Board of County Commissioners

P O Box 608
Dove Creek, CO 81324

Phone: (970) 677 2383 Fax: (970) 677-2815

Email Address: dcdolocnty@fone.net

March 11, 2021

The Dolores County Planning Commission has received an application from Mike Popek (Lazy Rooster Ranch)
The address of the proposed land change is: 4597 Highway 145, Rico, CO 81332.
Lazy Rooster Ranch proposes a land use change to convert the existing property to a Semi-primitive campground on 49 acres, south of the town of Rico.
Please see attached application for more information.

The Dolores County Land Use Code Regulations require the Board of County Commissioners to distribute copies of application to those listed in Section 6, paragraph B of those regulations.

According to Section 6 paragraph B "*A copy of the application, site plan and supporting documents shall be provided to applicable reviewing agencies and another set or sets, as needed, maintained for public examination in the BOCC office during normal business hours. Reviewing agencies shall be allowed a minimum response period of twenty-one (21) days, unless other arrangements are made by prior agreement. All written comments should be submitted to the Planning Commission at least seven (7) days prior to the scheduled Planning Commission Hearing.*

Therefore, please review the application and submit any recommendations you have by April 2nd, 2021.

If you have any questions, please contact Margret Daves at the Dolores County Commissioner's Office at 970-677-2383.

Sincerely,

Margret Daves
County Administrator

Cc: Town of Rico, Rico Fire Protection District, San Miguel Power, San Juan National Forest, Colorado Parks & Wildlife, Dolores County Sheriff, Colorado Department of Transportation, Dolores Water Conservation District, Corps of Engineers, Dove Creek Mandatory Weed District.

Popek & Karen Land Use Change Application

1. The applicant's name, address and telephone number:

Mike Popek & Alana Karen
959 Waverley St. Palo Alto, CA 94301
Phone: 307-224-8470

2. A legal description and assessor parcel number:

100% of North Parcel (22.26 Acres more or less)
Owned by Michael Popek & Alana Karen (JT)
45937 Highway 145, Rico, CO 81332
Parcel 508502100026

100% of South Parcel (27.19 Acres more or less)
No address assigned yet per Dolores County Parcel Report
Owned by Mike Popek
Parcel 508502100025

See Exhibits A & B - Deeds

3. A brief description of the existing land use and the general character of the use of adjacent lands:

The parcel is currently used by the owners for private off-grid camping. The only existing improvements to the lot are:

- A fence running length of North parcel and about 430 feet on the North end of the South parcel property lines along Highway 145
- An entrance/exit gate approximately across Highway 145 from Sundial Way
- A single lane road leading from the entrance to the river/old railroad grade
- Two A-frame structures, a tiny home, and a storage shed.
- A composting toilet.

- Adjoining uses are San Juan National Forest to the North, South, and West. Highway 145 is along the entire East Side. Across Highway 145 is Sundial Subdivision a single family large lot subdivision. Adjoining the Northeast corner is the Rico Community Cemetery.

4. A brief description of the new development or change in land use being applied for including a general description of any planned or potential future expansions:

Applicants propose to change land use of the two parcels to Entertainment and Recreational Facilities, for the purpose of starting a small semi-primitive campground business. See attached Narrative for details.

5. A list of all property owners adjacent to or within one-half (1/2) mile of the outside boundaries of the property:

See Exhibit C - Neighbors within ½ mile

6. The text of the public notice required by Section 6, Paragraph C, of this Article III:

NOTICE OF PROPOSED CHANGE IN LAND USE

The owners of 45937 HWY 145 RICO, CO 81332 AND THE ADJOINING PARCEL TO THE SOUTH, MIKE POPEK & ALANA KAREN, propose to change the land use of this address from RESIDENTIAL VACANT to ENTERTAINMENT AND RECREATIONAL FACILITIES. Details can be found at Dolores County Board of County Commissioners 409 N. Main Street, Dove Creek, CO 81324. A meeting to discuss and vote on the proposal is scheduled for (DATE). Comments or concerns about the proposal can be emailed to Margret Daves at dcmanager-project@fone.net or mailed to Dolores County Board of County Commissioners at address listed above.

7. Proposed infrastructure:

<u>Roads</u>

The current gate is accessed from Hwy 145 across from Sundial Way. This will be used as the entrance to the campground. The applicant will install an access leading south to meet up with a maintenance access to the southern parcel. Guest parking spots will be installed along the newly constructed access. All vehicular activity and parking will be restricted to the access and parking area; guests will walk, bike ride or be conveyed by onsite staff everywhere else.

<u>Trails</u>

The existing trail along the old railroad grade parallel to the Dolores River will be improved and maintained for guest foot traffic. Additionally, the applicants have provided The Town of Rico an easement for a public trail running north-south through the property along to connect to the old railroad grade.

<u>Utilities</u>

Power: Power service from SMPA was bored under Highway 145 to the property line, but no internal electric lines have been installed at this time. Guest units will remain solar-powered - electrical service will power central area structures, staff housing, and the garage.

Water: A commercial exempt well permit has been obtained. The approved well to be installed along with a possible 1,500 gallons underground plastic storage tank. Guest units will remain unplumbed - water will service employee tiny home.

Sewer: Only one Onsite Wastewater Treatment System (OWTS) is planned for the employee tiny home. All proposed guest toilets are composting unit(s) from a manufacture and are **not** pit privies or outhouses. There is plenty of room to build a traditional OWTS if there are any issues with the manufactured composting toilets in the future. If any additional OWTS are needed they will be designed and provided to Dolores County for approval.

Garbage: animal-proof dumpsters for trash and recycling will be installed in a common area adjoining the guest parking area. These dumpsters will be maintained and emptied regularly by the local provider.

8. Attachments:

Exhibit A: Northern Parcel Deed
Exhibit B: Southern Parcel Deed
Exhibit C: Application Site Map
Exhibit D: Owners with in half of a mile as provided by Dolores County
Exhibit E: Sample notice letter to owners
Exhibit F: Site Plan
Exhibit G: Narrative including Infrastructure Cost breakdown
Exhibit H: Composting Toilet
Exhibit I: Deck Plans
Exhibit J: A-Frame Plan
Exhibit K: Garage Plan

State Documentary Fee
$89.50 01-06-2020

169296
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Lana Hancock, County Clerk & Recorder
Dolores County, CO
01-06-2020 08:31 AM Recording Fee $18.00

EXHIBIT A DEED NORTHERN PARCEL

WARRANTY DEED

DOC FEE: $89.50

THIS DEED, made this 31 day of December, ~~2020,~~ 2019 between **Mildred Lynn Markey** of the County of San Mateo and State of **California**, grantor(s),
And
Mike Popek whose legal address is **959 Waverly Street, Palo Alto,CA 94301,** of the County of Santa Clara and State of **California,** grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($895,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, **IN SEVERALTY**, all the real property, together with improvements, if any, situate, lying and being in the County of **Dolores** and State of **Colorado,** described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

also known by street and number as: **TBD Hwy 145, Rico, CO 81332**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, 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, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

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

Mildred Lynn Markey

State of CALIFORNIA }
} ss.
County of SAN MATEO }

The foregoing instrument was acknowledged before me this 31 day of December, ~~2020,~~ 2019 by **Mildred Lynn Markey.**

My Commission expires: 03.11.2021

Witness my hand and official seal.

Notary Public

CHRISTOPHER CALEB MAY
Notary Public - California
San Francisco County
Commission # 2186169
My Comm. Expires Mar 11, 2021

Exhibit 'A'

A tract of land in Section 2, Township 39 North, Range 11 West, N,M.P.M., Dolores County, Colorado, which is all that part of the Dolores Placer Claim U.S. Mineral Survey #336, located in the Pioneer Mining District of Dolores County, Colorado, lying West of Colorado Highway 145, being more particularly described as follows:

Beginning at a point in Section 2, Township 39 North, Range 11 West, N,M.P.M., Dolores County, Colorado, which is Corner No. 3, Dolores Placer Claim U.S. Mineral Survey #336, from which point the Northeast corner of said Section 2 bears N20°43'28"E a distance of 4588.97 feet;
thence N0°10'45"E a distance of 1774.12 feet along the West line of the Dolores Placer Claim U.S. Mineral Survey #336, to Corner No. 4 of the Dolores Placer Claim U.S. Mineral Survey #336;
thence East a distance of 704.83 feet to the West right-of-way line of Colorado Highway 145;
thence S03°43'30"W a distance of 1613.59 feet along the West right-of-way of Colorado Highway 145;
thence S02°16'30"E a distance of 150.00 feet along the West right-of-way of Colorado Highway 145;
thence N86°16'30"W a distance of 25.00 feet along the West right-of-way of Colorado Highway 145;
thence S03°43'00"W a distance of 118.78 feet along the West right-of-way of Colorado Highway 145 to the South line of the Dolores Placer Claim U.S. Mineral Survey #336;
thence N79°55'27"W a distance of 587.92 feet along the South line of Dolores Placer Claim U.S. Mineral Survey #336 to the point of beginning,
County of Dolores, State of Colorado.

Documentary Fee: $50.00

167203
Page 1 of 3
LaRita Randolph, County Clerk & Recorder
Dolores County, CO RP $0.00
09-15-2017 08:48 AM Recording Fee $23.00

EXHIBIT B DEED SOUTHERN PARCEL

WARRANTY DEED

THIS DEED, made this 13 **day of September, 2017**, between

Ron Markey

of County of Bernalillo, State of New Mexico, grantor, and

Michael Popek and Alana Karen, as Joint Tenants

whose legal address is **959 Waverly Street, Palo Alto, CA 94301** grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Five Hundred Thousand and 00/100 Dollars**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Dolores** and State of Colorado described as follows:

SEE ATTACHED EXHIBIT "A"

as known by street and number as:
15049 Highway 145, Rico, CO 81332

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 what so ever, except

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, as listed

SEE ATTACHED EXHIBIT EXC - 1400CEA

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

UNOFFICIAL DOCUMENT

Ron Markey

STATE OF NM
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 13 **day of September, 2017** by **Ron Markey**.
Witness my hand and official seal.

My Commission Expires: 1-24-18

NOTARY

OFFICIAL SEAL
Tony Ponce
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/24/18

EXHIBIT "A"

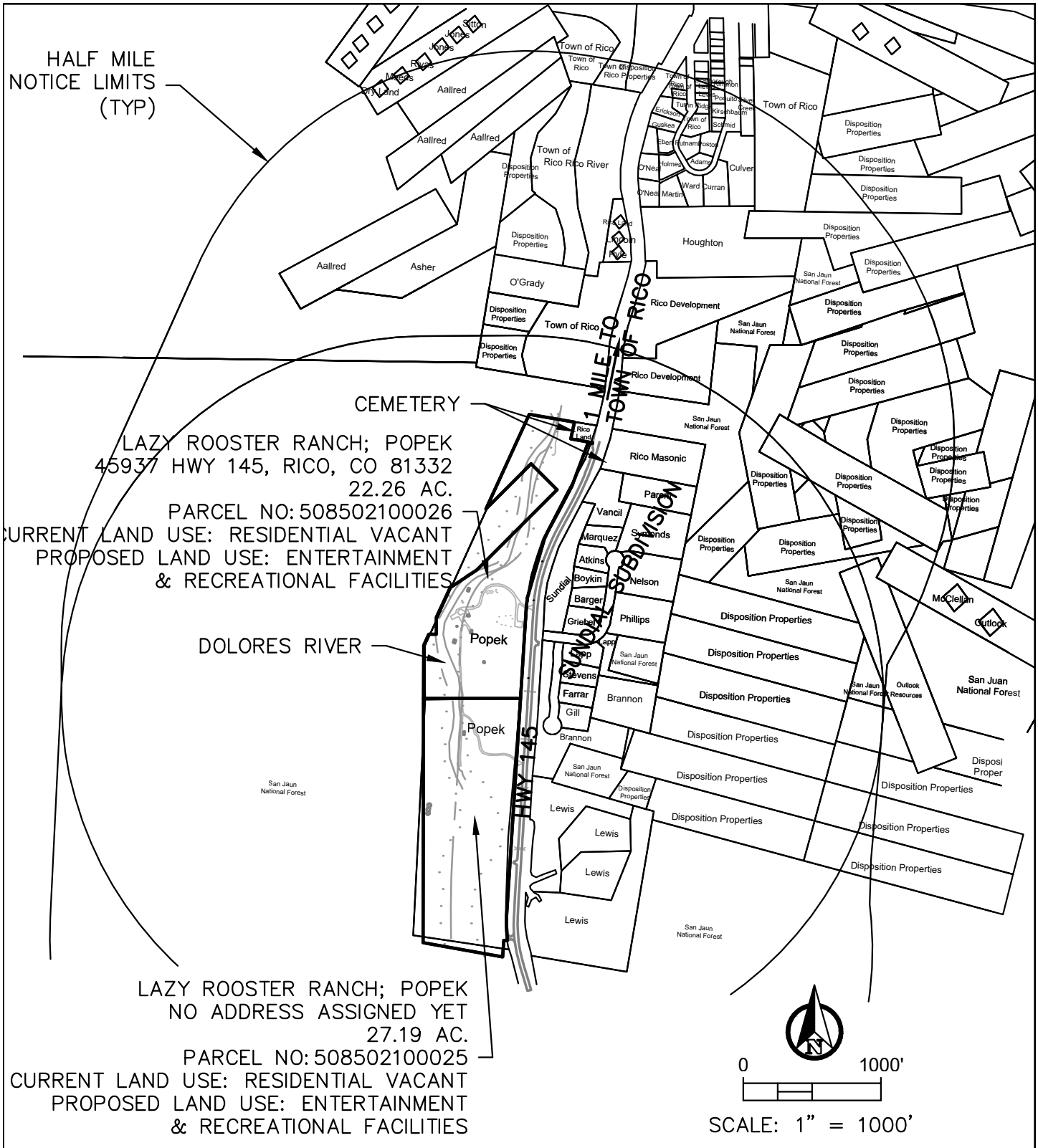
A tract of land in Section 2, Township 39 North, Range 11 West, N.M.P.M., which is all that part of the Dolores Placer Claim, U.S. Mineral Survey #336, located in the Pioneer Mining District, lying West of Colorado Highway 145, being more particularly described as follows:

Beginning at a point in said Section 2, which is Corner No. 5, Dolores Placer Claim, U.S. Mineral Survey #336, from which point the Northeast Corner of said Section 2 bears North 61 °51'04" East a distance of 961.68 feet and from which point U.S.L.M. #3 bears South 77°28'58" East a distance of 923.03;
thence South 80°33'36" East a distance of 334.30 feet along the North line of the Dolores Placer Claim, U.S. Mineral Survey #336, to a point on a fenceline;
thence South 12°25'51" West a distance of 126.82 feet along a fenceline;
thence South 79°47'45" East a distance of 139.65 feet along a fenceline to the West right of way of Colorado Highway 145;
thence 337.45 feet along the arc of a curve to the right with a radius of 1843.86 feet, the long chord of which bears South 22°28'03" West a distance of 336.98 feet along the right of way of Colorado State Highway 145;
thence South 27°43'30" West a distance of 196.50 feet along the West right of way of Colorado State Highway 145;
thence South 28°43'30" West a distance of 165.50 feet along the West right of way of Colorado State Highway 145;
thence South 24°43'30" West a distance of 69.00 feet along the West right of way of Colorado State Highway 145;
thence 444.58 feet along the arc of a curve to the left with a radius of 1498.39 feet, the long chord of which bears South 16°13'28" West a distance of 442.95 feet along the West right of way of Colorado State Highway 145;
thence South 07°43'30" West a distance of 69.00 feet along the West right of way of Colorado State Highway 145:
thence South 03°43'30" West a distance of 675.41 feet on the West right of way of Colorado State Highway 145;
thence West a distance of 704.83 feet to the West line of the Dolores Placer Claim, U.S. Mineral Survey #336;
thence North 0°10'45" East a distance of 387.00 feet along the West line of the Dolores Placer Claim, U.S. Mineral Survey #336, to Corner No. 4 of the Dolores Placer Claim, U.S. Mineral Survey #336;
thence North 24°38'13" East a distance of 1845.25 feet along the West line of the Dolores Placer Claim, U.S. Mineral Survey #336, to Corner No. 5, Dolores Placer Claim, U.S. Mineral Survey #336, the point of beginning,
County of Dolores, State of Colorado.

LESS AND EXCEPT that portion of the above named mining claim, if any, within overlapping mining claims.

UNOFFICIAL DOCUMENT

EXHIBIT C



LAZY ROOSTER RANCH PUBLIC HEARING
LAND USE CHANGE VICINITY MAP

PROJECT MANAGER:	GEA	DATE:	NOVEMBER 23, 2020
DRAWN BY:	ADM	PROJECT #:	2020023

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

EXHIBIT D LOCAL OWNERS (WITHIN HALF A MILE)

Parcel Number	Owners Name	Owners Name 2	Mailing Address	City	ST	Zipcode	Property Address
504701100002	SAN JUAN NATIONAL FOREST	DEPT. OF AGRICULTURE	15 BURNETTE COURT	DURANGO	CO	813010000	48540 HWY 145
504735100010	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	COLUMBIA SITE
504735100011	RICO TOWN OF		P.O. BOX 56	RICO	CO	813320000	RIVER CORRIDOR
504735400006	O'GRADY KEVIN & LINDA BURNETTE	(JT)	8108 EAST GRANADA	SCOTTSDALE	AZ	852570000	A & E ARMS TRACT
504735400018	RICO RIVER VILLAGE, L.L.C.		6545 EAST STALLION ROAD	PARADISE VALLEY	AZ	852530000	
504735400020	RICO LAND DEVELOPMENT, LLC		P.O. BOX 1076	CORTEZ	CO	813210000	HWY 145
504735400022	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	PORTION OF MAX BOEHMER TRACT
504735400023	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	PORTION AE ARMS NORTH
504735400024	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	PORTION FG DAY
504735400025	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	PORTION OF AE ARMS TRACT SOUTH
504735400505	AALLRED HOLDINGS, LLC		352 S. GRENN VALLEY LAND	ST. GEORGE	UT	847700000	BURCHARD
504735400506	AALLRED HOLDINGS, LLC		352 S. GREEN VALLEY LANE	ST. GEORGE	UT	847700000	HARDSCRABBLE
504735400508	MEEDS MYRNA LYNN & C. THOMAS	DAVIS	P.O. BOX 681	KEYPORT	WA	983450000	IRON CLAD
504735400509	RIVAS MARTHA S. & ROBERT L. (JT)		P.O. BOX 45	AZTEC	NM	874100000	IRON CLAD
504735400510	JONES KAREN K.		415 BRADLEY	LARAMIE	WY	820720000	IRON CLAD
504735400511	JONES TODD, MARK JONES, DAVID	JONES (TIC)	P.O. BOX 54	RICO	CO	813320000	IRON CLAD
504735400513	ASHER HILLS 80, LLC(AZ LLC) &	SILVER CREEK LAND CO, LLC(GA LLC)	14555 N. SCOTTSDALE ROAD, Suite 330	SCOTTSDALE	AZ	852540000	LITTLE MAGGIE
504735400514	AALLRED HOLDINGS, LLC		352 S. GREEN VALLEY LANE	ST. GEORGE	UT	847700000	N.A. COWDREY
504735400516	AALLRED HOLDINGS, LLC		352 S. GREEN VALLEY LANE	ST. GEORGE	UT	847700000	SANTA CRUZ
504735400527	DRY LAND FARMS LLC		25042 NELLIE GAIL ROAD	LAGUNA HILLS	CA	926530000	IRON CLAD
504735406006	O'NEAL KEVIN M. & MONICA M.	O'NEAL (JT)	324 WEST HEFNER	OKLAHOMA CITY	OK	731140000	450 SILVERGLANCE WAY
504735406007	O'NEAL KEVIN		324 WEST HEFNER	OKLAHOMA CITY	OK	731140000	452 SILVERGLANCE WAY
504735406008	KRZYMOWSKI WILLIAM W. M.D. &	SUSAN A.	1110 MARTINELLI DRIVE	GALLUP	NM	873010000	458 SILVERGLANCE WAY
504736300008	RICO DEVELOPMENT, LLC		405 LONDONBERRY, SUITE 203	WACO	TX	767120000	
504736300011	HOUGHTON DEVELOPMENT CO LLC	C/O GOODLAND CONSTRUCTION	760 NILE STREET	GOLDEN	CO	804010000	S. HWY 145
504736300013	RICO DEVELOPMENT, LLC		405 LONDONBERRY, SUITE 203	WACO	TX	767120000	LITTLE ADA SOUTH
504736300606	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	CHESTNUT
504736300631	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	LUCY
504736300634	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	NEWMAN
504736300659	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	SWANSEA
504736304008	RIMMON FAMILY TRUST		455 GOULD AVENUE	HERMOSA BEACH	CA	902540000	
504736304018	LEWIS VIRGINIA P.		2624 RICHARDS DR.	WACO	TX	767100000	465 SILVERGLANCE WAY
504736304021	KIRSCHBAUM DEAN A & LISA M(JT)		627 OAK LEAF LANE	PRESCOTT	AZ	863030000	423 SILVERGLANCE WAY
504736304022	SCARBOROUGH JOHN L. & NANCY L.	(JT)	P.O. BOX 247	RICO	CO	813320000	473 SILVERGLANCE WAY
504736304023	DALLAS DIVIDE DEVELOPMENT, LLC		P.O. BOX 857	TELLURIDE	CO	814350000	477 SILVERGLANCE WAY
504736304025	RIDGE JAMES F., JR.		103 BRYANT RANCH ROAD	SAN ANGELO	TX	769040000	459 SILVERGLANCE WAY
504736304026	POQUITO RICO, LTD.		2624 RICHARD DRIVE	WACO	TX	767100000	417 SILVERGLANCE WAY
504736304027	LEWIS VIRGINIA P.		2624 RICHARDS	WACO	TX	767101058	469 SILVERGLANCE WAY
504736304028	SCHMID LIVING TRUST		130 LAIDLEY STREET	SAN FRANCISCO	CA	941310000	SILVERGLANCE WAY
504736305001	SILVER CREEK LAND COMPANY LLC		400 COLONY SQUARE NE, SUITE 525	ATLANTA	GA	303610000	402 SILVERGLANCE WAY
504736306001	CULVER EDUCATIONAL FOUNDATION	ATTN. RICK TOMPOS	1300 ACADEMY ROAD	CULVER	IN	465110000	442 SILVERGLANCE WAY
504736306002	CURRAN KEVIN S. &	ODNEAL BARBARA L. (JT)	1810 W. 129TH DR.	WESTMINSTER	CO	802340000	444 SILVERGLANCE WAY
504736306003	ADAMS LAURIE A.		P.O. BOX 98	RICO	CO	813320000	441 SILVERGLANCE WAY
504736306004	WARD HEATH S. & WENDY J. WARD(JT		4102 BAILEY DR.	WINTERVILLE	NC	285900000	446 SILVERGLANCE AVE
504736306005	MARTIN ROD		P.O. BOX 291	RICO	CO	813320000	448 SILVERGLANCE WAY
504736306009	EBERT MICHAEL & BETTS, BARBARA	(JT)	P.O. BOX 132	RICO	CO	813320000	456 SILVERGLANCE WAY

504736306010	HOLMES DANIEL RICHARD		P.O. BOX 128	RICO	CO	813320000	454 SILVERGLANCE WAY
504736306011	PUTNAM DOUG & CINDY		P.O. BOX 296	RICO	CO	813320000	443 SILVERGLANCE WAY
504736306014	RICO TOWN OF		P.O. BOX 56	RICO	CO	813320000	442 SILVERGLANCE WAY
504736306015	RICO TOWN OF		P.O. BOX 56	RICO	CO	813320000	466 SILVERGLANCE WAY
504736306016	RICO TOWN OF		P.O. BOX 56	RICO	CO	813320000	
504736306017	TURRIN MICHAEL J.		P.O. BOX 3641	TELLURIDE	CO	814350000	464 SILVERGLANCE WAY
504736306018	ERICKSON FAMILY TRUST DATED	FEBRUARY 20, 2002	13002 SOUTH 37TH STREET	PHOENIX	AZ	850440000	462 SILVERGLANCE WAY
504736306019	GUSKEA MICHAEL L. & KYRIAKAKIS,	SOPHIA I. (JT)	P.O. BOX 1390	TELLURIDE	CO	814350000	460 SILVERGLANCE WAY
504736306020	RICO TOWN OF		P.O. BOX 56	RICO	CO	813320000	447 SILVERGLANCE WAY
504736306022	POSTON SCOTT L.		P.O. BOX 126	RICO	CO	813320000	445 SILVERGLANCE WAY LOT 12
508501100003	RICO MASONIC TEMPLE ASSOCIATION	C/O GLEN BAER	813 N. SLIGO ST.	CORTEZ	CO	813210000	15050 HWY 145
508501100004	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	BRITTLE SILVER
508501100032	SAN JUAN NATIONAL FOREST	DEPT. OF AGRICULTURE	15 BURNETTE COURT	DURANGO	CO	813010000	
508501200003	OUTLOOK RESOURCES, INC.		P.O. BOX 1511	IDAHO SPRINGS	CO	804520000	BLUE
508501200011	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	HALF LOAF,LITTLE GEORGE,LOWLAND
508501200012	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	HAL POINTER HIGHLAND CHIEF LITTLE
508501200013	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	HELEN C.
508501200016	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	MILLIE
508501200017	MC CLELLAN CASEY		29985 HWY 184	CORTEZ	CO	813210000	PROMETHEUS
508501200018	OUTLOOK RESOURCES, INC.		P.O. BOX 1511	IDAHO SPRINGS	CO	804520000	PROMETHEUS
508501200020	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	SILVER GLANCE 1
508501200022	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	SILVER GLANCE 4
508501200025	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	SNOW FLAKE
508501200026	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	STAR
508501200027	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	STEPHANITE
508501200028	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	SYNDICATE
508501200029	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	TELEGRAPH
508501200031	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	W.L. STEPHANS
508501300023	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.	14555 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ	852540000	SILVER CACHE
508502100008	MARQUEZ MILROSE M.		3895 SOUTHAMPTON TERRACE	FREEMON	CA	945550000	15050 HWY 145
508502100009	ATKINS VICTORIA MARIE		104 EAST CARPENTER STREET	CORTEZ	CO	813210000	15050 HWY 145
508502100010	BOYKIN KELLY ANN		P.O. BOX 322	RICO	CO	813320322	15323 ROAD 55.9 LOT 4
508502100011	BARGER STEVEN D. & DICKSON, K.	LAURIE (JT)	4035 N. LUGANO WAY	FLAGSTAFF	AZ	860040000	15050 HWY 145
508502100012	GRIEBEL GERALD W. & MARILYN		P.O. BOX 278	RICO	CO	813320000	15395 ROAD 55.9 LOT 6
508502100013	LAPP TYLER DAVIS & KLARA (JT)		P.O. BOX 28	RICO	CO	813320000	15374 ROAD 55.9 LOT 7
508502100014	STEVENS PETER		P.O. BOX 284	RICO	CO	813320000	15476 RAOD 55.9 LOT 8
508502100015	FARRAR LESIA NATALIE & BRITT	TYLER FARRAR (JT)	P.O. BOX 156	RICO	CO	813320000	15502 ROAD 55.9 LOT 9 SUNDIAL
508502100016	GILL RICHARD		1450 EAST 820 NORTH	PROVO	UT	846060000	15050 HWY 145 LOT 10
508502100018	BRANNON CHARLES & CYNTHIA	BRANNON (JT)	27758 HWY 145	DOLORES	CO	813230000	15050 HWY 145
508502100019	BRANNON CHARLES ALLEN & CINDY L.	BRANNON (JT)	27758 HWY 145	DOLORES	CO	813230000	15550 ROAD 55.9 LOT 13
508502100020	LAPP TK FAMILTY TRUST,A COLORADO	TRUST	P.O. BOX 28	RICO	CO	813320000	15050 HWY 145 LOT 14 SUNDIAL
508502100021	PHILLIPS JOHN A. & MARILYN B.(JT		500 SOUTH HASSAYAMPA	PRESCOTT	AZ	863030000	15336 ROAD 55.9 LOT 4
508502100022	NELSON ROD & PATRICIA J. SCHILLE		13807 WINTERWOOD WAY SE	ALBUQUERQUE	NM	871230000	15322 ROAD 55.9
508502100023	SYMONDS MATTHEW		P.O. BOX 506	FARMINGTON	NM	874990000	15300 ROAD 55.9
508502100027	SAN JUAN NATIONAL FOREST	DEPT. OF AGRICULTURE	15 BURNETTE COURT	DURANGO	CO	813010000	
508502100028	SUNDIAL PROPERTY OWNER'S ASSOC.		P.O. BOX 261	RICO	CO	813320000	
508502100029	SUNDIAL PROPERTY OWNER'S ASSOC.		P.O. BOX 261	RICO	CO	813320000	

508502100030	PARENT ARTHUR F., III	C/O BENN VERNADAKIS	P.O. BOX 37	RICO	CO	813320000	15050 HWY 145	
508502100031	VANCIL FAMILY TRUST		724 W. SAN ANGELO ST.	GILBERT	AZ	852330000	15301 ROAD 55.9	
508502100032	RICO LAND COMPANY, LLC		P.O. BOX 3081	TELLURIDE	CO	814350000	46701 HWY 145	CEMETERY TRACT
508502401007	LEWIS BRYAN E.		31801 HIGHWAY 184	MANCOS	CO	813280000	15748 ROAD 55.8	
508502401008	LEWIS BRYAN E.		3180 HWY 184	MANCOS	CO	813280000	15746 ROAD 55.8	
508502401009	LEWIS BRYAN E.		3180 HWY 184	MANCOS	CO	813280000	15732 ROAD 55.8	
508502401010	LEWIS BRYAN E.		3180 HWY 184	MANCOS	CO	813280000	LOT 4A	

EXHIBIT E

ALPINE LAND CONSULTING
CIVIL ENGINEERING & LAND PLANNING

NOTICE OF PENDING LAND USE CHANGE APPLICATION

Date: xx-xx-2021

RE: Public Hearing on Land Use Change Application

Dear Property Owner,

You are receiving this public notice as required by Dolores County because you own property within half of mile of a proposed Land Use Change Application. See the enclosed Application Site Map.

Name of Applicant: Mike Popek & Alana Karen

Existing Land Use: Residential Vacant

Proposed Land Use: Entertainment and Recreational Facilities

Address: 45937 Colorado Highway 145, Rico, Colorado 81332

Site Size: Both Parcels = 49 acres more or less

Review Authority: Dolores County Board of County Commissioners

Planning Commission Hearing Date: XXXXXX x^{th,} 2020

Board of County Commissioners Hearing Date: XXXXXX xth, 2020

Location of Public Hearings: Dolores County Building, 409 N. Main Street, Dove Creek, CO 81324

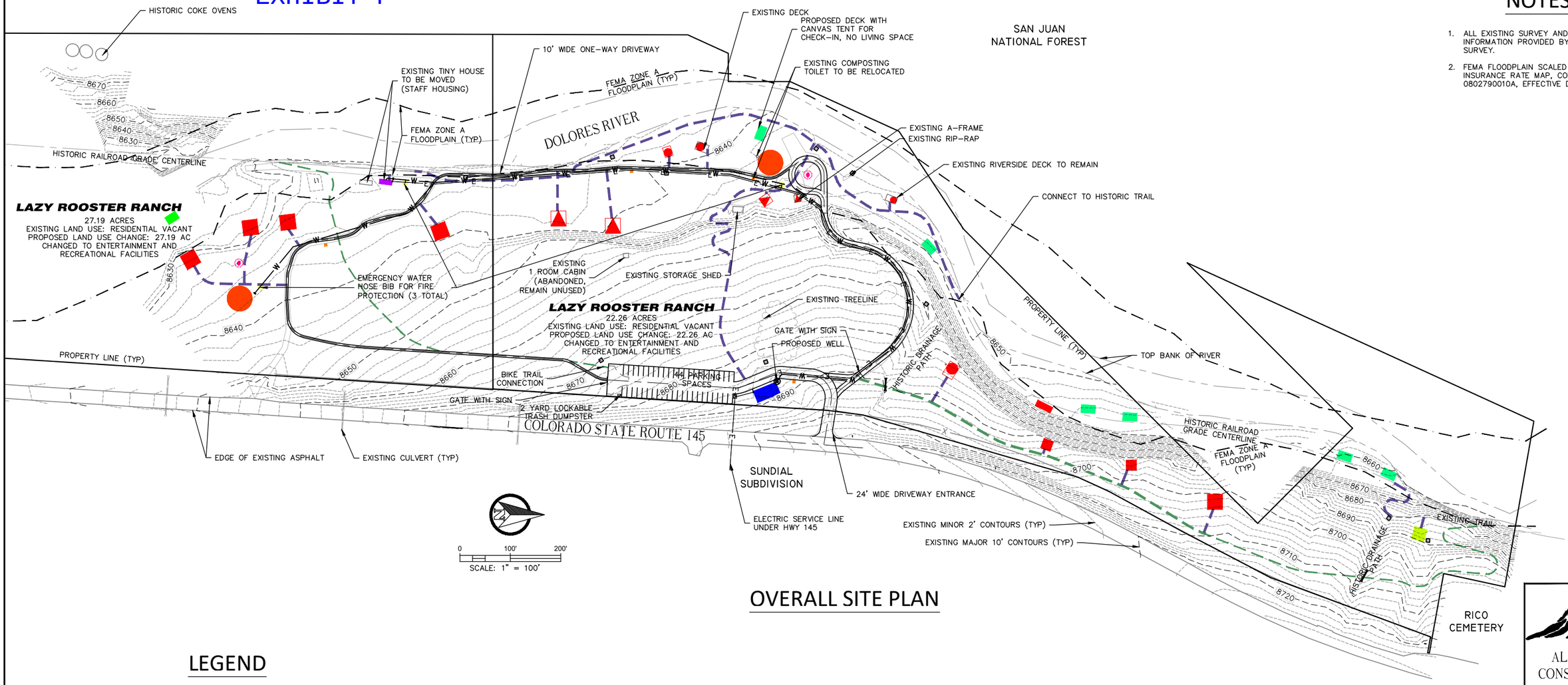
Send emailed comments addressed to the dcmanager-project@fone.net and/or gregg@alpinelandconsulting.com

Or by surface mail to:

Margret Daves
Dolores County
409 N. Main Street
Dove Creek, CO 81324

Gregg Anderson
Alpine Land Consulting
PO Box 234
Rico, CO 81332
970-708-0326

EXHIBIT F



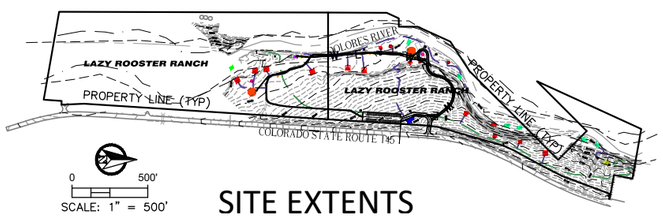
OVERALL SITE PLAN

NOTES

1. ALL EXISTING SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY ALL POINTS LAND SURVEY.
2. FEMA FLOODPLAIN SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0802790010A, EFFECTIVE DATE MARCH 01, 1986.

LEGEND

- 4 TIPI ON DECK CAMPSITES
- 4 A-FRAME CAMPSITES
- 8 DISPERSED CAMPSITES, SIZE VARIES
- 2 COMMON BBQ/PICNIC AREAS
- 2 FIRE PIT AND OUTDOOR SEATING
- 4 BATHROOMS (COMPOSTING TOILET) 5'X5' EACH
- 3 HOSE BIBS FOR FIRE PROTECTION
- 1 YOGA DECK OUTDOOR EVENT SPACE 25'X25'
- 6 RIVERSIDE DECK, SIZE VARIES
- 1 STAFF TINY HOME
- 1 GARAGE 24'X48'
- RICO TRAILS ALLIANCE PUBLIC TRAIL
- LAZY ROOSTER RANCH TRAIL



SITE EXTENTS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THIS PLAN HAS BEEN REDUCED TO APPROXIMATELY HALF SCALE (11"X17")

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LAZY ROOSTER RANCH

OVERALL SITE PLAN

CLIENT:
MICHAEL POPEK AND ALANA KAREN
C/O JACKI GLOKLER
960 WAVERLY STREET
PALO ALTO, CA 94301

DATE: MARCH 10, 2021
PROJECT #: 2020023
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #: 1

EXHIBIT G: NARRATIVE

Lazy Rooster Ranch is a semi-primitive campground on 49 acres just south of the town of Rico. It will have 16 well-appointed primitive tent spots, tipis and A-frame cabins. Guests will make use of common facilities such as a riverside decks, barbeque areas and fire pits. Activities like fly fishing, hiking and mountain biking are available for use on the property. In addition, an easement has been created with the support of Rico Trails Alliance, in order to create a trail through the property to ensure future public use for bikers and hikers.

Semi-Primitive Campsites

Guests book units online via Airbnb, Hipcamp or our website. Arriving guests will park and hike down to a check in employee canvas tent located near the river. Employees will help guests get settled in at sites using Utility Terrain Vehicles (UTV) (golf cart or similar) on the established maintenance roads. A pre-packed wagon may also be loaded with everything needed for the dispersed camping sites to provide a more rustic experience. Guests will utilize trails to walk to their sites, where they follow simple steps to get everything setup. Upon departure, guests clean and lock up their A-frame and/or site and use wagons to carry things back to their car for departure. This model aims to reduce overhead, limit water & power consumption, and increase guest privacy.

Guest Facilities

Campsites

A mix of primitive dispersed camping, A-frame and Tipi sites will be located on the ranch. The A-frames and Tipi are furnished with a queen mattress, area rug, dresser, end tables, individual solar powered charging stations and portable drinking water. No sinks, bathrooms, or showers are provided at these sites. However, a propane heater may be provided for heat. Each site will

have an outdoor seating area with a fire pit. The dispersed camping sites are reserved for pitching tents with sleeping pads, sleeping bags, camping chairs, and other basic camping accessories. No RV's or camping rigs will be allowed, as these dispersed camping site are located along trails with no vehicular access. Composting toilets will be dispersed around the ranch with access from any campsite.

A total of 16 guest site will be installed with the breakdown listed below.

Single sites	2 guest sites	4 guest sites
1-3 Dispersed Tent Sites	2 Tipis	2 Tipis
-	4 A-Frames	1 Dispersed Tent Site
-	1-3 Dispersed Tent Sites	-

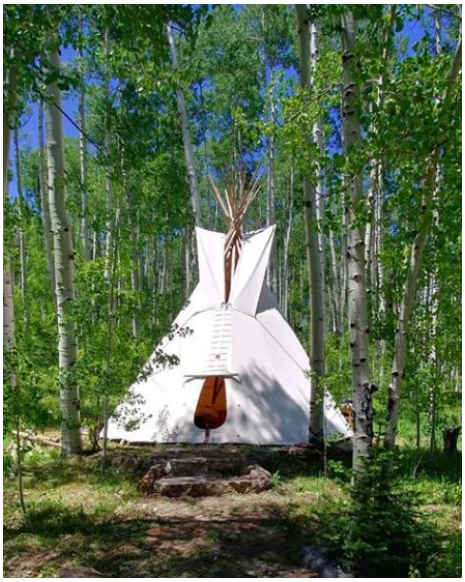


Figure 1: Example of Tipi sites

Figure 2: Example of A-frame sites

Figure 3: Firepits at each site

Figure 4: Bench/Picnic table at dispersed sites

Common facilities

Additional areas & structures will be placed around the ranch for shared guest use. Special consideration will be made for fire protection around shared and private campsite fire pit areas in order to help prevent forest fires. There are 3 planned hose bibs strategically placed onsite (see water section below and utility construction plan). In addition, 1' of gravel or sand will be placed below and within 3' of any fire pit located on Lazy Rooster Ranch.

- Fire pit
- Barbeque Area
- Welcome and check-in canvas tent
- Restroom – composting toilets
- Riverside Decks
- Dumpster

Figure 5: Outdoor Firepit

Figure 6: Composting Toilet/Restroom

Figure 7: Canvas Tent for Check-in

Figure 8: Informational Signs

*Photos are for illustrative purposes and are chosen to reflect approximate design & scale

Campground Infrastructure

1. Entrance, Exit & Parking

One entrance and exit gate is located approximately across from the Sundial Subdivision entrance on Highway. This is the existing location for the Northern Parcel.

A. Applicant is submitting an application with CDOT to relocate the approved access to the existing location and for the upgrade to campground use. (contact: jo.heinlein@state.co.us)
B. Guest parking to be installed along the new road near the entrance gate and welcome kiosk*

2. Roads & Trails

A single one-way road will support car traffic along with some 4' wide walking trails for foot/bike traffic.

A. Entrance road will be 24' wide with 2-12' lanes from the highway to the parking area.
B. A 12'-wide maintenance road will loop down to the check-in building for employee use only. A gate will be installed at entrance to maintenance road.
C. A 4' wide two-track access will continue through the campsites and property for maintenance and smaller vehicular traffic only (i.e. side by side UTV, golf cart, etc.). A gate will be installed at entrance/exit of maintenance access.
D. The current trail along the river and old railroad grade will be restricted from public access until the location of the old railroad bridge crossing.
E. The Town of Rico and/or Rico Trails Alliance has agreed to build and maintain a public access trail along the fence line adjacent to Highway 145. LRR has granted an easement for this trail to pass through both properties and currently The Town of Rico and The Rico Trails Alliance is researching a pedestrian bridge at the historic location of the railroad grade river crossing. This is a long term goal of The Town of Rico, The Rico Trails Alliance, and Lazy Rooster Ranch.

3. Garbage & recycling

Guests pack out refuse from each unit and put all refuse in centrally-located animal-proof 2 yard dumpster bins to be serviced by a garbage collection provider at the parking lot. Recycling units will be provided if local garbage collection company provides this type of service.

4. Sewage

Manufactured composting toilets are accessible from each guest unit. A total of 4 composting toilets will be provided. Onsite Wastewater Treatment System (OWTS) or commonly known as a septic system, will be provided for the employee Tiny Home located onsite. This is the only full

time residence (staff use only) located on the property and will require an OWTS for any water service to the building.

5. Water

Applicants obtained a commercial exempt well permit (permit number 319957 - receipt number 10008341). A well will be installed near the highway entrance in order to support Lazy Rooster Ranch in the following manner:

A. Fire protection hose bibs will be located strategically near the communal fire pits
B. Tiny Home (staff housing) to be serviced with water which is connected to an OWTS
C. No camping sites will have running water at this time, as this is considered a primitive campground.

6. Electricity

The Ranch will use individual solar units for lights and charging stations as its primary electrical source for all primitive camping sites. Common facilities & other staff quarters will be provided with electrical service via SMPA. An electrical service line has be installed under the highway to a transformer. Electrical service lines will be installed from the transformer as needed throughout the ranch.

Projected Infrastructure Costs

1	Install 44 parking spaces	$10,000
2	Install maintenance road loop and CDOT access	$16,000
3	Install garbage bins in common areas	$2,500
4	Install well, 1500 gal storage & service to employee tiny home	$25,000
5	Install SMPA service	$27,000
	Total	$80,500

Operating Details

The Ranch will open to the public for about four and a half months to five and a half months. The applicants have no current plans to remain open during winter months at this time.

Occupancy, Capacity & Usage Projections

The 2021 season will have relatively low occupancy compared to long term expectations. 2022 will be more reflective of expected occupancy of the initial 12 guest sites. Construction of additional sites (maximum 16 sites) will be considered as demand changes, no sooner than the summer of 2022.

The Ranch may host primitive special events such as small weddings. Overnight capacity will remain unchanged for special events - daytime guests will leave the property by 10pm. These additional day users may require trucked in portable water and porta-john services from a vendor.

	Avg Overnight Guests	Capacity	Special Events	Max Special Event Guests
Summer 2021	18	24	1	50
Winter 2021	Will not operate			
Summer 2022	25	27	2	50
Winter 2022	No current plans			
Summer 2023	27	27	4	50

** Possible addition of capacity depending on demand and availability of potable water and portable toilets/porta-johns*

Jobs

General Manager Onsite (1 full-time, half year employee)

- Daily operations
- Bookings
- Back office

Host Onsite (2 seasonal day employees, no residency on property)

- Guest relations & concierge
- Onsite activities coordination
- Housekeeping as needed

Landscaper (vendor)

- Trails & roads
- Trees, plants, weeds

Handyman/maintenance (vendor)

- Building/tent repair
- Infrastructure maintenance/repair

Expected Revenue Streams

Guest unit rentals: nightly fees collected for overnight use of the campsites

Retail purchases: Merchandise, equipment & sundries sold via a general store and/or vending machines

Partner commissions: Referral fees from local guides and outfitters

Events & weddings: Larger group events & weddings (max 27 guests)

EXHIBIT H

ECOZOIC RESOURCES

WATERLESS BIOFILTRATION TOILETS

imitating nature for the most efficient + ecologically beneficial experience.

Ecozoic's biofilter toilets are a unique design that are an incredible, sustainable upgrade from porta potties and composting toilets.

Our toilets require little maintenance and handle intensive use with absolutely no need for water, pumping, or manual waste removal.

Solid waste is rapidly broken down over 90%. The byproduct of our process is a liquid fertilizer that can be used to build soil health onsite.

Our attached fan eliminates odor and in-unit lighting makes 24-hr use easy - a truly comfortable experience for everyone.

HOW IT WORKS

ORGANIC REGENERATION

Our process enables rapid decomposition of waste by **carefully regulating process conditions** to the microbiology.

DEHYDRATION

Waste contents are separated inside our processing chamber. Solid waste is dehydrated in our process, enabling a **rapid transformation of waste & removing smell.**

FERMENTATION

By using our unique mixture of microbes and enzymes to process both liquid and solid waste, this biofiltration toilet is able to **produce probiotic soil amendments (fertilizers).**

RESOURCE RECOVERY

Fertilizer may then be used for ecosystem regeneration, reforestation, or agriculture.

"Closing the loop"

WATERLESS ⇹ ODORLESS ⇹ RESOURCE RECOVERY

ONSITE BIOLOGICAL TREATMENT

⇹ NO POLLUTION ⇹ NO CHEMICALS ⇹

NO PUMPING OR TRUCKING OF WASTE

WHERE WE'VE BEEN

we're the premier large-scale alternative toilet experts - with over 20 years of experience in the industry.

We've been providing sanitation services for 100% of Boom Festival's 41,000 people for the last 10 years.

You may have seen us recently at the Global Eclipse gathering, providing for 60,000 people over 8 days of use without the need for pumping.

This year, Ecozoic was at a number of other events, and installed at retreat centers and private properties around the country.

YOUR OWN ECOZOIC BIOFILTER

alternative sanitation: we make it easy for you.

With relatively little maintenace, your Ecozoic biofilter toilet will operate for years without ever needing to be emptied.

Forget the smelly cranking, turning, and regular waste removal of traditional compost toilets.

All that's needed with your Ecozoic is: routine check up on valves & power, healthy microbiology, and cleaning at your discretion.

In high use scenarios (more than 150 people/day), simple in-tank maintenance may be necessary.

Footprint:
1 single unit (one seat)
4' x 15'
1 double unit (2 seats)
7'6" x 15'

CONTACT US

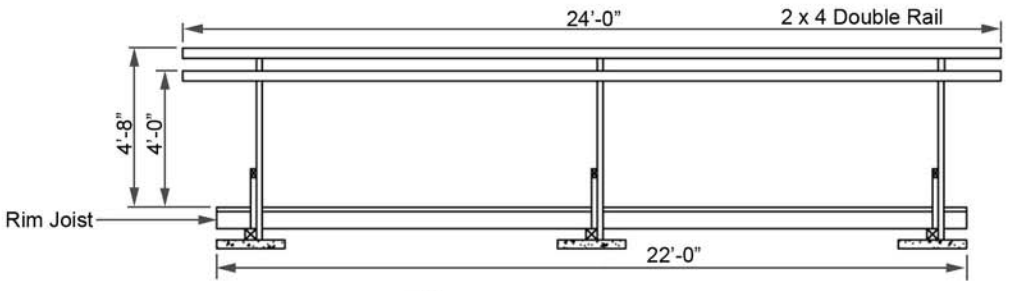
Kelly Erhart
kelly@ecozoicresources.com

WWW.ECOZOICRESOURCES.COM

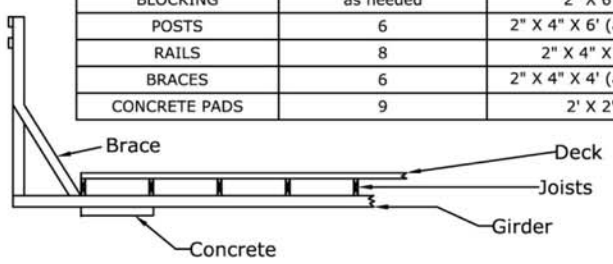
EXHIBIT I

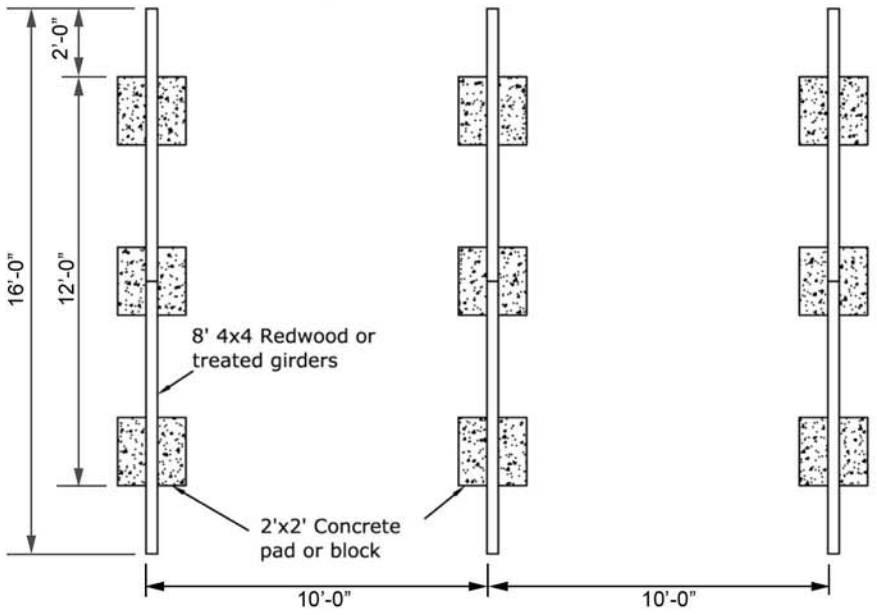
12’ x 14’ PLATFORM WALL TENT WITH EXTENDED FLY

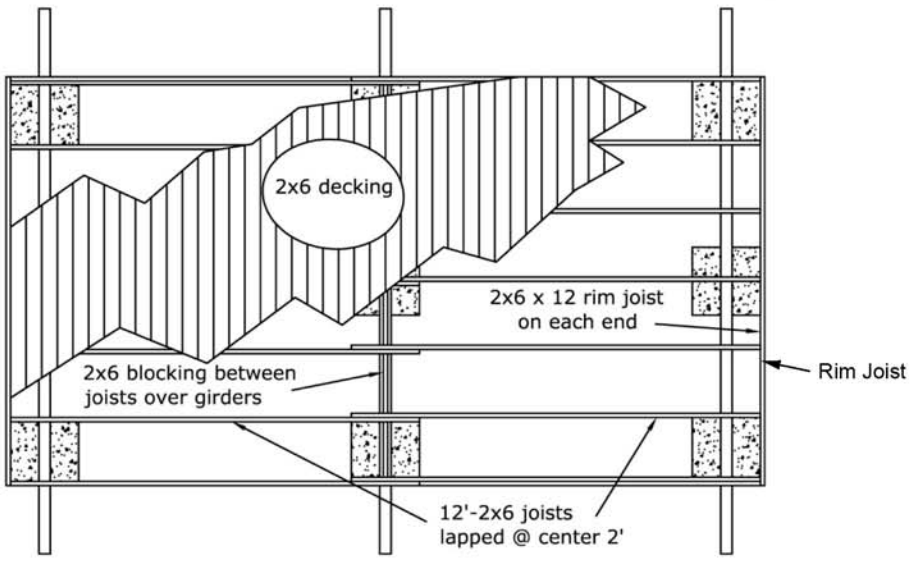
12’ x 22’ Platform for 12’ x 14’ Tent with Extended Fly



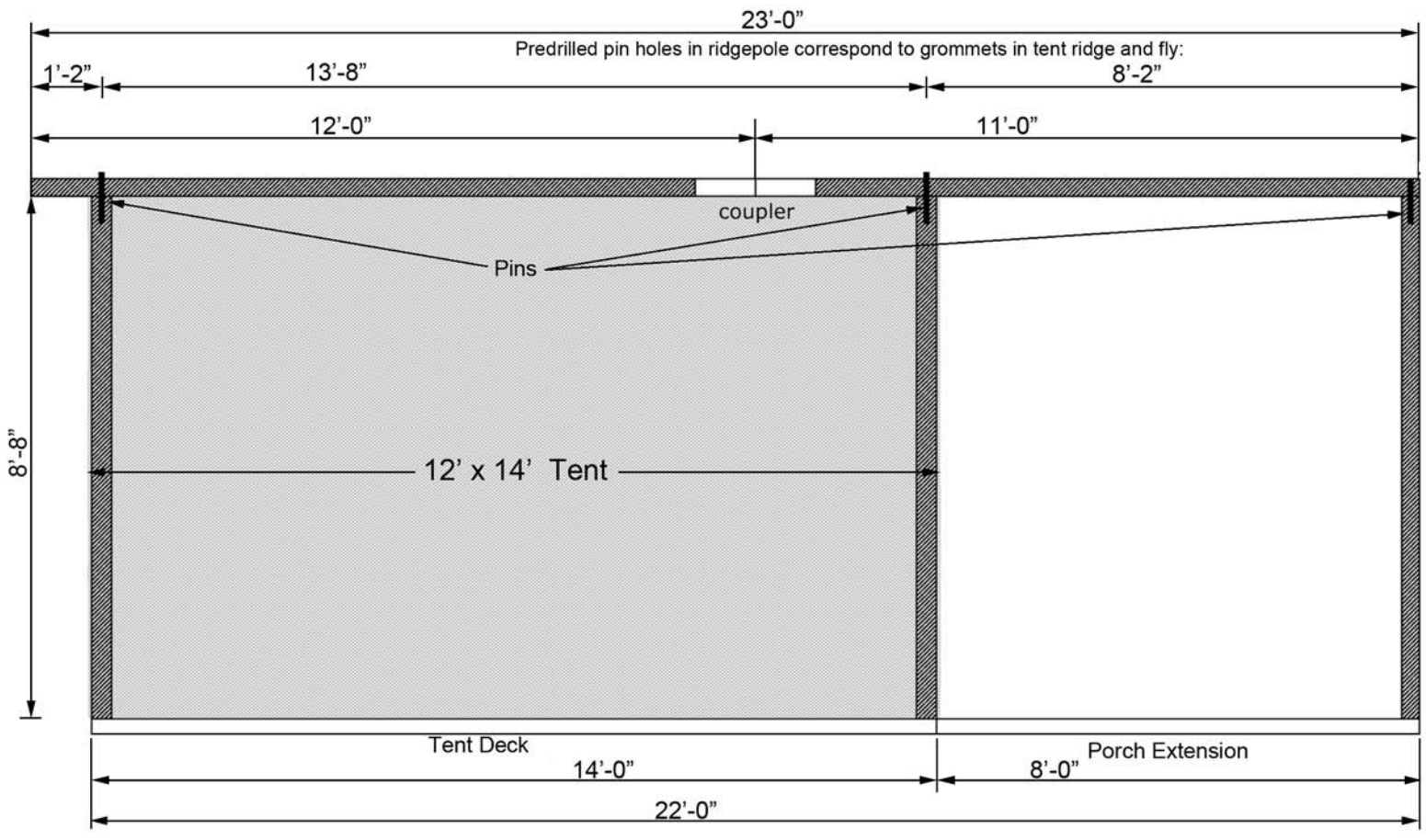
MATERIALS LIST		
ITEM	ITEM	DIMENSION
GIRDERS	6	4" X 4" X 8'
JOISTS (& RIM JOISTS)	18	2" X 6" X 12'
DECKING	48	2" x 6" x 12'
BLOCKING	as needed	2" X 6"
POSTS	6	2" X 4" X 6' (approx)
RAILS	8	2" X 4" X 12'
BRACES	6	2" X 4" X 4' (approx)
CONCRETE PADS	9	2' X 2'





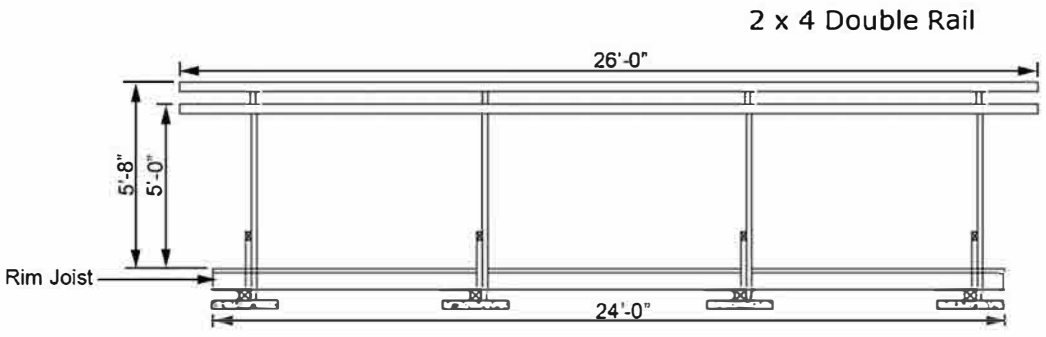


Pole Set for 12’ x 14’ Platform Tent with Extended Fly

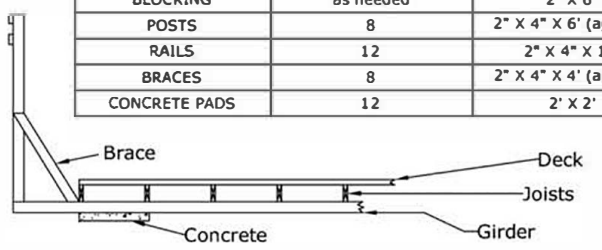


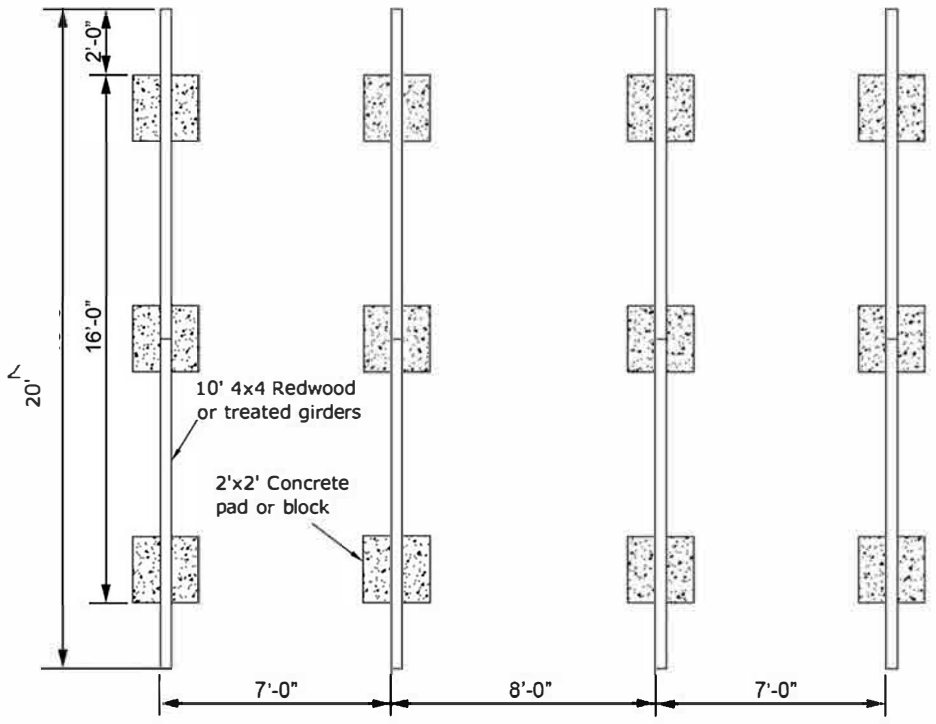
16’ x 16’ PLATFORM WALL TENT WITH EXTENDED FLY

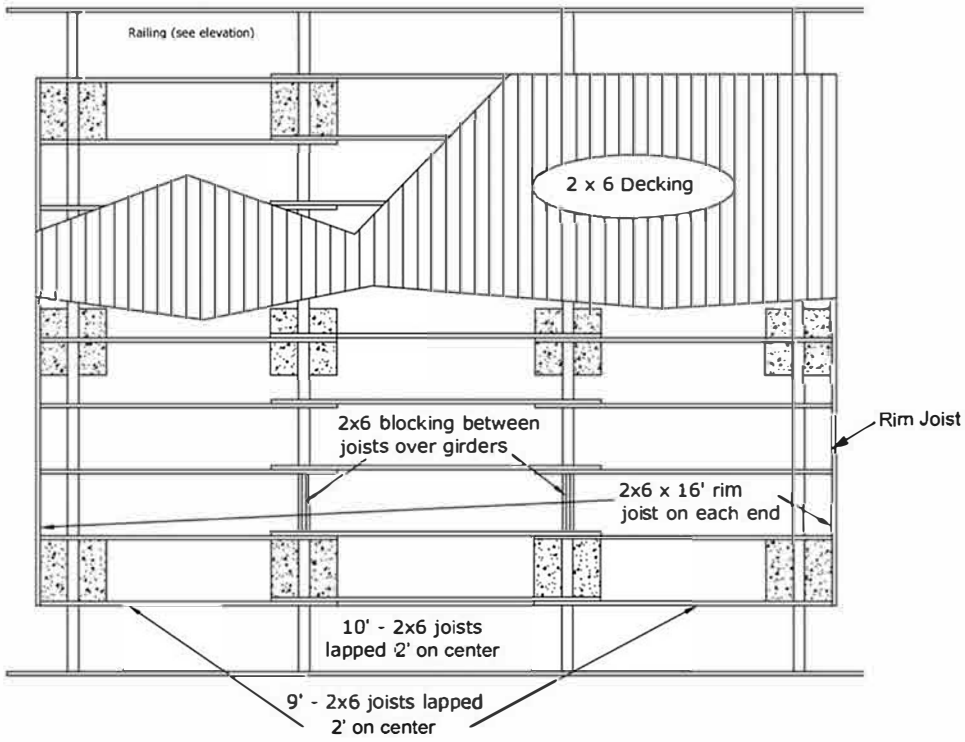
16’ x 24’ Platform for 16’ x 16’ Tent with Extended Fly



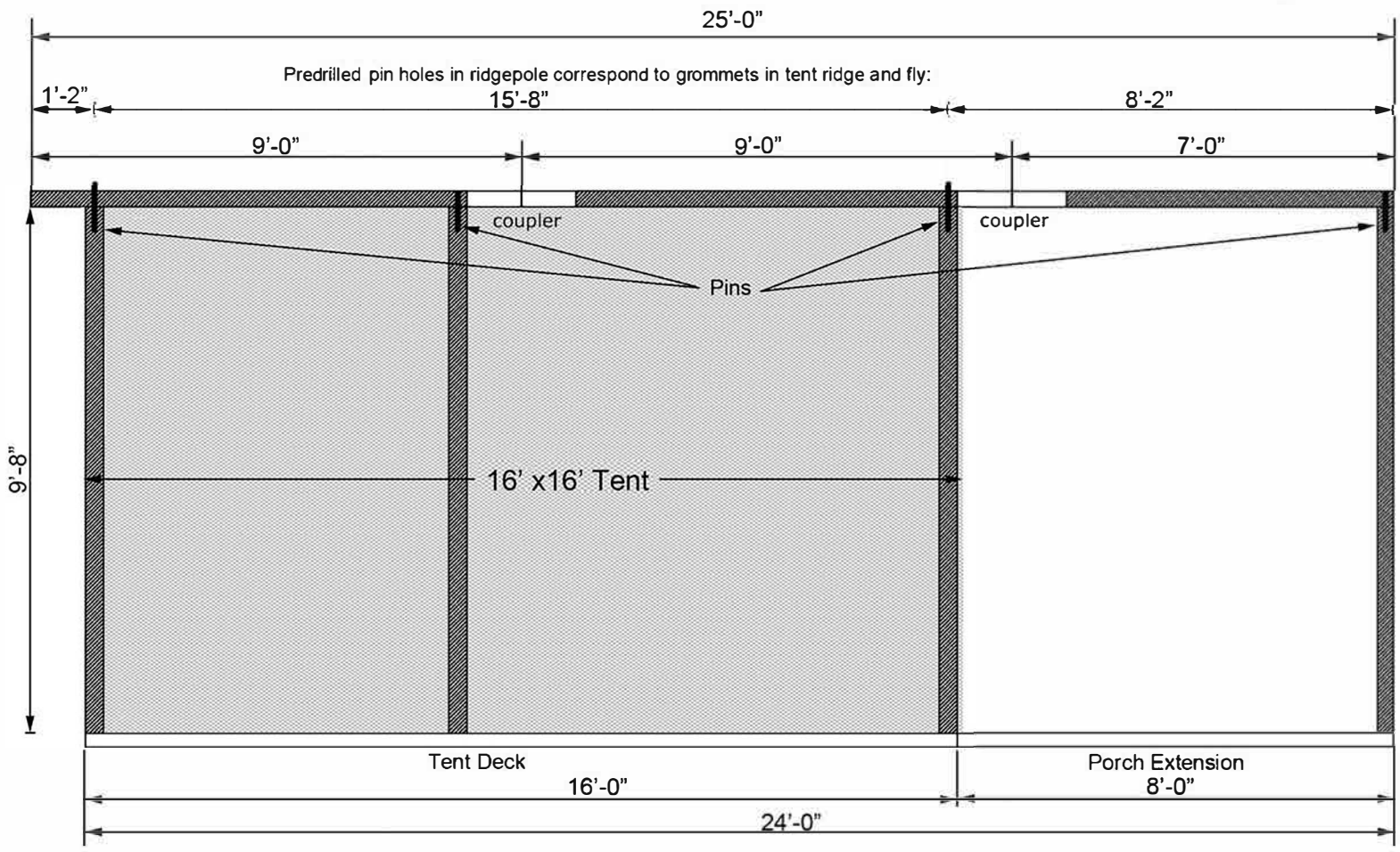
MATERIALS LIST		
ITEM	ITEM	DIMENSION
GIRDERS	8	4" X 4" X 10'
JOISTS	18	2" X 6" X 9'
JOISTS	11	2" X 6" X 10'
RIM JOISTS	2	2" X 6" X 16'
DECKING	56 approx	2" x 6" x 16' OR EQ.
BLOCKING	as needed	2" X 6"
POSTS	8	2" X 4" X 6' (approx)
RAILS	12	2" X 4" X 12'
BRACES	8	2" X 4" X 4' (approx)
CONCRETE PADS	12	2' X 2'





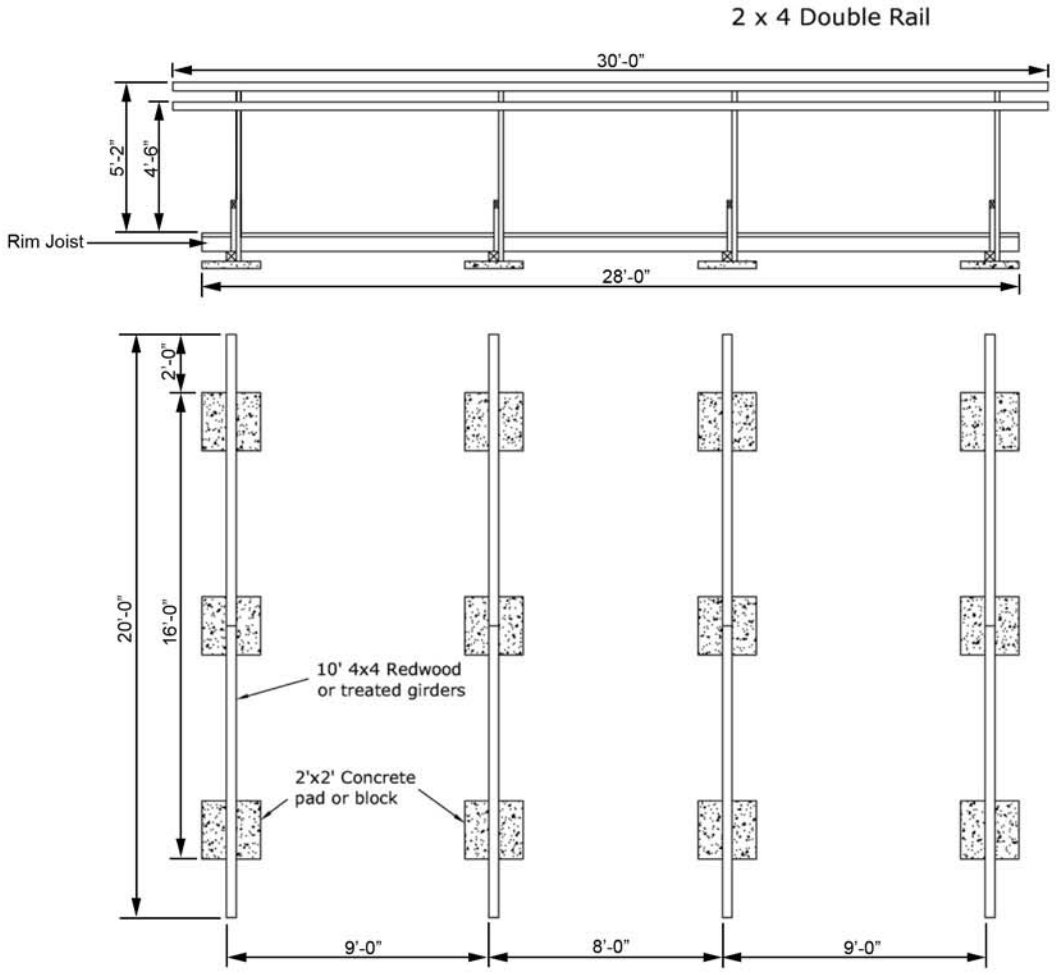


Pole Set for 16’ x 16’ Platform Tent with Extended Fly

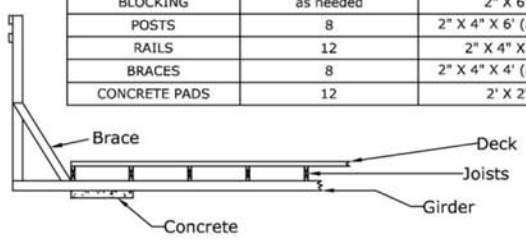


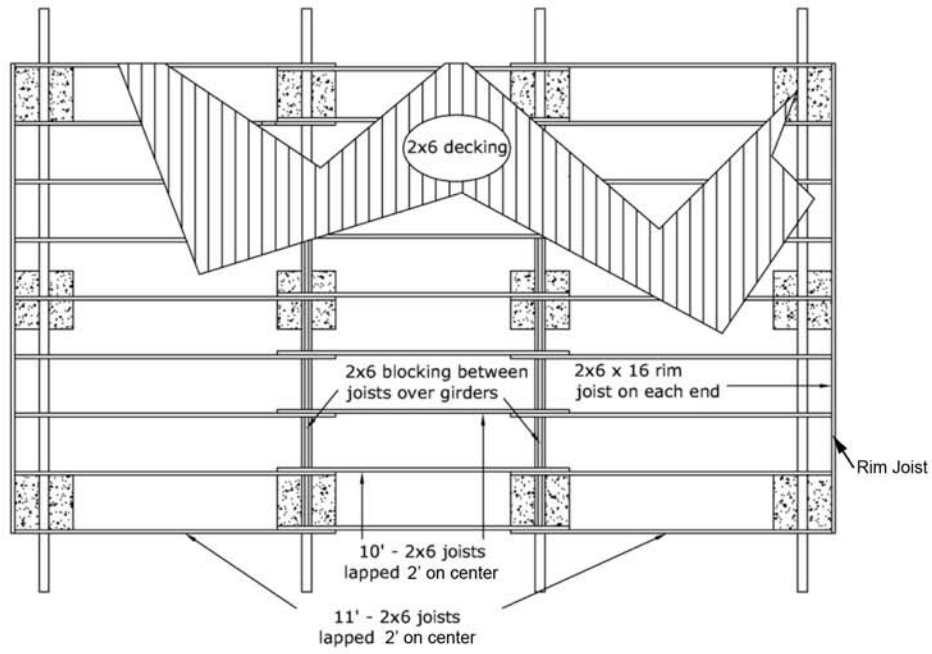
16’ x 20’ PLATFORM WALL TENT WITH EXTENDED FLY

16’ x 28’ Platform for 16’ x 20’ Tent with Extended Fly



MATERIALS LIST		
ITEM	ITEM	DIMENSION
GIRDERS	8	4" X 4" X 10'
JOISTS	18	2" X 6" X 11'
JOISTS	11	2" X 6" X 10'
RIM JOISTS	2	2" X 6" X 16'
DECKING	62	2" x 6" x 16' OR EQ.
BLOCKING	as needed	2" X 6"
POSTS	8	2" X 4" X 6' (approx)
RAILS	12	2" X 4" X 12'
BRACES	8	2" X 4" X 4' (approx)
CONCRETE PADS	12	2' X 2'





Pole Set for 16’ x 20’ Platform Tent with Extended Fly

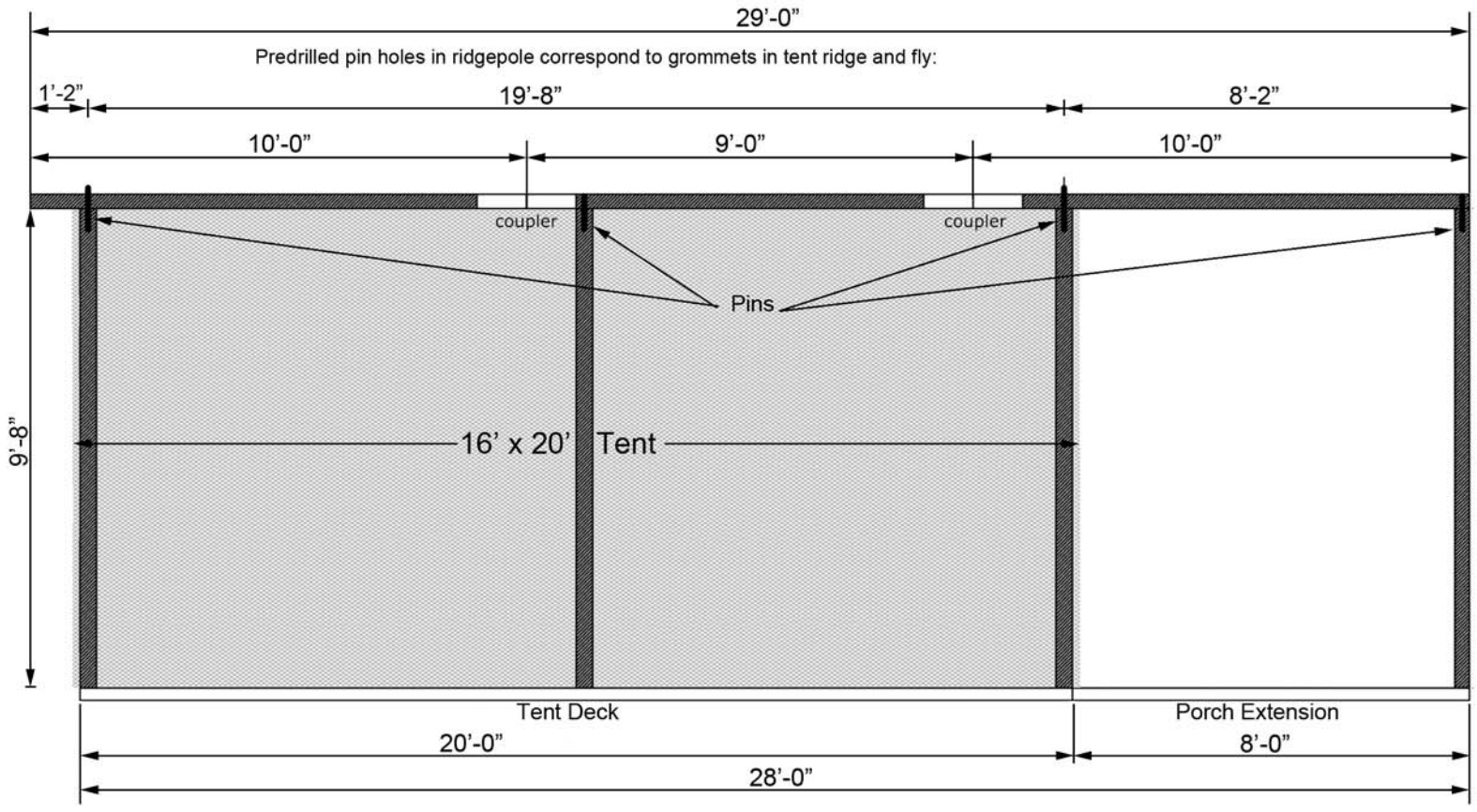
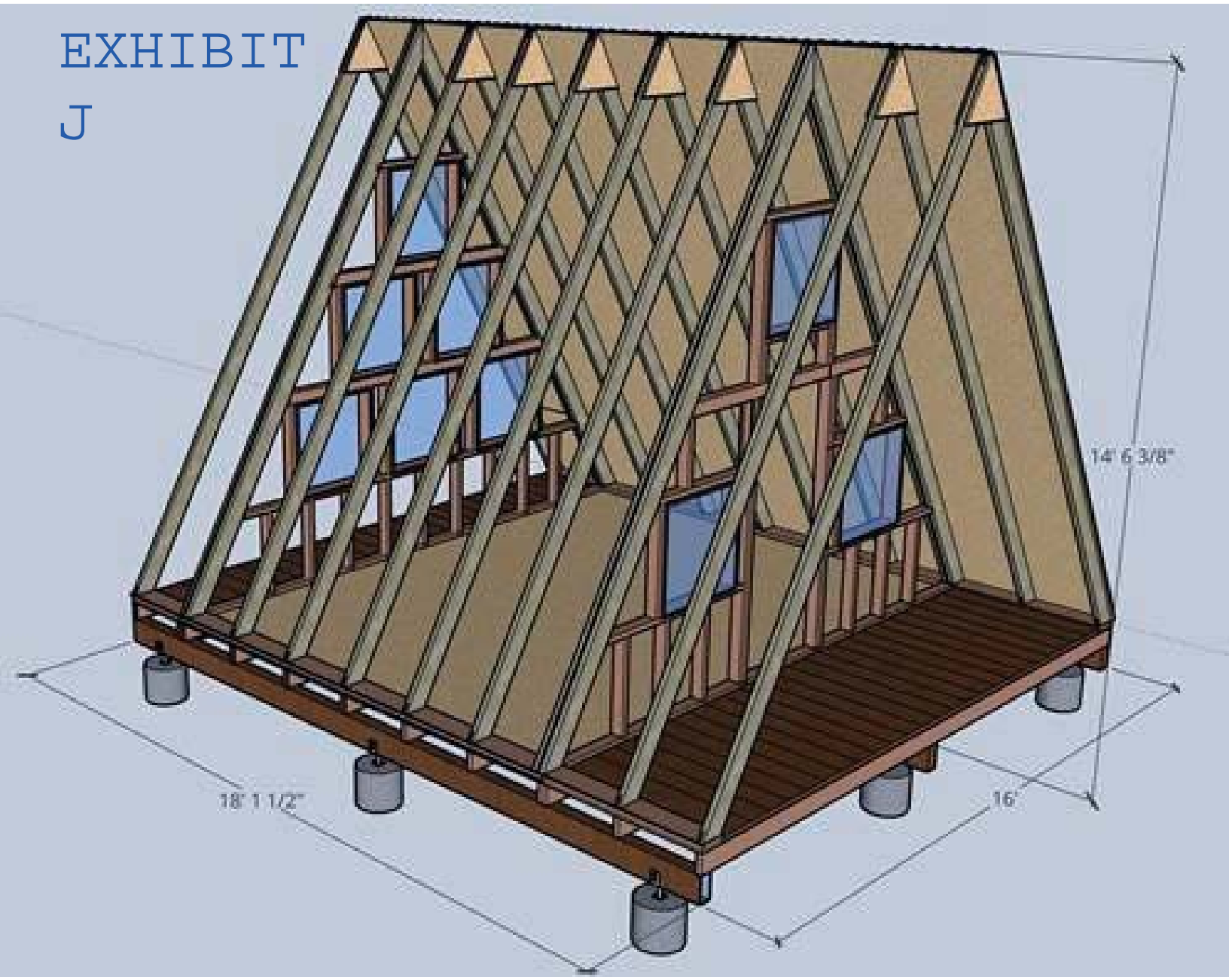


EXHIBIT J



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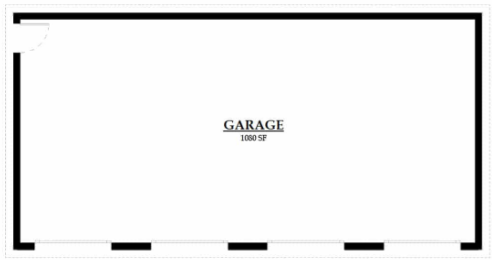


SELLWOOD 48' FLOOR PLAN DETAILS

This sample floor plan for the Sellwood 48' features a wide-open layout that gives owners the ability to create their dream space. This 1,152 sq. ft. structure can house up to four garage bays, or be utilized as a creative workshop for hobbies, spacious office, or storage area for outdoor equipment.

THIS KIT CAN BE CUSTOMIZED FOR SEVERAL BUILDING PURPOSES, INCLUDING:

- Car Garage
- Equipment Storage
- Workshop
- Commercial Building

REQUEST A QUOTE

24' X 48'

Sellwood 48'

888.975.2057
DCSTRUCTURES.COM

BRIEF SUMMARY

- 24' x 48' Garage/Workshop Kit
- 12' - 6.5" Sidewall
- (4) Garage Bays- **Doors not included**
- 7/12 Roof Pitch
- Clear Span Truss Design (No center posts)
- Douglas Fir Purlins
- Tongue & Groove Siding
- Select Grade Cedar Board and Batten Siding Upper Gable End
- Select Grade Tight Knot Cedar Fascia
- Select Tight Knot Cedar Exterior Door Trim
- 2" x 6" Wall Framing Throughout All Exterior Walls
- CDX Roof Sheathing
- Rain Screen Exterior Wall Protection System w/ Vapor Barrier Throughout Exterior
- (1) 3.0 x 6.8 Prehung Knotty Alder Exterior Grade Door w/Bronze Hardware
- (3) Sets of Blueprints Based on Standard Engineering (County specific engineering & engineering wet stamp available)
- Digital Set of Completed Blueprints w/Standard Structural Details
- Builder Support Throughout Construction From Our Licensed Builder Team
- Live 3D walk through of final design (Upon Request)

DETAILED MATERIALS LIST

TRUSSES

- 24' Premanufactured Flat Bottom Chord Trusses

DOOR HEADERS

- 5.5" x 6" Glulam Beams

SIDING

- Select Grade Tongue & Groove Siding
- Select Grade Cedar Board and Batten Siding

TRIM & FASCIA

- Select Grade Tight Knot Cedar

ROOF SHEATHING

- 5/8" CDX Plywood

EQUIPMENT

- Knotty Alder Exterior Door
- Bronze Door Hardware
- Water Resistant Barrier W/ Rainscreen

PURLINS

- 2" x DF

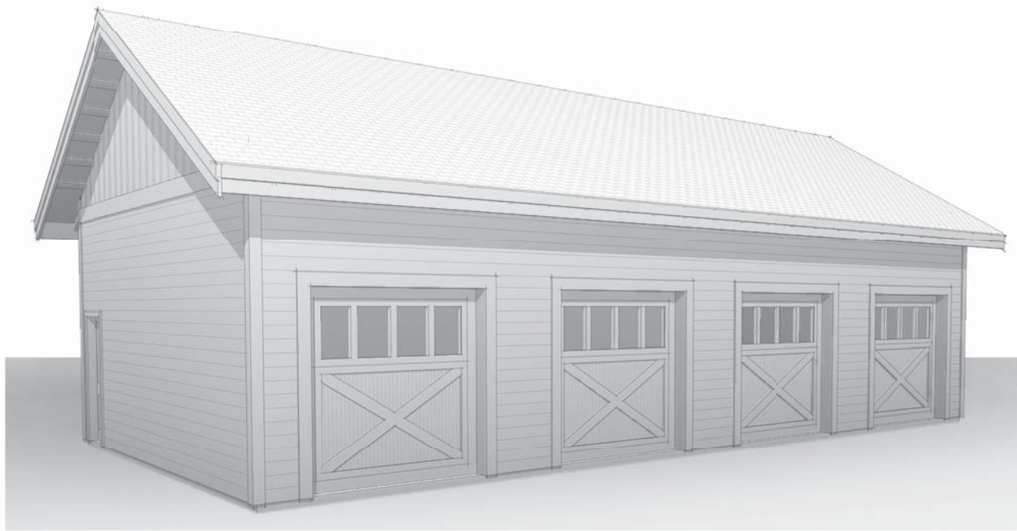
RAFTERS

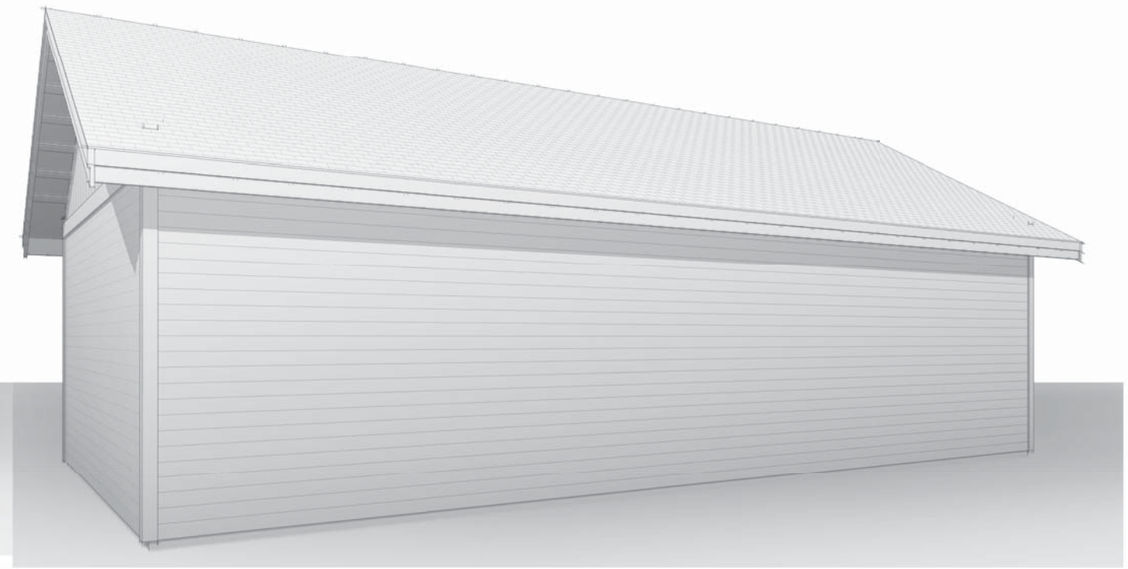
- 2" x DF

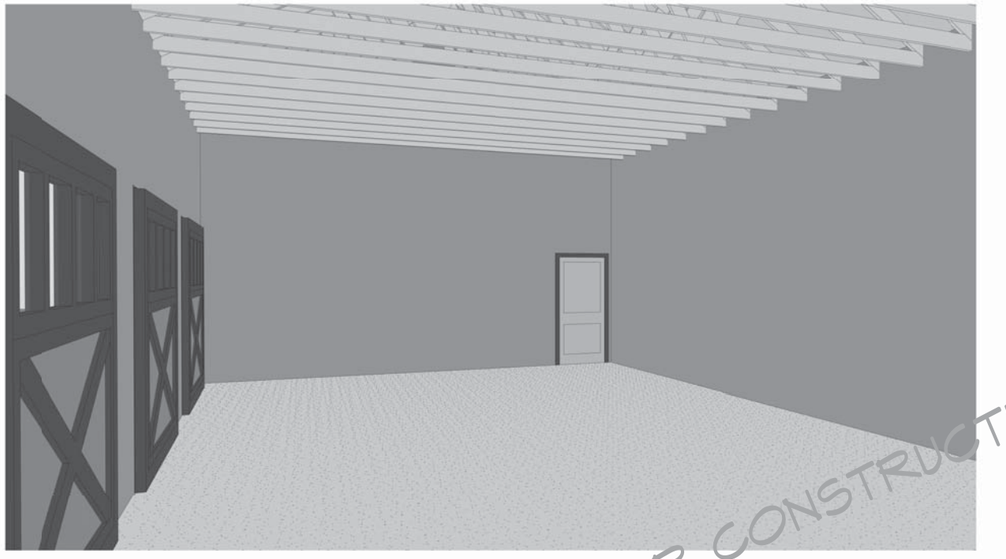
HARDWARE

- Joist Hangers
- Nuts/Bolts/Washers
- Framing Angles
- Hurricane Ties
- Sheathing Clips

*Kit does not include roofing material, concrete, nails, labor, or construction services.
*Additional fee for an engineer's stamp may be required in certain localities.







NOT FOR CONSTRUCTION

11251 SE 232nd AVE

DAMASCUS, OR 97089

SELLWOOD 24' X 48'

PRODUCT LINE

3D VIEWS

Drawn By
NA
2/14/2019 9:11:35 AM

Drawing Index

No.	Date	Description

A-002

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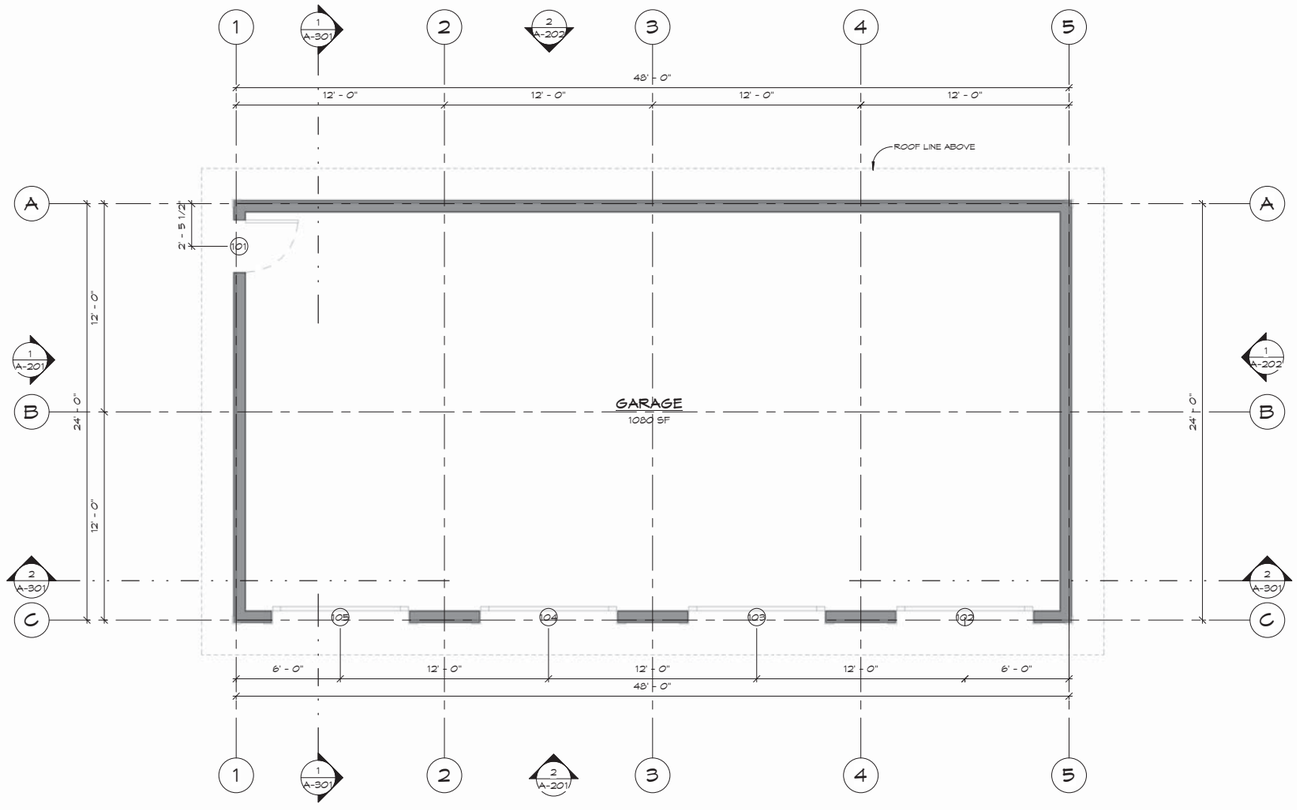

NOT FOR CONSTRUCTION

11251 SE 232nd AVE

DC STRUCTURES

DAMASCUS, OR 97089

SELLWOOD 24' X 48'

PRODUCT LINE

FLOOR PLANS

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Drawing Index

No.	Date	Description

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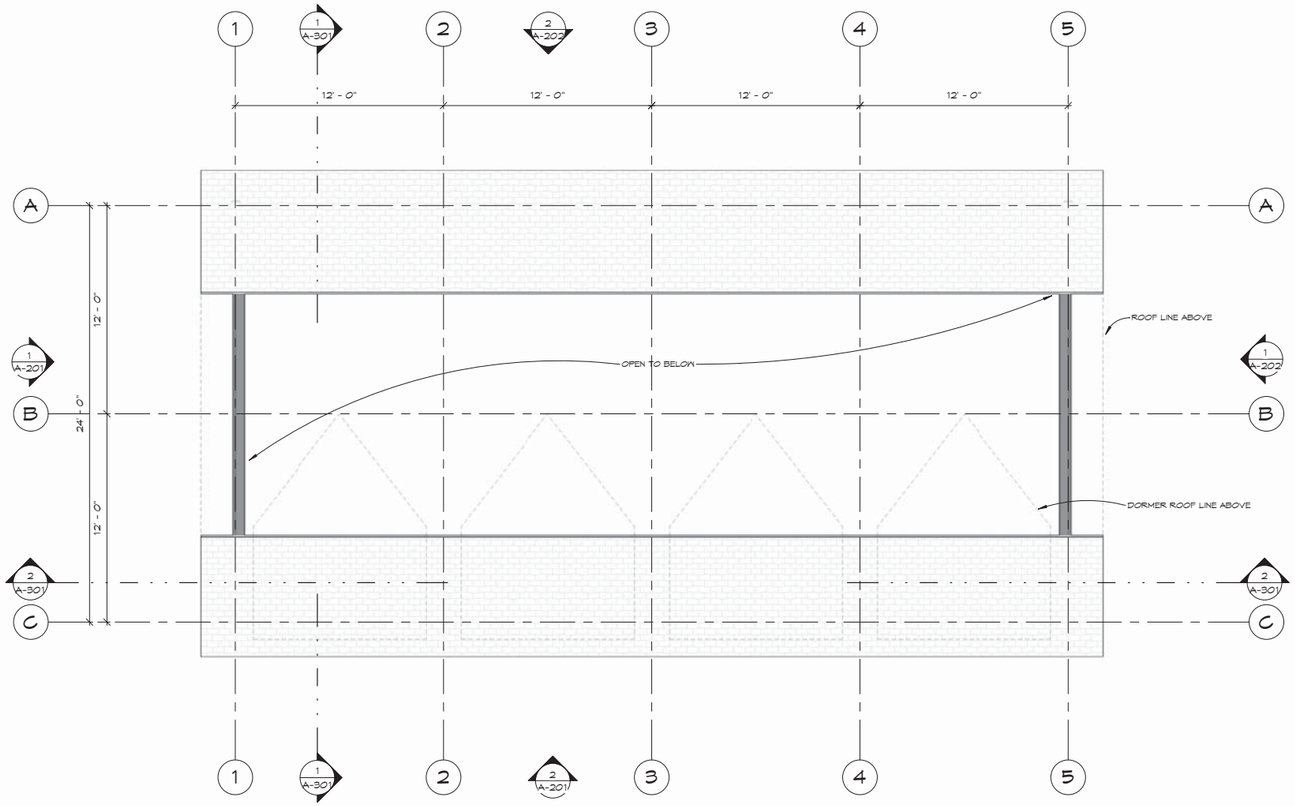

11251 SE 232nd AVE

DC STRUCTURES

DAMASCUS, OR 97089

SELLWOOD 24' X 48'

PRODUCT LINE

T.O. SIDEWALL

Drawn By
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Drawing Index		
No.	Date	Description

NOT FOR CONSTRUCTION

A-102

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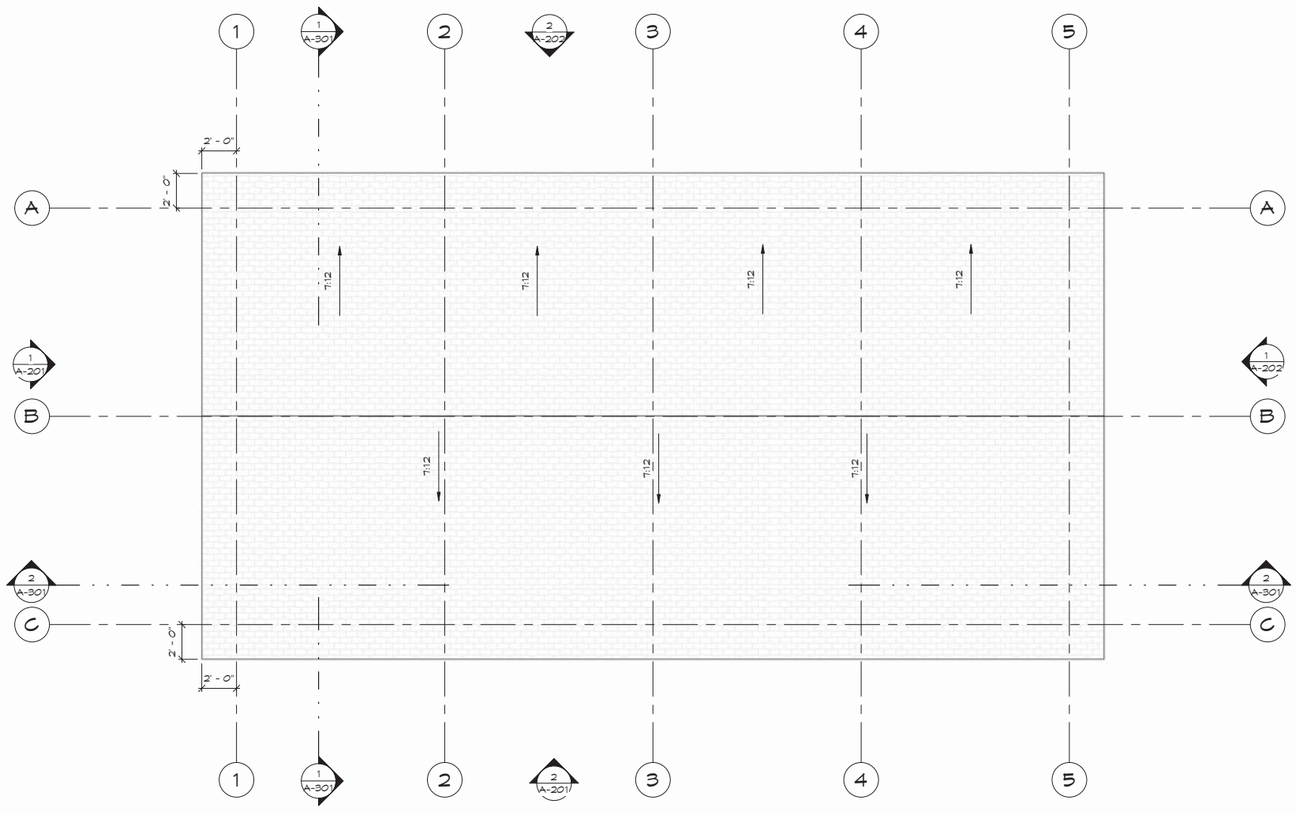

11251 SE 232nd AVE

DAMASCUS, OR 97089

SELLWOOD 24' X 48'

PRODUCT LINE

ROOF PLAN

Drawn By
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Drawing Index

No.	Date	Description

NOT FOR CONSTRUCTION

A-103

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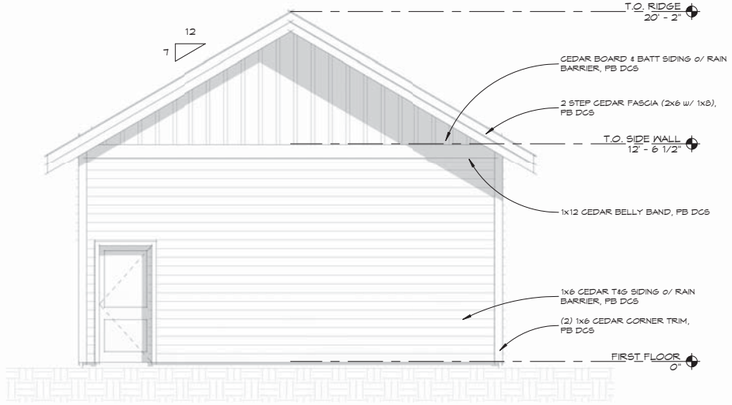

NOT FOR CONSTRUCTION

11251 SE 232nd AVE

DAMASCUS, OR 97089

SELLWOOD 24' X 48'

PRODUCT LINE

ELEVATIONS

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Drawing Index

No.	Date	Description

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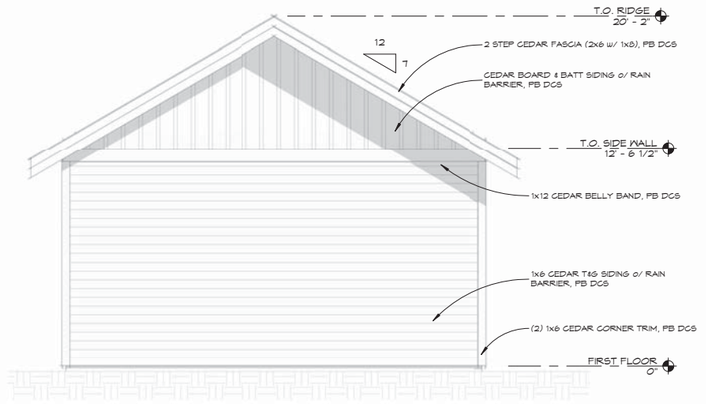

NOT FOR CONSTRUCTION

11251 SE 232nd AVE

DAMASCUS, OR 97089

SELLWOOD 24' X 48'

PRODUCT LINE

ELEVATIONS

Drawn By
Author
2/14/2019 9:11:44 AM

Drawing Index

No.	Date	Description

A-202

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