



PLANNING COMMISSION REGULAR MEETING AGENDA

October 10, 2024 at 1:30 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1:30 PM - PUBLIC MEETING

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. READING OF MINUTES
4. OLD BUSINESS
5. NEW BUSINESS
 - a. Public Hearing/Possible Action LU 24-024 Vacate Lot Line Gurganian-Poff
6. LGD UPDATES
7. DISCUSSIONS
 - a. 24-040 Harris Industrial Park
 - b. Future Possible Workshop-Housing Code Changes
8. ADJOURNMENT
9. UPCOMING MEETINGS



Huerfano County Planning Commission Staff Report – Permit # LU-24-024 Meeting Type – Public Hearing

Meeting Date: October 10, 2024

Request Summary

With this Application Frenesi Gurganian and Douglas Poff (the Applicants) requests the following:

The applicants Frenesi Gurganian and Douglas Poff, are seeking a vacation of a lot line (lot consolidation) as stated in Section 2.15 of the Land Use Regulations.

The subject property is zoned Rural Residential. Zoning standards for this district are set forth in LUR Section §1.03.02:

RR Rural Residential District This district is created for the purpose of allowing the establishment of moderate density rural residential development in predominantly agricultural and rural areas of unincorporated Huerfano County without Compromising or otherwise significantly changing the visual, scenic and other natural characteristics of the surrounding area and providing as necessary for the protection of critical wildlife habitat.

Minimum district size: 20 acres

Minimum lot area: 2 acres

Minimum lot width: 100 feet

Front yard setback: 20 feet

Side yard setback: 10 feet

Rear yard setback: 20 feet

Maximum structure height: 40 feet (refer to Comprehensive plan, page 4, “Residential Use”)

Maximum lot coverage: 30 percent

For uses allowed by right, conditional uses and prohibited uses see Section 1.05.

A letter was issued to referral agencies as well as the adjacent property owners on September 10, 2024; no objections were voiced from the four referral agencies that responded. Only conditions proposed by Division of Water Resources if a residence were to be placed on the property.

A Public Hearing Notice appeared in the World Journal September 26, 2024.

Background

On June 12, 2024, the applicants submitted an application for the removal of a lot line between their two parcels 24345 and 24133 (located in Rio Cucharas Phase II) to consolidate into one parcel. The proposed plat amendment was received on August 20, 2024 from BH2 Land Surveying. The Applicants paid an application fee of \$200.00 plus fees for public noticing of \$44.32 and notifying adjacent owners for \$18.40 was billed by the County.

Code References

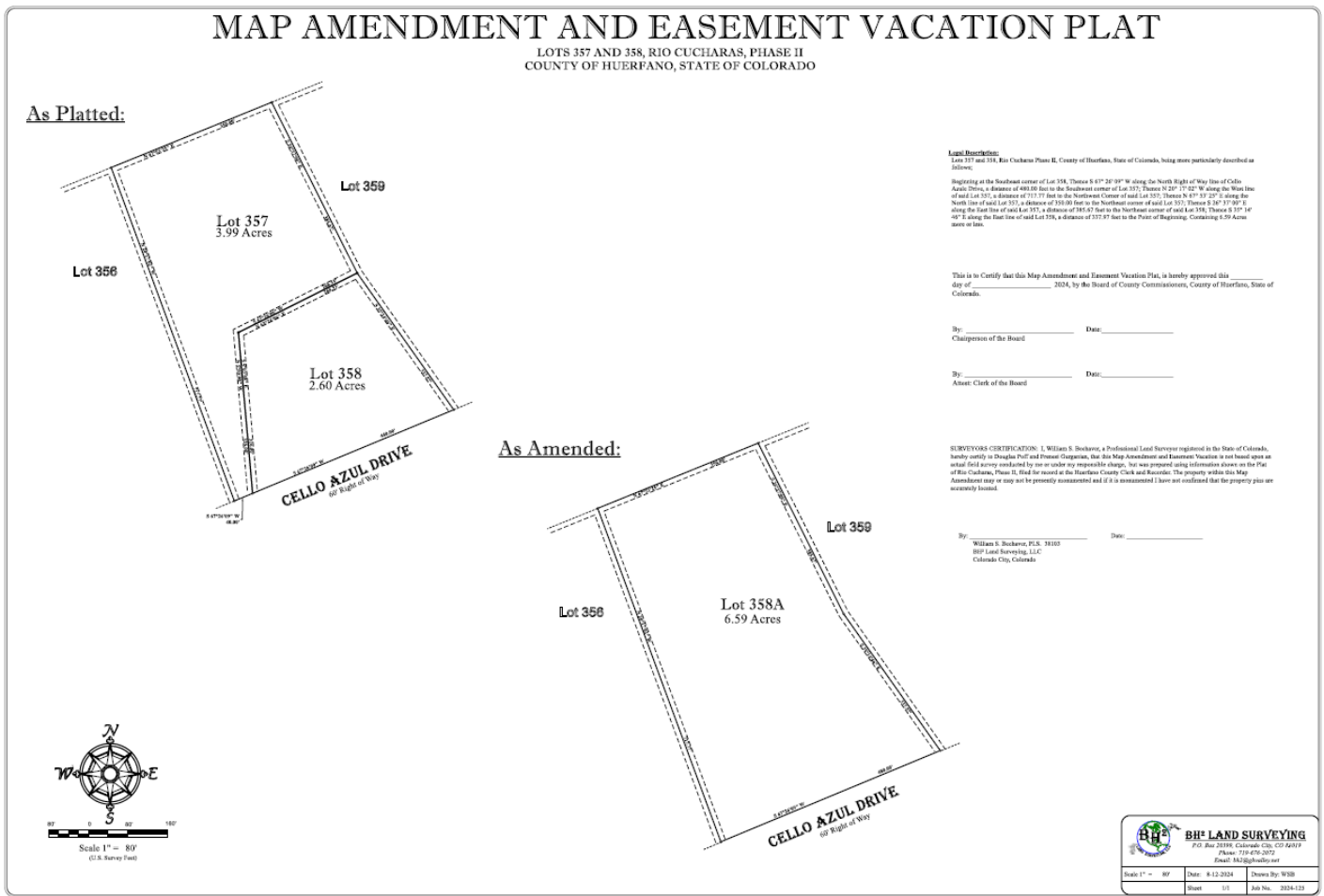
The following Code Sections are applicable to this application and may be referenced by Huerfano County Land Use Regulations

Staff Recommendation:

- 1. **Approval-** without any special conditions.
- 2. **Conditional-** approval with a description of the special conditions.
- 3. **Denial-** indicating for the record the reason(s) for such action.
- 4. **Continuation-** until a future date to gather more information or obtain clarification or for any other

Enclosures

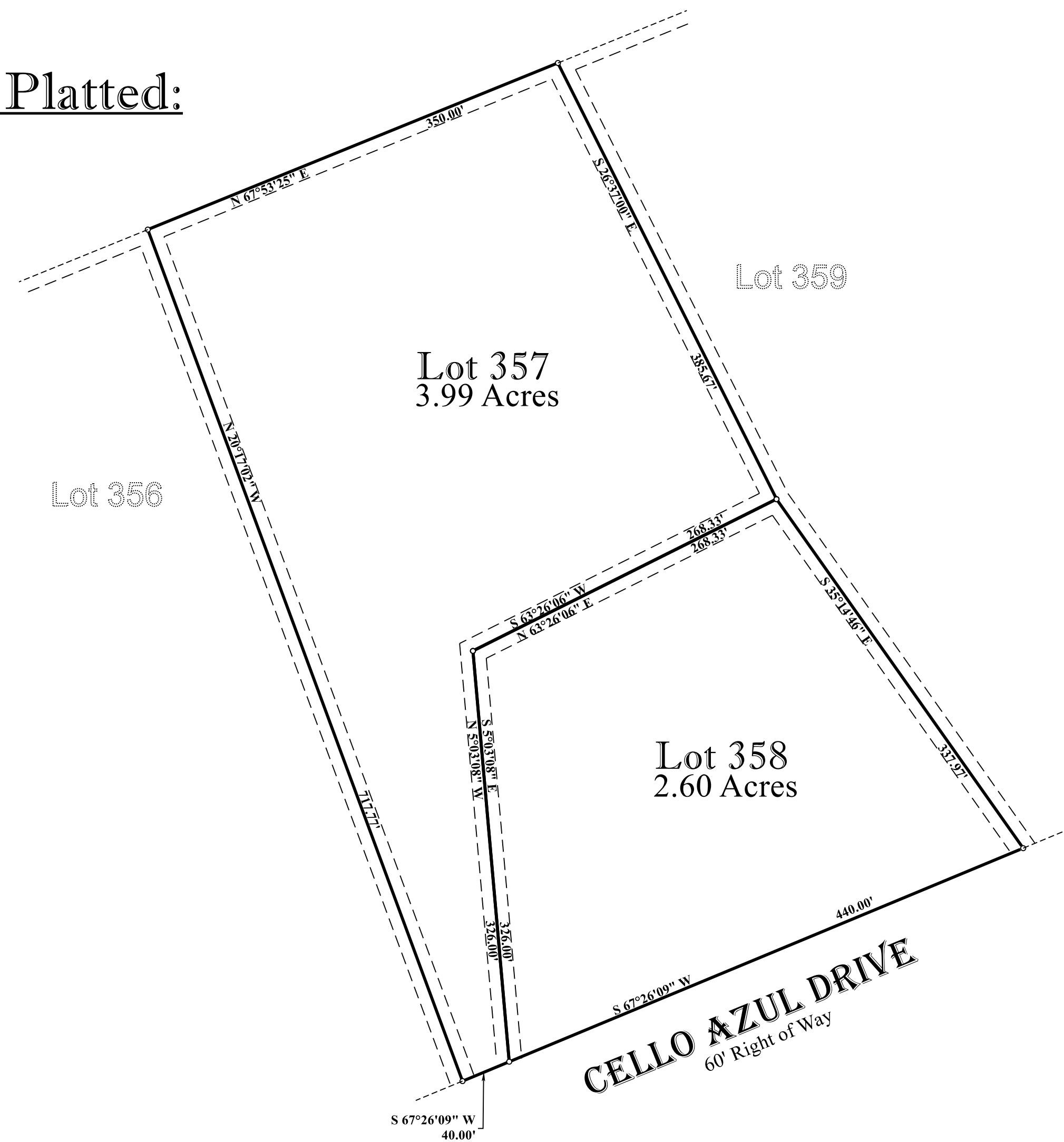
- Application Materials
 - 1. Land Use Application
 - 2. Proof of Ownership
 - 3. Letters from Referral Agencies



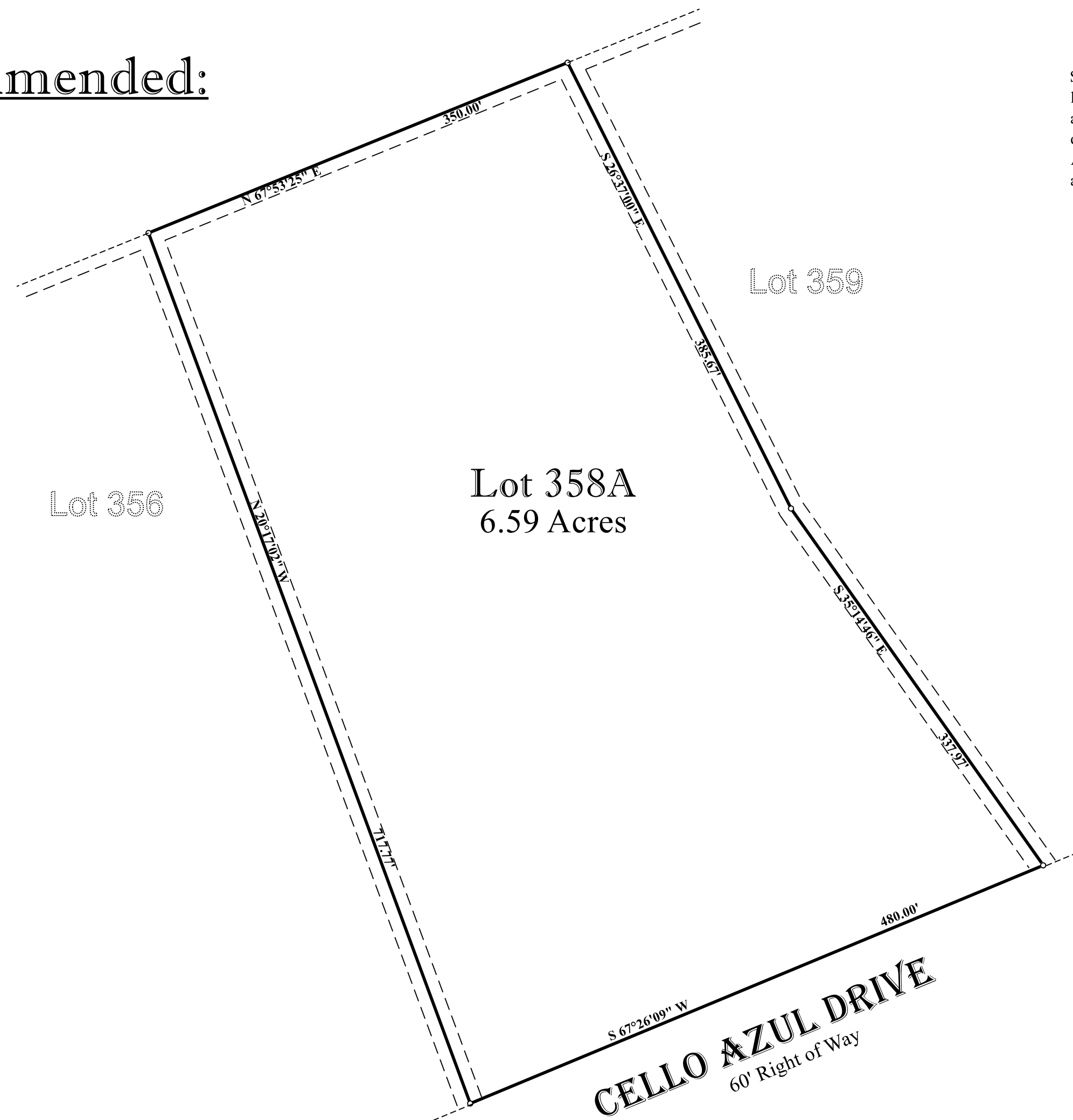
MAP AMENDMENT AND EASEMENT VACATION PLAT

LOTS 357 AND 358, RIO CUCHARAS, PHASE II
COUNTY OF HUERFANO, STATE OF COLORADO

As Platted:



As Amended:



Legal Description:

Lots 357 and 358, Rio Cucharas Phase II, County of Huerfano, State of Colorado, being more particularly described as follows;

Beginning at the Southeast corner of Lot 358, Thence S 67° 26' 09" W along the North Right of Way line of Cello Azul Drive, a distance of 480.00 feet to the Southwest corner of Lot 357; Thence N 20° 17' 02" W along the West line of said Lot 357, a distance of 717.77 feet to the Northwest Corner of said Lot 357; Thence N 67° 53' 25" E along the North line of said Lot 357, a distance of 350.00 feet to the Northeast corner of said Lot 357; Thence S 26° 37' 00" E along the East line of said Lot 357, a distance of 385.67 feet to the Northeast corner of said Lot 358; Thence S 35° 14' 46" E along the East line of said Lot 358, a distance of 337.97 feet to the Point of Beginning. Containing 6.59 Acres more or less.

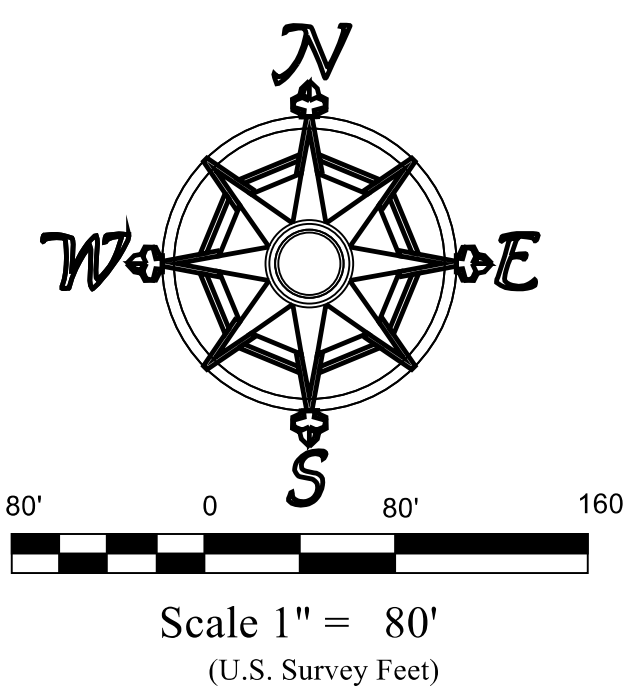
This is to Certify that this Map Amendment and Easement Vacation Plat, is hereby approved this _____ day of _____ 2024, by the Board of County Commissioners, County of Huerfano, State of Colorado.


By: _____ Date: _____
Chairperson of the Board

By: _____ Date: _____
Attest: Clerk of the Board

SURVEYORS CERTIFICATION: I, William S. Bechaver, a Professional Land Surveyor registered in the State of Colorado, hereby certify to Douglas Poff and Frenesi Gurganian, that this Map Amendment and Easement Vacation is not based upon an actual field survey conducted by me or under my responsible charge, but was prepared using information shown on the Plat of Rio Cucharas, Phase II, filed for record at the Huerfano County Clerk and Recorder. The property within this Map Amendment may or may not be presently monumented and if it is monumented I have not confirmed that the property pins are accurately located.

By: William S. Bechaver, PLS. 38103
BH² Land Surveying, LLC
Colorado City, Colorado



 BH² LAND SURVEYING P.O. Box 20399, Colorado City, CO 81019 Phone: 719-676-2072 Email: bh2@ghvalley.net			
			Scale 1" = 80'
Sheet		1/1	Job No. 2024-125

Huerfano County Land Use Department

401 Main Street, Suite 340, Attn: Land Use
Walsenburg, Colorado 81089
719-738-1220 ext. 103



GENERAL LAND USE APPLICATION

Application File No.: _____
Date Received: _____
Received by: _____
Fees due: _____ Date Paid _____

1. ACTION(S) REQUESTED:

- Conditional Use Permit
 - Conditional Use Permit / Marijuana
 - Conditional Use Permit/ Oil, Gas or Uranium Exploration and/or Development
 - Rezoning
 - Variance
 - Subdivision Exemption
 - Plat Amendment
 - Lot Consolidation
 - Plat Correction
 - Right-of-Way or Easement Vacation
 - Other Actions (specify): _____
- Sign Permit
 - Temporary Use Permit
 - H.B. 1041 Text Amendment
 - H.B. 1041 Development Permit
 - H.B. 1041 Flood Plain Exemption
- PUD and Subdivisions:
- Sketch Plan
 - Preliminary Plan
 - Final Plat / Subdivision Improvement Agreement
 - Appeal of Denied Application

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: FRENESI GURGANIAN & DOUGLAS POFF

Applicant's Mailing Address: 9328 SILENT OAK CIR, WEST PALM BEACH, FL 33411

Applicant's Telephone: 954-347-4713 OR 561-512-1727 Email: franktown1@msn.com / dougpoff@msn.com

Name of Land Owner: SAME

Land Owner's Mailing Address: SAME

Land Owner's Telephone: SAME Email: SAME

3. PERMIT DETAILS:

Detailed project description/Scope of Work: LOT LINE VACATION

Parcel Area: _____ Acres; Zoning District(s): _____

Parcel/Schedule Number(s): 24345 (358) & 24133 (357)

Parcel Address (optional): _____

Current/Proposed Land use (see §1.05 of the Land Use Code): _____

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: NO

If a Variance Request, please state the reason for the Variance(s): n/a

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? YES NO NOT SURE

If YES, describe existing conditions: _____

Value of proposed project: n/a

Will the proposed project require any State or Federal permits? YES NO

If YES, please list all permits or approvals required: _____

Additional pertinent information: _____

If a H.B. 1041 permit is required, for what matters of local concern and state interest? n/a

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant: *Frenesi Gurganian* Date: 12 June 2024

Printed name: FRENESI GURGANIAN / DOUGLAS PDFF

5. ACTION (by the authorized permitting authority):

Final Approval

Conditional Approval

Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____

432992
Page 1 of 2
Erica Vigil, Clerk & Recorder
Huerfano County, CO
05-13-2024 01:51 PM Recording Fee \$18.00

State Documentary Fee
\$2.65 05-13-2024

WARRANTY DEED

THIS DEED is dated the 7th day of May, 2024, and is made between

EDWARD L AARON JR
(whether one, or more than one), the "Grantor" of the County of —
and State of Alabama and

FRENESI GURGANIAN and DOUGLAS G POFF

the "Grantees", whose legal address is 9328 SILENT OAK CIR,
WEST PALM BEACH, FL 33411 of the County of — and State of
Florida

WITNESS, that the Grantor, for and in consideration of the sum of (\$26,500.00) Twenty Six Thousand Five Hundred Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

LOTS 357 AND 358, RIO CUCHARAS, PHASE 2, Plat Map No. 108, recorded April 3, 1972 at Reception No. 246020, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

also known by street and number as: LOT 357 - LOT 358 RIO CUCHARAS PHASE 2, WALSENBURG, CO 81089

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

SEE ATTACHED EXHIBIT "A"

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

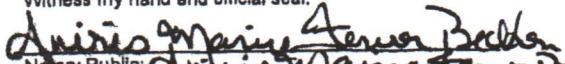
IN WITNESS WHEREOF the Grantor has executed this deed on the date set forth above.

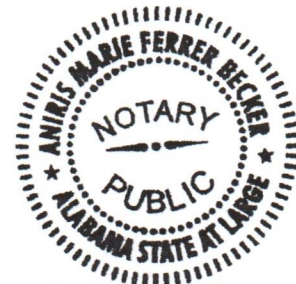

EDWARD L AARON JR

State of Alabama
County of Madison

→ The foregoing instrument was acknowledged before me this 7th day of May, 2024 by
EDWARD L AARON JR.

Witness my hand and official seal.


Notary Public: Aniris Marie Ferrer Becker
My commission expires: 11/16/27



7:54 AM (31 minutes ago)

Robin Sykes
to me

Hello Kyla
I have reviewed this application and the Las Animas-Huerfano Counties District Health Department has no objection to the lot line and easement vacation.

Thank you

On Thu, Aug 29, 2024 at 8:15 AM Kyla Witt <kwitt@huerfano.us> wrote:

Hello,
The Huerfano County Land Use Office received an application (LU-24-024) from Frenesi Gurganian and Douglas Poff for a lot line and easement vacation. Attached is the map amendment.

Please respond to this email with any comments regarding this request by 9/27/2024.

Thank you,



Kyla Witt
Administrative Assistant- Land Use
719-738-1220 ext 103
kwitt@huerfano.us
401 Main Street, Suite 304
Walsenburg, CO 81089
www.huerfano.us

Renew your contractor's license, apply for permits and upload all permit documents on our [Online Permitting Portal](#).

Robin Sykes, REHS
Environmental Health Director
Las Animas-Huerfano Counties District Health Department
412 Benedicta Avenue
Trinidad, CO 81082

Re: Land Use Application- Referral Agency Comment

External



Trash x



larry archuleta

to me ▾

Thu, Aug 29, 2:30 PM (5 days ago)

Item 5a.



9

Ok thank you I don't think there would be an issue with us, thank you for clarifying this

FW: Land Use Application- Referral Agency Comment

External



Inbox x



Item 5a.

11:30 AM (18 minutes ago)

Darryl Stewart <Darryl.Stewart@siea.com>

to me ▾

Kyla,

San Isabel is okay with the proposed lot combination.

Please let me know if you have any questions.

Thanks, Darryl

From: Kyla Witt <kwitt@huerfano.us>

Sent: Thursday, August 29, 2024 8:15 AM

To: mmore@huerfano.k12.co.us; rsykes@la-h-health.org; achavez@la-h-health.org; Royce Anderson <Royce.Anderson@siea.com>; larchuleta.huerfanofire@gmail.com; csalazar.huerfanofire@gmail.com

Subject: Land Use Application- Referral Agency Comment



COLORADO
Division of Water Resources
 Department of Natural Resources
 Water Division 2 - Main Office

September 23, 2024

Huerfano County - Land Use
 401 Main St.
 Walsenburg, Colorado 81089

Re: **VILL 24-031 Gurganian Lot Line Vacation**

Dear Sir/Madam,

This is provided as a courtesy comment as this proposal does not involve a subdivision requiring comment by the State Engineer's Office pursuant to **C.R.S. 30-28-101(10)(a)**. Therefore, pursuant to the State Engineer's March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The submittal indicates the above-proposed Lot Line Vacation between two parcels on behalf of Frenesi Gurganian and Douglas Poff, legally described as Lots 357 and 358, Rio Cucharas Phase II, County of Huerfano, State of Colorado, also being designated and more particularly described as follows:

- Huerfano County Parcel ID 24133, Rio Cucharas Phase II, Lot 357; 3.99 acres
- Huerfano County Parcel ID 24345, Rio Cucharas Phase II, Lot 358; 2.60 acres

History:

According to our records, there are no registered groundwater wells on the subject parcels. According to the Huerfano County Assessor's office, the parcels are out of the city limits and therefore cannot be serviced by municipal water. In the case that the applicant adds a home on the parcel, as indicated on the submittal, they would need to haul water or apply for a well permit.

Compliance:

According to the submittal, this action does not involve expanded or changed use of ground or surface water at this time. Should a home be added to the parcel in the future, applicants will have to apply for a well permit or haul water. At this time, the Division of Water Resources has no further comments.

Sincerely,

Raquel Fuentes
 Digitally signed by
 Raquel Fuentes
 Date: 2024.09.23
 12:18:24 -06'00'

Raquel Fuentes
 Data Analyst - Water Division 2

ECC: Christine Sednek, P.E., Water Resources Engineer
 Jeff Montoya, South Lead Water Commissioner - Division 2
 Lenna Rauber, Water Commissioner, District 79, Division 2
 Groundwater Information Team, Division 2



401 Main Street
Walsenburg, Colorado 81089
719-738-1220, Ext. 506



Huerfano County Planning Commission 24-040 – Harris Industrial Park Staff Report

Review Date:

Application Summary

The application proposes a rezoning and subdivision of a 37.12-acre parcel (Parcel No. 100005) to accommodate the following uses:

1. **Solar and geothermal power generation:** 4 MW solar array and substation if power need exceeds 4mw. The proposed project includes a plan for an intital 4 MW for future expansion to 6MW with addition of 2 MW geothermal. Substantial additional capacity for power generation will come from a proposed pyrolysis plant.

2. **Pyrolysis plant:** 20,000 sf building, requiring 5,000 to 8,000 square feet for equipment. This facility will cover three fenced acres, which includes space for truck movements and the storage of byproducts. Byproducts would be stored in pole barns. In early phases, the site will generate traffic volumes of 5-10 trucks/day. Future expansion will increase traffic volumes, but these could be concentrated to only take place on certain days of the week.

The primary purpose of the pyrolysis plant will be energy generation, with a capacity of up to 50 MW, burning up to 25,000 tons of material per day. If this amount of material were to be processed each day, it is not clear from the application materials how it would be transported to the site or what the impact on traffic and County roads would be. A transmission line crosses the property, but there is no railroad nearby.

The plant can also produce several byproducts of the plant that could be marketed, including Carbon Black for the supplementation of plastics, biochar, syngas and fly ash.

San Isabel won't buy more than 6 MW of power at time, thus the additional generation capacity could be used to power a local microgrid for housing or other uses.

3. **Commercial:** The project would include a convenience, or “C-store” to accompany a charging station. Beyond that, the intent of the project is to be zoned for potential additional commercial uses, including a retail shopping center, a Hilton hotel and an event space.

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4. Residential: While not part of an initial phase, this development could eventually expand to include residential development that could take advantage of the power generation and commercial opportunities. Residential facilities proposed include multiplex living facilities and SIP Home Developments. Residential is a potential future use, not part of scope of work included in this proposal. No specific number of dwelling units is proposed at this time.

5. Electric Vehicle Charging stations: Supercharger stations. 15-20 min charges. Gas/Diesel station in future. Access from I-25 northbound would be along CR 620 into Pueblo County, then south from Davis Rd (Pueblo County Rd. 346), or from I-25 Southbound, the most direct access is through Colorado City and south along Apache City Rd.

6. Digital Billboard: One billboard, 2-faces 40'x60'

7. Data Center, “Orion Technology Center” – 10,000 sf facility including basement. “Technology Command” center would manage site operations for energy production and any industrial operations. It would also house a server/database center. The data center would provide for cloud based services, military operations, analytics and AI. Within two years, the data center could employ between 40 and 60 people.

The applicant’s stated goals include developing “economic desirability” along the interstate. The area where the property is located is described as the “gap,” or a 40-mile stretch between Pueblo and Trinidad that is underdeveloped compared with developments 75-miles to the north (which would be Colorado Springs). (Pueblo and Trinidad are 85-miles apart. The site is 33-miles south of Pueblo, eight miles south of the Colorado City exit, five miles north of the Apache City exit, and 22-miles north of Walsenburg. Davis Rd, in Pueblo County (CR 346), crosses over I-25 just north of the Huerfano County line, but there is no freeway exit for Davis Rd. The buildout of this site would require upgrading the access road from Davis Rd to the property, a little over ¼ mile.

In 2021 or 2022, the property owner initiated a conversation with CDOT about establishing highway access from Davis Rd. According to the applicant, CDOT was receptive to the idea, but it was unclear who would pay for it. At some point between 2018 and 2021, the property owner was also in contact with Huerfano County Road and Bridge or Sam Jensen and Pueblo County about extending access to the property from Davis Rd. The work in 2018 referenced in the application included the purchase of the property, conversations with Tracy Phillips at PACE program, conversations with Jensen and Chris, and started working with San Isabel to get a letter of approval to bring power to property.

Water: The uses planned in the initial stage of this development, including a solar farm, pyrolysis plant, and data center, use relatively small amounts of water, and the plan for providing water to the site would be from a commercial well drilled on site. No permit has been applied for at this point. The property owner is currently working with San Isabel on an agreement to bring power to the site and for interconnection.

Zoning considerations for proposed uses

Power Generation

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A 1041 permit is triggered when capacity reaches 50 MW. This project has three elements that generate power (solar, geothermal, and pyrolysis), and the permitting of this project should consider these as three parts to a single project and base the decision on whether it triggers a 1041 process or a conditional use process based on the total combined production capacity. Because the pyrolysis plant has a potential capacity for up to 50 MW and in combination with the solar and geothermal proposed, the site has a potential to generate 56 MW.

A 1041 process is also triggered by substations or transmission lines or extensions which control electricity in amounts of 115,000 volts or more. The need for a substation and the capacity of transmission lines would be a function of the combined generation from all three sources, and should therefore be treated as parts of a single project.

1. Pyrolysis Plant-up to 50 MW

1.05.22 – Other utility uses, facilities and services including electric transmission lines and pipelines and all appurtenant facilities, uses and structures thereto. Note that special H.B.1041 regulations may also apply.

Utility facilities are a conditional use in all zones.

The pyrolysis plant could also be regulated as an industrial use and permitted in an industrial district, which is “created for the purpose of establishing exclusive areas for the construction, fabrication, assembly, storage, shipping and other general and light industrial processing of goods and the extraction, transport and processing of natural resources at appropriate locations within Huerfano County as designated by these regulations.”

From the application, there is no information about the impacts of such a plant on nearby uses. If the plant were proposed in isolation or in combination with solar and geothermal power generation, this may be less of a concern, as there are few uses nearby. However, the proposal includes housing, a hotel, charging stations and a convenience store nearby, and it is not clear if these are compatible uses.

2. 4 MW solar generation

Considerations for solar outlined in Section 1.10 include setbacks, and buildings should not significantly impede solar access to sunlight from adjacent properties. This section also declares any restriction or prohibition of solar strictly for aesthetic conditions unenforceable. Aesthetic provisions which impose reasonable restrictions and which do not significantly increase the cost of the device, however, are enforceable.

3. 2 MW Geothermal generation

Geothermal is regulated based on the amount of power produced. The production of geothermal power should be considered in conjunction with all other power produced.

4. Data Center

This is not a use specifically described in the use table in Section 1.05, therefore it would be regulated under 1.05.69, any use not listed in this table, which requires a conditional use permit in all zones. The greatest impact of a 10,000 square foot data center would likely be in traffic from up to 40 employees. Servers can require significant systems for cooling, which has potential to generate some noise that could impact nearby properties.

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5. Convenience store

This would fall under either 1.05.43: Retail convenience outlets serving a neighborhood or local residents. (It is a convenience store, but the target clientele would be highway motorists, not local neighborhoods or residents). These are a use by right in the commercial zone, prohibited in industrial, and a conditional use in all other zones. There is no zoning category for general retail that includes highway commercial.

6. Charging Stations

While not specifically mentioned in the use table in Section 1.05, the most similar use is gasoline service stations, which are a use by right in commercial zones and a conditional use in all other zones. Another similar use would be motor vehicle parking lots, which are a use by right in commercial and industrial zones, and a conditional use in all other zones.

7. Digital Billboard

Signs are regulated under section 14 of the land use code. A digital billboard could potentially be a prohibited sign under 14.03.01, which reads: *Signs with revolving beacons, flashing lights or with any type of animation or intermittent lighting effects, except in C Commercial and I Industrial zoning districts so long as such signs do not, in the judgment of the Planning Commission, by majority vote represent a potential danger to human health, safety or welfare.*

Section 14.03.03 states: *Signs with exterior illumination shall have the illumination shielded from public rights-of-way and from residential uses and lodging facilities.*

A digital billboard would that generated advertising revenue from businesses or individuals not doing business on site would be considered an off-premise sign. Off-premise signs are regulated in Section 14.03.06 as follows:

Off-premise signs are permitted in all zoning districts to identify uses or services oriented to highway travelers, to provide directional signs for emergency services and as advertising signs, provided such signs meet the following criteria:

- 1. The uses or services for highway travelers, emergency services or advertising shall be located in Huerfano County.*
- 2. Each use or service shall be limited to one (1) off-premise sign per highway approach.*
- 3. The off-premise sign shall not be more than ten (10) feet high nor extend more than twenty (20) feet above ground level nor be more than fifty (50) square feet in sign area.*
- 4. The minimum distance between off-premise signs shall not be less than six hundred and sixty (660) linear feet.*
- 5. Such signs shall comply with all Colorado Department of Transportation rules and regulations governing signs in CDOT owned or managed rights-of-way.*

Because the sign would be located near the northern border of Huerfano County at a location where the next exit is in Pueblo County, it may be difficult to program the sign with advertisements for uses or

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services located in Huerfano County. At this time, no information has been given on potential advertisers or the feasibility of compliance.

The proposed dimensions for the billboard are 40' x 60,' which is larger than what is permitted.

CDOT regulations regarding digital billboards apply directly to signs within 660 ft of a highway. CRS Section 43-1-416 allows local governments to enforce stricter controls through zoning powers.

Potential future uses

8. Hotel

Hotels are a use by right in the commercial zone district, prohibited in industrial, and a conditional use in all other zones.

9. Mixed-use residential

10. Housing multiplex

From the information provided, it cannot be determined whether this would trigger a 1041 process or not. "New communities" means the establishment of urbanized growth centers in unincorporated areas that are the least of either 25 dwelling units, 100 residents, or one percent (1%) of the County's most recent U.S. Census population numbers. New communities shall not include those established through the municipal annexation of unincorporated territory.

In the plat map provided i

The purpose of industrial zones is to avoid the juxtaposition of industrial activities with residential neighborhoods, so the proposal to combine these activities on adjacent parts of the parcel creates the potential for future industrial uses to locate adjacent to residential uses that may be incompatible with industrial uses such as a proposed hotel.n the application,

Nearby Uses:

The parcel is in the Comanche Springs subdivision adjacent to I-25 near the northern county line. To the east, there are two residences on the other side of I-25, roughly 1,500 and 1,300 feet from the property line. To the north is a residence in Pueblo County about 1,100 feet from the property line near Davis Rd (Pueblo County Rd. 346).

The Comanche Springs subdivision includes Tract 3, a 36.38-acre parcel to the north (part of which is in Pueblo County) and Tract 15, a 36.8-acre parcel to the South. The property to the west is not part of a subdivision and appears to be agricultural land with no improvements.

Note: The Comanche Springs Subdivision includes parcels in Pueblo County, including part of the adjacent tract to the north and a tract north of Davis Rd. See Map S-80, approved 11/29/1994.

Completeness Review:

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Walsenburg, Colorado 81089
719-738-1220, Ext. 506



Land Use Code Requirements

1. Rezoning

Submittal Materials:

1. Letter of Intent explaining reason for rezoning and anticipated development plans.
2. Water plan
3. Wastewater plan
4. Mitigation plan for natural or man-made hazards in vicinity
5. Legal Description
6. Vicinity map (2-mile radius)
7. Floodplain map, map of water courses, retention areas, streams, lakes, slopes over 20% grade.
8. Description of critical wildlife habitat and migration corridors, unique natural features and scenic vistas, and historical sites on land to be rezoned.
9. Proof of ownership: Deed to all parcels affected by rezoning.

Criteria for Approval:

1. That the existing zoning district is consistent with the goals, objectives and policies of Huerfano County, as contained in the County Comprehensive Plan.
2. That the land proposed for rezoning or adjacent land has changed or is changing to a degree such that it is in the public interest to encourage different densities or uses within the land in question.
3. That the proposed rezoning is needed to provide land for a demonstrated community need or service. In any petition for rezoning, the petitioner shall carry the burden of demonstrating that the land in question should be rezoned and that the advantages resulting from rezoning would outweigh any disadvantages that would result. Nothing contained herein shall, however, be construed as limiting in any way the authority of the Board of County Commissioners to rezone any land within unincorporated Huerfano County or otherwise amend this zoning regulation for any reason consistent with the health, welfare or safety of the residents of Huerfano County.

The rezoning maps provided with this application indicate areas where different uses would take place, but do not indicate zones that correspond with Huerfano County's zoning districts. Therefore, it is unclear exactly what zone changes are being requested. On the map titled HIPCO Site Map Updates 7/2024, there is an industrial zone indicated in the south of the property. Other zones indicated on the map include "C-store zone," "Retail/Multi-use commerce," etc...

Missing Documentation:

- The application contains a survey of the parcel subject to rezoning, but does not include a vicinity map showing the area within a 2-mile radius.
- The application is also missing a floodplain map and an indication of any slopes over 20% grade.
- The application also lacks a description of critical wildlife habitat and migration corridors, unique natural features and scenic vistas, and historical sites on land to be rezoned.

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- The applicant stated over the phone that the water plan was to drill a commercial well, but no steps have yet been taken to this end.
- Wastewater plan.
- Mitigation plan for natural or manmade hazards in the vicinity.

Nuisance considerations

Insufficient information provided in the application to evaluate the potential nuisance of all proposed activities, to include:

Noise:

Dust:

Odors:

Light:

Hours of Operation:

Traffic to be Generated by Proposed Uses:

2. Subdivision

1. Sketch Plan/Preliminary Submission prepared according to requirements set out in Section 2.09.01 of the Land Use Code.

The planning Commission may, at its discretion, waive the requirement for a sketch plan and initiate the process with the submission of a preliminary plan and a general submission. The requirements for such submission are outlined in Section 2.09.02 of the Land Use Code.

2.07.04(5). When a subdivision or other development borders on or contains a railroad right-of-way or a limited access highway right-of-way, the Planning Commission may require construction of a street approximately parallel to and on each side of such right-of-way, at a distance from the right-of-way suitable for appropriate use(s) of the intervening land.

Missing documents or details required in Section 2.09.01:

1. A vicinity map showing the proposed subdivision in relationship to the surrounding area with the names of adjacent subdivisions and property owners, along with the current land uses and zoning districts within one (1) mile of the boundaries of the proposed subdivision.
2. The current zoning on the site and any zoning changes to be requested.
3. Any unique historical, archeological, scenic or other noteworthy features on or in close proximity to the site.
4. A delineation of existing easements on the site, their use(s) and the easement owners. (the topo map includes contour lines and SIEA power lines and the depiction of a 60' access easement on the property.)
5. The existing and any proposed new means of public access to the proposed subdivision.

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(The access easement to the property passes through two other properties between the subject property and Davis Rd. The access easement established in the creation of the Comanche Springs Ranches subdivision in 1994 states that Huerfano County is not responsible for construction or maintenance of access drives, and that “public service vehicles, emergency vehicles and persons within them having legitimate business to transact shall have the right to ingress, egress and regress by means of the designated access drive easement.”

Section 2.04.04(2) states that “For all such parcels/tracts not situated adjoining a public highway, street or road, an access drive easement shall be designated. All private access streets and easements servicing more than one parcel/tract must meet the Huerfano County Roadway Design and Construction Standard, and must be signed with an appropriate name approved by the Board of County Commissioners.”

This should be interpreted as a requirement that the access from Davis Rd., or at least from the County Line, be dedicated as a County Road. This will require coordination with Pueblo County.

Should the proposed uses or rezonings be approved, it would affect the property to the north, Tract 3, by making access a County ROW and increasing the number of people with access and legitimate business beyond what current zoning and anticipated use of subdivision tracts would have anticipated.)

6. A graphic description of all the natural and manmade watercourses, retention areas, streams and lakes including any known, identified or designated one hundred (100) year floodplains and other natural hazards, if any.
7. Evidence of all existing structures on the site, their current uses and their future status within the proposed subdivision.
(There appear to be no existing structures on the site.)
8. The topography of the site at an appropriate contour interval, noting all areas with slope in excess of twenty (20) percent.
(Topography is indicated, but do not indicate whether there are or are not slopes over 20%)
9. The average lot size, proposed density and all public and private sources of utility facilities and services.
10. The location of all existing and proposed streets, drives and roads, and the names of existing streets within the site.
(Internal streets are indicated, but there is no indication of whether these would be dedicated as public right-of-way. Due to lack of indication, the County assumes the proposed streets will be private.)
11. The approximate location of land to be reserved and land to be dedicated to the County.
(No indication of land to be dedicated to the county is made. Section 2.02.11 allows the Board of County Commissioners to require a dedication of at least 10% of a site to open space within new subdivisions.)
12. Documentation concerning the suitability of the types of soil for the uses proposed within the site, and in areas with a known or suspected potential radiation hazard, this hazard shall be evaluated.

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13. A description of the proposed systems for the supply of potable water and the disposal of sewage (see section 2.07.08 and 2.07.09).
14. Evidence of any drainage, retention or watercourse diversion structures proposed for the site.
15. The sketch plan shall be accompanied by a brief narrative description of the proposal. Include all submission information appropriately presented in narrative form, describing briefly the scope and concept of the proposed subdivision and its anticipated impact on adjoining land uses, on water quality and supply in the area and on the circulation system in the area.
(No mention is made of impacts on adjoining land)
16. Information on phasing, if relevant.
(Mention is made of phasing, but phases are not clearly described. It is not clear what portion of the land would be available to future uses beyond the scope of the proposed project and what portion would be developed as part of the proposed uses.)

Comprehensive Plan Compliance

References to the 2018 adopted Comprehensive Plan. The updated 2024 comprehensive plan has not yet been adopted at the time of this application.

Land Use and Growth

Policy LG.1.2: Accommodate residential, commercial and industrial land uses in the County.

Policy LG.2.1: Ensure that new development under the jurisdiction of the County is appropriately located with adequate access to utilities and services.

Policy LG.2.2: Encourage orderly growth to occur in and around existing incorporated and unincorporated towns.

Economic Development

Policy ED.1.4.: Encourage renewable energy related businesses in Huerfano County and use it to help draw other support businesses to the County.

Policy ED.2.1.: Require commercial and industrial development and uses to occur in locations that will benefit the County and minimize land use conflicts.

Policy ED.2.2.: Promote well-designed, energy efficient commercial and industrial development within the County.

Resources and Hazards

Policy RH.1.3: Require a study determining possible negative impacts of all

development at the applicant's expense. Said study to include how those consequences will be addressed and a total cost for recovery for the use over its lifetime.

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Policy RH.1.5: Encourage the use of renewable resources.

Policy RH.4.4: Require all new subdivision development to occur adjacent to a county maintained roadway.

Policy RH.4.5: Require all new subdivision development to provide two points of ingress/egress from a county maintained roadway and construct internal roadways with an all weather surface designed to withstand weights and turning needs of all emergency vehicles.

Policy RH.4.6: Require all new subdivision development that results in five (5) lots or greater to be approved for access and layout by emergency services including fire, sheriff's office, and ambulance services.

Water Resources

Policy WR.1.2: In the absence of governmental water supply contracts, the applicant should provide evidence of a reliable water supply in the form of:

1. A letter from the Office of the Division Engineer for Water Division No. 2 (the Arkansas River basin),
2. A substitute water supply plan approved by the State Engineer,
3. A decree of the Division 2 Water Court, or
4. In the Huerfano River basin, by an augmentation certificate from or a long-term lease with the Huerfano County Water Conservancy District.

Staff Comment:

This application is only for a rezoning and subdivision of the property only. Many of the proposed uses would require a conditional use permit, even in the proposed zones. The proposed electric generation projects would require a conditional use permit regardless of the zone in which they are located (see 1.05.22), so the rezoning does not directly impact the likelihood that these projects will be approved. The combined power generation capacity proposed would trigger a 1041. The solar and geothermal portion of the project is below the 50MW threshold for a 1041 process, if all of the proposed uses are approved as part of future phases of a project, it would trigger a 1041 process. A 1041 process would substitute the need for a conditional use permit for the power generation uses. The data center would still require a separate conditional use permit.

The convenience store would be permitted as a use by right if the area were to be rezoned commercial. Charging stations are a more ambiguous use and depending on how the Planning Commission views them, they may be a use by right in commercial or they may require a conditional use permit. While these aspects of the proposed project would be uses by right after a rezoning, the charging stations may

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be a use contingent on the approval of power generation facilities, and the convenience store is a use that would be associated with the charging stations to give people something to do while their cars are charging.

The only existing access to the property is through a private easement connecting the property to Davis Road in Pueblo County and crossing one separate parcel to the North. Subdivision regulations require that circulation in new subdivisions connect to a County Road with at least two points of access. The applicant will have to address the extension of a County Road to access the property, which will have to include support from Pueblo County.

While near the highway, the location is not adjacent an exit, and no argument is made in the application for why this location is well suited to succeed as a commercial zone. There are no existing nearby activities that would benefit from drawing customer and employee traffic to this area.

For the proposed projects, the applicant can pursue a rezoning along with necessary conditional use permits, or the projects can be proposed without rezoning as a conditional uses. In considering which approach to take, the Commission should consider that rezoning allows for a wide range of uses associated with each zone and this goes beyond the uses proposed for this specific project. For example, if the Commission decides that a pyrolysis plant is compatible with nearby hotel and housing and the site is zoned industrial, it is possible that other industrial uses will be sited on that site in the future that are less compatible with adjacent residential uses. If each of the uses are permitted as conditional use permits, then only those specific uses would be allowed. The downside to this is that it could make the site more difficult to redevelop or repurpose in the future if, for example, the Pyrolysis plant went out of business.

Recommendations:

1. Determine appropriateness of rezoning as process to request proposed project goals. Possible to pursue development goals through Conditional Use Permits and/or 1041 permits instead of rezoning: Since key proposed uses in initial phases of this project would be conditional uses regardless of the zone, the Commission should consider postponing any action on this application at this time, and recommend that the applicant first apply for the conditional use permits and/or go through the 1041 process.
2. Incomplete application packets. Prior to any decision, require additional materials listed above addressing each part of the Land Use Code and Comprehensive Plan should be submitted in accordance with each requested action.
3. Require applicant to secure a letter of support from Pueblo County based on impacts along Davis Rd. and for the dedication of the private ROW connecting the property to Davis Rd as a County Road in Pueblo County.

The BOCC may take the following actions on this application:

1. **Approval** without any special conditions.
2. **Conditional Approval** with a description of the special conditions.
3. **Denial**, indicating for the record the reason(s) for such action.

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4. Continuation until a future date to gather more information or obtain clarification or for any other relevant cause.

Attachments

- 1) Land Use Application
- 2) EPIC Report
- 3) PIPCO Business Resume
- 4) HIPCO ComCheck Package
- 5) HIPCO Electric Service Letter
- 6) HIPCO LEAN Business Plan
- 7) HIPCO Organizational Chart
- 8) HIPCO Site Map Update
- 9) SRH TOPO Map
- 10) C-PACE review spreadsheet

Huerfano County Land Use Department
401 Main Street, Suite 340, Attn: Land Use
Walsenburg, Colorado 81089
719-738-1220 ext. 103



Item 7a.

GENERAL LAND USE APPLICATION

Application File No.: _____
Date Received: _____
Received by: _____
Fees due: _____ Date Paid _____

1. ACTION(S) REQUESTED:

- Conditional Use Permit
 - Conditional Use Permit / Marijuana
 - Conditional Use Permit/ Oil, Gas or Uranium Exploration and/or Development
 - Rezoning
 - Variance
 - Subdivision Exemption
 - Plat Amendment
 - Lot Consolidation
 - Plat Correction
 - Right-of-Way or Easement Vacation
 - Other Actions (specify): _____
- Sign Permit
 - Temporary Use Permit
 - H.B. 1041 Text Amendment
 - ~~H.B. 1041~~ Development Permit
 - H.B. 1041 Flood Plain Exemption
- PUD and Subdivisions:
- Sketch Plan
 - Preliminary Plan
 - Final Plat / Subdivision Improvement Agreement
 - Appeal of Denied Application

2. APPLICANT AND OWNER INFORMATION:

Applicant Name: Leon Harris Jr. (Business: Harris Industrial Park LLC)
Applicant's Mailing Address: 4065 Sleeping Indian Lane, Colorado Springs, CO 80904
Applicant's Telephone: 719.725.9724 Email: lhj@swanroseholdings.com
Name of Land Owner: Leon Harris Sr.
Land Owner's Mailing Address: 4065 Sleeping Indian Lane, Colorado Springs, CO 80904
Land Owner's Telephone: 719-339-1095 Email: lharris@est-west.com

3. PERMIT DETAILS:

Detailed project description/Scope of Work: Please Refer to the attachment for detailed project scope.

Simply: Yellow area on map, rezoning to Industrial (I) zoning; Red area on map, CHP-Pyrolysis; Blue area on map, 4MW Solar Array;

Green area on map; designed for SIEA interconnection (phases 1&2) & Substation for power demands Teal area on map, Proposed Water mitigation & treateme

Pink are on map, reserved for future commerical and/or residents assets through PUD

Parcel Area: Tract 8 Acres; Zoning District(s): 37.16 acre,

Parcel/Schedule Number(s): 100005 Tax code: 1S0 1000 vacant land

Parcel Address (optional): Tract 8 Davis Road, Rye, Colorado 81069

Current/Proposed Land use (see §1.05 of the Land Use Code): _____

GENERAL LAND USE APPLICATION

If project is in an HOA, HOA name: n/a

If a Variance Request, please state the reason for the Variance(s): n/a

Is all or a portion of the subject land located in a 100-year flood plain area (see FEMA floodplain map), or are there areas with slopes in excess of twenty percent (20%)? YES NO NOT SURE

If YES, describe existing conditions: n/a

Value of proposed project: USDA Lender Terms: \$51.8m, post-construction value estimate: \$80m (Phase 1&2 ONLY)

Will the proposed project require any State or Federal permits? YES NO

If YES, please list all permits or approvals required: Permits to operate CHP system, Agricultural wood-waste processor

Additional pertinent information: Utility will-serve letter available from SIEA. Interconnection and increasing support for the grid and distribution


CGF & XRC lending teams in support of CPACE program, Tracy Phillips (director) is POC for validation, Ryan Elarton GM SIEA validation POC

If a H.B. 1041 permit is required, for what matters of local concern and state interest? Local and State interest:

Critical Infrastructure design to interconnect 4MW solar & CHP/Pyrolysis system to PUA-SIEA Colorado, refer to attached supporting docs.

4. CERTIFICATION BY THE APPLICANT:

I hereby certify that this Application is made with full knowledge of the design standards, all fees, procedures, public hearing and meeting requirements contained in the Huerfano County Land Use Regulations. Furthermore, I understand that all conditional use permits are non-transferrable, unless specifically approved by the Huerfano County Board of County Commissioners. The Board of County Commissioners may impose permit transfer fees as it deems appropriate. All documents submitted may be subject to internet publishing.

Signature of Applicant:  Date: 09/17/2024

Printed name: Leon Harris

5. ACTION (by the authorized permitting authority):

Final Approval

Conditional Approval

Denial

Name _____ Signature _____

Title _____ Date _____

Comments _____



Thank you for your interest in Colorado C-PACE new construction financing.

Please fill in your project information on the Constructions Costs and Related Costs pages. Information entered on those pages will be summarized on the Summary page. Enter a description of your project on row 4 of the Summary page.

Construction Costs page:

Complete the Construction Costs page by entering the line item Division number and description in column B, Total Construction Costs in column C, and C-PACE Non-Eligible Costs in column D on rows 8 thru 38. Enter Renewable Energy Systems costs, where applicable, in column C on rows 43 thru 48. Eligible Construction Costs will be determined by subtracting Non-Eligible Construction Costs from Total Construction Costs. Additional rows may be inserted as needed.

Related Costs page:

Enter project legal fees, development fees, costs of post-construction commissioning, capitalized interest, and similar items in rows 8 thru 18 of the Related Costs page. Enter costs related to the 15% financing scenario in column C and costs related to the 20% financing scenario in column D. Some or all of the costs may be the same for both scenarios. Additional rows may be inserted as needed.

An additional page for user calculations is provided for convenience.

Please submit your completed project worksheet to the Colorado C-PACE Program Director, Tracy Phillips:

tphillips@CoPACE.com

For additional information on Colorado C-PACE New Construction financing, please see pages 20 and 21 of the Colorado C-PACE User Guide:

https://copace.com/wp-content/uploads/CO_C-PACE_Program_Guide.pdf

C-PACE New Construction Financing
Preliminary Estimate of Eligible Finance Amount
Harris Industrial Park

Item 7a.

	15% Financing	30% Financing	35% Financing
Construction Costs Excluding Renewable Energy Systems	\$82,044,965	\$82,044,965	\$82,044,965
Less: C-PACE Non-Eligible Construction Costs ¹	(\$87,500)	(\$87,500)	(\$87,500)
C-PACE Eligible Construction Costs Excluding Renewable Energy Systems	\$81,957,465	\$81,957,465	\$81,957,465
C-PACE Eligible Related Costs ²	\$75,000	\$75,000	\$75,000
C-PACE Eligible Costs Excluding Renewable Energy Systems	\$82,032,465	\$82,032,465	\$82,032,465
C-PACE Eligible Finance Amount of Non-Renewables and Related Costs	\$12,304,870	\$24,609,740	\$28,711,363
Renewable Energy Systems Costs ³	\$24,567,750	\$24,567,750	\$24,567,750
Total C-PACE Eligible Finance Amount	\$36,872,620	\$49,177,490	\$53,279,113

1. See C-PACE Program Guide for eligibility requirements; non-eligible items listed on Construction Costs sheet.
2. Approved developer related project development costs as detailed on *Related Costs* sheet.
3. 100% of renewable energy systems costs are eligible for C-PACE financing.

**C-PACE New Construction Project Costs
Harris Industrial Park
Construction Cost Analysis**

DR Item 7a.

Division	Total Construction Costs	C-PACE Non-Eligible Costs ¹	Total Eligible Construction Costs
Construction Costs Excluding Renewable Energy Systems			
Construction	\$2,000,000		
Labor	\$200,000		
MEP	\$201,000		
Equipment	\$183,000		
Formwork	\$20,000		
Parking	\$62,500		
Electrical	\$160,000		
HVAC	\$47,500		
Roadway	\$3,669,750		
Mechanical Equipment	\$180,000		
Ellectrical Equipment	\$125,000		
Plumbing Equipment	\$58,000		
Fire Safety Equipment	\$55,500		
Construction Materials	\$2,890,000		
Construction Costs	\$800,000		
Facilities	\$400,000		
Interconnections	\$12,500		
Drainage System	\$2,198,000		
Future Tap-In Points	\$20,000		
Integration and Labor	\$18,000		
Labor & Construction	\$380,000		
Fiber Installation	\$371,200		
Connecting Structures	\$185,600		
Communication Systems	\$350,000		
Mainframe Petabyte Servers	\$700,000		
Merchat/Retail Space	\$6,334,000		
Arena & Event Space	\$15,750,000		
Exterior Finish	\$4,374,000		
Parking Lot & Transport	\$3,400,000		
Finish Work (Luxury)	\$12,496,000		
C-Store Infrstructure	\$4,320,925		
EV Fueling Station	\$4,505,600		
Convenience Store	\$2,000,000		
Site Preparation	\$450,000		
Fueling Tanks Installation	\$60,000		
Interior Finish	\$87,500	\$87,500	
Total Direct Costs	\$69,065,575	\$87,500	\$68,978,075
Permits	\$15,000		
MEP's Contractor (McShae)	\$150,000		
EPC Contractors	\$250,000		
Systems Integrator	\$140,000		
Project Managers	\$360,000		
Contingency	\$944,000		
Design & Engineering	\$15,000		

C-PACE New Construction Project Costs
Harris Industrial Park
Construction Cost Analysis

DR Item 7a.

Division	Total Construction Costs	C-PACE Non-Eligible Costs ¹	Total Eligible Construction Costs
Contingency	\$279,590		
ACE Corp	\$500,000		
Swan Rose Holdings LLC	\$500,000		
Solar Farm Contingency	\$1,155,000		
Construction Compar	\$4,335,400		
Total Project Contingency	\$4,335,400		
Total Indirect Costs	\$12,979,390	\$0	\$12,979,390
Subtotal Excluding Renewable Energy Systems	\$82,044,965	\$87,500	\$81,957,465
Renewable Energy Systems			
Rooftop Solar Array	\$850,000		
Rooftop Solar Installation	\$27,000		
Battery Storage	\$3,000		
Solar Inverters	\$36,000		
Battery Storage	\$50,000		
Rooftop Solar Array	\$850,000		
Rooftop Solar Installation	\$27,000		
Geothermal System	\$281,250		
Geothermal Heat Pumps	\$75,000		
Geothermal Piping System	\$88,000		
Geothermal Heating Systems	\$125,000		
CHP/Pyro Equipment	\$7,539,500		
Pyrolysis Interconnection	\$80,000		
CNG Storage Equipment	\$520,000		
Pyrolysis Interconnection Operation	\$26,000		
Solar Farm 1	\$8,500,000		
Solar Rooftop 1	\$675,000		
Solar Capacity	\$2,000,000		
Solar Installation	\$375,000		
Sustainable Rooftop (400 kW)	\$1,000,000		
EV Charging Stations	\$1,050,000		
Solar Rooftop Unit (90 kW)	\$225,000		
Solar Installation (90 kW)	\$90,000		
EV Charge Pad Installation	\$75,000		
Subtotal Renewable Energy Systems	\$24,567,750	\$0	\$24,567,750
Total	\$106,612,715	\$87,500	\$106,525,215

¹ Eligible costs include permanently affixed core building costs. Non-eligible costs include land acquisition, appliances, etc.

C-PACE New Construction Project Costs
Harris Industrial Park

Developer to enter related costs (in blue) in table below

C-PACE Eligible Related Costs	15% Financing	30% Financing	35% Financing
Program Administration Fee - Energy Efficiency Measures	\$75,000	\$75,000	\$75,000
Total C-PACE Eligible Related Costs	\$75,000	\$75,000	\$75,000

¹ Energy engineering, environmental analysis, underwriting costs, closing fees, etc.

Program Administration Fee - Renewable Energy Systems	15% Financing	30% Financing	35% Financing
Program Administration Fee - Renewable Energy Systems	\$0	\$0	\$0

This report was prepared by Colorado C-PACE using the Energy Performance Improvement Calculator (EPIC™)¹ app to estimate the energy savings and calculate the financial impacts of your project.

Property Information

Harris Industrial Park

Building Name

Davis Rd

Street Address

Pueblo County

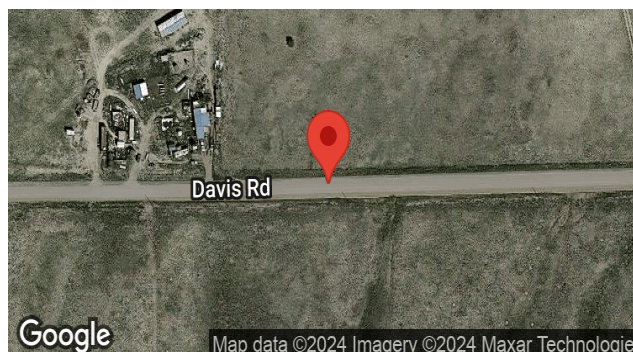
City

CO

State

81069

ZIP Code



Building Characteristics

Warehouse / Stor... 2024

Type

Year Constructed

1,000,000

Gross Sq. Ft.

Unconfirmed

Disadvantaged Community²

655,136

Space Cooling (kWh/yr)

12,429

Space Heating (MMBtu/yr)

3,064

DHW Heating (MMBtu/yr)

Project Cost Summary

\$8,446,607

Net Installed Cost (\$)

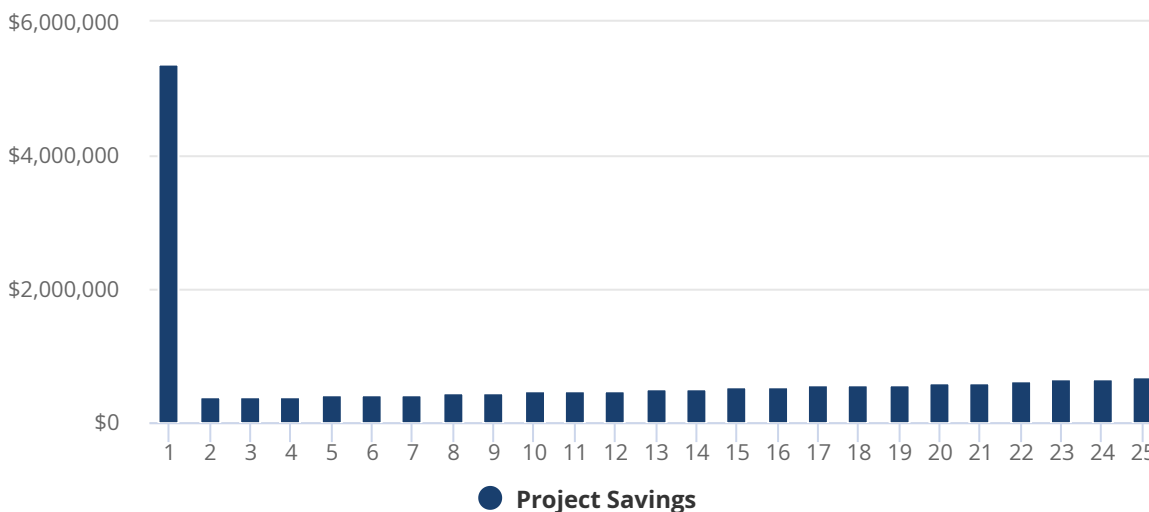
\$17,721,541

Lifetime Savings (\$)

\$9,274,934

Net Gain (\$)

Project Savings Summary



Energy Improvements Summary

Energy Improvements	Useful Life (Years)	Net Installed Cost ⁴	Estimated Project Savings ³		
			Unit Savings First Year	Cost Savings First Year	Cost Savings ⁵ Lifetime
Solar PV - 4,000 kW	25	\$8,367,000	6,569,511 kWh	\$2,889,210	\$15,434,531
<i>Energy Consumed</i>			5,638,507 kWh	\$270,648	\$9,226,802
<i>Energy Exported</i>			931,004 kWh	\$108,462	\$3,697,629
<i>ITC (30%)</i>				\$2,510,100	\$2,510,100
MACRS	1	\$0		\$1,493,510	\$1,493,510
Rural Energy Grant	1	\$0		\$1,000,000	\$1,000,000
Program Fee		\$75,000		\$0	
Land Title & LPIG		\$4,130		\$0	
Recording & Tax Cert		\$477		\$0	
District Servicing Fee	25	\$0		-\$1,000	-\$25,000
County Servicing Fee	25	\$0		-\$7,260	-\$181,500
Electricity savings:			5,638,507 kWh 98.83%		
Project Totals (\$):		\$8,446,607		\$5,374,460	\$17,721,541

Key Financial Metrics

(Excluding finance costs)

\$8,446,607

Net Installed Cost (\$)

2.5

Savings to Investment Ratio (SIR)⁶

6.1

Capitalization Rate (%)

\$17,721,541

Lifetime Savings (\$)

5.0

Discount Rate (%)

\$6,049,755

Estimated Property Value Increase (\$)⁸

\$9,274,934

Net Gain (\$)

\$11,500,416

Present Value of Discounted Lifetime Savings (\$)⁷

PACE Finance Scenario

Displayed below are projected annual and cumulative cash flows over your project's estimated useful life, assuming the following project finance terms.

Finance Terms

\$8,446,607

Amount Financed (\$)

25

Term (years)

8.50

Interest Rate (%)

Project Finance Summary

\$8,446,607

Net Installed Cost (\$)

\$11,957,693

Interest Cost (\$)

\$17,721,541

Lifetime Savings (\$)

\$2,682,759

Net Cost (\$)

0.9

Savings to Investment Ratio (SIR), including Interest Cost

Chart of Cash Flows

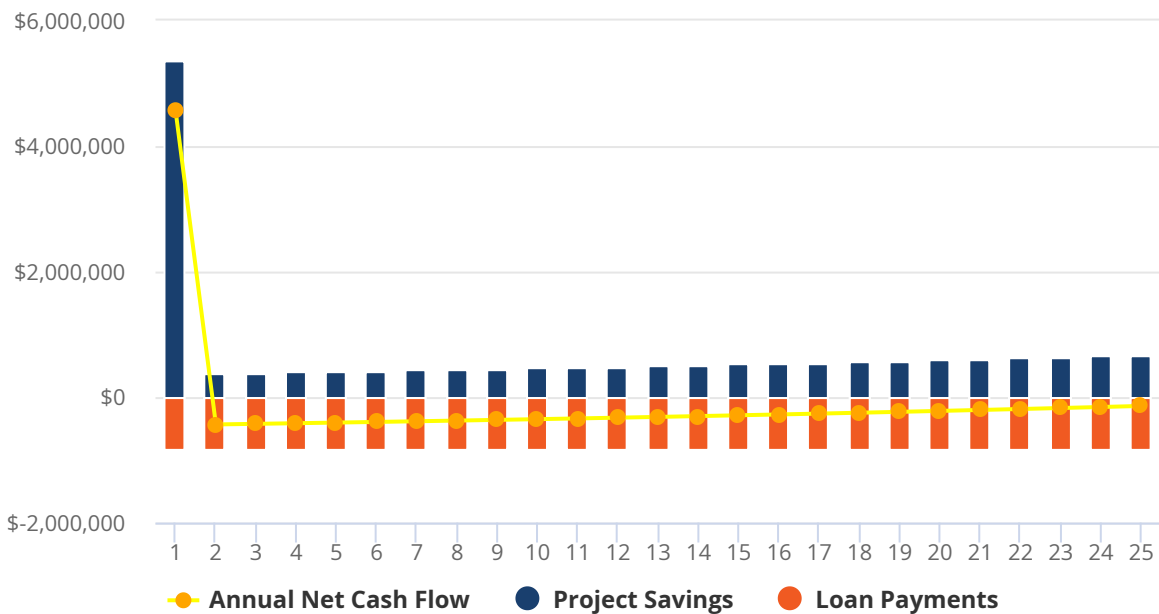


Table of Cash Flows

Year	Project Savings	Loan Payments	Net Cash Flows	
			Annual	Cumulative
Owner Contribution			\$0	\$0
1	\$5,374,460	\$816,172	\$4,558,288	\$4,558,288
2	\$380,271	\$816,172	-\$435,901	\$4,122,387
3	\$389,926	\$816,172	-\$426,246	\$3,696,141
4	\$399,821	\$816,172	-\$416,351	\$3,279,790
5	\$409,962	\$816,172	-\$406,210	\$2,873,580
6	\$420,355	\$816,172	-\$395,817	\$2,477,763
7	\$431,006	\$816,172	-\$385,166	\$2,092,597
8	\$441,922	\$816,172	-\$374,250	\$1,718,347
9	\$453,109	\$816,172	-\$363,063	\$1,355,284
10	\$464,574	\$816,172	-\$351,598	\$1,003,686
11	\$476,323	\$816,172	-\$339,849	\$663,837
12	\$488,365	\$816,172	-\$327,807	\$336,030
13	\$500,707	\$816,172	-\$315,465	\$20,565
14	\$513,354	\$816,172	-\$302,818	-\$282,253
15	\$526,316	\$816,172	-\$289,856	-\$572,109
16	\$539,601	\$816,172	-\$276,571	-\$848,680
17	\$553,215	\$816,172	-\$262,957	-\$1,111,637
18	\$567,168	\$816,172	-\$249,004	-\$1,360,641
19	\$581,467	\$816,172	-\$234,705	-\$1,595,346
20	\$596,122	\$816,172	-\$220,050	-\$1,815,396
21	\$611,141	\$816,172	-\$205,031	-\$2,020,427
22	\$626,533	\$816,172	-\$189,639	-\$2,210,066
23	\$642,307	\$816,172	-\$173,865	-\$2,383,931
24	\$658,474	\$816,172	-\$157,698	-\$2,541,629
25	\$675,042	\$816,172	-\$141,130	-\$2,682,759
Total	\$17,721,541	\$20,404,300	-\$2,682,759	

Key Assumptions

Energy Cost

\$0.048

Electricity Cost (\$/kWh)

\$17.00

Electricity Demand Cost (\$/kW)

3.0

Electricity Average Annual Escalation Rate (%)

\$0.117

Electricity Buyback Rate (\$/kWh)⁹

\$0.798

Natural Gas Cost (\$/therms)

3.0

Natural Gas Average Annual Escalation Rate (%)

Energy Consumption

(For the period July 2023 to July 2024)

39,032

Total Energy (MMBtu/yr)

5,817,560

Electricity (kWh/yr)

191,764

Natural Gas (therms/yr)

39.0

Total Energy Use Intensity (EUI) (kBtu/SF-yr)

5.8

Electricity EUI (kWh/SF-yr)

19.2

Fuel EUI (kBtu/SF-yr)

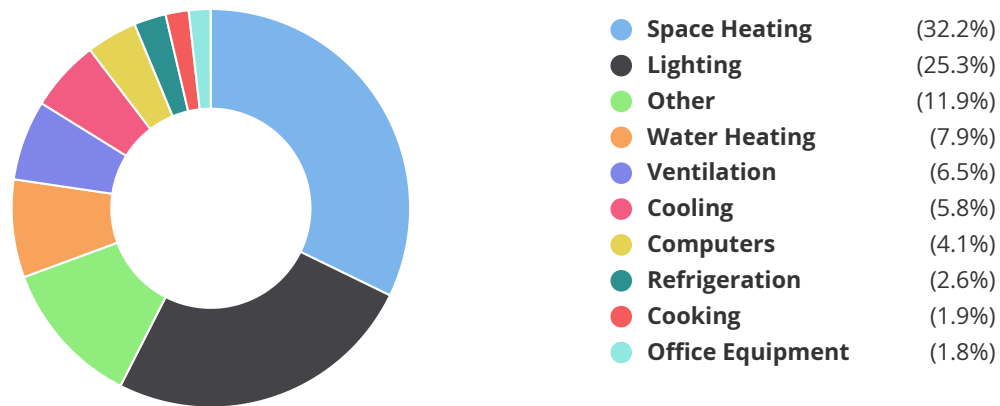
5,361

Typical Heating Degree Days (HDD/yr)¹⁰

665

Typical Cooling Degree Days (CDD/yr)¹⁰

The chart and table below displays your property's weather normalized energy consumption by end-use.



End-use	Total Energy			Electricity			Natural Gas		
	MMBtu/yr	kBtu/SF	Percent	kWh/yr	kWh/SF	Percent	therms/yr	therms/SF	Percent
Space Heating	12,429	12.4	32.2				124,286	0.1	65.0
Lighting	9,757	9.8	25.3	2,858,836	2.9	50.1			
Other	4,588	4.6	11.9	282,898	0.3	5.0	36,224	0.0	19.0
Water Heating	3,064	3.1	7.9				30,635	0.0	16.0
Ventilation	2,514	2.5	6.5	736,501	0.7	12.9			
Cooling	2,236	2.2	5.8	655,136	0.7	11.5			
Computers	1,591	1.6	4.1	466,164	0.5	8.2			
Refrigeration	1,002	1.0	2.6	293,493	0.3	5.1			
Cooking	720	0.7	1.9	211,012	0.2	3.7			
Office Equipment	687	0.7	1.8	201,176	0.2	3.5			
Total	38,586	38.6	100.0	5,705,216	5.7	100.0	191,145	0.2	100.0

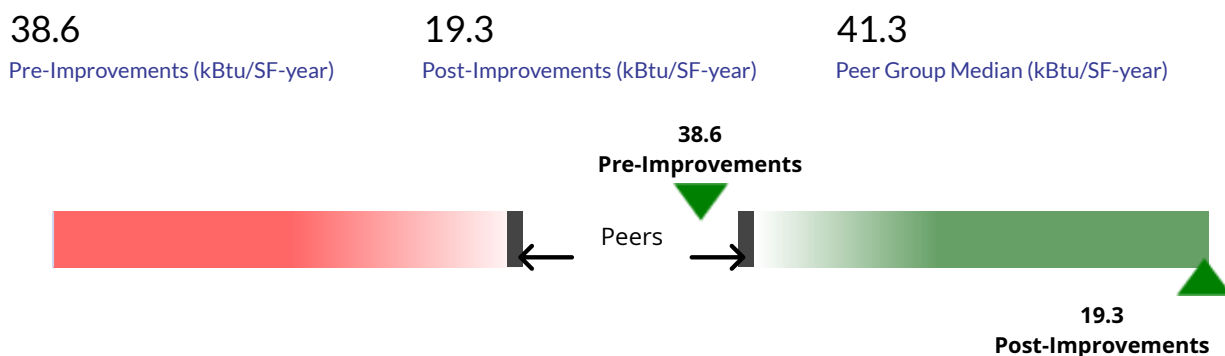
Energy Savings

Displayed below are baseline energy savings assumptions, subject to editing by the EPIC user where property-specific information is available.

- Your project's building is assumed to operate similarly to peer buildings in the same geographic area. Where default values have been applied, they represent average values from peer buildings.
- Baseline efficiency for existing equipment is assumed to be equivalent to ASHRAE 90.1 standard effective at the time of building construction or equipment installation, including an estimate of age-related performance degradation.
- Baseline heating equipment is assumed to be of the non-condensing type.
- Parking lot lighting/ventilation is excluded from the estimated energy use of the building.
- If the age of existing equipment is unknown and your building is >25 years old, all existing heating and cooling equipment is assumed to be 25 years old for purposes of establishing the baseline energy efficiency metrics, e.g., EER, combustion efficiency, etc., for existing equipment.
- If the age of existing equipment is unknown and your building is <25 years old, all existing heating and cooling equipment is assumed to be equivalent to the age of the building for purposes of establishing the baseline energy efficiency metrics, e.g., EER, combustion efficiency, etc., for existing equipment.
- Your building's energy consumption by end-use (space heating, cooling, DHW, lighting) is based on U.S. Energy Information Administration's (EIA) Commercial Building Energy Consumption Survey or U.S. Department of Energy's (DOE) Residential Energy Consumption Survey (for multifamily buildings of 5 or more units), as adjusted by EPIC to remove the influence of weather, and consider peer building's equipment infrastructure in the same geographic area.
- Your building's electricity cost per kWh and natural gas cost per therms is assumed to be consistent with EIA's average retail price for peer buildings in the same geographic area.
- Your project's actual energy use and cost savings may differ from estimates due to variations in building design and geometry, operating characteristics, tenant behavior, local climate, occupancy, equipment operation and maintenance, variations in building climate control, changes in utility rates and costs, and other factors. Energy savings estimates are provided as a guideline only without any warranties, expressed, or implied.
- Energy savings estimated in this report are only applicable to the specific equipment proposed for this project and should not be assumed applicable to equipment deemed to be similar.

Performance Comparison with Peer Buildings

Your building's pre-improvements weather normalized EUI is 38.6 kBtu/SF-yr. This can be compared to the peer group median EUI range of 45.4 to 37.1 kBtu/SF-yr. Your building's post-improvements EUI is estimated at 19.3 kBtu/SF-yr.



View [Performance Comparison](#) for additional information on benchmarking methodology.

Energy Improvements Detail

Solar PV:

4,000.00

Size (kW DC)

30

Investment Tax Credit (%)

20

REC Term (yrs)

Monthly

Net-metering Analysis Interval¹¹

\$8,367,000

Net Installed Cost (\$)

25

Estimated Useful Life (yrs)

6,569,511

Annual Energy Production (kWh)

Energy Production By Month

Month	kWh
January	416,578
February	417,649
March	573,120
April	596,994
May	669,893
June	651,422
July	679,172
August	640,183
September	588,898
October	553,163
November	400,446
December	381,993

Energy Savings Detail

Solar PV:

5,638,507

First Year Electricity Consumed (kWh)¹²

\$270,648

First Year Electricity Consumed (\$)

132,820,387

Lifetime Electricity Consumed (kWh)¹²

\$9,226,802

Lifetime Electricity Consumed (\$)

931,004

First Year Electricity Exported (kWh)

\$108,462

First Year Electricity Exported (\$)¹³

21,930,685

Lifetime Electricity Exported (kWh)

\$3,697,629

Lifetime Electricity Exported (\$)¹³

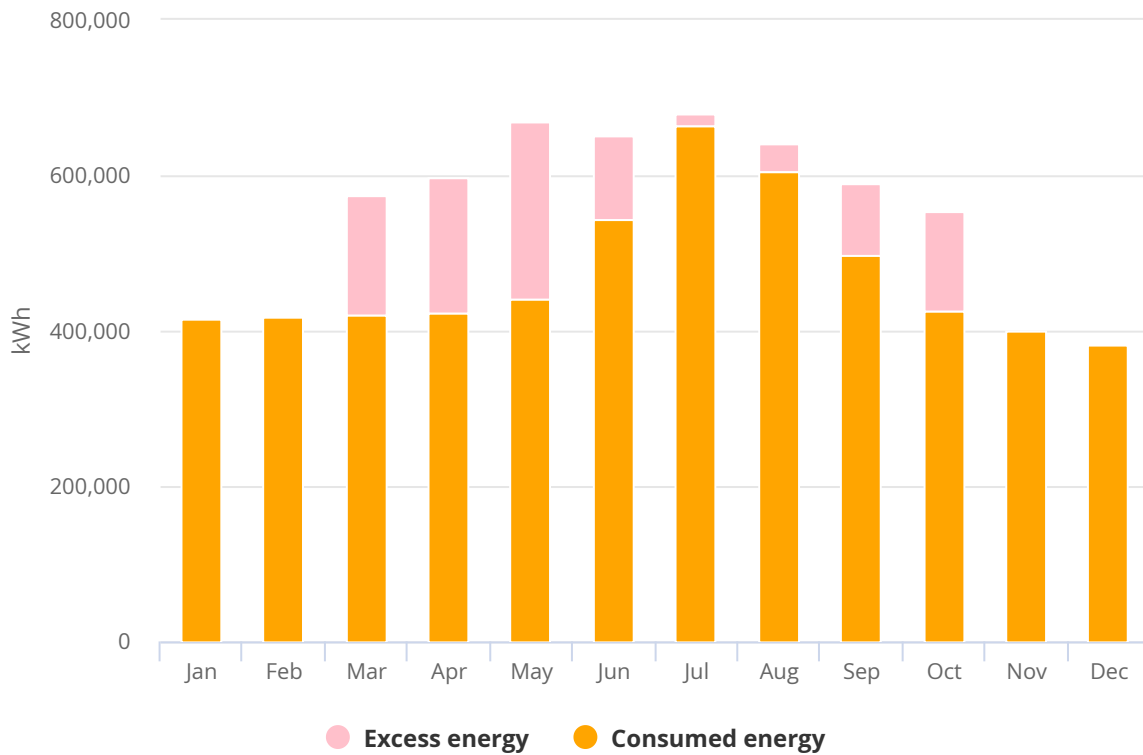
\$2,889,210

First Year Cost Savings (\$)

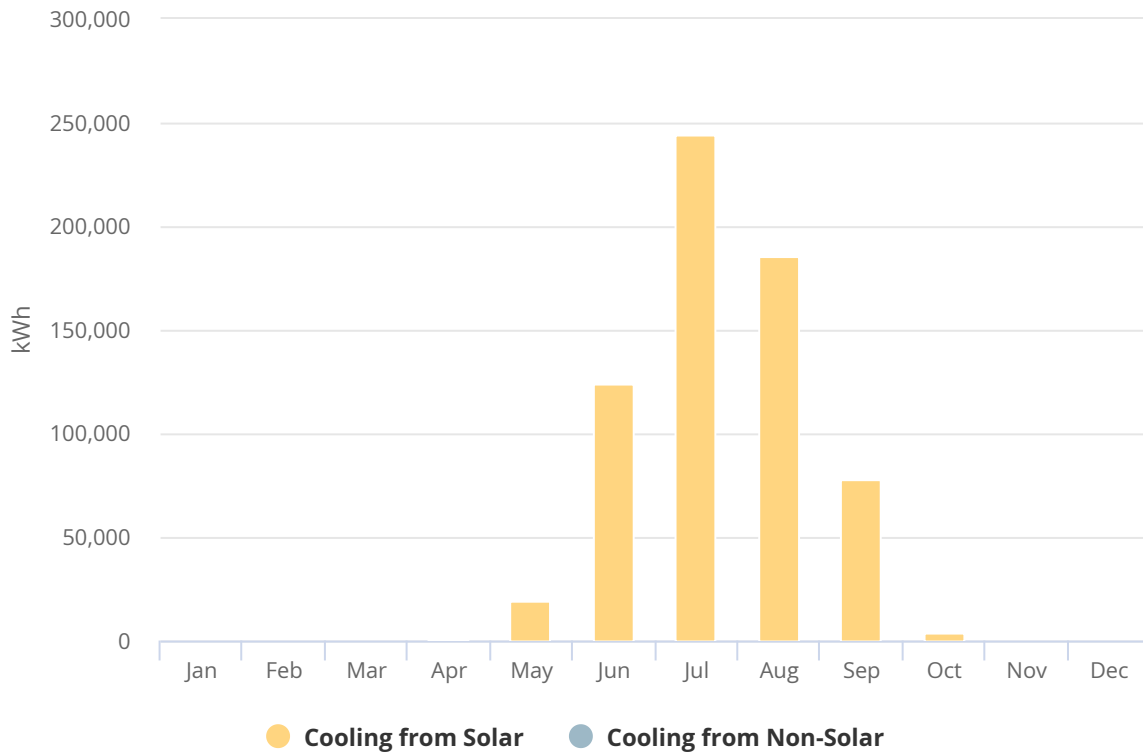
\$15,434,531

Lifetime Cost Savings (\$)

Solar Energy Production



Cooling Energy Consumption from Solar



Total Project Energy Savings Summary:

5,638,507

First Year Electricity Unit Savings (kWh)

132,820,387

Lifetime Electricity Unit Savings (kWh)

\$270,648

First Year Electricity Cost Savings (\$)

\$9,226,802

Lifetime Electricity Cost Savings (\$)

19,244

First Year Total Energy Unit Savings (MMBtu)

453,316

Lifetime Total Energy Unit Savings (MMBtu)

\$2,889,210

First Year Total Energy Cost Savings (\$)

\$15,434,531

Lifetime Total Energy Cost Savings (\$)

Post-Improvements EUI

19.3

Total Energy Use Intensity (EUI)
(kBtu/SF-yr)

0.1

Electricity EUI (kWh/SF-yr)

19.1

Fuel EUI (kBtu/SF-yr)

Environmental and Societal Benefits:

5,392

Pre-Improvements CO₂e/yr Emissions (MT)

5,039

First Year CO₂e Emissions Reduction (MT)¹⁴

1,781

Post-Improvements First Year CO₂e Emissions (MT)

118,708

Lifetime CO₂e Emissions Reduction (MT)¹⁴

149.4

Job-Years Created¹⁵

Additional Installed Cost

Program Fee:

\$75,000

Installed Cost (\$)

Land Title & LPIG:

\$4,130

Installed Cost (\$)

Recording & Tax Cert:

\$477

Installed Cost (\$)

Additional Post-Installation Cost

District Servicing Fee:

\$1,000

Post-Installation Cost per Year (\$)

25

Term (yrs)

All

Cost Applied to Years

\$25,000

Lifetime Cost (\$)

County Servicing Fee:

\$7,260

Post-Installation Cost per Year (\$)

25

Term (yrs)

All

Cost Applied to Years

\$181,500

Lifetime Cost (\$)

Additional Post-Installation Savings

Rural Energy Grant:

\$1,000,000

Post-Installation Savings per Year (\$)

1

Term (yrs)

All

Savings Applied to Years

\$1,000,000

Lifetime Savings (\$)

Additional Tax Benefits, Credits & Grants

MACRS:

\$1,493,510

Tax Benefits, Credits & Grants (\$)

1

Term (yrs)

All

Savings Applied to Years

\$1,493,510

Lifetime Savings (\$)

Footnotes

¹ EPIC™ predictive analytics are powered by data collected by SRS over the past decade in the performance of thousands of energy improvement project analyses. EPIC's algorithms are augmented by utility energy efficiency program technical resource manuals and industry best practice energy savings calculation methodologies.

² Using your building's address, EPIC conducts a search of the Climate and Economic Justice Screening Tool (CEJST) to confirm if it is in a Disadvantaged Community (DC). Owners of buildings in DCs may be eligible for government-funded technical and financial assistance and incentives for qualifying energy improvements.

³ Energy savings estimates are weather normalized. This methodology, based on typical year weather conditions over a 20-30 year period, accounts for yearly weather variations to ensure estimates are representative of your property's typical performance. Projects with multiple improvements, where applicable, include an assumption for interactive effects.

⁴ Net installed cost equals gross cost less incentives.

⁵ Lifetime energy cost savings equal the estimated savings over the estimated useful life of the improvements. Estimates include average annual utility price escalation factors of 3% for electricity and 3% for fuels, and an annual performance degradation factor to account for the percent by which the equipment performance is forecast to degrade each year. Present value of discounted lifetime savings are displayed in the Key Financial Metrics section. When tax impacts estimation is enabled, estimates of first year and lifetime cost savings include federal and state income tax liabilities related to the project's energy cost savings. When depreciation impacts estimation is enabled, the project's estimated savings will also include income tax savings from depreciation. Estimates of income tax impacts should be considered approximations and should not be relied on for tax, legal or accounting advice. You should consult a tax professional to verify tax impacts.

⁶ SIR equals the ratio of project's estimated lifetime savings to its installed cost. Energy savings estimates include average annual utility price escalation factors for electricity and fuels, and an annual performance degradation factor to account for the percent by which the equipment performance is forecast to degrade each year. When income tax and depreciation impacts estimation is enabled, the project's lifetime savings will include the net effect of increased tax liabilities related to the energy cost savings and reduced tax liabilities related to depreciation and interest expense, where applicable.

⁷ Present value is the current worth of a future stream of cash flows given a specified rate of return. Your project's cash flows are discounted at a 5% discount rate. The higher the discount rate the lower the present value of future cash flows.

⁸ Property value increase is calculated by dividing the estimated first year improvement in net operating income (NOI) of \$2,880,950 by the estimated capitalization rate of 6.1%. NOI impacts include energy savings and other recurring costs/savings, e.g., maintenance savings. Tax and finance-related items, e.g., loan payments, tax credits, and depreciation are excluded from NOI.

⁹ Electricity buyback rate represents the dollar value per kWh applied by utilities in net-metering programs to determine the building owner's electricity billing credits for solar PV system-produced excess electricity exported to the utility grid.

¹⁰ Typical HDD and CDD are based on statistically analyzed weather data for a 20-30 year historical period, and used in the weather normalization analysis to estimate energy savings that are representative of your property's typical performance.

¹¹ Net-metering analysis interval represents the utility's net-metering billing interval, e.g., monthly, quarterly, annually, applied in the calculation of solar PV system-produced excess electricity exported to the utility grid or onsite energy storage.

¹² First year and lifetime electricity consumed values (kWh) are calculated as the difference between the solar PV system's estimated electricity production and the subject building's estimated electricity consumption. Such unit consumption values are converted to dollars by multiplying the kWh values by the subject building's cost per kWh and accounting for estimated utility cost escalation and solar PV system performance degradation.

¹³ First year and lifetime electricity exported dollar values are calculated by multiplying the estimated solar PV system-produced excess electricity (kWh) exported to the utility grid by the utility's electricity buyback rate per kWh.

¹⁴ Building direct CO₂e emissions reduction (metric tons) are estimated using U.S. EPA Emission Factors for on-site combustion. Indirect CO₂e emissions reduction, i.e., associated with purchased electricity, is based on EPA's eGRID2021 data representing fuel mix by state. Non-baseload output emission rates are used, including transmission and distribution losses at 4.5%.

¹⁵ Job-years created values are based on methodology outlined in the American Council for an Energy-Efficient Economy Study, Energy Efficiency Job Creation: Real World Experiences, 2012.

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Business Overview: Borderland Development / Ollivier Custom Luxury Homes

Company Name: Borderland Development / Ollivier Custom Luxury Homes (BLD / OCLH)

Business Description:

BLD / OCLH is a construction company with over 15yrs of experience specializing in the design, development, and construction of high-end residential properties. We cater to discerning clients seeking exclusive, tailor-made homes that exude sophistication, elegance, and cutting-edge architectural innovation.

Mission Statement:

Our mission is to transform our clients' visions into extraordinary living spaces by delivering exceptional craftsmanship, unparalleled attention to detail, and personalized service. We strive to set new standards in luxury home construction, ensuring each project is a testament to superior quality and timeless beauty.

Services Offered:

1. **Custom Home Design and Construction:** Bespoke home building services that encompass everything from initial concept to final completion.
2. **Architectural Planning and Interior Design:** Collaboration with leading architects and interior designers to create cohesive and stunning home environments.
3. **Renovation and Remodeling:** High-end renovation services that elevate existing properties to new heights of luxury and functionality.
4. **Land Acquisition and Development:** Assistance with the acquisition and development of prime real estate locations.
5. **Smart Home Integration:** Incorporation of state-of-the-art home automation systems for enhanced convenience, security, and energy efficiency.
6. **Sustainable Building Solutions:** Commitment to eco-friendly practices and materials to create sustainable, energy-efficient homes.

Target Market:

Our target market consists of affluent individuals and families, including business executives, celebrities, and high-net-worth individuals, who seek bespoke living spaces that reflect their lifestyle and status. We also cater to investors in the luxury real estate market looking for superior construction quality and return on investment.

Competitive Advantage:

- **Expertise and Experience:** A team of seasoned professionals with decades of experience in luxury home construction.
- **Quality Craftsmanship:** Commitment to using the finest materials and employing meticulous craftsmanship in every project.
- **Personalized Service:** Tailored services that address the unique preferences and requirements of each client.
- **Innovative Design:** Cutting-edge architectural and interior design solutions that set trends in the luxury housing market.
- **Project Management Excellence:** Streamlined project management processes ensuring timely and within-budget project delivery.

Notable Projects:

- **Jardines Del Valle Estates El Paso TX:** Responsible for building 90% of a sprawling west side community consisting of Spanish and modernist home designs.
- **Parade of Homes El Paso TX:** An opulent home characterized by modern architecture, grand living areas, and smart home technology.
- **Franklin Mountain Home El Paso TX:** A luxurious mountain hideaway with sustainable construction, panoramic views, and bespoke interiors.

Strategic Partnerships:

We partner with renowned architects, interior designers, real estate agents, and suppliers to deliver exceptional homes. Our network includes top industry professionals who share our commitment to excellence and innovation. In addition, we have partnerships in place with Swan Rose Holdings LLC in Colorado and Mayan Industries LLC in Texas and New Mexico to provide strategic energy efficiency building consulting (Swan Rose LLC) and residential solar energy installation and commercial solar farm developments alliances (Mayan Industries LLC) as we launch our PACE builder programs in the states of Texas, New Mexico and Colorado.

Financial Health Overview:

BLD / OCLH is committed to maintaining robust financial health to ensure sustainability and growth. Key financial highlights include:

- **Revenue Growth:** The company has experienced consistent year-over-year revenue growth, with an average annual increase of 15% over the past five years. This growth is driven by a steady influx of high-value projects and an expanding client base.
- **Profit Margins:** Our profit margins remain strong, averaging 20%, reflecting our efficient cost management and premium pricing strategy.
- **Cash Flow:** BLD / OCLH maintains a healthy cash flow, ensuring timely project execution and the ability to invest in new opportunities. Our operational cash flow is positive, supported by effective collection of receivables and prudent expense management.

- **Debt Management:** The company has a low debt-to-equity ratio, indicating prudent financial leverage and a strong equity base. This conservative approach to debt ensures financial stability and flexibility.
- **Investment in Innovation:** A significant portion of our profits is reinvested into research and development, ensuring we stay at the forefront of construction technology and design trends.
- **Client Payment Security:** We utilize escrow accounts for client payments, providing assurance of funds availability for project completion and protecting client investments.
- **Current Work Contracts:** We are currently working on 13 custom luxury homes in El Paso and NM with a gross receivable value of approximately \$19,500,000.00 USD with a net profit projection over the next 9 months being just shy of \$4million USD.

Vision for the Future:

BLD / OCLH aims to expand its footprint in PACE commercial builds in the states of Colorado, New Mexico and Texas as well as expanding our luxury home market in these same aforementioned locations by continually pushing the boundaries of design and construction excellence. Our vision is to stay the leading name in luxury home building, known for creating iconic residences that stand the test of time.

Contact Information:

- **Website:** www.olliviercustomhomes.com
- **Phone:** (915) 276-9144
- **Email:** info@olliviercustomhomes.com & adolfo.bernal.vega@gmail.com
- **Office Address:** 6006 N. Mesa St Suite 308 El Paso TX 79912

Conclusion:

BLD / OCLH is dedicated to building extraordinary homes that reflect the aspirations and lifestyles of our esteemed clients. Through our unwavering commitment to quality, innovation, and personalized service, we create living spaces that are not just homes, but legacies for generations to come. Our strong financial health ensures that we can continue to deliver on our promises and pursue growth opportunities in the luxury real estate market and commercial PACE builder segments.



Huerfano County Property Search

100005

HARRIS, LEON & ROSE M
405 SLEEPING INDIAN LANE COLORADO
SPRINGS

Total Actual Value
\$26,383

KEY INFORMATION

Account #	100005
Owner	HARRIS, LEON & ROSE M
Situs Address	-
Legal Description	TWP 25 RNG 67: SEC 12: SE4NE4 37.16 AC TOTAL ACRES AKA LOT 8 COMANCHE SPRINGS 268-254 332-40-555 TO 559 396-803-821 397-08 407-396 361852 410738 411027 SRVY 950
Use Code	1000 VACANT LAND
Tax District	1S0
Total Land Size	37.16

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$26,383	\$7,361
Improvement Value	\$0	\$0
Total Value	\$26,383	\$7,361

LAND DETAILS

AREA	UNIT TYPE
37	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

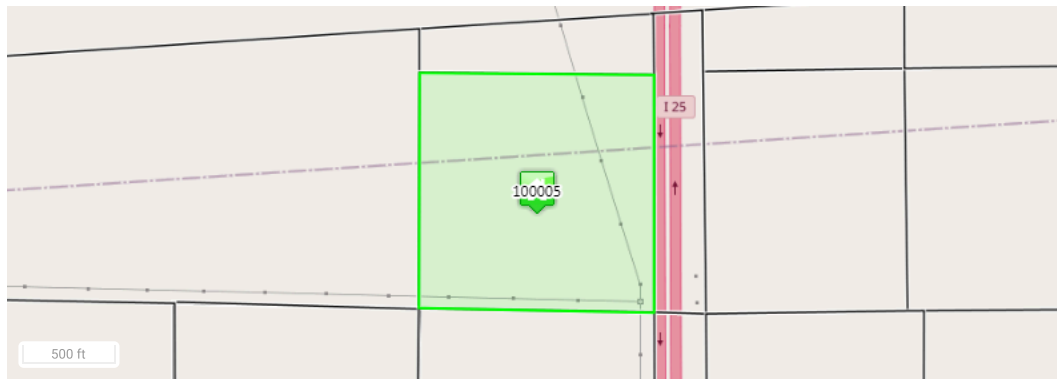
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SALE HISTORY

DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT																		
+ 410738	410738	-	11/28/2017	\$25,000	V																		
<table border="1"> <tr><td>Grantor</td><td colspan="5">FICK, SIEGFRIED</td></tr> <tr><td>Grantee</td><td colspan="5">HARRIS, LEON & ROSE M</td></tr> <tr><td>Sale Verified</td><td colspan="5">Q</td></tr> </table>						Grantor	FICK, SIEGFRIED					Grantee	HARRIS, LEON & ROSE M					Sale Verified	Q				
Grantor	FICK, SIEGFRIED																						
Grantee	HARRIS, LEON & ROSE M																						
Sale Verified	Q																						
-	361852	-	09/19/2003	\$0	V																		
-	407	396	06/21/1995	\$23,900	V																		

PERMITS

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Data last updated: 02/26/2024

STRANDTEC ACOUSTIC TESTING CHART

Panels (Direct Attach, Shapes, Backfill, Designs, Wrapped)

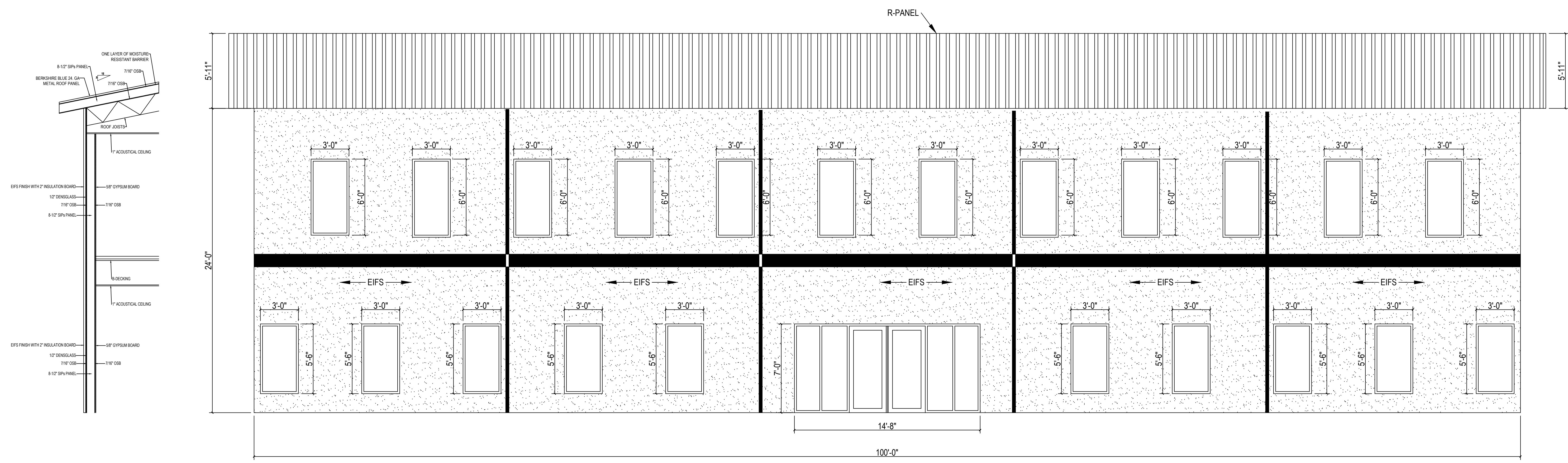
Thickness	Mount	100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000	SAA	NRC
1"	A	0.05	0.08	0.03	0.08	0.12	0.18	0.21	0.26	0.31	0.46	0.52	0.62	0.75	0.89	0.86	0.71	0.60	0.68	0.44	0.45
1"	C25	0.10	0.06	0.08	0.21	0.39	0.58	0.78	0.99	1.11	1.07	1.00	0.87	0.77	0.81	0.81	0.89	0.94	0.92	0.78	0.80
1"	C50	0.12	0.22	0.21	0.45	0.76	0.91	1.07	1.04	0.99	0.94	0.86	0.76	0.76	0.83	0.87	0.82	0.91	0.94	0.85	0.85
1"	D20	0.04	0.10	0.05	0.10	0.14	0.18	0.25	0.38	0.47	0.62	0.78	0.80	0.82	0.68	0.63	0.57	0.63	0.74	0.49	0.50
1" Microstrand	A	0.09	0.07	0.06	0.12	0.19	0.19	0.31	0.40	0.46	0.58	0.74	0.86	0.96	1.03	0.89	0.77	0.81	0.62	0.56	0.60
1" Microstrand	C25	0.05	0.12	0.10	0.18	0.37	0.56	0.77	0.97	1.09	1.06	1.01	0.97	0.87	0.81	0.87	0.89	1.00	0.92	0.79	0.80
1" Microstrand	C50	0.14	0.22	0.27	0.47	0.78	0.88	1.09	1.09	1.04	1.01	0.95	0.94	0.90	0.96	0.94	0.85	0.85	0.80	0.92	0.95
1" Microstrand	D20	0.06	0.11	0.08	0.11	0.17	0.24	0.31	0.39	0.52	0.62	0.81	0.88	0.87	0.72	0.66	0.56	0.75	0.86	0.53	0.50
1" Microstrand	D40	0.02	0.09	0.08	0.14	0.22	0.32	0.45	0.60	0.74	0.78	0.79	0.73	0.67	0.65	0.65	0.74	0.71	0.76	0.56	0.55
1" Microstrand	F6	0.00	0.07	0.06	0.07	0.15	0.21	0.26	0.33	0.40	0.48	0.58	0.74	0.87	0.88	0.84	0.71	0.76	0.90	0.48	0.50
1-3/8"	A	0.02	0.04	0.05	0.13	0.23	0.25	0.34	0.41	0.51	0.69	0.80	0.94	0.97	0.79	0.79	0.73	0.81	0.94	0.57	0.55
1-3/8"	D20	0.09	0.08	0.09	0.15	0.24	0.30	0.42	0.53	0.72	0.87	0.91	0.82	0.76	0.63	0.64	0.74	0.83	0.77	0.58	0.60
1-3/8"	C50	0.20	0.28	0.29	0.53	0.80	0.85	1.16	1.06	0.99	0.91	0.81	0.82	0.83	0.96	0.96	0.95	0.95	0.95	0.89	0.90
1-3/8"	C25	0.10	0.12	0.12	0.22	0.43	0.57	0.85	1.04	1.11	1.02	0.96	0.80	0.78	0.81	0.87	0.95	0.99	0.95	0.79	0.80
2"	A	0.04	0.11	0.11	0.21	0.29	0.42	0.59	0.74	0.87	1.01	1.08	1.05	0.89	0.85	0.86	0.97	1.02	0.94	0.74	0.75
2"	C25	0.20	0.16	0.16	0.38	0.56	0.82	1.00	1.07	1.09	0.99	0.91	0.85	0.90	1.01	0.94	0.89	0.93	0.90	0.88	0.90
2"	C50	0.21	0.31	0.32	0.66	0.86	0.93	1.11	1.00	0.96	0.90	0.89	0.91	1.03	0.98	1.01	0.99	0.95	1.00	0.94	0.95
2"	D20	0.07	0.10	0.12	0.22	0.34	0.49	0.68	0.93	1.03	1.03	0.91	0.75	0.72	0.81	0.89	0.92	0.96	0.97	0.73	0.75
2" Backfill	C25	0.10	0.06	0.08	0.21	0.39	0.58	0.78	0.99	1.11	1.07	1.00	0.87	0.77	0.81	0.81	0.89	0.94	0.92	0.78	0.80
2-3/8" Backfill	C25	0.10	0.12	0.12	0.22	0.43	0.57	0.85	1.04	1.11	1.02	0.96	0.80	0.78	0.81	0.87	0.95	0.99	0.95	0.79	0.80
3" Backfill	C25	0.20	0.16	0.16	0.38	0.56	0.82	1.00	1.07	1.09	0.99	0.91	0.85	0.90	1.01	0.94	0.89	0.93	0.90	0.88	0.90

Ceiling Tiles (Lay-In, Tegular Lay-In, Designs)

Thickness	Mount	100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000	SAA	NRC
1"	E400	0.22	0.12	0.13	0.29	0.34	0.29	0.32	0.31	0.39	0.41	0.48	0.45	0.51	0.51	0.53	0.55	0.65	0.68	0.40	0.40
1" + 1" Backer	E400	0.54	0.01	0.06	0.39	0.73	0.67	0.76	0.78	0.87	0.94	0.96	0.80	0.75	0.70	0.66	0.73	0.90	0.91	0.75	0.80
1" + 2" Backer	E400	0.67	0.06	0.12	0.49	0.74	0.79	0.87	0.91	1.01	0.97	0.95	0.82	0.79	0.73	0.65	0.68	0.73	0.75	0.81	0.85
1" Microstrand	E400	0.20	0.34	0.39	0.48	0.54	0.48	0.44	0.37	0.49	0.59	0.62	0.68	0.69	0.72	0.75	0.80	0.84	0.86	0.57	0.55
1" Microstrand + 1" Backer	E400	0.27	0.42	0.50	0.66	0.82	0.74	0.81	0.77	0.90	1.01	1.00	0.98	0.97	0.93	0.90	0.87	0.91	1.00	0.87	0.90
1" Microstrand + 2" Backer	E400	0.43	0.42	0.51	0.66	0.91	0.86	0.91	0.92	0.95	0.97	0.99	0.99	0.95	0.92	0.90	0.92	1.01	1.00	0.91	0.95
1-3/8"	E400	0.21	0.27	0.31	0.56	0.53	0.49	0.41	0.41	0.53	0.57	0.64	0.70	0.75	0.73	0.78	0.81	0.85	0.80	0.59	0.60
1-3/8" + 1" Backer	E400	0.53	0.70	0.53	0.61	0.77	0.74	0.77	0.80	0.92	0.90	0.92	0.94	0.90	0.86	0.91	0.91	1.05	0.99	0.84	0.85
1-3/8" + 2" Backer	E400	0.46	0.61	0.52	0.67	0.80	0.80	0.85	0.92	0.97	0.96	0.91	0.91	0.90	0.91	0.91	0.95	0.92	0.87	0.88	0.90
2"	E400	0.35	0.35	0.35	0.59	0.64	0.62	0.56	0.60	0.74	0.76	0.86	0.89	0.90	0.94	0.94	0.93	0.88	0.98	0.75	0.75
2" + 1" Backer	E400	0.56	0.43	0.38	0.69	0.82	0.85	0.85	0.89	0.96	0.95	0.98	0.97	0.94	1.01	1.05	0.97	0.89	0.90	0.91	0.95
2" + 2" Backer	E400	0.56	0.47	0.39	0.60	0.89	0.90	0.90	0.98	0.99	0.98	0.97	0.97	0.99	0.95	1.03	0.97	0.95	0.98	0.93	0.95

Notes:

- All testing was performed according to testing standard ASTM C423 at accredited 3rd-party laboratories; full test reports are available for download at asiarchitectural.com.
- For C25 Mount, 1" Cellulose Fiber Backer was used. For C50 Mount, 2" Cellulose Fiber Backer was used.
- Noise Reduction Coefficient (NRC) — a single-number rating, the average, rounded to the nearest 0.05, of the sound absorption coefficients of a material at 250 Hz, 500 Hz, 1000 Hz, and 2000 Hz, measured according to the test method described in ASTM Test Method C423.
- Sound Absorption Average (SAA) — a single number rating, the average, rounded to the nearest 0.01, of the sound absorption coefficients of a material from 200 through 2500 Hz, measured according to the test method described in ASTM Test Method C423.



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

HARRIS INDUSTRIAL PARK
 6 DAVIS RD
 RYE, CO 81069

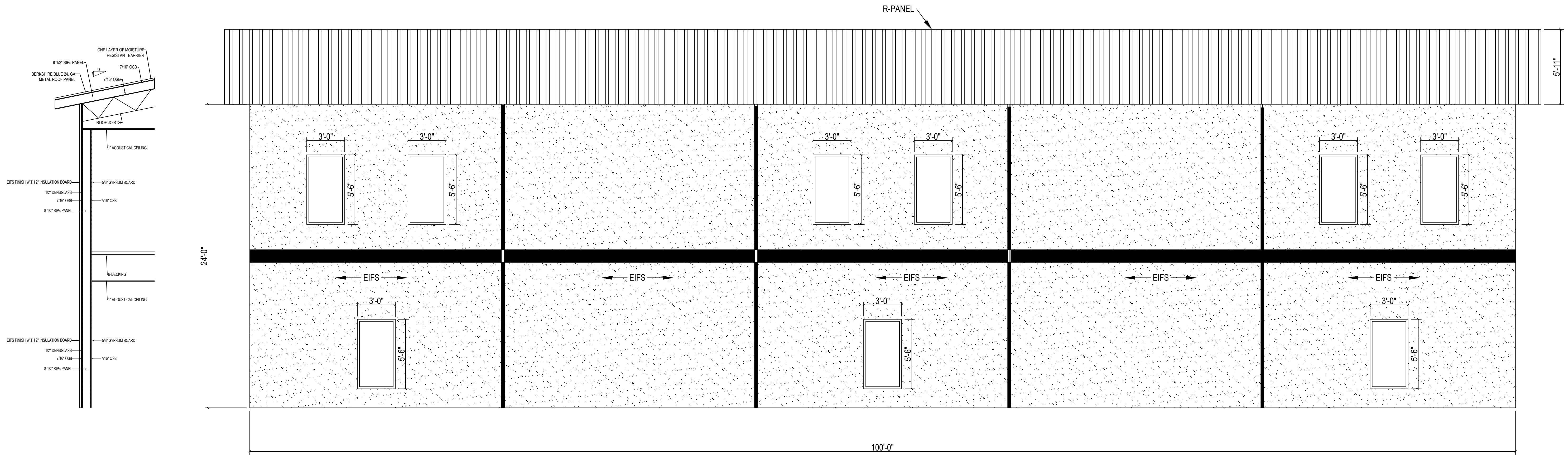
Date Of Revision 1:

Construction Documents Set

Date: May 08, 2024

SHEET TITLE
Exterior Elevations

SHEET NO.
A4.0



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

HARRIS INDUSTRIAL PARK

6 DAVIS RD
 RYE, CO 81069

Date Of Revision 1:

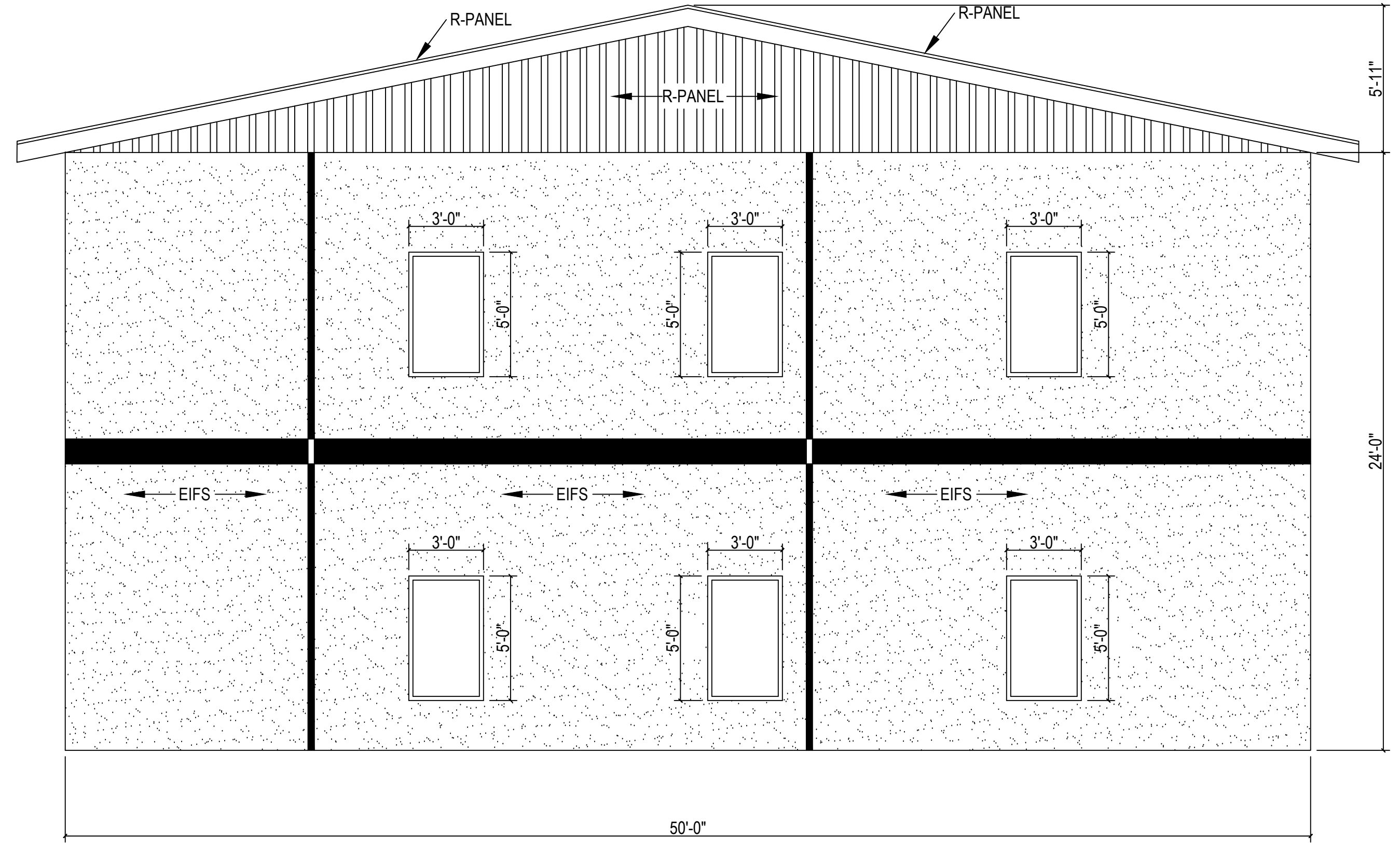
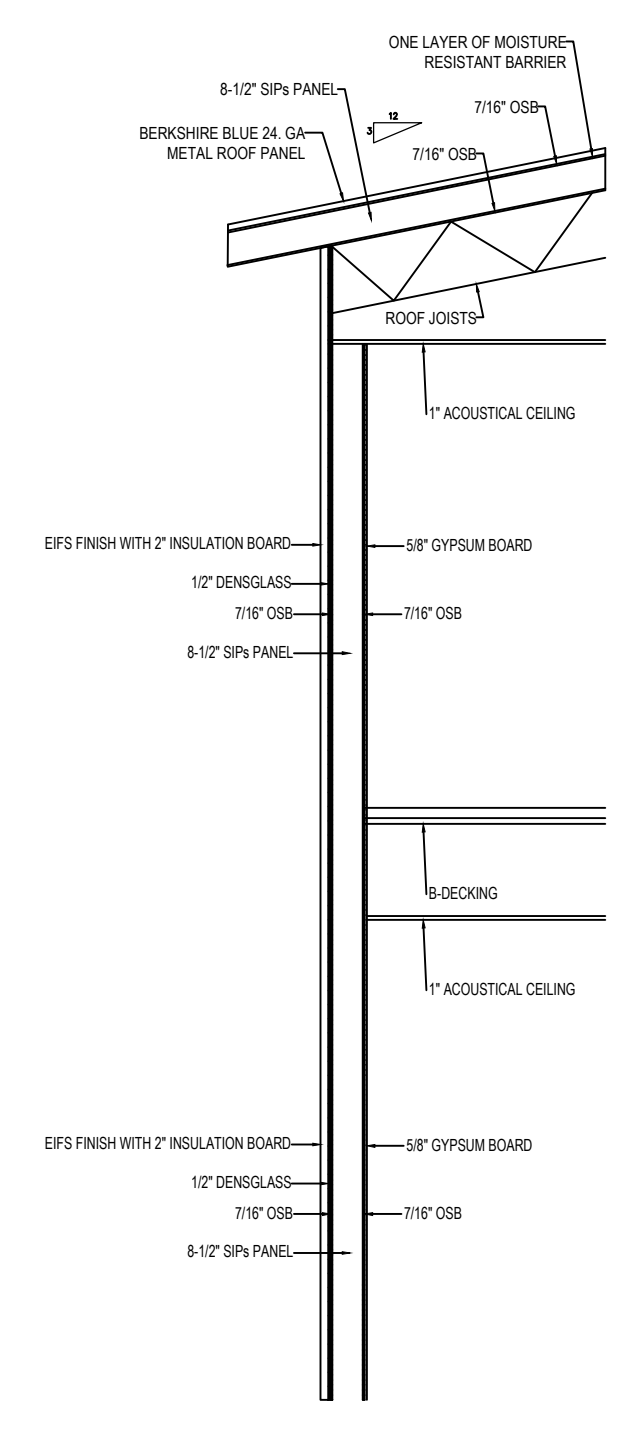
Construction Documents Set

Date: May 08, 2024

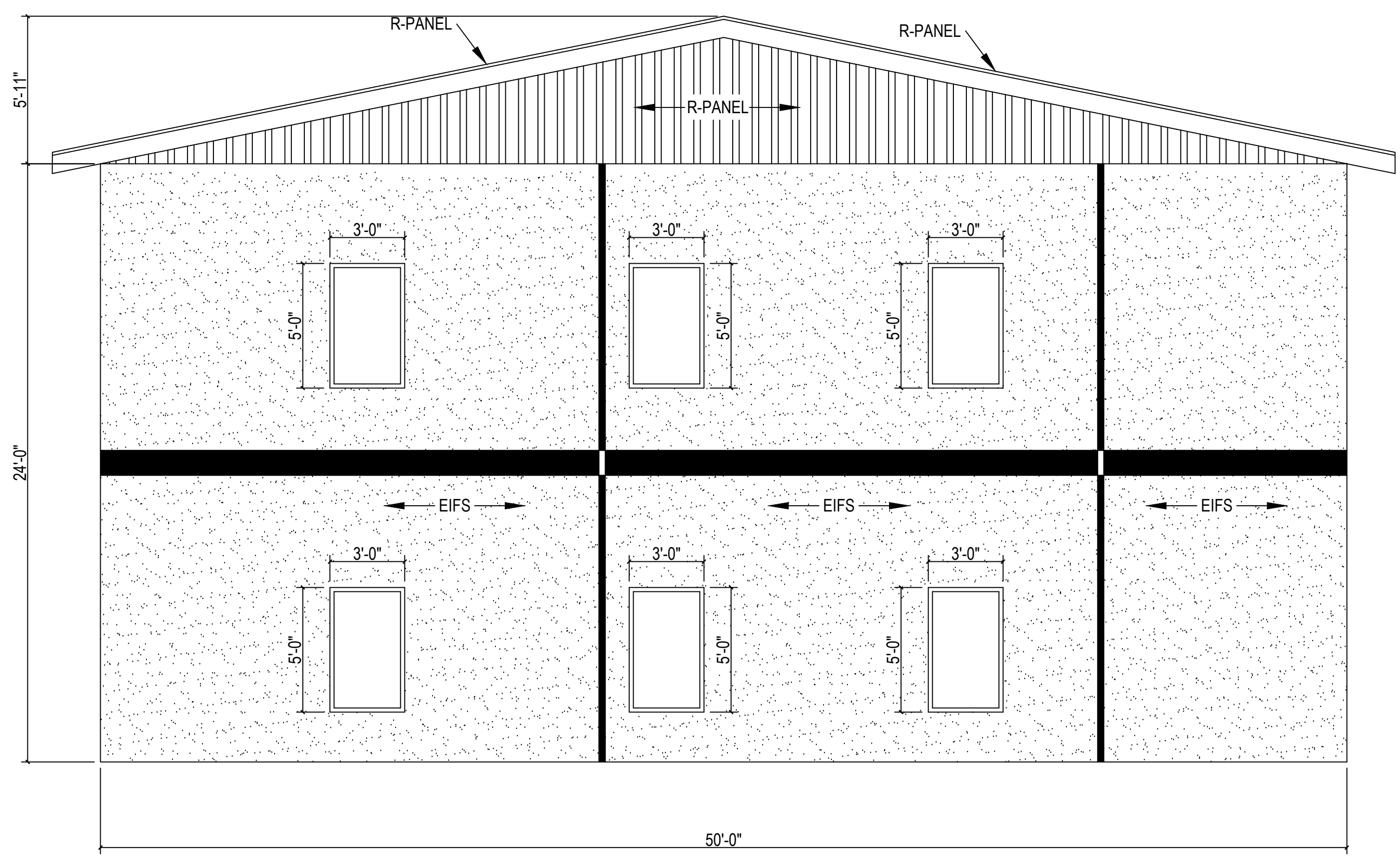
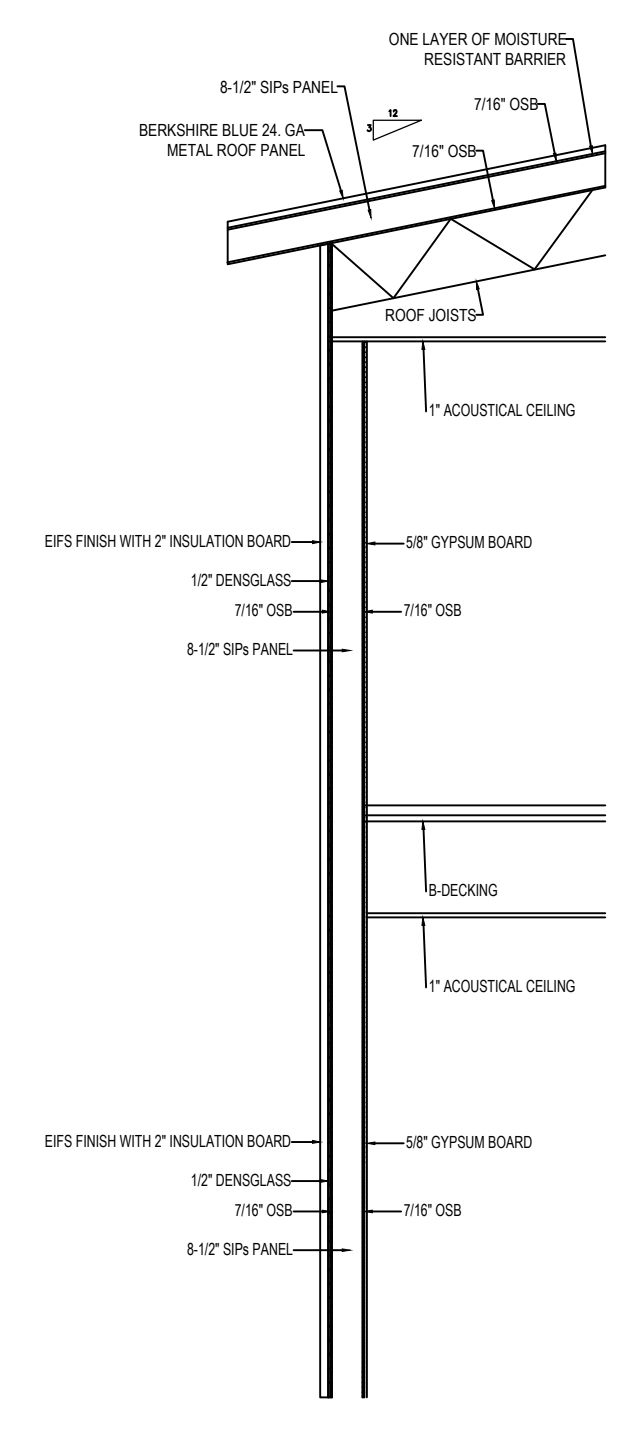
SHEET TITLE
Exterior Elevations

SHEET NO.

A5.0



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



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

HARRIS INDUSTRIAL PARK
 6 DAVIS RD
 RYE, CO 81069

Date Of Revision 1: _____

Construction Documents Set

Date: May 08, 2024

SHEET TITLE
Exterior Elevations

SHEET NO.
A6.0



PAC-CLAD[®]

P E T E R S E N

A **CARLISLE** COMPANY



FOREST GREEN



HARTFORD GREEN



MILITARY BLUE



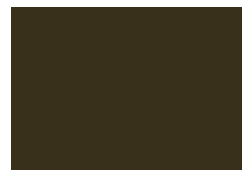
BERKSHIRE BLUE



PACIFIC BLUE
(fka Slate Blue)



AWARD BLUE



AGED BRONZE



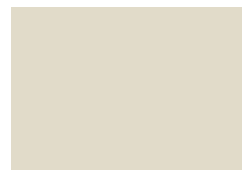
MEDIUM BRONZE



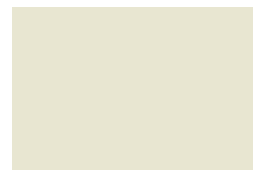
CARDINAL RED



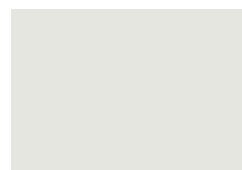
COLONIAL RED



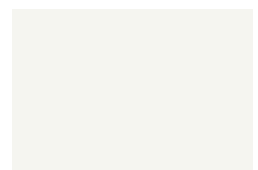
SANDSTONE



ALMOND



STONE WHITE



BONE WHITE

Color Guide

PAC-CLAD.COM

Premium Colors

Standard Colors

Item 7a.

	
●▲👑\$\$\$ ANODIC CLEAR	●▲👑\$\$\$ SILVERSMITH
	
●▲👑\$ SILVER	●▲👑\$ CHAMPAGNE
	
●▲👑\$ ZINC	●▲👑\$ WEATHERED ZINC
	
●▲👑\$ COPPER PENNY	●▲👑\$ AGED COPPER
	
👑\$\$\$ WEATHERED STEEL	👑\$\$\$ WEATHERED COPPER

				
▲ PATINA GREEN	▲ TEAL	▲ HEMLOCK GREEN	▲ FOREST GREEN	▲ HARTFORD GREEN
				
▲ EVERGREEN	▲ HUNTER GREEN	▲ ARCADIA GREEN	▲ MILITARY BLUE	▲ BERKSHIRE BLUE
				
▲ GRAPHITE	▲ CHARCOAL	▲ INTERSTATE BLUE	▲ PACIFIC BLUE (fka Slate Blue)	▲ AWARD BLUE
				
▲ MATTE BLACK STEEL ▲ BLACK ALUMINUM	▲ DARK BRONZE	▲ BURNISHED SLATE	▲ AGED BRONZE	▲ MEDIUM BRONZE
				
▲ MANSARD BROWN	▲ BURGUNDY	▲ TERRA COTTA	▲ CARDINAL RED	▲ COLONIAL RED
				
▲ MIDNIGHT BRONZE	▲ MUSKET GRAY	▲ SIERRA TAN	▲ SANDSTONE	▲ ALMOND
				
▲ SLATE GRAY	▲ CITYSCAPE	▲ GRANITE	▲ STONE WHITE	▲ BONE WHITE

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors \$ Pricing ▲ Cool Colors 👑 Premium Colors



PAC-CLAD.COM

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
 AZ: 833 750 1935 GA: 800 272 4482 WA: 833 750 1935

See back for color availability chart.

PAC-CLAD® Color Availability

Item 7a.

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL			ALUMINUM			20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AGED BRONZE	0.29	0.87	0.27	29	✓							
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓	
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓					
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓		✓			
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓							
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓		
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓			
BURNISHED SLATE	0.32	0.87	0.31	33	✓							
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓			
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓			
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓
EVERGREEN	0.28	0.86	0.26	27	✓		✓		✓			
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓			
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓			
GRAPHITE	0.29	0.87	0.28	29	✓							
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓			
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓			
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓					
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓			
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓			
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓	
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓				
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓					
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓			
PACIFIC BLUE	0.28	0.86	0.27	27	✓		✓					
PATINA GREEN	0.33	0.86	0.32	34	✓		✓					
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓	
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓
TEAL	0.32	0.86	0.32	33	✓		✓					
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓
PAC-CLAD PREMIUM COLORS												
AGED COPPER	0.55	0.80	0.53	62	✓		✓					
ANODIC CLEAR	0.32	0.83	0.31	31				✓				
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓			
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓	
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH	0.32	0.88	0.32	34				✓				
WEATHERED COPPER	0.45	0.88	N/A	51	✓							
WEATHERED STEEL	0.32	0.89	N/A	34	✓							
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓			
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓			
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) - Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours - No field blisters; Aluminum, 100% RH,

- 3000 hours - No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG: 2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB - 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical - 20 - 35
- ▶ Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters

- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating

ROOF DECK

1.5" Type B

Wide Rib



1.5" Type F

Intermediate Rib



3.0" Type N

Deep Rib



1.5" Type A

Narrow Rib



FORM DECK

9/16"



1.0"



1.5"



COMPOSITE DECK

1.5"



2.0"

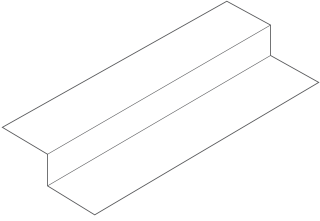


3.0"

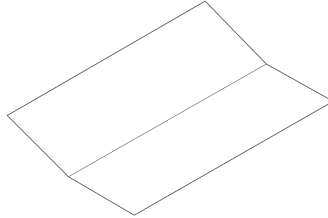


ACCESSORIES

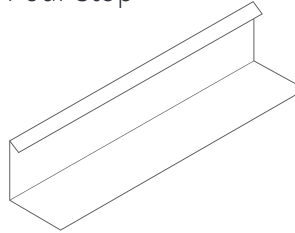
Z Closure



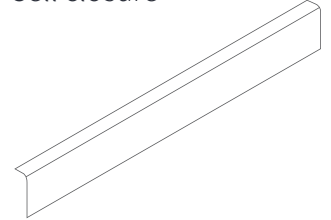
Ridge & Valley Plates



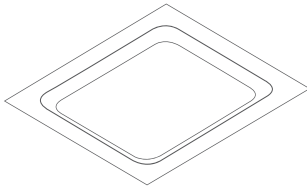
Pour Stop



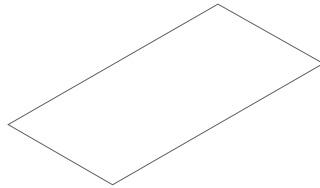
Cell closure



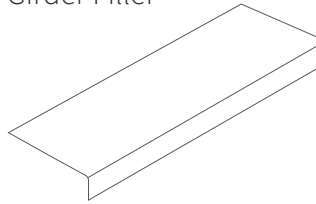
Sump Pan



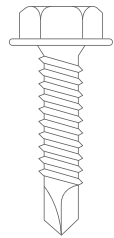
Flat Plate



Girder Filler



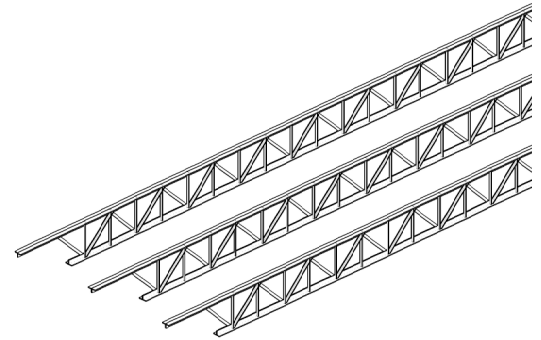
Sidelap Screws



OUR SERVICES

Joists & Deck Packages

We can optimize costs by supplying bar joists and metal deck for your project.

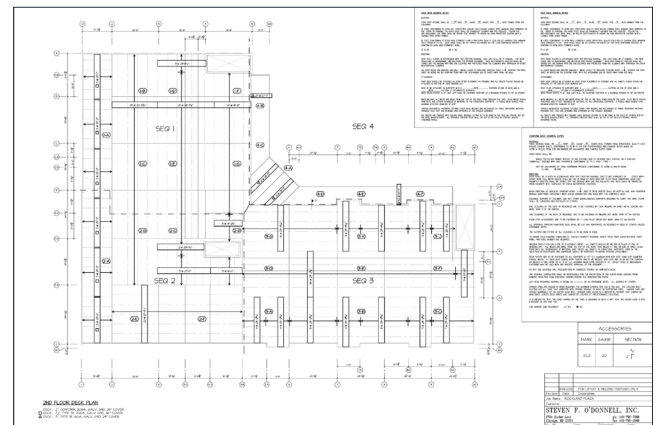


Takeoffs

A good estimate is critical to the bidding process. Our precise estimate keeps you competitive and protects you from underpricing work.

Shop Drawings & Detailing

Our team can provide shop drawings for your project fast while making the installation simple and efficient.





San Isabel Electric Association, Inc. is an equal opportunity provider and employer.

September 16, 2024

Harris Industrial Park Inc.
4065 Sleeping Indian Lane
Colorado Springs, Colorado 80904

Dear Mr. Harris,

San Isabel Electric Association (San Isabel Electric) confirms its ability and willingness to provide electric utility services to the property located at Tract 8 Davis Rd., Rye, Colorado, 81069, as requested by Harris Industrial Park Inc (HIPCO) for construction phases 1 & 2. This confirmation is based on the current capacity and infrastructure of San Isabel Electric's service network in Southern Colorado.

Project Description: High-level Overview

Borrower intendeds to develop a site consisting primarily of an industrial building (used for pyrolysis), a solar farm, and an office building.

Industrial Building - Pyrolysis: 20,000 sf. This facility will house the pyrolysis equipment which will convert agricultural waste and wood waste into pyrolysis oil (biocrude), black carbon (biochar), and synthesis gas (syngas). The pyrolysis facility will run on electricity and produce the above outputs as well as waste heat which will be recaptured.

Office Building (Technology Center): 10,000 sf. This building will house offices and operations for the pyrolysis facility, and executive, operational, and administrative staff for the greater industrial park.

Solar Farm - 4MW: This array will generate electricity to feed on-site improvements and sell excess power (as available) to the grid. On site uses include industrial (pyrolysis facility), commercial (office building) and vehicle charging.

Heated Road: This will be operated utilizing the waste heat generated from pyrolysis operations through a network of buried piping to support snow-free roads for the industrial park.

Services to be Provided:

San Isabel Electric will provide electric power services including, but not limited to, connection to the electric distribution grid, metering, and any required infrastructure upgrades necessary to support the proposed development. All costs associated with this upgrade, including indirect costs, are the responsibility of Harris Industrial Park Inc. (HIPCO) and shall be paid in advance of construction by HIPCO.

San Isabel Electric's net metering policies and tariffs apply to the installation of any photovoltaic systems, wind turbines, battery energy storage systems, or other forms of renewable energy. These policies allow for the installation of 25kW for a renewable system, or 50kW for a renewable plus storage system, per meter.

Conditions of Service:

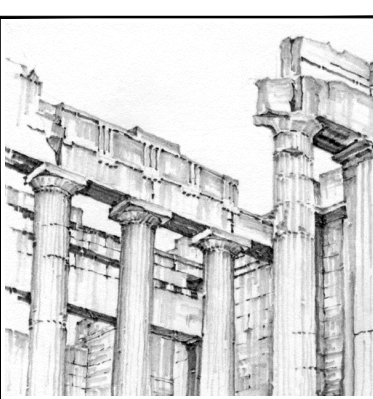
1. HIPCO must comply with all applicable regulations, including any necessary permits and approvals from local authorities.
2. Any required infrastructure improvements or connection fees will be the responsibility of HIPCO.
3. This Will-Serve Letter is valid for in perpetuity, subject to changes in our electric distribution system, from the date of issuance, subject to the terms and conditions outlined herein and contained in the bylaws and tariffs of San Isabel Electric.
4. Following construction, and prior to connecting the electric service meter, HIPCO shall provide to San Isabel Electric a security deposit of twice the estimated highest monthly electric bill for electric service via cash, letter of credit, or utility payment bond per our tariffs.

Please feel free to contact me at the below-listed phone number or email if you have any questions or require further assistance.

Sincerely,



Ryan Elarton
General Manager
San Isabel Electric Association, Inc.
781 E. Industrial Blvd.
Pueblo West, CO 81007
Phone: 719-647-6240
Email: ryan.elarton@siea.com



**BUCHER
DESIGN STUDIO**
architecture • planning

12325 Oracle Blvd., Suite 111
Colorado Springs, CO 80921
(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889
CA license no. C 23506

PROPOSED
PROJECT
FOR

HUERFANO
CHARGING
STATION

COLORADO SPRINGS

Sheet Title:
SITE PLAN

Drawing Status:
SD SET
PRELIMINARY

NOT FOR CONSTRUCTION

Revisions:
No. Description By Date

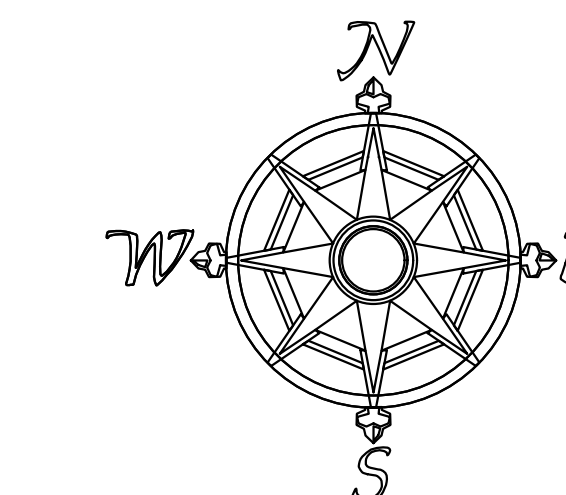
No.	Description	By	Date

Date: 01/19/22
Drawn by: JP
Checked by:
Scale: AS NOTED
Job No.:

Sheet No.:

A0
Of

TOPO
FOR LEON HARRIS
TRACT 8, COMANCHE SPRINGS RANCHES
COUNTY OF HUERFANO, STATE OF COLORADO



Scale 1" = 100'
(U.S. Survey Feet)
Contours = 2 foot

"NOTE" The elevations shown hereon are based on GPS observation 12/13/2021, and have not been referenced to known or publish elevations.

LEGEND

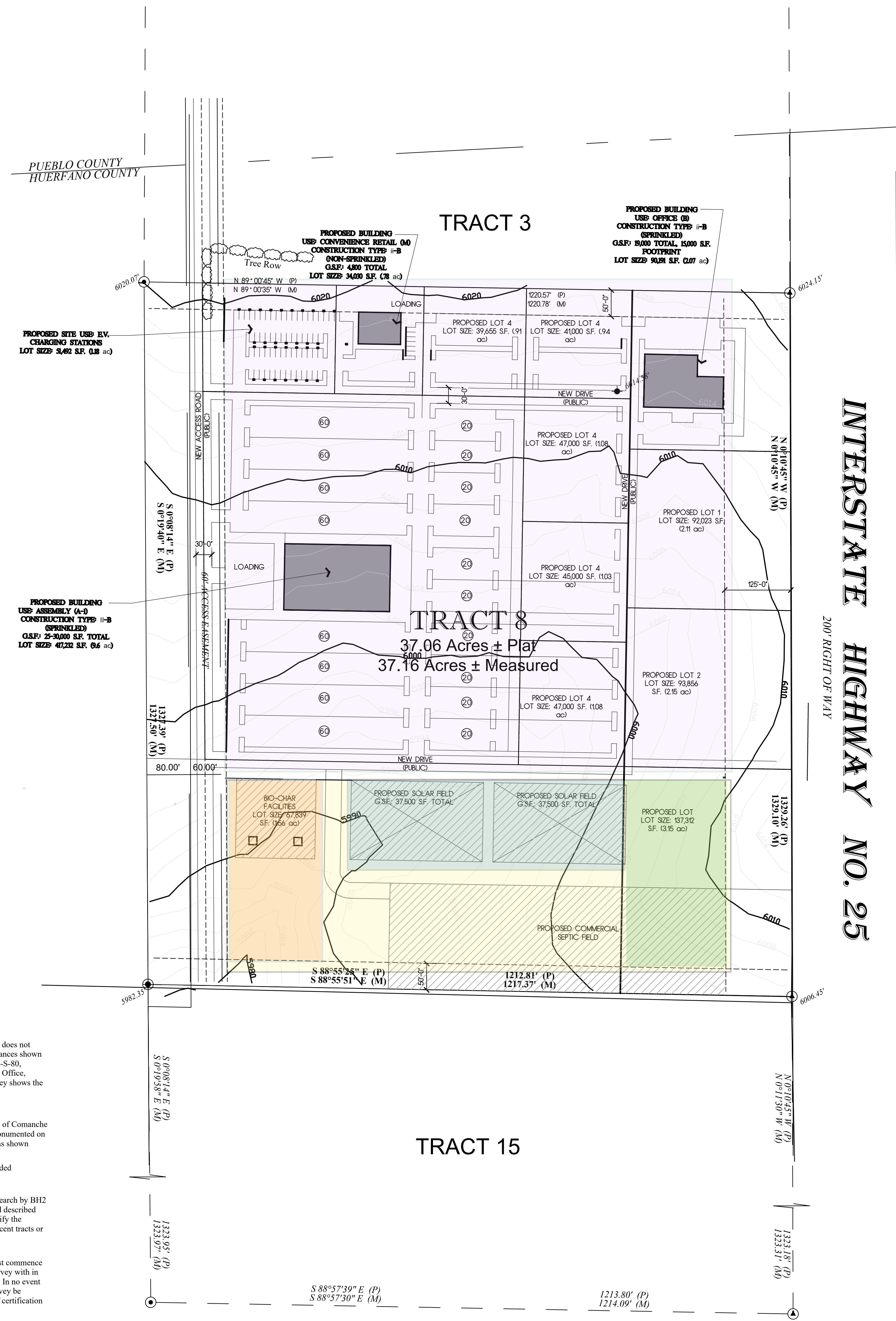
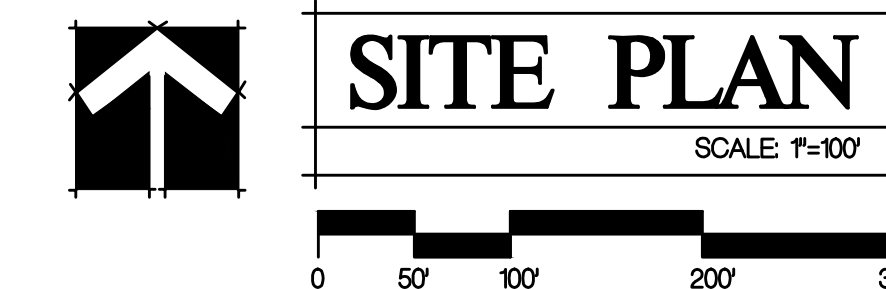
- FOUND 5/8" REBAR WITH 3" ALUMINUM CAP, PLS 10093
- FOUND 3/4" REBAR NO CAP
- FOUND 5/8" REBAR, NO CAP
- JUNIPER TREE
- EXISTING FENCE LINE
- OVERHEAD POWER LINE
- DEED DISTANCE
- MEASURED DISTANCE
- OLD WELL

LEGAL DESCRIPTION:
Tract 8, Comanche Springs Ranches
County of Huerfano, State of Colorado

SURVEYORS CERTIFICATION
I, William S. Bechaver, hereby certify to Leon Harris, that this plat was made from a survey by me or under my direct responsibility, supervision and checking and that the parcel shown hereon is monumented as shown to the best of my knowledge and belief.

William S. Bechaver PLS No. 38103
BH2 Land Surveying, LLC

Date: 11/24/2021



"NOTE" Tract 8, of Comanche Springs Ranches does not Mathematically close using the bearings and distances shown on the recorded plat filed for record as Survey 11-S-80, according to the records of the Clerk and Recorders Office, County of Huerfano, State of Colorado. This survey shows the results of found monumentation.

BASIS OF BEARINGS: N 0°10'45" W, (per plat of Comanche Springs Ranch) along the East line of Tract 8, monumented on each end by a 5/8" rebar with 3" aluminum cap, as shown hereon.

"NOTE" Client did not request a search for recorded Rights-of-Way and Easements.

"NOTE:" This survey does not constitute a title search by BH2 Land Surveying, LLC, of the property shown and described hereon. To determine ownership of this tract, verify the compatibility of this description with that of adjacent tracts or verify easements of record.

"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 a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Business Plan: Harris Industrial Park Inc. (HIPCO)

Business Name: Orion Technology Management & Colorado Pyrolysis Center

Business Owner: Harris Family Industries – Leon Harris Jr. & Ace Corp – Allan Brewster

Business Sponsor: Borderland Development – Adolfo Bernal

Executive Summary

Harris Industrial Park (HIPCO) was established in 2018 with the intention of developing newly purchased land assets, addressed; (Tract 8) 6 Davis Rd., Rye, Huerfano County, Colorado, along Interstate 25 (I25). I25 is the main corridor for nearly every major city in Colorado; therefore, our vision is developing the infrastructure needed to establish ‘economic desirability’ along the interstate in southern Colorado. By establishing our ‘strategic partnerships’ with close associations, HIPCO has created the proper team for completing this vision.

The project area coined, ‘The Gap’; is a 40+ mile stretch of I25 property from the end of Pueblo to Trinidad, Colorado. This area is significantly underdeveloped considering developments less than 75mi northbound. Though lacking in modern infrastructure, the opportunity for sustainable developments utilizing CPACE is undoubtedly the best option for southern Colorado.

Tract 8 shares the easement with San Isabel Electric Associations (SIEA) 69kV transmission line. This provides an advantage when developing critical infrastructure through a ‘strategic partnership’ with SIEA. System Impact studies (SIS) are currently being conducted through SIEA measures the impact and feasibility of interconnecting to the grid. The SIS will confirm substation build (in planning), and the critical infrastructure upgrades needed on the property for interconnecting to the Public Utilities Association (PUA). Additionally, Huerfano County Land Use Department is fully engaged and knowledgeable of the planned build with SIEA.

HIPCO & SIEA’s planned system deployments: Firstly, a 2MW service tap along our shared easement in preparation for the construction and initial power needs for phases 1 & 2. During this phase the industrial generation design will be deployed by erecting both Orion Tech and Colorado Pyrolysis Center. Secondly, our conditional five-year plan to erect new substation build ensure the PUA can receive the generation resources. SIEA will consider a substation build if the power need exceeds 4MW. Thirdly, Phase 3 is the Convenience Store deployment, EV Charging pad, and new 4MW service upgrade. This justifies HIPCO is planned 6MW+ substation.

Phase 4+ for Tract 8 will emphasize SIPs home building opportunities in southern Colorado. Additional Phases will deploy contingent on SIEA substation completion. The SIEA plan development will take approx. 5 years (contingent on SIS review). The A1AC has been moved to later phase deployment.

For more information, please contact: HIPCO - Leon Harris Jr. Phone: 719-725-9724

Email1: LHJ@SWANROSEHOLDINGS.COM Email2: SWAN@HARRISINDUSTRIALPARK.COM

Mission Summary

Mission Statement: Sustainability through industrial generation and community development.

Business Concept: Land development opportunity emphasizing critical and sustainable infrastructure developments.

Vision Statement: Improving rural county critical infrastructure focusing on sustainable energy, job creation and bridging developmental gaps in southern Colorado.

Values: Innovation, sustainability, community commitment, economic development, and strategic partnerships.

Critical Issues

Southern Colorado's stretch of I25, known as 'The Gap,' suffers from underdevelopment and lacks essential infrastructure.

'The Gap' is known as everything south of Pueblo, CO to Trinidad, CO - the border between Colorado and New Mexico.

Lack of Presence, no major retailer or developments considering I25 is main corridor for traveling through Colorado.

Lack of economic opportunities for residents & local businesses.

Simple Solutions

Strategic partnerships create commercial and industrial opportunities for the community and state of Colorado.

Clean energy projects, including solar farms for passive generation & CHP (Pyrolysis) system for agricultural waste-to-profit services & geo-electrical generation.

Digital billboards, for critical infrastructure piece, approx. 6million AAYT, and revenue generation through advertising campaign.

Strategic Partnerships:

San Isabel Electric Association: Southern Colorado Utilities company and PUA Authority

Borderland Development: Construction partner and sponsor for Harris Industrial Park LLC.

Mayan Industries: SIPs manufacturer, Solar provider, eco-construction support.

Swan Rose Holdings: Principle (HIPCO) asset management consulting company.

ACE Corp: CPACE project developer & finance management company.

Commercial PACE Colorado - Castle Green Finance - Graco Commercial Capital

Industrial Generation Design: Facility Interconnection Summary

Facility A: Orion Technology Center – Sustainable Systems Command Center

10,000 sf facility including basement – centered as the technology command, handling analytics and industrial generation systems, management of generation flow, and executive operations for the industrial park.

4MW solar generation farm. This is the primary electric supply and sustainable option for both Pyrolysis and Technology facilities (and future EV Charging pad).

Utilities central command, water, electrical, and geothermal grounds management

Excess generation sold to the PUA of Colorado

Facility B: Colorado Pyrolysis Center – Operational Processing & Manufacturing Services

20,000 sf facility including basement – utilizing pre & post processing methodologies for Pyrolysis manufacturing.

Pyrolysis Reactor Room, Manufacturing Facilities, Administration, R & D Laboratory

CHP generation and additional by product processing; bio-crude, syngas production, biochar

Additional usage: manufacturing space and byproducts used in the manufacturing of eco-friendly (Eco-Market?) productions.

Combined Operations: Solar & CHP

Material Input: Wood-waste from burn, beetle rot, ag farm, land management ops

Pyrolysis Process: Agricultural & wood-waste processing services

Interconnection: PUA Colorado, Geo-electro/thermal production, Solar generation

Resource Mitigation: water mitigation, water conservation and management service

Critical Infrastructure & Planned Utility systems

SIEA Critical Infrastructure development – 2MW service installation (initial, 6MW total), interconnection upgrades, transmission line relocation to new roadway.

4MW Solar Farm installation, interconnection for Pyrolysis and Technology command, interconnection for PUA, for both generation facilities

50MW CHP Pyrolysis System: Wet processing operation & geo-electric generation.

Water infrastructure and mitigation facility for CHP

Geothermal heated roadway utilizing excess heat from the CHP w/ drainage and collection system for water mitigation & conservation operations.

Financial Phases & Funding Requirements:

Phase 1 & 2: Estimated \$41,723,890 for critical infrastructure installations, industrial generation installations, and commercial development preparations.

Phase 1: \$17,921,500

Critical Infrastructure Pt. I

4MW Solar Farm w/ interconnection roughing both facilities & PUA

Formwork, Geothermal pipeline, Roadway

Concrete Installations, Utility roughing

Phase 2: \$23,811,390

Facility A & B: Exterior, Interior & Rooftop Installations

Interconnection w/ sustainable farm & geothermal systems

Facility A: Databasing Center

Facility B: CHP/Pyrolysis Installation

Solar Array Interconnection Bldg. & PUA

Phase 3: Estimated \$12,864,025 for C-Store, EV charging pad, critical infrastructure installations II SIEA, Initial Fueling Supply

Phase 3: \$12.864 million

Critical Infrastructure Pt. II

Convenience Store Deployment

EV Charge Station Deployment

Fueling Station Deployment

Phase 4: Planned expansion post 5-year critical infrastructure plan. Newly planned expansion emphasizing SIP home developments for eco-friendly & more affordable living opportunities.

Phase 4: Costs TBD

Pending SIPS model home – multiplex living facilities

Profit and Loss Forecast: Summary

Revenue Projections:

Projected solar farm revenue: \$0.12 per kWh. 6.6mKWh per annum = \$792,000

Digital Billboard & Critical Advisory system: \$480,000

Datacenter digital analytic & cloud/remote Services: \$1,000,000

Projected revenue from pyrolysis byproducts: \$3.15 million to \$20.125 million annually

Contingent Offtake Agreement w/ Plastics Co.: \$6 million per 4 million lbs. Black Carbon.

Summary of Estimated Annual Operating Costs

Orion Tech Center: \$643,500

Pyrolysis Center: \$1,430,000

Total Annual Staffing Costs: \$2,073,500

Adjusted Net Annual Revenue:

Annual Revenue Industrial Generation Center (Post-Construction): \$9,042,000

Net Annual Revenue After Staffing Costs (1-line): \$7,562,000 - \$2,073,500 = \$6,968,500

Net Annual Revenue After Staffing Costs (2-line): \$15,980,000 - \$2,902,900 = \$13,077,100

Breakeven Analysis:

Low:

(Initial Upstart Cost: 42,000,000) / (Adjusted Net Annual Revenue: 6,968,500) = approx. 6.03 years

(Including 24Month Construction Period) = approx. 8.03 years

High:

(Initial Upstart Cost: 42,000,000) / (Adjusted Net Annual Revenue: 13,077,100) = approx. 3.21 years

(Including 24Month Construction Period) = approx. 5.21 years

Conclusion:

The breakeven period extends between approximately 5 & 8 years, considering a 24month construction period with no income, and if both input-lines are in full production. Considering the conditional offtake agreement, year 8 would be the break even year

Footnotes

Please refer to the organizational chart for more team & strategic partner information.

'Strategic Partnership' is defined as an associate we are directly involved or will be directly involved with during the development of our construction vision. These are not financially binding agreements, unless otherwise stated by contract and validated by both/all parties involved.

'Economic Desirability' is defined as a commercial development opportunity that could bring economic stimulation to surrounding areas.

TECC Budgets reviewed by CPACE Colorado & Castle Green Finance.

Figures & industry average cost assumptions for our region/industries were used to project assumed breakeven period.



Organizational Chart: Harris Industrial Park LLC

CPACE Development Team

Harris Industrial Park (HIPCO) was developed in conjunction with Swan Rose Holdings LLC, in February 2021. The company was created after the purchase of the land asset found in Huerfano County, Colorado. October 2019 was our first encounter with the C-PACE program. Now, in 2024, Tracy Phillips, Director of C-PACE Colorado, and Harris Industrial Park LLC have designed an opportunity that will develop sustainable critical infrastructure and industrial generation upgrades in southern Colorado therefore creating and increased opportunities for economic development.

Harris Industrial Park Inc. (HIPCO): Board Members & Duties

- CEO: Leon Harris Jr. – Executive Consultant & Operations Visionary
- COO: Leon Harris Sr. – Chairman & Executive Project Management
- CFO: Adolfo Bernal Vega – Executive Finance, Executive Construction Operations
- CTO: Andrew Nelson – Executive IT Operations & Developments
- CAO: Melodie Harris – Executive Administrative & Logistics Manager
- CBO: Allan Brewster – Executive Developments & Relationships Consult

Harris Family Industries LLC is an internal control company, designed to handle the post-construction operations of Harris Industrial Park. Harris Family Industries contracts specialty companies to handle each build aspect of the development and report back to the Board. The Board is designed to handle the analytical data and flow of performance information to satisfy future C-PACE project progress and financial audits.

Duties performed include:

- Lease Contract Enforcement
- Property Management
- Visual Marketing Operation
- Asset Management Operation
- Analytical and Statistical Data Collection
- C-PACE Compliance

Harris Family Industries is composed of the following companies:

- Swan Rose Holdings LLC: Leon Harris Jr., C-PACE Developer & Consultant
- ACE Corp: Allan Brewster, C-PACE Developer & Consultant
- Borderland Development LLC: Sponsor & Construction Partner
- Est-West Datacom: Leon Harris Sr., Executive Project Management
- 229 Technology Solutions: Drew Nelson, Technical Consultant
- Eco-Mechanical Industries: Keith Aiello, Mechanical Engineer

Construction & Sponsorship Partner

Borderland Development LLC

Borderland Development LLC is a construction developer based out of El Paso, Texas. Borderland Development LLC brings 15+ years of experience designing and building custom luxury homes and commercial / residential land development projects in TX and NM.

Borderland Development LLC was commissioned by Swan Rose Holdings LLC, to help prepare the construction budget for our C-PACE mega-construction developments. In addition, Borderland's team has since prepared themselves to become a C-PACE builder under the program guidelines to build sustainable projects and systems with emissions conservation as a focus. This collaboration has led to a joint-venture C-PACE development opportunity in Huerfano County Colorado between Borderland Development LLC, Mayan Industries LLC and Harris Industrial Park LLC. Together, our combined experience and years of expertise will provide the necessary tools and building blocks to successfully deploy and complete our HIPCO C-PACE project.

Duties Performed:

- Residential and Commercial builder and land developer
 - See attached company Resume

Licenses & Certification

- Colorado Class AA Builder License
- Texas Contractor License
- NM Contractor License (pending approval)

Borderland Development Board:

- CEO & CFO: Adolfo Bernal
- COO: Gaston Ollivier
- CMO: Jorge Covarrubias
- Director of Quality Control Gaston Ollivier Jr.

Affiliate Companies:

Harris Industrial Park LLC

Construction Support Team Introduction:

Mayan Industries LLC

Mayan Industries LLC delivers green-building solutions to the commercial and residential construction industries. Mayan Industries LLC specializes in commercial and residential solar energy production systems (Mayan Solar Division), and the manufacturing and installation of ultra energy efficient structural insulated panels (Mayan SIPs Division).

Mayan Industries LLC, partner and sub-contractor for Borderland Development LLC, will be handling interconnectivity, engineering and installation of the C-PACE HIPCO solar project in addition to designing, manufacturing, transporting and installing all structurally insulated panel (SIPs) eco-friendly, energy efficient green buildings to be erected at the C-PACE HIPCO project site.

The Mayan Solar Design and Installation Division of Mayan Industries LLC has a team with over 35 years of combined experience deploying residential and commercial solar systems across the southwest. This experience allows Mayan Solar Division to partner up with premium solar panel and solar inverter distributors that can currently meet equipment demand needed for the upcoming C-PACE HIPCO project.

The Mayan SIPs Division specializes in manufacturing structurally insulated panels at its Warehouse facility located in El Paso TX using a proprietary process.

Mayan Industries LLC, in conjunction with Harris Family Industries LLC and Borderland Development LLC will introduce SIPs manufacturing opportunities in Colorado to offer an array of eco-friendly, green building solutions for the future of commercial and residential builds in the state of Colorado, New Mexico and Texas.

Mayan Industries continues to be the leader in development, engineering and installation of residential and commercial solar systems and SIPs buildings, homes and tiny homes throughout the southwest enjoying contracts with the private sector, international eco-builders, municipal / state government and local Tribes.

Duties Performed:

- Solar provider & installation services
- Engineering collaboration w/ San Isabel Electric Association
- SIPs manufacture w/ proprietary IP systems
- SIPs deployment team

Mayan Industries LLC Organizational Chart and Board

- Founder & CEO: Andrew Sanchez
- CFO and Co-Owner: Adolfo Bernal Vega

Consultation & Advisory Partner

Swan Rose Holdings LLC

Swan Rose Holdings LLC, an asset development company established June 2018 has evolved into a consulting firm tasked with finding commercial opportunities to support new ventures in commercial real estate development at a grand scale. The collaboration between ACE Corps and Swan Rose Holdings LLC led to the current C-PACE project thus narrowing the focus and goals of both organizations.

During the C-PACE pre-development phase (5 years back), Swan Rose Holdings LLC has expanded from Colorado to New Mexico creating joint-venture partnerships with Harris Industrial Park LLC, Borderland Development LLC and Mayan Industries LLC. In addition, Swan Rose Holdings LLC recent expansion to New Mexico has created the strategic partnerships allowing the group to further expand into the newly adopted C-PACE New Mexico markets.

Swan Rose Holdings LLC, presently, manages diverse portfolio of businesses providing critical solutions for the development and launch of complex projects including phased organizational direction.

Notable Projects:

- Cannabis Business Developments and Consult
- Green Construction Solutions
- Sustainable Generation Consultation
- (C-PACE) Land & Project Developer

Swan Rose Holdings Board:

- CEO: Leon Harris Jr., Founder
- CAO: Melodie Harris, Harris Family Industries
- CEnO: Keith Aiello, Eco-Mechanical LLC

Joint Venture Partner:

ACE Corp, 229 Technology Solutions

ACE Corp was created as a clean carbon sequestration, energy/sustainability designer, and industrial clean energy generation consultant. ACE Corp has consulted with numerous commercial and agricultural organizations to develop opportunities using innovative thinking and ultramodern technology integration. This unique approach has led to the further development and planning of our HIPCO / C-PACE project providing the path for joint-venture opportunities with Swan Rose Holdings LLC and its collaborators. This professional relationship and partnership have positioned us to Project Developer Status for C-PACE programs.

ACE Corp and HIPCO have jointly ventured into asset management and CPACE development opportunities as our core mission. The CPACE program is exceptionally attractive to landowners and developers; and with proper guidance our consultation leads to successful operational deployment. Our venture has allowed us to perfect our strategy for establishing industrial generation opportunities.

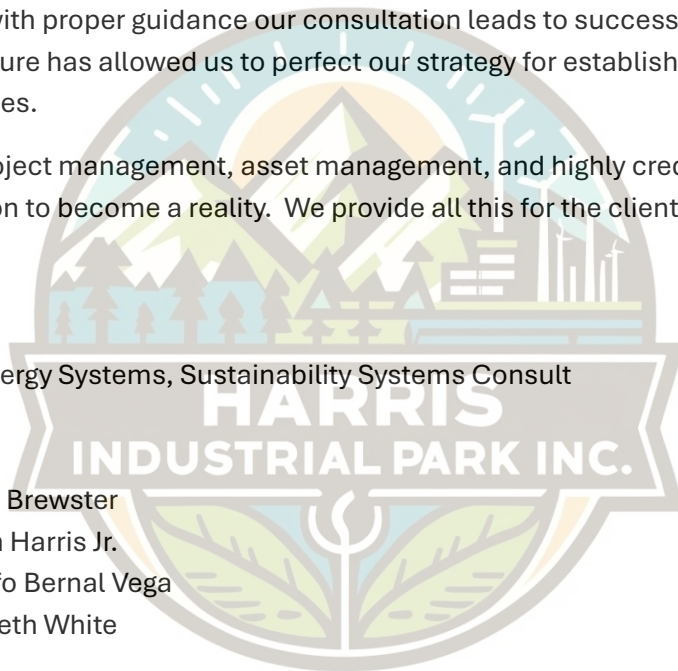
Team organization, project management, asset management, and highly creditable sponsorship allows the clients vision to become a reality. We provide all this for the client, and have established the best team over

Duties Performed:

- CPACE, Energy Systems, Sustainability Systems Consult

ACE Corp Board:

- CEO: Allan Brewster
- COO: Leon Harris Jr.
- CFO: Adolfo Bernal Vega
- CTO: Kenneth White



Colorado Pyrolysis Center: Regenerative Generation Operation

Regenerative Generation is composed of specialized individuals that will bring the CHP engineering marvel to fruition in southern Colorado. The company is broken into four major departments each focused on the varying aspects of the Pyro/Orion center:

Sponsor Co. Lead by: (primary financial managers)

CEO: Leon Harris Sr., COO: Leon Harris Jr., CFO: Adolfo Bernal

Reference.HIPCO.Org.Chart.™.BLD.Sponsor.Resume

Software Co. Lead by:

David Thomson – President.

Over his 25-year career, David has developed highly innovative software systems used in a wide range of financial services companies such as private equity and VC, hedge funds, stock exchanges.

He was an early MuleSoft employee (acquired by Salesforce), creator of the #1 most popular Salesforce AppExchange app <https://dataloader.io>

Orpheus Lummis – VP

Experienced developer, AI and machine learning and web3 expert, winner of many hackathons Additionally, founder of Horizon Events focusing on AI safety

Consultant: Kenneth White – IBM Maximo

Science Co. Lead by:

Clayton Turner – President Scientific Research

Clayton Turner is an entrepreneur, scientist, and professor specializing in carbon sequestration technology, software, biomass processing, and hemp extraction. He has also developed and installed over 86 biomass facilities and led a team that qualified for the \$100 Million Dollar Carbon XPRIZE. As the Chief Visionary Officer of Santa Fe Farms and co-founder of The Carbon Protocol, he has extensive experience in ISO 9000 medical cannabinoid isolation, carbon sequestration, engineering industrial systems, trichome extraction, fiber processing, carbon products, pyrolysis, distilling, fractional distillation, HPLC, and distributed ledger technology.

Steve Lund – Vice President Scientific Research

For over 20 years, Steve Lund has been immersed in biological research, employing various analytical techniques. He has developed extraction and analytical quantitation methods for plant and mammalian tissue analytes. Steve has extensive

experience in installing and repairing HPLC systems and expertise in GC/MS, Tandem Quad MS, TOF, and MRM tuning. He excels in formulating and developing white label products. Steve collaborated with Clayton Turner for two years, running testing labs to create novel carbon products and carbon sequestration systems. His production research experience includes work with Weyerhaeuser and Fred Hutchinson Cancer Research Center.

Benjamin Gasser – Software Engineer

Benjamin Gasser is an accomplished software engineer, web admin, and entrepreneur specializing in software development, database systems, carbon tracking, and physical carbon sciences. As the founder of Quantum Digital, he has led the design and integration of complex information systems for various companies.

He served as the Lead Technical Officer for HPLC Solutions, Santa Fe Farms, Carbon Protocol and Carbon Track AI, playing a pivotal role in creating CarbonTrack.AI as a Co-Founder and project lead for completing the successful alpha build of the software.

With extensive experience in testing and validating carbon products, Benjamin excels in systems integration, graphics design, financial package presentation, and marketing development.

Royalty Co. Lead by:

Kevin Hoffberg – President

Kevin Hoffberg is a seasoned executive with extensive experience in sales, marketing, decision-making, and venture capital. He has founded multiple companies, served as a Venture Partner at Ulu Ventures, and held leadership positions at Russell Investments and Onyx Software. Kevin has consulted major corporations and authored numerous publications on business strategy and decision-making.

Jake Hoffberg – Vice President

Jake Hoffberg is an accomplished capital markets professional with extensive experience in raising capital from retail investors using the JOBS Act exempt offering frameworks. Since 2021, his marketing strategies have helped 17 issuers raise ~\$75m from more than 20,000 individuals. He also serves as a consultant to private equity sponsors looking to build investor relations programs to support retail AUM.

Colorado Pyrolysis Team

Harris Industrial Park Inc. (Sponsor Co.) consists of Leon Harris Jr. & Adolfo Bernal, HIPCO and BLD. Sponsor Co. is the primary financial decision-maker and facilitator of the funding operation in conjunction with HIPCO (Landowner). Our sworn duty is to protect the funds and ensure all developmental milestones are met. This is achieved through proper internal management and closely monitored budgeting.

Sponsor Co. is responsible for deploying critical infrastructure and facilities for all Regenerative Industrial. Regenerative Industrial is responsible for all scientific consultation and implementation.

Advanced Bio Carbon Science (Science Co.) was founded for the purpose of commercializing novel material science breakthroughs invented by Clayton Turner.

Turner is providing RoyaltyCo with a Master License for the exclusive commercialization rights, and sub licensing rights, for the conversion of biomass into carbon negative renewable energy and high value add commodities, i.e., activated carbon substrates and carbon black.

Covalence (Software Co.) enables multilateral partnerships across ecosystems, facilitating capitalization tables, royalty agreements, and joint development agreements with greater speed and efficiency.

The company is providing RoyaltyCo – as well as SponsorCo – with all of the IT and software development needed to build and integrate the “Networked Marketplace” functionality.

This includes tracking all payments to ensure royalty compliance, valuation and attribution, as well as supply chain management.

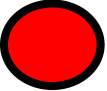








Regenerative Industrial (Royalty Co.) was founded for the purpose of commercializing novel material science breakthroughs, with a focus on developing profitable “waste to profit” pipelines that support a Circular Economy.

The company does this by acquiring commercialization rights to material science breakthroughs that have the potential to become “platform” technologies.

By combining this IP with best-in-class software development and a highly scalable capital markets strategy, **management believes they can engineer superior after-tax returns for our clients (as well as solve some of the world's most pressing problems).**

HIPCO Site Map Updates 07/2024

Planned Re-Zoning Legend

-  Red Circle:
-  Red Rectangle:
-  Yellow: IDZ
-  Light Blue: C-Store Zone
-  Grey: A1AC Lot & Parking
-  Purple: A1AC Hotel Center
-  Pink: Retail / Multi-use Commerce
-  Green: San Isabel Electric Substation Area
-  Solar Array - LEOIRH Energy

Huerfano Site Map: Requested Adjustments 07/2024

Phase 1&2: Critical Infrastructure

Red Circle: move 20k sf facility to Bio-char area

Red Rectangle: Increase Biochar area sf from 65k to 130k (approx.)

Yellow Rectangle: Industrial Zone (Huerfano) rezoning w/ Land Use dept.

Green Rectangle: SIEA Substation Zone & Transmission line easement. 4MW solar field

Phase 3&4(planned C-store)

Light Blue Rectangle: EV Charging w/ proposed Maverick

Light Blue w/ Red O/L: Petrol Fueling zone

Phase 5+:(proposed multi-living complex or hospitality facility – A1AC)

Grey zone w/ Purple Rectangle: Hotel (A1AC) w/ parking spaces.

Pink Rectangle: Shopping/Retail commerce/multi-use complex.



PUEBLO COUNTY
HUERFANO COUNTY

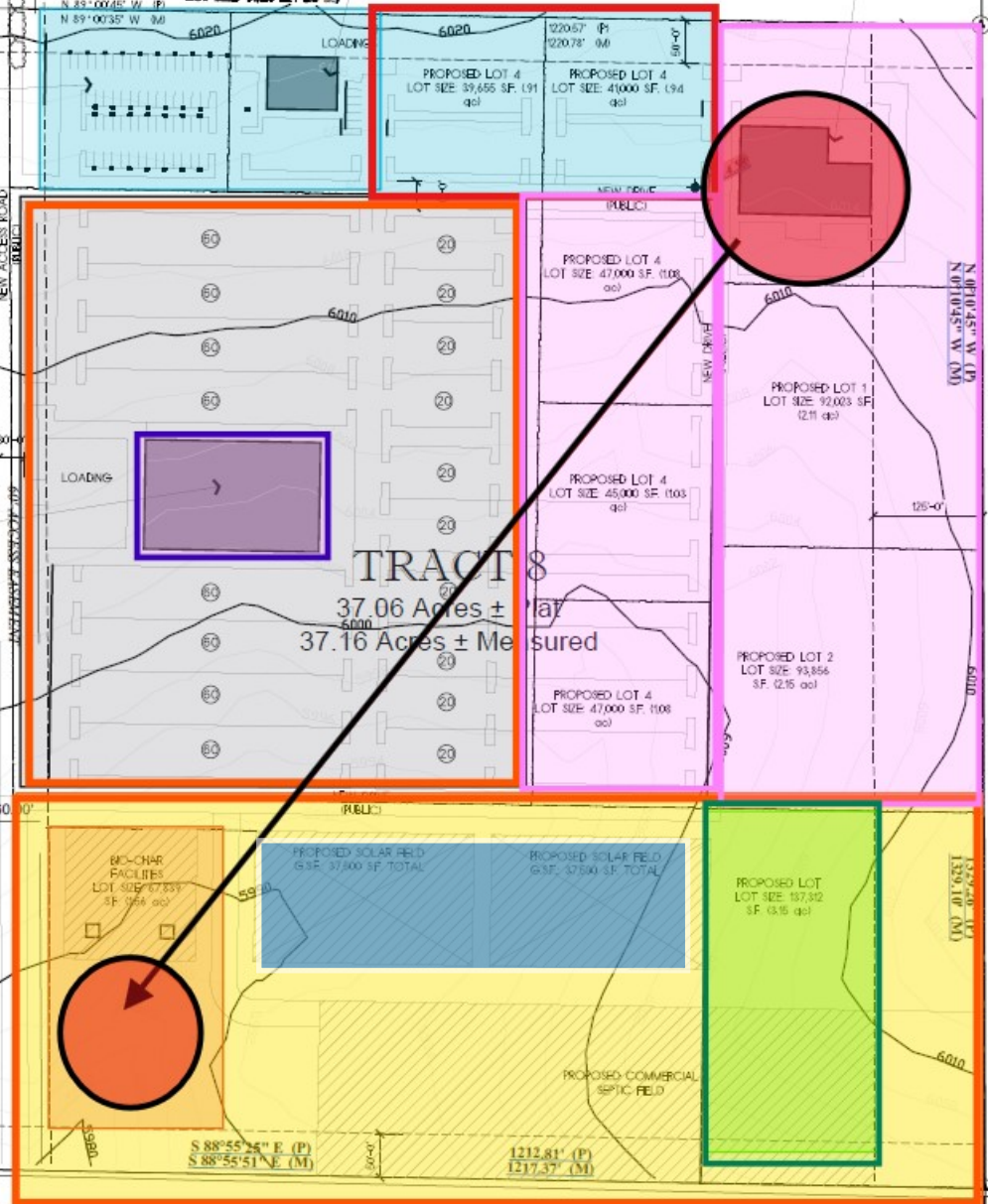
TRACT 3

PROPOSED BUILDING
USE: OFFICE (B)
CONSTRUCTION TYPE II-B
(SPRINKLED)
GLA: 6000 TOTAL, 1500 SF.
FOOTPRINT
LOT SIZE: 3000 SF. (2.7 ac)

PROPOSED BUILDING
USE: CONVENIENCE RETAIL (B)
CONSTRUCTION TYPE II-B
(SPRINKLED)
GLA: 4000 TOTAL
LOT SIZE: 2400 SF. (2.1 ac)

PROPOSED SITE USE: EV.
CHARGING STATIONS
LOT SIZE: 3,400 SF. (3.1 ac)

PROPOSED BUILDING
USE: ASSEMBLY (A-3)
CONSTRUCTION TYPE II-B
(SPRINKLED)
GLA: 25,000 SF. TOTAL
LOT SIZE: 47,000 SF. (1.08 ac)



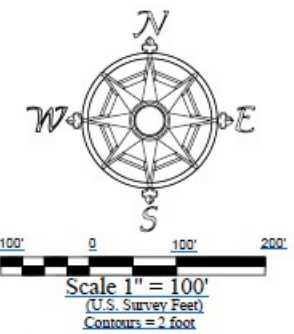
INTERSTATE HIGHWAY NO. 25
200' RIGHT OF WAY

TOPO

FOR LEON HARRIS

TRACT 8, COMANCHE SPRINGS RANCHES
COUNTY OF HUERFANO, STATE OF COLORADO

Item 7a.



"NOTE" The elevations shown hereon are based on GPS observation 12/13/2021, and have not been referenced to known or published elevations.

LEGEND

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LEGAL DESCRIPTION:

Tract 8, Comanche Springs Ranches
County of Huerfano, State of Colorado

SURVEYORS CERTIFICATION

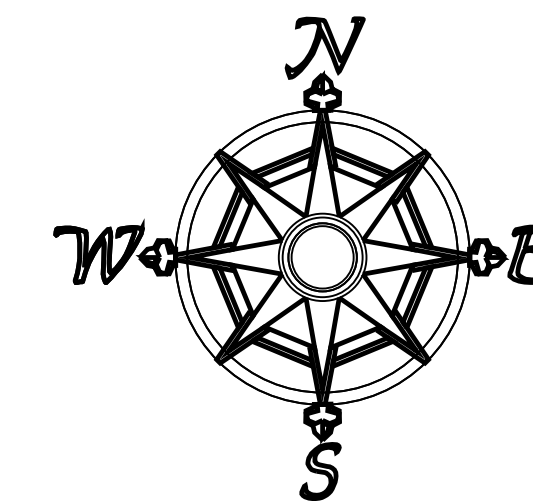
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Y:\B2C_BHP_2021\Legal_and_signatures\leg...
William S. Bechaver PLS No. 38103
BHD Land Surveying, LLC

Date: 11/24/2021

"NOTE" Tract 8, of Comanche Springs Ranches does not Mathematically close using the bearings and distances shown on the recorded plat filed for record as Survey 11-S-80, according to the records of the Clerk and Records Office, County of Huerfano, State of Colorado. This survey shows the results of found monumentation.

TOPO FOR LEON HARRIS TRACT 8, COMANCHE SPRINGS RANCHES COUNTY OF HUERFANO, STATE OF COLORADO



100' 0 100' 200'

Scale 1" = 100'
(U.S. Survey Feet)
Contours = 2 foot

"NOTE" The elevations shown hereon are based on GPS observation 12/13/2021, and have not been referenced to known or publish elevations.

LEGEND

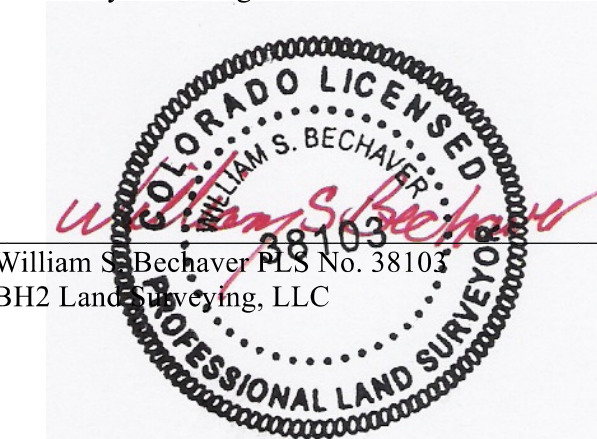
- ⊕ FOUND 5/8" REBAR WITH 3" ALUMINUM CAP, PLS 10093
- ⊙ FOUND 3/4" REBAR NO CAP
- ⊖ FOUND 5/8" REBAR, NO CAP
- JUNIPER TREE
- x-x- EXISTING FENCE LINE
- OHP- OVERHEAD POWER LINE
- (D) DEED DISTANCE
- (M) MEASURED DISTANCE
- OLD WELL

LEGAL DESCRIPTION:

Tract 8, Comanche Springs Ranches
County of Huerfano, State of Colorado

SURVEYORS CERTIFICATION

I, William S. Bechaver, hereby certify to Leon Harris, that this plat was made from a survey by me or under my direct responsibility, supervision and checking and that the parcel shown hereon is monumented as shown to the best of my knowledge and belief.

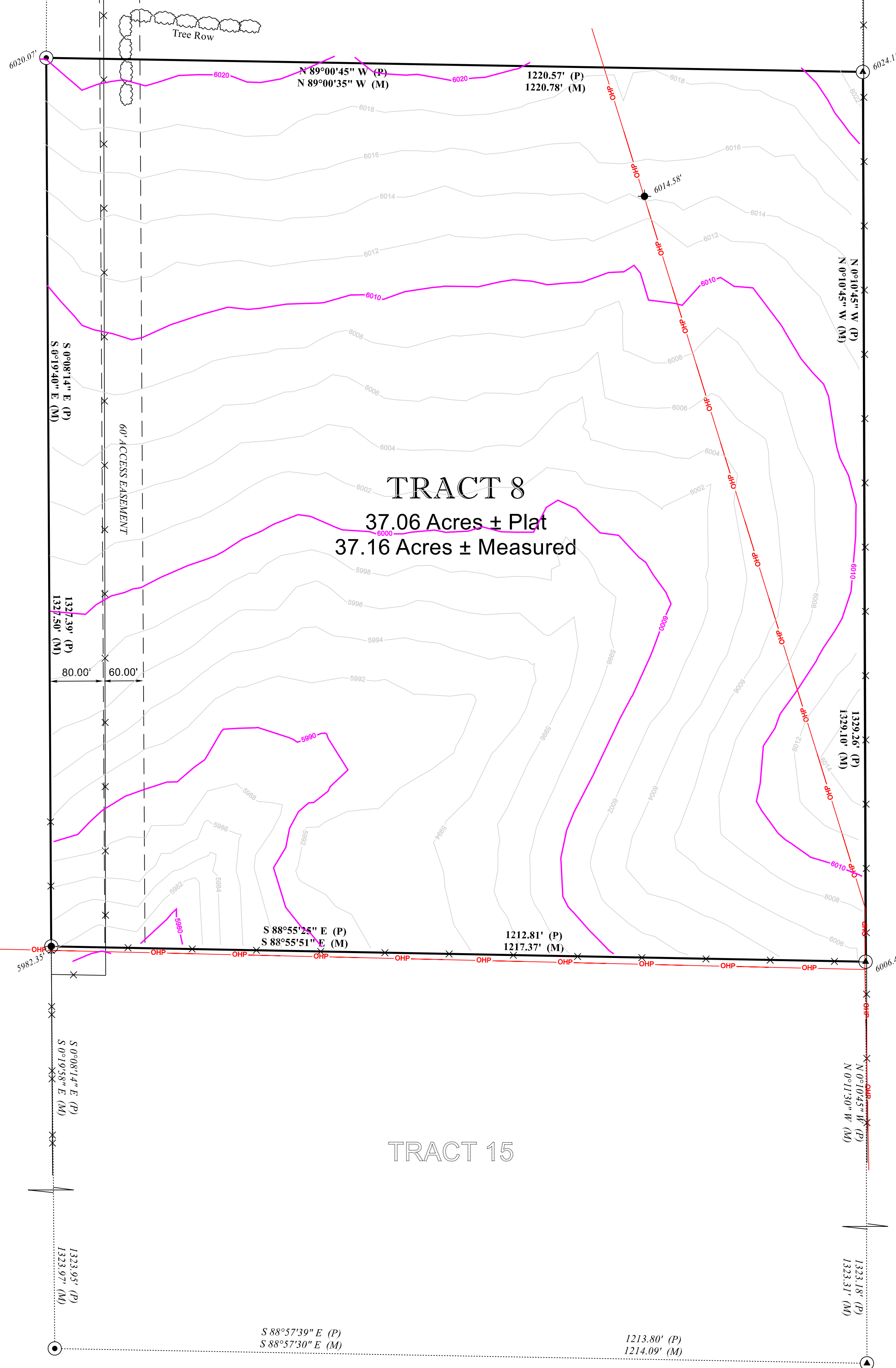


William S. Bechaver, PLS No. 38103
BH2 Land Surveying, LLC

Date: 11/24/2021

PUEBLO COUNTY
HUERFANO COUNTY

TRACT 3



"NOTE" Tract 8, of Comanche Springs Ranches does not Mathematically close using the bearings and distances shown on the recorded plat filed for record as Survey 11-S-80, according to the records of the Clerk and Recorders Office, County of Huerfano, State of Colorado. This survey shows the results of found monumentation.

BASIS OF BEARINGS: N 0°10'45" W, (per plat of Comanche Springs Ranch) along the East line of Tract 8, monumented on each end by a 5/8" rebar with 3" aluminum cap, as shown hereon.

"NOTE" Client did not request a search for recorded Rights-of-Way and Easements.

"NOTE:" This survey does not constitute a title search by BH2 Land Surveying, LLC, of the property shown and described hereon. To determine ownership of this tract, verify the compatibility of this description with that of adjacent tracts or verify easements of record.

"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 a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

BH² LAND SURVEYING, LLC
 P.O. Box 20399, Colorado City, CO 81019
 Phone: 719-676-2072
 Email: bh2@ghvalley.net

Scale 1" = 100'	Date: 11-24-2021	Drawn By: WSB
Sheet 1/1	Job No. 2021-310	