-1 Agricultural. This A-1 zoning requires a maximum parcel size of 35 acres, with a norm of 1 building per parcel and a maximum of 3 buildings per parcel. However, Pikes Peak Ranch is requesting a total of 22 buildings, with 18 cabins, 1 personal residence, 1 Assembly Building, and 1 Administrative Building. The 145.6 acres, with 22 buildings, means the A-1 zoning would be reduced from 35 acres per building to 6.65 acres per building. This is an extreme reduction. The standard of 35 acres is required by the zoning code in order "to maintain the rural or agricultural character of the A-1 Zone District" (Pg.11). According to the site's "Image 5 - Phasing Plan" on page 5, some of the cabins are less than 100 feet apart. This is not compatible with the open rural character of the mountains, enacted to control sprawl and ensure proper planning.

Section 8.2.D: 9. Fire Safety (Pg.9):

We believe the requirements of Section 8.2.D.9, which are important requirements, are not met. Based on photos on the Pikes Peak Ranch website and confirmed by site visits, the ranch does not maintain Zone 1 Defensible Space of 5 feet around all the buildings, as defined by the Colorado State Forest Service. Instead of hardscape, there are trees and other live foliage up to the sides of the cabins. The Mountain Communities Fire Department is a volunteer fire department, with no one in residence at the their building on Westcreek Road. The gravel road to the site is steep and narrow, and could easily be clogged with emergency vehicles, cars, and shuttles. The road and the site would be especially treacherous at night. If this SUP is approved by Teller County, the question would be if the county would be responsible for damages if a fire emergency, such as the Hayman Fire, caused disaster to the ranch and to the community.

Section 8.2.D: 11. Traffic Study (Pg.13):

We believe the requirements of Section 8.2.D.11 have not been met. The Trip Generation Technical Memorandum was paid for by the developer and does not accurately represent the daily trips that the project will generate. We are requesting a full Traffic Study to be required for the project that will completely reflect full occupancy of the rental cabins at completion of the build-out, full attendance at events and weddings, including guests, caterers, musicians, florists and other vendors, and full staff at the resort, with cleaning crews and management. During construction, there would be construction vehicles and inspectors. We are then requesting traffic mitigation on 78, Westcreek Road, and Abbey Road, which might include 3-way stops, asphalt paving, speed bumps, photo radar, and the enforcement of no roadside parking on 78 or Westcreek Road.

All of these issues - Zoning, Fire Safety, and Traffic Mitigation - are extremely important to my family and to the community.

Thank you for your consideration.

Sincerely,
Lila Rioth

[EXTERNAL] Pikes Peak Ranch Special Use Permit

From Lore <Irsimpson25@gmail.com>

Date Tue 6/9/2026 11:30 AM

To Colton Berck <BerckC@tellercounty.gov>

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June 9, 2026

Teller County Planning Director

Dear Colton Berck:

I disapprove of the Special Use Permit (SUP) that Pikes Peak Ranch is proposing. I live at 14617 Westcreek Road in a cabin my parents have owned since the 1960's. After reading the SUP document, I realize that the developer is requesting to increase the number of existing cabins from 6, and now adding 12 more, for a total of 18 cabins. In addition, they are adding a 2500-4000 sq. ft. administrative building and a private residential home.

Pikes Peak Ranch is increasing the number of existing buildings from 8 currently to 22, which will definitely increase the traffic volume on Westcreek Road, Abbey Road, and County Road 78. The traffic on the weekends from Abbey Road to Pikes Peak Ranch will increase when their events happen. Plus, with all the new buildings, the large construction equipment, employees, and inspectors will multiply the traffic. LSC Transportation Consultants, Inc. provided a Trip Generation Technical Memorandum (Pg.139) from data provided by Pikes Peak Ranch, not independently done or researched. LSC did not do a traffic study. I saw the traffic documents from Douglas County (Pg.170) stating they would like a study to clarify the flow of vehicles entering and exiting to the north on Westcreek Road. Teller County took LSC 'estimates' of traffic being less than 99 daily trips threshold (Pg.53.54.56). Teller County stated that south County Road 76 is considered inadequate in its entirety (Pg.169) and therefore vehicles will be using State Highway 67, Abbey Road and Westcreek Road. I am requesting an accurate Traffic Study be done during the busy season as this is a 20 year approval being requested and the developer is increasing the size of the operation.

As noted in the developers application (pg.34), Pikes Peak Ranch was engulfed in the Hayman Fire, however, the original CUP was approved prior to the disaster. The Mountain Communities Fire Station, located one mile north of the Ranch, is 100% volunteer. My concern is evacuation of the Ranch if clients are shuttled up and down for special events or weddings and a fire explodes. Would the volunteer fire fighters feel obligated to travel up the twisty one lane road, with the shuttles coming

down, to save the guests, in extreme conditions? How would they transport all of them-with about 70 guest spending the night (Pg.53)? What about fighting the fire itself, both at the resort and in the community?

Finally, I am concerned that the developers have not been forthright with the community concerning the expansive nature of the proposed Supplemental Use Permit, either when requesting Letters of Support from the community or when denying more information that was requested by neighbors on the Development. Section 3.4.A of the Teller County Staff Report reveals that the developer has constructed living quarters on the site without building permits and without fire safety egress windows (Pg.7, Pg.18). The Staff Report also includes the information that there has not been a formal determination on a new Occupant Load Certificate and, when asked to remove that assertion from their application, but the developer did not comply (Pg.18).

Based on all of these issues, there is a lack of trust within the community of the developer's actions and intentions. We ask that you deny the Special Use Permit for Pikes Peak Ranch.

Sincerely,

Lorene E.Simpson
14617 Westcreek Road

[EXTERNAL] JM Ranch Llc

From Rhonda Neumann <rhondaneumann@comcast.net>

Date Tue 6/9/2026 10:55 AM

To Colton Berck <BerckC@tellercounty.gov>

Cc Jerry and Rhonda Neumann <rhondaneumann@comcast.net>

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I writing to voice my opinion regarding the request for special permit and meeting tonight regarding the JM Ranch LLC.

I am NOT opposed to the request. I live on Westcreek Road and am aware of the traffic. I do not believe a couple more cabins and more events are really going to create anymore traffic than the campers, atv riders and jeep clubs that currently use the road. What about all the people building new houses in Westcreek and Turkey Rock. I have not heard of anyone opposing the new builds. In time yes, traffic will naturally increase. In my opinion the Ranch has contributed in many positive ways for the community. Hosting a fundraiser for the local fire department this year. Hosting many donation based yoga classes and other free gatherings. I appreciate the professionalism of the owners and willingness to create a great space for all while trying to make a living. They truly do care about the community.

Thank you for listening.

Rhonda Neumann

14627 Westcreek Road.

Sent from my iPhone

[EXTERNAL] Teller County Pikes Peak Ranch - Special Use Permit

From Zeke Lynch <zlynch@douglasco.gov>
Date Tue 6/9/2026 9:34 AM
To Colton Berck <BerckC@tellercounty.gov>

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Colton, I appreciated speaking with you about the proposed special use permit for the Pikes Peak Ranch in northern Teller County. The applicant provided the traffic estimates and trip distribution assumptions that addressed our referral comment. It appears that we should expect that 90% of the 70 daily trips will use West Creek Road to access the site. As I mentioned, we have received some inquiries from Douglas County residents who have expressed concern about the increase in traffic, speed, and roadway impacts associated with the venue. I just wanted to share these concerns with Teller County for your Planning Commission's and County Commissioners' consideration. I confirmed that Douglas County maintains to the county line and performs dust control. Teller County may want to continue to monitor and adjust maintenance practices if needed. We will direct future inquiries to you. Good luck with your PC meeting. Best,

Zeke Lynch P.E. | Assistant Director Public Works Engineering

**Douglas County Department of Public Works
Engineering Services**

Address | 100 Third St., Castle Rock, CO 80104

Main | 303-660-7490

Email | zlynch@douglasco.gov

YOUR FEEDBACK MATTERS

Take our short survey at <https://www.douglas.co.us/public-works/customer-feedback-public-works/>

[EXTERNAL] Traffic increases due to Pikes Peak Ranch Special use permit plan.

From GARY LACER <glacer@msn.com>

Date Thu 6/11/2026 11:14 AM

To bocc@douglasco.gov <bocc@douglasco.gov>; gteal@douglasco.gov <gteal@douglasco.gov>; Colton Berck <BerckC@tellercounty.gov>

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Commissioners,

I am writing to voice my concern and opposition to the proposed special use permit going through Teller County's approval process for Pikes Peak Ranch to expand its business.

My issue is the traffic increase on an already overused access road. Currently, the most common point of entry for this property is from HWY 67 along Abbey Ave to West Creek Rd. Then south to the property just across the teller county line. The proposed permit would more than double traffic to pikes peak ranch mostly during weekends when the heaviest recreation traffic is ongoing. The shuttle busses required due to the proposed size increase of the event center will further degrade an already wash boarded road way at the corner of abbey ave and West Creek rd. Considering that my fence has already been run into twice by people losing control at this intersection. I am concerned about additional traffic with commensurate maintenance or improvement to the road surface.

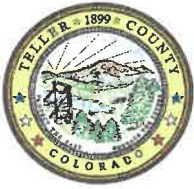
I urge you to seek either additional funding from Teller County for maintenance and/or improvements to handle an increase. Doing nothing will simply allow our bad traffic problem to worsen to the point that something more than a damaged fence will occur.

V/R

Gary Lacer

APPENDIX F

Planning Commission Written Findings



TELLER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
800 Research Dr., Suite 100B * Woodland Park, CO, 80863 * 719-687-3048

TELLER COUNTY PLANNING COMMISSION

WRITTEN FINDINGS

Regular Meeting: June 9, 2026

Agenda Item: IV

File Number: Z25-0064

The Teller County Planning Commission thoroughly reviewed the application, and the information presented at the public hearing on June 9, 2026, the County Planning Division's Staff Report dated June 9, 2026, and the County's Land Use Regulations pertaining to the Special Use Permit for a Resort, Event Center, and Wedding Venue. Based on all this information and all material representations of the Applicant in its written request and in the public hearing, which shall be considered binding, the Planning Commission finds that the request meets the requirements for the approval of the Special Use Permit.

Therefore, the Teller County Planning Commission hereby recommends to the Board of County Commissioners that it **APPROVE WITH CONDITIONS** the Special Use Permit for a Resort, Event Center, and Wedding Venue for Pikes Peak Ranch located in Tracts 2R, 3R, 4R, and 5R of West Creek Ranches Filing No. 2. This approval is granted on the following conditions:

1. **Licenses/Permits/Authorizations.** The Applicants shall obtain, maintain, and comply with all local, state, and federal requirements, conditions, codes, ordinances, regulations, permits, licenses and/or other authorizations pertaining to the use and supporting facilities and infrastructure, as they may be amended or replaced from time to time, including but not limited to any and all required Teller County Building Permit, Building Site Plan Review, Sewage Disposal Permit, Driveway/Access Permit, Electrical Permit, Mechanical Permit, Plumbing Permit, compliance inspection, and/or other necessary and applicable permits.
2. **Building Permit.** The Applicants, must, within sixty (60) days of approval of this SUP, correct any and all building code violations with the unpermitted construction and improvement to the Aspen House, including the unpermitted finished basement and bunk room.
3. **Occupant Load Certificate.** The Applicants, must, within sixty (60) days of approval of this SUP, apply for and receive an Occupant Load Certificate as required by the Building Code.
4. **Septic Systems.** All new septic systems for the proposed expansion must be individually permitted through Teller County-Public Health & Environment prior to construction.
5. **Water.** Prior to using the wells in the additional proposed structures, the applicant must comply with all requirements of the Headwater Authority of the South Platte (HASP) to ensure the augmentation water is sufficient for the proposed uses, file an amendment of the participating diversions, as required by Division 1 Water Court in Case No. 02CW0389, and

provide proof of compliance with the Planning Director.

6. **Electric.** Compliance with CORE's requirements as stated in the December 8, 2025 referral comment letter as follows:
 - a. **Existing Facilities and Easements.** CORE has existing underground and overhead electric facilities located on the subject property. These facilities and associated utility easements will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies.
 - b. **Potential Conflicts with Proposed Improvements.** The proposed building improvements may conflict with existing CORE underground electric facilities. CORE requires that the surveyor identify and show all existing CORE facilities on the Site Utility Plan (SUP) to confirm their location and determine any potential conflicts.
 - c. **Easement Assumptions.** Over time, CORE has extended electric facilities that may not fall within recorded easements. However, under CORE's policy, an easement is assumed for the right to serve and only serve the existing parcel.
 - d. **New Improvements.** All new improvements will require a separate easement document granted to CORE.
7. **Lighting.** All exterior lighting shall comply with the Teller County Land Use Regulations, including being fully shielded and downcast.
8. **Project Phasing.** The projects scheduled for completion within each phase must be completed within the designated timeframes as described in this Staff Report.
9. **Amendment to SUP.** Any improvements planned beyond 2046 or uses outside the scope of this SUP will require approval of an SUP Amendment.
10. **Auditing.** This Special Use Permit is subject to auditing pursuant to LUR § 8.2.E, including any conditions related to time limits, duration, abandonment, and extension.
11. **Extinguishment of existing CUP.** The approval of this SUP will cause the existing Conditional Use Permit, Ranch at West Creek RLLP [CUP-000525(03)], to be extinguished.
12. **Representations.** Unless otherwise modified by these conditions, all material representations of the Applicants in their submittal material and in the public hearing(s) shall be considered binding.

This approval is specific to the Special Use Permit for a Resort, Event Center, and Wedding Venue of the Pikes Peak Ranch. Any matters covered by the conditions specified herein apply not only to this project but also to any related use associated with the proposed project, whether or not they are explicitly listed as conditions in this approval.


Chair, Teller County Planning Commission


Date