



COLORADO

Parks and Wildlife

Department of Natural Resources

Capital Development
6060 Broadway
Denver, CO 80216

Letter of Intent

To: Nina Ruiz
Project Manager / Planner II
El Paso County Planning & Community Development

From: Central Capital Development (CAPD) Engineering
Colorado Parks and Wildlife, Capital Development

Reference: Ramah State Wildlife Area - Ramah Shooting Range

Purpose: Clarify Project Intent

Project Outline

The project entails the construction of a shooting range that will safely enable shooting sports enthusiasts, hunters, and associated firearms operations. The shooting range will emulate the other Colorado Parks and Wildlife firearms facilities around the state that have operated for many, many years and provide a sustainable, hardened, managed location in order to help reduce dispersed shooting resource impacts in the region.

This project will be in part completed using US Fish & Wildlife grant funding, which necessitates the NEPA process and all associated federal clearances such as archeological, historic, environmental, and related. This comprehensive analysis and consideration will steer the design to as best accommodate and reflect the site and region as possible.

The project will most likely be completed mid to late summer 2019, over the course of an estimated 3 months and will be fully compliant with all applicable state and federal standards. The NEPA clearance process will analyze a master plan for the location but budget restraints based on contractor pricing may restrict or reduce the project inclusions.

County Master Plan & Land Development Code

The project will comply with applicable land development code and master plan requirements. The identified parking requirement of one (1) vehicle parking area per shooting range firing point has been fulfilled in the design. All setbacks have been observed.

Landscaping

The shooting range will adopt the current, native, and historically sustainable landscaping by utilizing a seed mix that mirrors the existing vegetation. Slopes and grading will be such that native vegetation will succeed and require no artificial maintenance or expense. The standard CPW state wildlife area landscaping operations and maintenance practices will be implemented as has been done historically at the location and successfully across the state.



Hours of Operation

The shooting range will operate as all other CPW ranges have safely and successfully operated historically, from dawn until dusk, seven days a week.

NRA Standards & Design Guides

The design incorporates not only the NRA design guidelines and recommendations, as it was felt these were too liberal; additional measures from the Department of Energy, Department of Defense, and similar sources were incorporated as a part of the risk analysis and design.

Neighborhood Outreach

The NEPA process requires public outreach as a part of its clearance analysis, during which comment, question, and dialogue is shared with the area's residents. This process has already begun and the US Fish and Wildlife service line officer is the approving authority for the clearance.

Additionally, CPW law enforcement officers have already individually contacted adjacent and nearby property owners, land management entities, and hosted 'town hall' type open houses for the project in the past.

Thus far, public response has been very positive in the region in providing a purpose built, safe, shooting sports facility which will greatly reduce the distributed shooting impacts on both public land resources and in some cases, illegal private property impacts.

Highway Access

The estimated vehicle frequency use difference from current or historic access use frequency at the highway access point does not prompt an impact study or changes to the current alignment and profiles. No alterations are required at this time. As with all CPW facilities across the state, should loads or use frequency create an unsafe circumstance, future studies and analysis will be performed in coordination with applicable entities to ensure the safety of the traveling public and recreational users.

Legal Description

"The southeast ¼ of the southwest ¼ of section 10, township 11 south, range 61 west of the 6th principle meridian except the south 416.00 feet thereof." Please see the attached plat that reads the same as well as demonstrating the location and boundary.

Multiple professional land surveyors have completed boundary surveys at the location over the years, related to fencing projects, the most recent of which occurred in 2011. The original state initiated surveys for the property included a 1963 survey in support of a Ramah State Wildlife Area master plan. This project will also have a PLS assigned for construction control and quality control & assurance, to include a topographic survey that will be performed in October, 2018.

Respectfully,
/s/
CPW CAPD Engineering

Attachments:

- Jelbacher Parcel Deed
- 1967 Boundary Plat & Legal Description
- 2006 Boundary Survey and ROW
- 2011 Boundary Survey Survey Plat