

STATE OF
COLORADO

Eschberger - DNR, Amy <amy.eschberger@state.co.us>

M-2021-009 Completeness Response

1 message

Katie Todt <katie@lewicki.biz>
To: "Eschberger - DNR, Amy" <amy.eschberger@state.co.us>

Thu, Mar 11, 2021 at 4:57 PM

Amy:

Attached please find the Completeness Response - YRR Incompleteness Response 1 210311.pdf - for the Young Ranch Resource (YRR) Quarry (M-2021-009) and referenced attachments. Additionally, I would like to share the initial submittal package with you digitally and a few of the appendices are too large to send via email. Please let me know how the Division prefers to receive digital files these days and I'll get the whole package over to you. Thank you.

Cheers,

Katie Todt

Senior Consultant

Greg Lewicki and Associates, PLLC

(314) 704-4505

Attached:

- YRR Incompleteness Response 1 210311.pdf
- Construction112App - signed 210311.pdf
- SHEET 1 COVER.pdf
- SHEET 9 PARCEL 7-G.pdf
- SHEET 10 PARCEL 8-G 7-CC.pdf
- SHEET 18 PARCEL 5-CC 6-CC.pdf
- Ltr to DRMS_03.09.2021 re YRR - CC Right of Entry.pdf
- YRR Certified Mail receipts – BOCC.pdf
- YRR Certified Mail receipts – JCD.pdf
- YRR SoliConDistrict JCD.pdf
- Gilpin Cty Clerk letter - signed 210209.pdf
- Clear Creek Cty Clerk letter - signed 210208.pdf
- YRR Structure Agreements - Central City Council signed 210218.pdf
- YRR Structure Agreements - Goltra signed 210218.pdf

14 attachments

YRR Incompleteness Response 1 210311.pdf
320K

Clear Creek Cty Clerk letter - signed 210208.pdf
25K

Construction112App - signed 210311.pdf
3338K

-  **Gilpin Cty Clerk letter - signed 210209.pdf**
55K
-  **Ltr to DRMS_03.09.2021 re YRR - CC Right of Entry.pdf**
6174K
-  **SHEET 1 COVER.pdf**
450K
-  **SHEET 9 PARCEL 7-G.pdf**
338K
-  **SHEET 10 PARCEL 8-G 7-CC.pdf**
337K
-  **SHEET 18 PARCEL 5-CC 6-CC.pdf**
351K
-  **YRR Certified Mail receipts - BOCC.pdf**
402K
-  **YRR Certified Mail receipts - JCD.pdf**
103K
-  **YRR SoliConDistrict JCD.pdf**
141K
-  **YRR Structure Agreements - Central City Council signed 210218.pdf**
3448K
-  **YRR Structure Agreements - Goltra signed 210218.pdf**
3231K



March 11, 2021

Amy Eschberger
Colorado Department of Natural Resources
Division of Reclamation, Mining and Safety
1313 Sherman Street, Room 215
Denver, CO 80203

RE: Young Ranch Resource Quarry, M-2021-009, Incompleteness Response

Amy:

Thank you for your quick completeness review. Please see the following to serve as response to you Incompleteness Notice dated February 17, 2021.

- 1. On page 2 of the application form, under Item 9 – General Description, please provide the approximate elevation of the site.***

Please find the attached revised application form titled ‘Construction112App – signed 210311.pdf’.

- 2. In Exhibit N, the Owners of Record to the affected lands are listed as Young Ranch Resource, LLC and Central City (for the Central City Parkway and the cut and fill areas adjacent to the parkway located within the proposed affected lands). The Exhibit includes two Deeds of Contribution with Limited Warranty for property owned by Young Ranch LLC in Gilpin and Clear Creek Counties. The Division requires the following additional items:***
 - a. Please provide a copy of the Young Ranch Boundary Map referenced in the Deeds of Contribution with Limited Warranty submitted in this Exhibit so the Division can verify which portion(s) of the proposed affected lands are associated with the Deeds.***

Please find the attached and below listed boundary maps referenced in the Deeds of Contribution with Limited Warranty and prepared by JPM and Associates, LLC.

- SHEET 1 COVER.pdf
- SHEET 9 PARCEL 7-G.pdf
- SHEET 10 PARCEL 8-G 7-CC.pdf
- SHEET 18 PARCEL 5-CC 6-CC.pdf

- b. Please provide documentation of the legal right to enter to conduct mining and reclamation on lands owned by Central City.***

Please find the attached letter titled 'Ltr to DRMS_03.09.2021 re YRR - CC Right of Entry.pdf' acknowledging the legal right to enter and conduct mining and reclamation on lands owned by Central City.

- c. On the Gilpin County website, more than one parcel located within the proposed affected lands is shown to be owned by Goltra West Ranch LLC (see enclosed screen captures). If this entity owns any portion of the proposed affected lands, please provide documentation of the legal right to enter to conduct mining and reclamation on such lands.***

The Gilpin County Assessors website is incorrect. All parcels labeled as owned by the Young Ranch Resource, LLC on the submitted Exhibit C maps as well as on the attached boundary maps prepared by JPM and Associates, LLC are accurate.

- 3. In Exhibit O, the Owners of Record of the affected lands are listed as Young Ranch Resources, LLC and Central City. However, as mentioned above, the Gilpin County website shows more than one parcel located within the proposed affected lands is owned by Goltra West Ranch LLC. Therefore, please revise the list provided in this Exhibit to include all Owners of Record of the proposed affected lands.***

The list provided in Exhibit O is correct; please refer to the response to your completeness questions 2c for further explanation.

- 4. In Exhibit Q, the applicant provided copies of application notices addressed to the Central City Council, Gilpin County Board of County Commissioners, and Clear Creek County Board of County Commissioners. However, the notice letters are not signed and dated by the respective recipient. Therefore, the Division is unable to consider the materials submitted in this Exhibit as proof that notice of the permit application was sent to the intended recipients, as required by Rule 6.4.17. Per Rule 1.6.2(1)(a)(ii), proof of such notice shall be in the form of a return receipt of a Certified mailing or a date-stamped copy of the notice acknowledging receipt by the appropriate local Board. Due to the limitations imposed by the Covid-19 pandemic, the Division is also currently accepting proof in the form of an emailed response from the recipient acknowledging receipt of the notice. Please provide proof that notice of the permit application was sent to Central City, Black Hawk (please add this recipient), and the Gilpin and Clear Creek County Boards of County Commissioners.***

Rule 6.4.17 also requires the applicant to send notice of the permit application to the Board of Supervisors of the local Conservation District. While the Colorado Department of Agriculture website does not show a Conservation District assigned to the area of the proposed mine site, the adjacent Jefferson Conservation District (JCD) does review materials for Gilpin and Clear Creek Counties. Therefore, please send notice of the permit application to the Board of Supervisors of the Jefferson

Conservation District and provide proof (as described above) this notice was received by their office. According to the JCD website, their mailing address is 10799 W. Alameda Ave., #261205, Lakewood, CO 80226, and their email address is jcd@jeffersoncd.com.

Please find the attached certified mail receipts for the Clear Creek County BOCC, Gilpin County BOCC, Central City Council, and Jefferson Conservation District (JCD). Additionally, the letter to the JCD is also attached.

- YRR Certified Mail receipts – BOCC.pdf
- YRR Certified Mail receipts – JCD.pdf
- YRR SoliConDistrict JCD.pdf

5. In Exhibit R, the applicant provided copies of application notices addressed to the County Clerk and Recorder for Gilpin County and Clear Creek County. However, the notice letters are not signed and dated by the respective recipient. Therefore, the Division is unable to consider the materials submitted in this Exhibit as proof that a copy of the application was placed with the local County Clerk and Recorder for public review, as required by Rule 6.4.18. Please submit an affidavit or receipt indicating the date on which the application was placed with the local County Clerk and Recorder for public review. Due to the limitations imposed by the Covid-19 pandemic, the Division is also currently accepting proof in the form of an emailed response from the recipient acknowledging receipt of the permit application for public review.

Please find the attached signed and returned notice receipt letters to both the Clear Creek County and Gilpin County Clerk and Recorders.

- Gilpin Cty Clerk letter - signed 210209.pdf
- Clear Creek Cty Clerk letter - signed 210208.pdf

6. In Exhibit S, the applicant provides a list of permanent, man-made structures located within 200 feet of the proposed affected lands, and states “in accordance with current DRMS practice, structure agreements were signed and notarized by the operator and were hand delivered and signed or delivered via certified mail to those listed below”, that “distributed structure agreements are shown at the end of this exhibit”, and “where possible, signed by the landowner and returned structure agreements are also included”. Furthermore, on page S-2 of this Exhibit, the page states “Insert structure notices”, which indicates the applicant meant to include these notices with the application. However, the Division was unable to find any such documents in the application. Therefore, please submit the documents referenced in this Exhibit.

Please find the attached structure notices which will be mailed via certified USPS mail to the recipients following filing of the application pending the close of this completeness review.

- YRR Structure Agreements - Central City Council signed 210218.pdf
- YRR Structure Agreements - Goltra signed 210218.pdf

Please do not hesitate to contact me with questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read 'Katie Todt', written in a cursive style.

Katie Todt, PG
(314) 704-4505
Greg Lewicki and Associates

Attachments:

- Construction112App - signed 210311.pdf
- SHEET 1 COVER.pdf
- SHEET 9 PARCEL 7-G.pdf
- SHEET 10 PARCEL 8-G 7-CC.pdf
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Greg Lewicki And Associates, PLLC

3375 W. Powers Circle
Littleton, CO 80123

Phone: (720) 842-5321 Fax (303) 346-6934
E-mail: info@lewicki.biz

February 3, 2021

Brenda Corbett
County Clerk and Recorder
Clear Creek County
405 Argentine Street
PO Box 2000
Georgetown, CO 80444
(303) 679-2339

Dear Ms. Corbett:

Enclosed is a notice for a new quarry application to the Colorado Division of Reclamation, Mining, and Safety for the Regular 112 Construction Materials Reclamation Permit for the quarry known as the Young Ranch Resource Quarry, located approximately 3.2 miles east-northeast of Idaho Springs, CO off the Central City Parkway, Clear Creek and Gilpin Counties, CO. The applicant is Young Ranch Resource, LLC. The Colorado Division of Reclamation, Mining, and Safety (DRMS) requires evidence that the application has been filed with your office. Therefore, please sign and date the box below. Return via mail, email or fax your signed acknowledgement of this application and we will forward your acknowledgement to the DRMS. Thank you.

Sincerely,

Katie Todd
Senior Consultant
Greg Lewicki and Associates, PLLC
(303) 346-5196
katie@lewicki.biz
Fax: (303) 346-6934

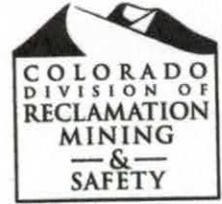
The application was received on the following date: 2/8/2020

by: Brenda Corbett

STATE OF COLORADO

DIVISION OF RECLAMATION, MINING AND SAFETY
Department of Natural Resources

1313 Sherman St., Room 215
Denver, Colorado 80203
Phone: (303) 866-3567
FAX: (303) 832-8106



CONSTRUCTION MATERIALS REGULAR (112) OPERATION RECLAMATION PERMIT APPLICATION FORM

CHECK ONE: There is a File Number Already Assigned to this Operation

Permit # M - - - - - (Please reference the file number currently assigned to this operation)

New Application (Rule 1.4.5)

Amendment Application (Rule 1.10)

Conversion Application (Rule 1.11)

Permit # M - - - - - (provide for Amendments and Conversions of existing permits)

The application for a Construction Materials Regular 112 Operation Reclamation Permit contains three major parts: (1) the application form; (2) Exhibits A-S, Addendum 1, any sections of Exhibit 6.5 (Geotechnical Stability Exhibit; and (3) the application fee. When you submit your application, be sure to include one (1) complete signed and notarized ORIGINAL and one (1) copy of the completed application form, two (2) copies of Exhibits A-S, Addendum 1, appropriate sections of 6.5 (Geotechnical Stability Exhibit, and a check for the application fee described under Section (4) below. Exhibits should **NOT** be bound or in a 3-ring binder; maps should be folded to 8 1/2" X 11" or 8 1/2" X 14" size. To expedite processing, please provide the information in the format and order described in this form.

GENERAL OPERATION INFORMATION

Type or print clearly, in the space provided, ALL information requested below.

1. **Applicant/operator or company name (name to be used on permit):** Young Ranch Resource, LLC
 - 1.1 Type of organization (corporation, partnership, etc.): company

2. **Operation name (pit, mine or site name):** Young Ranch Resource Quarry

3. **Permitted acreage (new or existing site):** 469.7 permitted acres
 - 3.1 Change in acreage (+) _____ acres
 - 3.2 Total acreage in Permit area 469.7 acres

4. **Fees:**

4.1 New Application	<u>\$2,696.00</u>	application fee
4.2 New Quarry Application	<u>\$3,342.00</u>	quarry application
4.4 Amendment Fee	<u>\$2,229.00</u>	amendment fee
4.5 Conversion to 112 operation (set by statute)	<u>\$2,696.00</u>	conversion fee

5. **Primary commodity(ies) to be mined:** gneiss gravel
 - 5.1 Incidental commodity(ies) to be mined:
 1. gold - XX lbs/Tons/yr
 2. N/A / lbs/Tons/yr
 3. N/A / lbs/Tons/yr
 4. N/A / lbs/Tons/yr
 5. N/A / lbs/Tons/yr
 - 5.2 Anticipated end use of primary commodity(ies) to be mined: construction materials
 - 5.3 Anticipated end use of incidental commodity(ies) to be mined: gold

6. **Name of owner of subsurface rights of affected land:** refer to Exhibit O
If 2 or more owners, "refer to Exhibit O".

7. **Name of owner of surface of affected land:** refer to Exhibit O

8. **Type of mining operation:** Surface Underground

9. **Location Information:** The center of the area where the majority of mining will occur:

COUNTY: Gilpin

PRINCIPAL MERIDIAN (check one): 6th (Colorado) 10th (New Mexico) Ute

SECTION (write number): S 28

TOWNSHIP (write number and check direction): T 3 North South

RANGE (write number and check direction): R 72 East West

QUARTER SECTION (check one): NE NW SE SW

QUARTER/QUARTER SECTION (check one): NE NW SE SW

GENERAL DESCRIPTION: (the number of miles and direction from the nearest town and the approximate elevation): 3.2 miles ENE of Idaho Springs, CO. The site entrance is at 8050' feet.

10. **Primary Mine Entrance Location** (report in either Latitude/Longitude **OR** UTM):

Latitude/Longitude:

Example: (N) 39° 44' 12.98"
(W) 104° 59' 3.87"

Latitude (N): deg _____ min _____ sec _____ (2 decimal places)

Longitude (W): deg _____ min _____ sec _____ (2 decimal places)

OR

Example: (N) 39.73691°
(W) -104.98449°

Latitude (N) 39 758942 (5 decimal places)

Longitude(W) -105 450517 (5 decimal places)

OR

Universal Transverse Mercator (UTM)

Example: 201336.3 E NAD27 Zone 13
4398351.2 N

UTM Datum (specify NAD27, NAD83 or WGS 84) Nad 83 Zone 13

Easting _____

Northing _____

11. **Correspondence Information:**

APPLICANT/OPERATOR (name, address, and phone of name to be used on permit)

Contact's Name: Robert L Young Jr. Title: Owner
Company Name: Young Ranch Resource, LLC
Street/P.O. Box: 5455 Ulysses Street P.O. Box: _____
City: Golden
State: Colorado Zip Code: 80403
Telephone Number: (303) - 880-0948
Fax Number: (email) - youngranchresource@gmail.com

PERMITTING CONTACT (if different from applicant/operator above)

Contact's Name: Katie Todt and Ben Miller Title: Senior/Principal Consultant
Company Name: Lewicki and Associates, PLLC
Street/P.O. Box: 3375 West Powers Circle P.O. Box: _____
City: Littleton
State: Colorado Zip Code: 80123
Telephone Number: (303) - 346-5196
Fax Number: (email) - katie@lewicki.biz; ben@lewicki.biz

INSPECTION CONTACT

Contact's Name: TBD Title: _____
Company Name: _____
Street/P.O. Box: _____ P.O. Box: _____
City: _____
State: _____ Zip Code: _____
Telephone Number: () - _____
Fax Number: () - _____

CC: STATE OR FEDERAL LANDOWNER (if any)

Agency: _____
Street: _____
City: _____
State: _____ Zip Code: _____
Telephone Number: () - _____

CC: STATE OR FEDERAL LANDOWNER (if any)

Agency: _____
Street: _____
City: _____
State: _____ Zip Code: _____
Telephone Number: () - _____

12. **Primary future (Post-mining) land use (check one):**

- | | | |
|--|--|--|
| <input type="checkbox"/> Cropland(CR) | <input type="checkbox"/> Pastureland(PL) | <input type="checkbox"/> General Agriculture(GA) |
| <input checked="" type="checkbox"/> Rangeland(RL) | <input type="checkbox"/> Forestry(FR) | <input type="checkbox"/> Wildlife Habitat(WL) |
| <input type="checkbox"/> Residential(RS) | <input type="checkbox"/> Recreation(RC) | <input type="checkbox"/> Industrial/Commercial(IC) |
| <input type="checkbox"/> Developed Water Resources(WR) | | <input type="checkbox"/> Solid Waste Disposal(WD) |

13. **Primary present land use (check one):**

- | | | |
|--|--|--|
| <input type="checkbox"/> Cropland(CR) | <input type="checkbox"/> Pastureland(PL) | <input type="checkbox"/> General Agriculture(GA) |
| <input checked="" type="checkbox"/> Rangeland(RL) | <input type="checkbox"/> Forestry(FR) | <input type="checkbox"/> Wildlife Habitat(WL) |
| <input type="checkbox"/> Residential(RS) | <input type="checkbox"/> Recreation(RC) | <input type="checkbox"/> Industrial/Commercial(IC) |
| <input type="checkbox"/> Developed Water Resources(WR) | | |

14. **Method of Mining:** Briefly explain mining method (e.g. truck/shovel): _____
Vegetation removal, blast, tracked dozer to loader, crush, load for transport

15. **On Site Processing:** Crushing/Screening

13.1 Briefly explain mining method (e.g. truck/shovel): _____
Rock will be crushed and screened to produce market demand product.

List any designated chemicals or acid-producing materials to be used or stored within permit area: _____
N/A

16. **Description of Amendment or Conversion:**

If you are amending or converting an existing operation, provide a brief narrative describing the proposed change(s).

N/A

Maps and Exhibits:

Two (2) complete, unbound application packages must be submitted. One complete application package consists of a signed application form and the set of maps and exhibits referenced below as Exhibits A-S, Addendum 1, and the Geotechnical Stability Exhibit. Each exhibit within the application must be presented as a separate section. Begin each exhibit on a new page. Pages should be numbered consecutively for ease of reference. If separate documents are used as appendices, please reference these by name in the exhibit.

With each of the two (2) signed application forms, you must submit a corresponding set of the maps and exhibits as described in the following references to Rule 6.4, 6.5, and 1.6.2(1)(b):

EXHIBIT A	Legal Description
EXHIBIT B	Index Map
EXHIBIT C	Pre-Mining and Mining Plan Map(s) of Affected Lands
EXHIBIT D	Mining Plan
EXHIBIT E	Reclamation Plan
EXHIBIT F	Reclamation Plan Map
EXHIBIT G	Water Information
EXHIBIT H	Wildlife Information
EXHIBIT I	Soils Information
EXHIBIT J	Vegetation Information
EXHIBIT K	Climate Information
EXHIBIT L	Reclamation Costs
EXHIBIT M	Other Permits and Licenses
EXHIBIT N	Source of Legal Right-To-Enter
EXHIBIT O	Owners of Record of Affected Land (Surface Area) and Owners of Substance to be Mined
EXHIBIT P	Municipalities Within Two Miles
EXHIBIT Q	Proof of Mailing of Notices to County Commissioners and Conservation District
EXHIBIT R	Proof of Filing with County Clerk or Recorder
EXHIBIT S	Permanent Man-Made Structures
Rule 1.6.2(1)(b)	ADDENDUM 1 - Notice Requirements (sample enclosed)
Rule 6.5	Geotechnical Stability Exhibit (any required sections)

The instructions for preparing Exhibits A-S, Addendum 1, and Geotechnical Stability Exhibit are specified under Rule 6.4 and 6.5 and Rule 1.6.2(1)(b) of the Rules and Regulations. If you have any questions on preparing the Exhibits or content of the information required, or would like to schedule a pre-application meeting you may contact the Office at 303-866-3567.

Responsibilities as a Permittee:

Upon application approval and permit issuance, this application becomes a legally binding document. Therefore, there are a number of important requirements which you, as a permittee, should fully understand. These requirements are listed below. Please read and initial each requirement, in the space provided, to acknowledge that you understand your obligations. If you do not understand these obligations then please contact this Office for a full explanation.

Ry

1. Your obligation to reclaim the site is not limited to the amount of the financial warranty. You assume legal liability for all reasonable expenses which the Board or the Office may incur to reclaim the affected lands associated with your mining operation in the event your permit is revoked and financial warranty is forfeited;

- Ry 2. The Board may suspend or revoke this permit, or assess a civil penalty, upon a finding that the permittee violated the terms or conditions of this permit, the Act, the Mineral Rules and Regulations, or that information contained in the application or your permit misrepresent important material facts;
- Ry 3. If your mining and reclamation operations affect areas beyond the boundaries of an approved permit boundary, substantial civil penalties, to you as permittee can result;
- Ry 4. Any modification to the approved mining and reclamation plan from those described in your approved application requires you to submit a permit modification and obtain approval from the Board or Office;
- Ry 5. It is your responsibility to notify the Office of any changes in your address or phone number;
- Ry 6. Upon permit issuance and prior to beginning on-site mining activity, you must post a sign at the entrance of the mine site, which shall be clearly visible from the access road, with the following information (Rule 3.1.12):
- a. the name of the operator;
 - b. a statement that a reclamation permit for the operation has been issued by the Colorado Mined Land Reclamation Board; and,
 - c. the permit number.
- Ry 7. The boundaries of the permit boundary area must be marked by monuments or other markers that are clearly visible and adequate to delineate such boundaries prior to site disturbance.
- Ry 8. It is a provision of this permit that the operations will be conducted in accordance with the terms and conditions listed in your application, as well as with the provisions of the Act and the Construction Material Rules and Regulations in effect at the time the permit is issued.
- Ry 9. Annually, on the anniversary date of permit issuance, you must submit an annual fee as specified by Statute, and an annual report which includes a map describing the acreage affected and the acreage reclaimed to date (if there are changes from the previous year), any monitoring required by the Reclamation Plan to be submitted annually on the anniversary date of the permit approval. Annual fees are for the previous year a permit is held. For example, a permit with the anniversary date of July 1, 1995, the annual fee is for the period of July 1, 1994 through June 30, 1995. Failure to submit your annual fee and report by the permit anniversary date may result in a civil penalty, revocation of your permit, and forfeiture of your financial warranty. It is your responsibility, as the permittee, to continue to pay your annual fee to the Office until the Board releases you from your total reclamation responsibility.
- Ry 10. For joint venture/partnership operators: the signing representative is authorized to sign this document and a power of attorney (provided by the partner(s)) authorizing the signature of the representative is attached to this application.

NOTE TO COMMENTORS/OBJECTORS:

It is likely there will be additions, changes, and deletions to this document prior to final decision by the Office. Therefore, if you have any comments or concerns you must contact the applicant or the Office prior to the decision date so that you will know what changes may have been made to the application document.

The Office is not allowed to consider comments, unless they are written, and received prior to the end of the public comment period. You should contact the applicant for the final date of the public comment period.

If you have questions about the Mined Land Reclamation Board and Office's review and decision or appeals process, you may contact the Office at (303) 866-3567.

Certification:

As an authorized representative of the applicant, I hereby certify that the operation described has met the minimum requirements of the following terms and conditions:

1. To the best of my knowledge, all significant, valuable and permanent man-made structure(s) in existence at the time this application is filed, and located within 200 feet of the proposed affected area have been identified in this application (Section 34-32.5-115(4)(e), C.R.S.).
2. No mining operation will be located on lands where such operations are prohibited by law (Section 34-32.5-115(4)(f), C.R.S.);
3. As the applicant/operator, I do not have any extraction/exploration operations in the State of Colorado currently in violation of the provisions of the Colorado Land Reclamation Act for the Extraction of Construction Materials (Section 34-32.5-120, C.R.S.) as determined through a Board finding.
4. I understand that statements in the application are being made under penalty of perjury and that false statements made herein are punishable as a Class 1 misdemeanor pursuant to Section 18-8-503, C.R.S.

This form has been approved by the Mined Land Reclamation Board pursuant to section 34-32.5-112, C.R.S., of the Colorado Land Reclamation Act for the Extraction of Construction Materials. Any alteration or modification of this form shall result in voiding any permit issued on the altered or modified form and subject the operator to cease and desist orders and civil penalties for operating without a permit pursuant to section 34-32.5-123, C.R.S.

Signed and dated this 4 day of February, 2021.

Young Ranch Resource L.L.C.
Applicant/Operator or Company Name

If Corporation Attest (Seal)

Signed: [Signature]
Title: Manager

Signed: _____
Corporate Secretary or Equivalent
Town/City/County Clerk

State of Colorado)
) ss.
County of Denver)

The foregoing instrument was acknowledged before me this 4th day of February, 2021, by Robert Lee Young Jr. as Manager of Young Ranch Resource LLC



[Signature]
Notary Public
My Commission expires: 10/11/2021

SIGNATURES MUST BE IN BLUE INK

You must post sufficient Notices at the location of the proposed mine site to clearly identify the site as the location of a



Greg Lewicki And Associates, PLLC

3375 W. Powers Circle
Littleton, CO 80123

Phone: (720) 842-5321
E-mail: info@lewicki.biz

Fax (303) 346-6934

February 3, 2021

Sahari McCormick
County Clerk and Recorder
Gilpin County
203 Eureka Street
PO Box 429
Central City, CO 80427
(303) 582-5321

Dear Ms. McCormick:

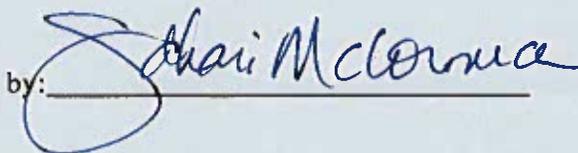
Enclosed is a notice for a new quarry application to the Colorado Division of Reclamation, Mining, and Safety for the Regular 112 Construction Materials Reclamation Permit for the quarry known as the Young Ranch Resource Quarry, located approximately 3.2 miles east-northeast of Idaho Springs, CO off the Central City Parkway, Clear Creek and Gilpin Counties, CO. The applicant is Young Ranch Resource, LLC. The Colorado Division of Reclamation, Mining, and Safety (DRMS) requires evidence that the application has been filed with your office. Therefore, please sign and date the box below. Return via mail, email or fax your signed acknowledgement of this application and we will forward your acknowledgement to the DRMS. Thank you.

Sincerely,

Katie Todt
Senior Consultant
Greg Lewicki and Associates, PLLC
(303) 346-5196
katie@lewicki.biz
Fax: (303) 346-6934

The application was received on the following date: 2/9/2021

by:





MICHOW COX & McASKIN LLP
ATTORNEYS AT LAW

March 9, 2021

State of Colorado
Division of Reclamation, Mining and Safety
Department of Natural Resources
1313 Sherman Street, Room 215
Denver CO 80203

Re: Young Ranch Resources, LLC (“**Applicant**”)
Application Dated February 3, 2021 (the “**Application**”)
Affidavit for Right of Entry (Central City, Colorado)

I serve as the City Attorney for the City of Central, Colorado (the “City”).

With respect to the Application identified above, the Applicant may proceed as outlined in the Application to conduct mining and reclamation activity on property owned by the City and located in Gilpin and Clear Creek Counties, Colorado. However, the City advises that the availability of access to the Central City Parkway (“Parkway”) is conditioned on the following:

- 1) Applicant’s satisfaction of all requirements set forth in the City’s Parkway Access Code, codified at Article VII of Chapter 8 of the Municipal, and available at the following link:

https://library.municode.com/co/central_city/codes/municipal_code?nodeId=CH8VETR_ARTVIIIPAACCO

as amended by Ordinance No. 20-10 dated July 21, 2020, a copy of which is enclosed with this letter (the “Parkway Access Code”).

- 2) Applicant’s initiation of annexation proceedings. *See* Sec. 8-7-130, Parkway Access Code.
- 3) Applicant’s initiation of the process to include the Subject Property into the boundaries of the CCBID. *See* Sec. 8-7-130, Parkway Access Code.

- 4) Applicant's receipt of approval of appropriate zoning of the Subject Property to accommodate the proposed use, and all required subsequent City approvals for the same, including but not limited to approval of a Master Plan for Extraction.

This letter does not assure any particular outcome of the processes identified above. Annexation is a legislative matter that is solely committed to the discretion of the City Council. Quasi-judicial and administrative permits require the Applicant to demonstrate technical compliance with applicable regulations. Given that engineering plans and other documentation required by the Parkway Access Code have not been received by the City, the Subject Property's access to the Parkway for the mining and reclamation activity described in the Application is not presently assured. Additional terms of access may be negotiated between the Applicant and the City during annexation.

Sincerely,



Marcus McAskin
City Attorney, City of Central
marcus@mcm-legal.com

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 9th day of March, 2021, by Marcus McAskin in his capacity as the duly appointed City Attorney for the City of Central, a home rule municipality of the State of Colorado.

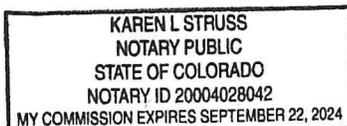
Witness my hand and official seal.

My commission expires: 9/22/2024



Notary Public

[SEAL]



Division of Reclamation, Mining and Safety
Department of Natural Resources
March 9, 2021
Page 3

cc: Daniel R. Miera, City Manager
Ray Rears, Community Development Director

CITY OF CENTRAL, COLORADO

ORDINANCE 20-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTRAL COLORADO AMENDING SECTION 8-7-130 AND ADDING SECTIONS 4-6-40, 15-1-110 AND 18-1-60 TO THE MUNICIPAL CODE, AND AMENDING CERTAIN SECTIONS OF THE CITY OF CENTRAL LAND DEVELOPMENT CODE

WHEREAS, the City of Central (the “City”) is authorized under its home rule charter and Title 31 of the Colorado Revised Statutes (C.R.S.) to adopt and amend ordinances in furtherance of governmental administration and the City’s police powers; and

WHEREAS, the City has previously entered into that certain Intergovernmental Agreement with the Central City Business Improvement District (“District”) dated January 11, 2001, as amended by Amendment No. 1 to Intergovernmental Agreement dated April 1, 2003 (“Amendment No. 1”), Amendment No. 2 to Intergovernmental Agreement dated November 9, 2004 (“Amendment No. 2”), and Amendment No. 3 to Intergovernmental Agreement dated October 15, 2019 (“Amendment No. 3”) (together, the “Intergovernmental Agreement”); and

WHEREAS, Section 4.7 of the Intergovernmental Agreement provides for the inclusion of commercial property into the boundaries of the District; and

WHEREAS, Amendment No. 3 amended Section 4.7 of the Intergovernmental Agreement to specify certain circumstances when the requirement regarding the inclusion of commercial property would be applied; and

WHEREAS, City Council desires to adopt this Ordinance to amend certain provisions of the Municipal Code and the Central City Land Development Code (“Land Development Code”) in order to codify the intent of the City and District in approving Amendment No. 3; and

WHEREAS, the City Council has determined that the adoption of this Ordinance is legislative in nature and will further the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, City Council conducted a public hearing, with proper notice provided, to consider adoption of this Ordinance as required by law.

BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF CENTRAL, COLORADO THAT:

Section 1. Section 4-6-40 is hereby added to Article VI of Chapter 4 of the Municipal Code (titled *Sale or Trade of Real Property*), to read in full as follows:

Sec. 4-6-40. Sale or lease of City property for development or redevelopment purposes.

As a condition precedent to the City’s sale or lease of any City-owned property, where all or a portion of such property is classified as commercial property as

defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) after such sale or lease, the buyer(s) or lessee(s), as the case may be, shall be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that such property be included within the boundaries of the Central City Business Improvement District (“District”). All property included within the District shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion, as required by C.R.S. § 31-25-1220. This section shall not apply to any properties in Clear Creek County.

Section 2. Section 8-7-130 of the Municipal Code is hereby amended to read in full as follows, with strikethrough text showing deletions and bold, underlined text showing additions:

Sec. 8-7-130. City annexation or inclusion in Central City Business Improvement District.

Prior to commencement of construction of any access improvements authorized pursuant to a validly issued access permit, the property owner(s) of the property for which such access improvements are constructed, as well as the property owner(s) of any property directly or indirectly using such access (all of such property collectively, the “benefited property”): (1) shall, if such benefited property is not located within Clear Creek County, execute a petition or petitions for annexation containing all information required by the Municipal Annexation Act of 1965, C.R.S. §§ 31-12-101 *et seq.*, and complying with all applicable provisions of Article I of Chapter 15 of the Municipal Code, requesting that the property described in the petition or petitions be included within the municipal boundaries of the City; and (2) ~~may~~ **shall**, if such benefited property is not located within Clear Creek County and is classified as commercial property as defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) once access is granted, be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that the property described in the petition or petitions be included within the boundaries of the District. All property included within the District shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion, as required by C.R.S. § 31-25-1220. This Section shall not apply to any properties in Clear Creek County.

Section 3. Section 15-1-110 is hereby added to Article I of Chapter 15 of the Municipal Code (titled *Annexation Policies and Procedures*), to read in full as follows:

Sec. 15-1-110. Annexation of commercial property.

If property owner(s) initiate the annexation of property not located within Clear Creek County and all or a portion of such property is classified as commercial property as defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) upon annexation, the property owner(s) shall be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that such property be included within the boundaries of the Central City Business Improvement District (“District”). All property included within the District shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion, as required by C.R.S. § 31-25-1220. This section shall not apply to any properties in Clear Creek County.

Section 4. Section 18-1-60 is hereby added to Article I of Chapter 18 of the Municipal Code (titled *International Building Code*), to read in full as follows:

Sec. 18-1-60. Commercial properties outside of boundaries of the Central City Business Improvement District.

As a condition precedent to the issuance of any building permit that would allow an additional, different, or altered use of property within the City but not currently within the boundaries of the Central City Business Improvement District (the “District”), where all or a portion of such property is classified as commercial property as defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) upon completion of the construction for which such building permit is sought, the property owner(s) shall be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that such property be included within the boundaries of the District. All property included within the District shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion, as required by C.R.S. § 31-25-1220. This section shall not apply to any properties in Clear Creek County.

Section 5. Section 16-3-105 of the Land Development Code is hereby amended to read in full as follows, with strikethrough text showing deletions and bold, underlined text showing additions:

Sec. 16-3-105. Standards for Rezoning

- (a) *Generally.* The City Council may approve an application for rezoning if it finds that:
 - (1) The policy set out in Subsection (b), below, is implemented;
 - (2) The standards set out in Subsection (c), below, are met; and
 - (3) One or more of the alternatives set out in Subsection (d), below, are met; **and**
 - (4) **The requirement of Subsection (e), below, has been satisfied, if and to the extent applicable.**

- (b) *Historic Resource Protection and Hazard Mitigation.*
 - (1) It is the policy of the City not to rezone land in a manner that would tend to create or facilitate the creation of development rights or entitlements that would either:
 - A. Reduce the level of protection for significant historical resources that exist on the Subject Property; or
 - B. Expose additional people or personal property to unmitigated natural or man-made hazards that are present on the Subject Property.
 - (2) This policy may be waived upon a finding by the City Council that:
 - A. Alternative means have been implemented (or will be implemented as a condition of development approval) to achieve a comparable or better level of historic resource protection or hazard mitigation; or
 - B. The policy is outweighed by a substantial community interest that is served by approval of the rezoning.

- (c) *Compatibility and Public Benefits.* All applications for rezoning shall meet all of the following standards:
 - (1) The proposed zone is in conformance with the Comprehensive Plan's future land use map;
 - (2) The proposed zone will provide a benefit (or degree of benefit) to the community or immediate area that cannot be provided in the existing zone, and which is sufficient to offset potential adverse impacts of the proposed zone, if any;
 - (3) If the proposed zone is an "IND" zone, its boundaries are such that it has no negative impact on character, integrity, or use of the Historic District; and
 - (4) Public facilities are addressed in at least one of the following ways:
 - A. Adequate public facilities are available to serve development in the proposed zone; or
 - B. The proposed zone would limit demands upon public facilities more than the existing zone; or

- C. Reasonable assurances are provided that adequate facilities will be made available to serve new development by the time the new development places demands on the facilities.
- (d) *Alternative Standards.* All applications for rezoning shall meet at least one of the following four alternative standards:
- (1) ALTERNATIVE #1. The proposed zone is more appropriate than the existing zone to implement the most recent adopted City plan that was developed with public input (*e.g.*, the Comprehensive Plan or a special area plan) and includes the Subject Property.
 - (2) ALTERNATIVE #2. The proposed zone is more appropriate than the existing zone because:
 - A. There has been a change in character or capacity of public infrastructure in the area (*e.g.*, installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.); and
 - B. The proposed zone allows for the reasonable development or redevelopment of the subject property in a manner that will be compatible with its existing or planned context.
 - (3) ALTERNATIVE #3. The proposed zone is more appropriate than the existing zone because:
 - A. There is greater need in the City for land in the proposed zone than the existing zone; and
 - B. The proposed zone will promote a balance of land uses in the City that will improve economic opportunity for City residents.
 - (4) ALTERNATIVE #4. The proposed zone is more appropriate than the existing zone because:
 - A. The existing zoning for the property was erroneously assigned; or
 - B. Development has not proceeded in reliance on the erroneous zone.
- (e) **Inclusion in Central City Business Improvement District. If the land proposed for rezoning is not located within Clear Creek County and is classified as commercial property as defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) upon rezoning, the property owner(s) shall be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that the property described in said petition or petitions be included within the boundaries of the Central City Business Improvement District ("District"). All property included within the District shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of**

inclusion, as required by C.R.S. § 31-25-1220. This Subsection (e) shall not apply to any properties in Clear Creek County.

Section 6. Appendix B of the Land Development Code (Minimum Subdivision Plat Requirements) is hereby amended to read in full as follows, with bold, underlined and highlighted text showing additions:

APPENDIX B: MINIMUM SUBDIVISION PLAT REQUIREMENTS

B-1. Generally

Applications for subdivision approvals shall be on a form approved by the Administrator, which shall meet the minimum standards of this Appendix.

B-2. Waiver of Information Requirements

An applicant may request a waiver of any of the requirements of this Appendix in writing to the Administrator. A request for waiver of requirements must include sufficient demonstration that the subdivision will have no negative qualitative or quantitative impacts that would be offset or mitigated by a specific requirement, the evaluation of which would be likely impacted by the requested waiver.

B-3. Required Contents

Preliminary and final plats shall include, at a minimum, the information set out in Table B-3, *Minimum Plat Requirements*.

TABLE B-3 MINIMUM PLAT REQUIREMENTS		
Requirement	Preliminary	Final
Application and Background Narrative		
Standard application form	X	X
Letter of intent describing proposed subdivision, development schedule, and phasing	X	X
Ownership, Title, and Tax Information		
Title commitment or comparable document issued by a title insurance company within six months of application date, showing ownership, liens, and encumbrances	X	X
ALTA/ASCM (NSPS) survey prepared within six months of application	X	X
Treasurer's certificate of paid taxes, showing that taxes are not delinquent		X
Existing Conditions Information		
Soils, geotechnical report identifying hazardous waste or contaminated areas, existing soils and geotechnical conditions, necessary mitigation	X	
Existing topographic conditions (2-ft. contours for slopes less than 10%; 5-ft. contours for slopes 10% or greater)	X	
Boundary of existing 100-year floodplain, drainage channels, irrigation ditches, and significant natural features	X	

**TABLE B-3
MINIMUM PLAT REQUIREMENTS**

Requirement	Preliminary	Final
Drainage report showing 100-year floodplain limits; design for 10/100-year events, identification of federal or state permitting requirements; calculations of projected quantity of stormwater entering subdivision naturally from area outside of subdivision; location, size and grades of required culverts, inlets, or storm drainage sewers, details of on-site detention or retention of stormwater	X	X
Improvements Information and Construction Plans		
Grading plan		X
Utility plan showing existing and proposed utility improvements and relocations and documentary evidence of provision for utilities	X	X
Will-serve letters from utility providers		X
Approved civil construction drawings		X
Public improvements agreement		X
Traffic impact report	X	X
Plat Documents		
Plat exhibit (sheet size 24" x 36") (mylars will be required for recording after approval)	X	X
Proposed name of subdivision	X	X
North point and date of preparation	X	X
Legal description	X	X
Scale, written and graphic, 1" = 50' or other scale approved by Administrator	X	X
Vicinity map (scale 1:2,000)	X	X
Total acreage	X	X
Zoning of property and adjacent properties; proposed zoning and location of uses and housing types within plat	X	
Boundary lines of subdivision in heavy solid line	X	X
Owner's and mortgagee's certificate and dedication, signed	X	X
Surveyor's certificate	X	X
Certificate of Planning Commission approval	X	
Certificate of Administrator approval		X
County Clerk and Recorder certificate		X
Preliminary layout showing existing and proposed lots and property boundaries, streets and access points, utility lines, drainage structures with existing easements and proposed dedications, lot square footage	X	
Specific layout, fully surveyed, reflecting exact location of all lots, boundaries, streets, easements, public land dedications and any other proposed division An accurate and complete boundary survey and survey of interior streets, lots, blocks shall be included Lots and blocks shall be numbered sequentially and systematically		X
Dimensions, bearing or angles, curve data: must show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines All curves must be circular arcs and shall be defined by the radius, central angle, tangent, arc and chord distances and chord bearings All dimensions, both linear and angular, shall be determined by an accurate control survey in field and balance and close within 1 in 10,000		X
Building setback lines shown by long dashed lines	X	
Standard plat notes		X

TABLE B-3 MINIMUM PLAT REQUIREMENTS		
Requirement	Preliminary	Final
Agreements and Covenants, Conditions, and Restrictions		
Proposed agreements that are necessary for the development of the subdivision (e.g., crossing agreements, development agreements, or reimbursement agreements)		X
Copy of existing or proposed covenants, conditions and restrictions (CCRs)		X
Petition for inclusion into the boundaries of the Central City Business Improvement District pursuant to C.R.S. § 31-25-1220¹		X
Notice Information		
Names and mailing addresses for property owners within 300 feet	X	X
Mineral estate notification statement	X	X
Compliance with mineral estate notification	X	

¹ If the land proposed for subdivision through processing of a preliminary plat/final plat is not located within Clear Creek County and is classified as commercial property as defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) upon subdivision, the property owner(s) shall be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that the property described in said petition or petitions be included within the boundaries of the Central City Business Improvement District ("Petition for Inclusion Requirement"). All property included within the Central City Business Improvement District ("District") shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion, as required by C.R.S. § 31-25-1220. This plat requirement shall not apply to any properties in Clear Creek County. Notwithstanding Section B-2. above, the Administrator shall have no authority to waive the Petition for Inclusion Requirement.

Section 7. Appendix C of the Land Development Code (Minimum Planned Unit Development Requirements) is hereby amended to read in full as follows, with bold, underlined and highlighted text showing additions:

APPENDIX C: MINIMUM PLANNED UNIT DEVELOPMENT REQUIREMENTS

C-1. Generally

Applications for planned unit development approvals shall be on a form approved by the Administrator, which shall meet the minimum standards of this Appendix.

C-2. Waiver of Information Requirements

An applicant may request a waiver of any of the requirements of this Appendix in writing to the Administrator. A request for waiver of requirements must include sufficient demonstration that the planned unit development will have no negative qualitative or quantitative impacts that would be offset or mitigated by a specific requirement, the evaluation of which would be likely impacted by the requested waiver.

C-3. Required Contents

Planned unit development applications shall include, at a minimum, the information set out in Table C-3, *Minimum Planned Unit Development Requirements*.

TABLE C-3 MINIMUM PLANNED UNIT DEVELOPMENT REQUIREMENTS		
Requirement	PDP	FDP
Application and Background Narrative		
Standard application form	X	X
Letter of intent describing proposal, development schedule, phasing	X	X
Written statement of conformance with Comprehensive Plan, as may be amended.	X	X
Other information deemed necessary by the City to evaluate the request.	X	X
Ownership, Title, and Tax Information		
Title commitment or comparable document issued by a title insurance company within six months of application date, showing ownership, liens, and encumbrances	X	X
ALTA/ASCM (NSPS) survey prepared within 6 months of application		X
Treasurer's certificate of paid taxes, showing that taxes are not delinquent		X
Existing Conditions Information		
Soils, geotechnical report identifying hazardous waste or contaminated areas, existing soils and geotechnical conditions		X
Existing topographic conditions (2-foot contours for slopes less than 10%; 5-foot contours for slopes 10% or greater)	X	
Boundary of existing 100-year floodplain; drainage channels and significant natural features	X	X
Drainage report showing 100-year floodplain limits, design for 10/100-year events, identification of federal or state permitting requirements; calculations of projected quantity of stormwater entering subdivision naturally from area outside of subdivision; location, size and grades of required culverts, inlets or storm drainage sewers, details of on-site retention of stormwater	X	X
Improvements Information and Construction Plans		
Grading plan	X	X
Utility plan showing proposed utility improvements and relocations and documentary evidence of provision for utilities	X	X
Approved civil construction drawings		X (unless provided with final plat)
Traffic impact report	X	X
Plat Documents		
Plan exhibit - sheet size 24" x 36" (mylars are required for approved plans that will be recorded)	X	X
Proposed name of plan	X	X
North point and date of preparation	X	X
Legal description	X	X
Scale, written and graphic, 1" = 50' or other scale approved by Administrator	X	X
Vicinity map (scale 1:2,000)	X	X
Total acreage	X	X
Zoning of property and adjacent properties; proposed zoning and uses	X	

TABLE C-3 MINIMUM PLANNED UNIT DEVELOPMENT REQUIREMENTS		
Requirement	PDP	FDP
Boundary lines of PUD in heavy solid line	X	X
Owner's certificate	X	X
Certificate of Planning Commission approval	X	X
Certificate of City Council approval	X	X
County Clerk and Recorder certificate		X
For building height bonus PUDs, a statement of the maximum building height requested, along with written justification based on public benefits of the development, including but not limited to: estimated minimum number of gaming devices proposed; accommodation of parking within structured parking facility; estimated square footage devoted to gaming, retail sales, hotel and lodging; estimated revenues generated by development from sales and use tax, gaming devices and other anticipated revenues; description of on- and off-site public improvements constructed as part of the development (e.g., drainage enhancements); grant of public easements for uses such as sidewalks, public parking; and other amenities provided by the development.	X	
Preliminary site plan showing existing and proposed uses and densities (residential = units/acre; nonresidential = FAR), lots and property boundaries, streets and existing and proposed access points, existing easements and proposed dedications, maximum building height, lot square footage	X	
Specific site plan, fully surveyed, reflecting permitted land uses and respective acreage, setbacks and building envelopes fully dimensioned, location of existing/proposed streets, easements, utilities, public dedications		X
Architectural renderings showing schematic design, elevations of all sides of a proposed building, structural dimensions including height from lowest to highest point, color renderings depicting anticipated color scheme of all building facades	X	X
Proposed landscaping		X
Shadow study		X
Proposed signage, if different from sign code provisions		X
Proposed lighting		X
Standard plan notes		X
Agreements and Covenants, Conditions, and Restrictions		
Proposed agreements that are necessary for the development of the P.U.D. (e.g., crossing agreements, development agreements, or reimbursement agreements)		X
Copy of existing or proposed covenants, conditions and restrictions (CCRs)		X
Petition for inclusion into the boundaries of the Central City Business Improvement District pursuant to C.R.S. § 31-25-1220 ¹		X
Notice Information		
Mineral estate notification statement	X	X
Adjacent property owners within 300 feet - names and mailing addresses	X	X

¹ If the land proposed for a planned unit development approval is not located within Clear Creek County, and is classified as commercial property as defined in C.R.S. § 31-25-1203(2) or will be classified as commercial property as defined in C.R.S. § 31-25-1203(2) upon approval of the planned unit development, the property owner(s) shall be required to execute and file a petition or petitions for inclusion with the City in accordance with the provisions of C.R.S. § 31-25-1220, requesting that the property described in said petition or petitions be included within the boundaries of the Central City Business Improvement District ("Petition for Inclusion Requirement"). All property included within the Central City Business Improvement District ("District") shall

thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion, as required by C.R.S. § 31-25-1220. This PUD application requirement shall not apply to any properties in Clear Creek County. Notwithstanding Section C-2. above, the Administrator shall have no authority to waive the Petition for Inclusion Requirement.

Section 8. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 9. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 10. Codification Amendments. The codifier of the City's Code is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the City of Central Municipal Code.

Section 11. Effective Date. This Ordinance shall become effective immediately following publication, public hearing and the approval of City Council following second reading in accordance with Sections 5.9 and 5.10 of the City Charter.

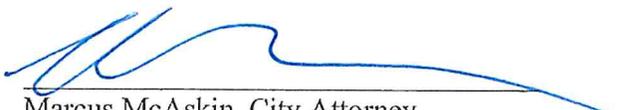
INTRODUCED AND READ by title only on first reading at the regular meeting of the City Council of the City of Central on the 7th day of July, 2020, at Central City, Colorado.

CITY OF CENTRAL, COLORADO:



Jeremy Fey, Mayor

APPROVED AS TO FORM:



Marcus McAskin, City Attorney

ATTEST:



Reba Bechtel, City Clerk

PASSED AND ADOPTED on second reading, at the regular meeting of the City Council of the City of Central on the 21st day of July, 2020.

CITY OF CENTRAL, COLORADO:



Jeremy Fey, Mayor

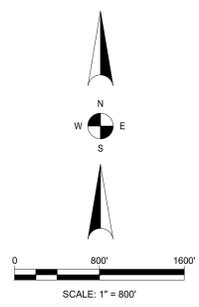
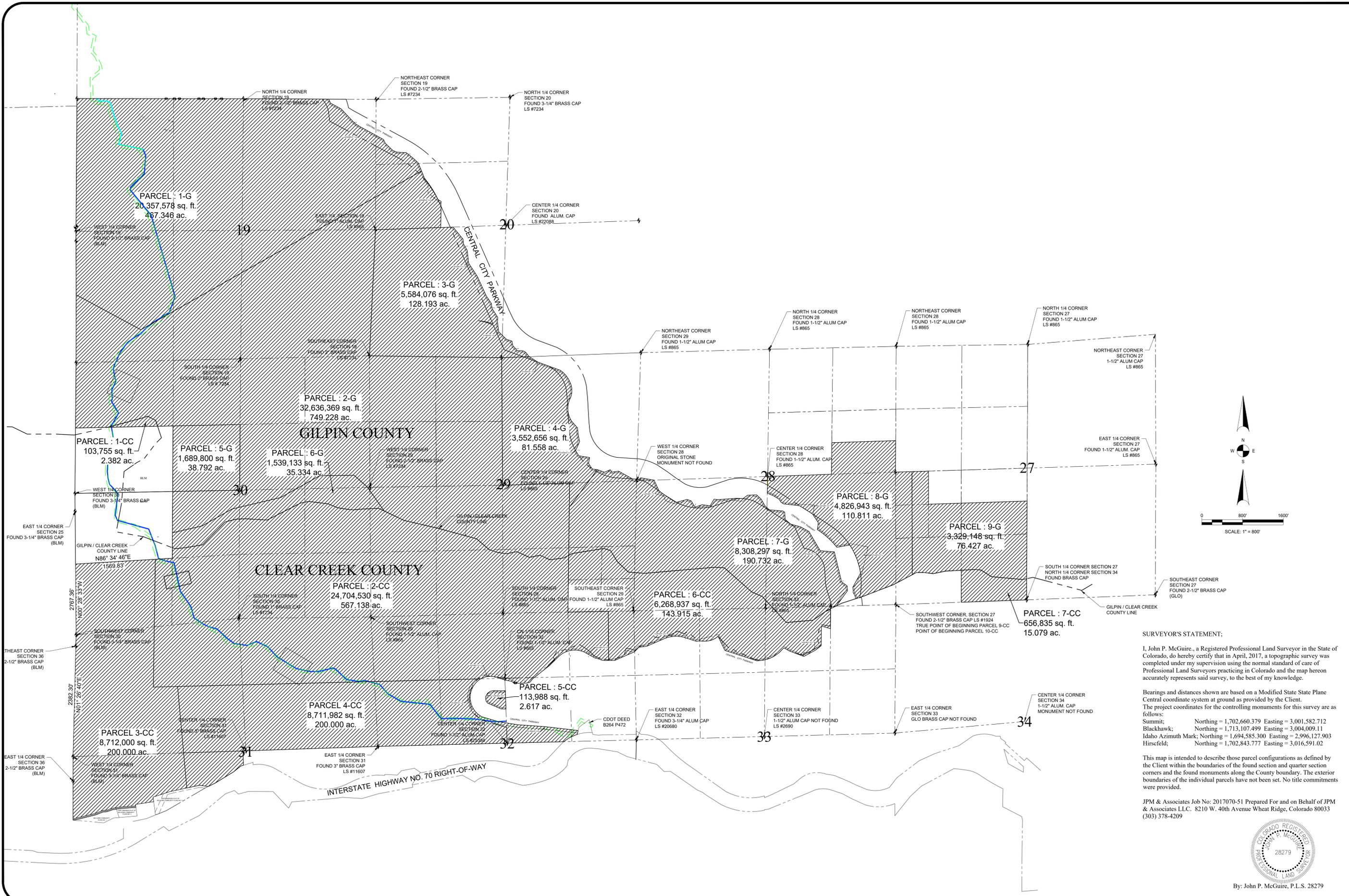
ATTEST:



Reba Bechtel, City Clerk

POSTED IN FULL AND PUBLISHED BY TITLE AND SUMMARY in the Weekly Register Call newspaper on July 9, 2020.

POSTED AND PUBLISHED BY TITLE [AND SUMMARY IF AMENDED ON SECOND READING] in the Weekly Register Call newspaper on July 23, 2020.



SURVEYOR'S STATEMENT:

I, John P. McGuire, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that in April, 2017, a topographic survey was completed under my supervision using the normal standard of care of Professional Land Surveyors practicing in Colorado and the map hereon accurately represents said survey, to the best of my knowledge.

Bearings and distances shown are based on a Modified State Plane Central coordinate system at ground as provided by the Client. The project coordinates for the controlling monuments for this survey are as follows:

Summit;	Northing = 1,702,660.379	Easting = 3,001,582.712
Blackhawk;	Northing = 1,713,107.499	Easting = 3,004,009.11
Idaho Azimuth Mark;	Northing = 1,694,585.300	Easting = 2,996,127.903
Hirschfeld;	Northing = 1,702,843.777	Easting = 3,016,591.02

This map is intended to describe those parcel configurations as defined by the Client within the boundaries of the found section and quarter section corners and the found monuments along the County boundary. The exterior boundaries of the individual parcels have not been set. No title commitments were provided.

JPM & Associates Job No: 2017070-51 Prepared For and on Behalf of JPM & Associates LLC. 8210 W. 40th Avenue Wheat Ridge, Colorado 80033 (303) 378-4209



By: John P. McGuire, P.L.S. 28279

REV. NO.	DESCRIPTION	DATE

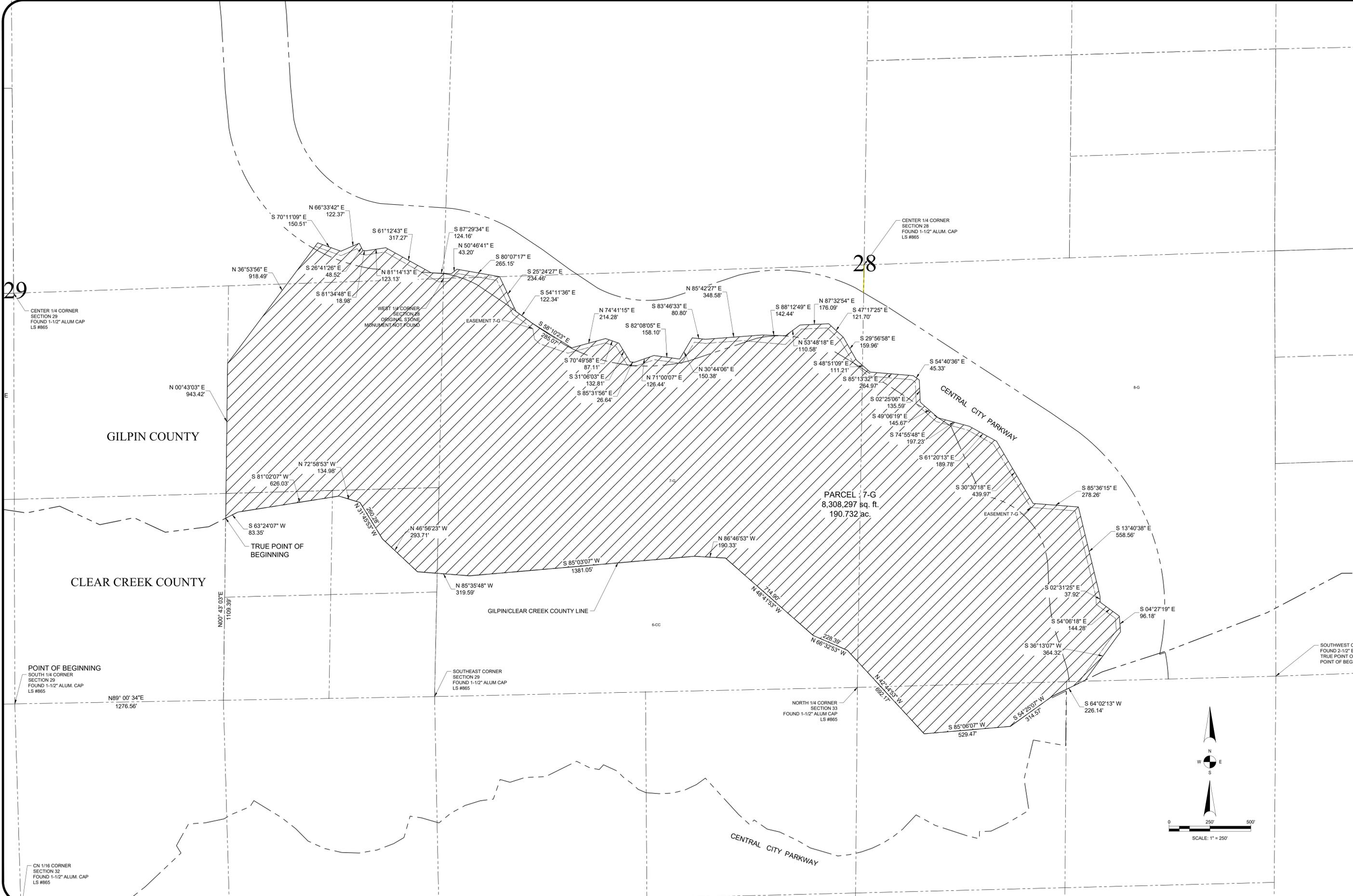
YOUNG RANCH BOUNDARY MAP
 SECTIONS 19, 20, 27, 28, 29, 30, 31, 32, 33, 34, R72W, 6TH P.M.
 CLEAR CREEK AND GILPIN COUNTIES, COLORADO

PREPARED FOR:
YOUNG RANCH LLC
 2804 CHAMPA STREET
 DENVER, COLORADO 80205



DESIGNED BY:	
DRAWN BY:	RY
CHECKED BY:	JPM
DATE:	10/07/2020
SCALE:	1" = 800'

JOB NO.: 2017070-51
 Sheet No.
1/18



REV. NO.	DESCRIPTION	DATE

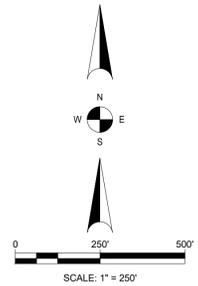
YOUNG RANCH - PARCEL 7-G
SECTION 28, 29, & 33, T3S, R72W, 6TH P.M.
GILPIN COUNTY, COLORADO

PREPARED FOR:
YOUNG RANCH LLC
2804 CHAMPA STREET
DENVER, COLORADO 80205

DESIGNED BY:
DRAWN BY: RW
CHECKED BY: JPM
DATE: 10/07/2020
SCALE: 1" = 250'

JPM & Associates, LLC
2218 W. 40th Avenue, Wheat Ridge, CO 80033 (303) 578-6299

JOB NO.: 2017070-51
Sheet No.
9/18



OUTBOUND TRACKING NUMBER
9414 7118 9956 0448 3333 04

RETURN RECEIPT TRACKING NUMBER
9490 9118 9956 0448 3333 91

FEES

Postage per piece	\$0.510
Certified Fee	\$3.600
Return Receipt Fee	\$2.850
Total Postage & Fees:	\$6.960

ARTICLE ADDRESS TO:

Central City Council
141 Nevada Street
PO Box 249
Central City CO 80427-0249



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Ensure items 1, 2, and 3 are completed. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature: (<input type="checkbox"/> Addressee or <input type="checkbox"/> Agent) X <i>S. Berumen</i> DENVER CO 8	
	B. Received By: (Printed Name) <i>S. BERUMEN</i>	C. Date of Delivery 9 FEB 2021
1. Article Addressed to: Central City Council 141 Nevada Street PO Box 249 Central City CO 80427-0249	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9490 9118 9956 0448 3333 91	3. Service Type <input checked="" type="checkbox"/> Certified Mail®	
2. Article Number (Transfer from service label) 0414 7118 9956 0448 3333 91		

PS Form 3811 Facsimile, July 2015 (SDC 3930) Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Ensure items 1, 2, and 3 are completed. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature: (<input type="checkbox"/> Addressee or <input type="checkbox"/> Agent) X <i>Beth Luther</i>	
	B. Received By: (Printed Name) <i>Beth Luther</i>	C. Date of Delivery 2/18/21
1. Article Addressed to: Clear Creek County BOCC 405 Argentine Street Georgetown CO 80444	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9490 9118 9956 0448 3792 83	3. Service Type <input checked="" type="checkbox"/> Certified Mail®	
2. Article Number (Transfer from service label) 0414 7118 9956 0448 3702 41		

PS Form 3811 Facsimile, July 2015 (SDC 3930) Domestic Return Receipt

U.S. Postal Service Certified Mail Receipt

OUTBOUND TRACKING NUMBER
 9414 7118 9956 0448 3792 41
RETURN RECEIPT TRACKING NUMBER
 9490 9118 9956 0448 3792 83

ARTICLE ADDRESS TO:
 Clear Creek County BOCC
 405 Argentine Street
 Georgetown CO 80444

FEES
 Postage per piece \$0.510
 Certified Fee \$3.600
 Return Receipt Fee \$2.850
Total Postage & Fees: \$6.960



SENDER: COMPLETE THIS SECTION

- Ensure items 1, 2, and 3 are completed.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)

Mary
B. Received By: (Printed Name)

C. Date of Delivery
FEB 9 2021

1. Article Addressed to:
Gilpin County BOCC
203 Eureka Street
Central City CO 80427-5157

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:



9490 9118 9956 0448 3995 02

3. Service Type
 Certified Mail®

2. Article Number (Transfer from service label)
9414 7118 9956 0448 3995 22

U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9414 7118 9956 0448 3995 22

RETURN RECEIPT TRACKING NUMBER
9490 9118 9956 0448 3995 02

FEES	
Postage per piece	\$0.510
Certified Fee	\$3.600
Return Receipt Fee	\$2.850
Total Postage & Fees:	\$6.960

ARTICLE ADDRESS TO:

Gilpin County BOCC
203 Eureka Street
Central City CO 80427-5157



U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9414 7118 9956 0979 5978 93

RETURN RECEIPT TRACKING NUMBER
9490 9118 9956 0979 5978 42

FEEES

Postage per piece	\$0.510
Certified Fee	\$3.600
Return Receipt Fee	\$2.850
Total Postage & Fees:	\$6.960

ARTICLE ADDRESS TO:

Jefferson Conservation District
10799 W. Alameda Ave 261205
Lakewood CO 80226-7646

Postmark
Here





Greg Lewicki And Associates, PLLC

3375 W. Powers Circle
Littleton, CO 80123

Phone: (720) 842-5321
E-mail: info@lewicki.biz

Fax (303) 346-6934

March 8, 2021

Jefferson Conservation District Board of Supervisors
10799 W. Alameda Ave., #261205
Lakewood, CO 80226
720-661-1738
jcd@jeffersoncd.com

Enclosed is a notice of application for a Regular (112) Construction Materials Permit with the Colorado Mined Land Reclamation Board for the quarry known as the Young Ranch Resource Quarry operated by the Young Ranch Resource, LLC. The Colorado Division of Reclamation, Mining and Safety requires evidence that you received this notice. Therefore, please sign and date the box below and return via mail, email, or fax. Thank you.

Sincerely,

Katie Todt, Consultant/Geologist
Greg Lewicki and Associates
(314) 704-4505
Katie@lewicki.biz
Fax: (303) 346-6934

The application was received on the following date: _____

By: _____
SIGNATURE

NOTICE OF FILING APPLICATION
FOR COLORADO MINED LAND RECLAMATION PERMIT
FOR **REGULAR (112) CONSTRUCTION MATERIALS MINING OPERATION**

NOTICE TO THE JEFFERSON CONSERVATION DISTRICT

The Young Ranch Resource, LLC has applied for a Regular (112) Reclamation permit from the Colorado Mined Land Reclamation Board (the "Board") to conduct the extraction of construction materials in Clear Creek and Gilpin Counties, Colorado. The attached information is being provided to notify you of the location and nature of the proposed operation. The entire application is on file with the Division of Reclamation, Mining, and Safety (the "Division") and the local county clerk or recorder.

The applicant/operator proposes to reclaim the affected land to rangeland. Pursuant to Section 34-32-116(7)(m), C.R.S., the Board may confer with the local Board of County Commissioners before approving of the post-mining land use. Accordingly, the Board would appreciate your comments on the proposed operation. Please note that, in order to preserve your right to a hearing before the Board on this application, you must submit written comments on the application within twenty (20) days after the date of the applicant's newspaper publication.

If you would like to discuss the proposed post-mining land use, or any other issue regarding this application, please contact the Division of Reclamation, Mining, and Safety, 1313 Sherman Street, Room 215, Denver, Colorado 80203, (303) 866-3567.

Young Ranch Resource, LLC
5455 Ulysses Street
Golden, CO 80403

February 3, 2021

RE: Young Ranch Resource Quarry

Central City Council
141 Nevada Street
PO Box 249
Central City, CO 80427

Central City Council:

The Young Ranch Resource, LLC intends to permit the Young Ranch Resource Quarry in Gilpin and Clear Creek Counties, Colorado in Section 28 of T3S and R72W of the 6th Prime Meridian.

The Division of Reclamation, Mining and Safety requires that a damage waiver be sent to you since you own a structure located within 200 feet of the affected area.

The following structures are located on or within 200 feet of the proposed affected area:

1. Central City Parkway and associated structures (roads, culverts, gutters, etc.)

2. Electrical components and associates structures (powerlines, power poles, lights, etc.)

3. Billboards

4.

5.

This agreement is a guarantee of protection for the structure for you as the owner.

If there are any questions, I, Robert L Young Jr., can be contacted at (303) 880-0948 and youngranchresource@gmail.com or you can contact the permitting contact, Katie Todt, at (303) 346-5196 and katie@lewicki.biz. If you agree, please sign and notarize the enclosed letter and send it back to the address above. If you are not authorized to sign this, please present it to the proper person who is authorized.

Sincerely,

Robert L Young Jr.
Young Ranch Resource, LLC
(303) 880-0948

CERTIFICATION

The Applicant, Young Ranch Resource, LLC, by Robert L Young Jr., as Owner and Manager, does hereby certify that the Central City Council (structure owner) shall be compensated for any damage from the proposed mining operation to the above listed structure(s) located on or within 200 feet of the proposed affected area described within Exhibit A, of the Reclamation Permit Application for the Young Ranch Resource Quarry, File Number M-2021-009.

This form has been approved by the Colorado Mined Land Reclamation Board pursuant to its authority under the Colorado Land Reclamation Act for the Extraction of Construction Materials and the Colorado Mined Land Reclamation Act for Hard Rock, Metal, and Designated Mining Operations. Any alteration or modification to this form shall result in voiding this form.

NOTARY FOR PERMIT APPLICANT

ACKNOWLEDGED BY:

Applicant Young Ranch Resource LLC Representative Name Robert L. Young, Jr.

Date 2-18-2021 Title Manager

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)



The foregoing was acknowledged before me this 18th day of February, 2021, by

Robert L. Young Jr. as Manager of Young Ranch Resource LLC

Alia I Abouelazm My Commission Expires: 04/17/2023
Notary Public

ALIA I ABOUELAZM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194014704
MY COMMISSION EXPIRES APRIL 17, 2023

Young Ranch Resource, LLC
5455 Ulysses Street
Golden, CO 80403

February 3, 2021

RE: Young Ranch Resource Quarry

Goltra West Ranch, LLC
2649 17th Street, Unit 1
Denver, CO 80211-6464

Goltra West Ranch, LLC:

The Young Ranch Resource, LLC intends to permit the Young Ranch Resource Quarry in Gilpin and Clear Creek Counties, Colorado in Section 28 of T3S and R72W of the 6th Prime Meridian.

The Division of Reclamation, Mining and Safety requires that a damage waiver be sent to you since you own a structure located within 200 feet of the affected area.

The following structures are located on or within 200 feet of the proposed affected area:

1. Fences
2. _____
3. _____
4. _____
5. _____

This agreement is a guarantee of protection for the structure for you as the owner.

If there are any questions, I, Robert L Young Jr., can be contacted at (303) 880-0948 and youngranchresource@gmail.com or you can contact the permitting contact, Katie Todt, at (303) 346-5196 and katie@lewicki.biz. If you agree, please sign and notarize the enclosed letter and send it back to the address above. If you are not authorized to sign this, please present it to the proper person who is authorized.

Sincerely,

Robert L Young Jr.
Young Ranch Resource, LLC
(303) 880-0948

