



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, September 15, 2026 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

Roll Call

Public Comment

This is a meeting of the Planning Commission held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Commission. Your comments will be limited to 3 minutes. The Planning Commissioners may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Commissioners, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Commission meeting.

Agenda Changes

Consent Agenda

1. Minutes of the August 18, 2026, Meeting

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

2. Gold Creek Commons Sketch Plan - Alexandra Cramer

New Business

3. Discussion and possible action on recommending to the Board of Trustees approval of Resolution 26R28, a Resolution of the Board of Trustees of the Town of Elizabeth, Colorado, approving the Gold Creek Commons Sketch Plan - Alexandra Cramer

Staff Report

Action may be taken on any and all items listed on the agenda.

Accommodations for disabilities may be made upon request.

4. Staff Report

Commissioner Reports

Adjournment

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, August 18, 2026 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Planning Commission was called to order on Tuesday, August 18, 2026, at 6:30 pm by Chair George Fick.

Roll Call

Present:

Chair George Fick
Vice Chair Amy Schmidt
Commissioner Jim Santangelo
Commissioner Samantha Barnhart
Commissioner Paula Ray
Commissioner Jennifer Malley
Commissioner Debbie Kula

There was a quorum to do business.

Also in Attendance:

Community Development Director Alexandra Cramer
Deputy Town Clerk Allison Ritter

Public Comment

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There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the August 4, 2026, Meeting

Motion by Commissioner Santangelo, seconded by Vice Chair Schmidt, to approve the Minutes of the August 4, 2026, Meeting.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart, Commissioner Ray, Commissioner Malley, Commissioner Kula

Voting No: None

Motion Passed Unanimously (7-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 6:31 pm.

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

2. Gold Creek Commons PUD First Amendment - Alexandra Cramer

Ms. Cramer gave a Staff report.

David Borne, applicant, gave a presentation to the Commission.

Chair Fick opened the Public Hearing for public comment.

Kathy Davis - Elbert County Resident.

Chris Koplan - Elbert County Resident.

Karen Carter - Elbert County Resident.

Nancy Sutton - Elbert County Resident.

Paul Schwarzkopf - Town of Elizabeth Resident

Chair Fick closed the Public Hearing and reopened the Regular Meeting at 6:53 pm.

New Business

3. Discussion and possible action on recommending approval to the Board of Trustees of Ordinance 26-13, an Ordinance amending the Planned Unit Development (PUD) Zoning for the property generally known as the Gold Creek Commons PUD - Alexandra Cramer

Motion by Vice Chair Schmidt, seconded by Commissioner Malley, to recommend approval to the Board of Trustees of Ordinance 26-13, an Ordinance amending the Planned Unit Development (PUD) Zoning for the property generally known as the Gold Creek Commons PUD.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart, Commissioner Ray, Commissioner Malley, Commissioner Kula

Voting No: None

Motion Passed Unanimously (7-0)

Staff Report

4. Staff Report

No report from Staff.

Commissioner Reports

Chair George Fick asked about a Facebook post he had seen regarding a Notice of Contractor Settlement.

Adjournment

Motion by Commissioner Kula, seconded by Vice Chair Schmidt, to adjourn the meeting at 7:06 pm.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart, Commissioner Ray, Commissioner Malley, Commissioner Kula

Voting No: None

Motion Passed Unanimously (7-0)

Deputy Clerk Allison Ritter

Chair George Fick



STAFF REPORT
Sketch Plan Application
Gold Creek Commons Planned Development (as amended, 2026)

Applicant: David Bourne / LAI Design Group (Don Ryan), on behalf of the Stephen W. & Bette M. Gibson Charitable Remainder Trust

Property Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust

Location: 2481 State Highway 86, Elizabeth, CO 80107 (±56.4 acres)

Zoning: Gold Creek Commons Planned Development (PD), adopted 2007, as amended by the First Amendment (Ordinance 26-13, 2026)

Request: Sketch Plan approval for a 179-unit residential and neighborhood-commercial development implementing the amended Planned Development

Executive Summary

The applicant, David Bourne, on behalf of the Stephen W. & Bette M. Gibson Charitable Remainder Trust, is asking the Planning Commission and Board of Trustees to review and approve a Sketch Plan for the Gold Creek Commons Planned Development at 2481 State Highway 86. The permitted uses, density, and development standards for this property were established when the Board of Trustees approved the Gold Creek Commons Planned Development in 2007 and subsequently amended them through the First Amendment adopted in 2026 (Ordinance 26-13). Those zoning decisions are not being revisited tonight. What the Board is considering at this stage, as defined by EMC § 16-3-40, is the feasibility of the project — specifically the conceptual design, the legal ability to obtain water and sewer service, the location of any geologic hazards, the identification of environmentally sensitive areas and wildlife habitat, and general conformance with the Town's Master Plan and zoning requirements.

This Sketch Plan implements the amended Planned Development. It replaces the prior Sketch Plan approved in February 2026, which was based on the original 2007 zoning at a maximum of 134 dwelling units. The proposal would develop approximately 56.4 acres into 179 residential dwelling units — organized across three residential planning areas (PA-1, PA-2, and PA-3) and consisting primarily of single-family detached homes with a limited number of duplex units — together with approximately 3.3 acres of neighborhood commercial along the Highway 86 frontage (PA-4). Open space, drainage corridors, and buffering total approximately 16 acres, or about 28.4 percent of the site, well above the 10 percent minimum established under the original zoning.

The property was annexed into the Town in 2007. The current Property Owner takes on all obligations from the original Annexation Agreement and its 2009 update, including requirements to connect to Town water and sewer, make improvements at the State Highway 86 intersection, and maintain a setback from Gold Creek. All water rights for the property were transferred to the Town at annexation. The Town has issued a will-serve letter confirming it can provide municipal water and sewer service to the development.



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Elbert County previously vacated portions of Palomino Trail and Pinto Trail outside Town limits, adjacent to this property. The Sketch Plan continues to show internal street alignments toward those roads consistent with standard planning practice for future street-network continuity; the applicant is not requesting or pursuing reinstatement of those connections. Secondary emergency vehicle access is handled through a locked access point directly from State Highway 86, which the Fire Marshal has reviewed and confirmed satisfies the requirement for two emergency access points.

The applicant conducted extensive community outreach over approximately eighteen months, including focused engagement with residents of the adjacent Cimarron subdivision. Concerns about commercial intensity, buffering and compatibility, traffic, and drainage were addressed through substantial plan revisions, most notably a reduction of commercial acreage from approximately 25.7 acres under the original zoning to approximately 3.3 acres.

Staff recommends the Planning Commission recommend an approval to the Board of Trustees of Resolution 26R28, approving the Gold Creek Commons Sketch Plan. Please note this is the first of three steps in the Town's subdivision approval process. The applicant must still complete a preliminary plan and a final plat before the subdivision is approved and any development may proceed. Each of those stages involves additional technical review and public hearings.

Project Overview

David Bourne, on behalf of the Property Owner, is requesting approval of a Sketch Plan for the Gold Creek Commons Planned Development, located at 2481 State Highway 86. The property is zoned Gold Creek Commons Planned Development (PD), established in 2007 when the property was annexed into the Town and amended in 2026 through the First Amendment. The PD sets the rules for what can be built on the property, including permitted uses, maximum number of homes, minimum open space, and the development standards for each planning area. No changes to the existing zoning are being requested through this application.

Under EMC § 16-3-40, the Sketch Plan is a review of the general feasibility of the project, including lot layout, access, water and sewer availability, environmental conditions, and consistency with the Town's Master Plan and zoning. It is not a review of final engineering, and approval does not guarantee approval at later stages.

Background

The subject property is approximately 56.4 acres of largely vacant land that has historically been used for agricultural purposes, primarily alfalfa irrigation. A residence and accessory structures exist on the property and are to be removed. Gold Creek runs near the eastern portion of the site. The property has been within Town limits since 2007 but has not been developed.

Annexation (2007)

The Town annexed the property in two parts on May 22, 2007. Ordinance 07-02 annexed the primary parcel of approximately 56.47 acres. Ordinance 07-05 annexed a small adjacent parcel of approximately 0.06 acres needed to complete the annexation boundary along State Highway 86.



Both ordinances passed 6-0. Resolution 07R08 confirmed that all legal requirements for annexation under Colorado law were met.

Annexation Agreement (2007) and Update (2009)

When the property was annexed, the Town and the property owner at the time, Gold Creek Commons LLC, entered into an Annexation Agreement recorded May 22, 2007. This agreement sets out the obligations that apply to the property, regardless of who owns it. The current Property Owner, the Gibson Charitable Remainder Trust, takes on those same obligations. Key terms relevant to this application include:

- **Water rights:** All groundwater rights on the property were transferred to the Town when the Annexation Agreement was signed. Those rights are now part of the Town's water supply and support the Town's ability to serve this property.
- **Water and sewer:** The property owner is required to bring Town water and sewer lines to the property at their own cost before any building permits can be issued. All standard tap fees, impact fees, and renewable water fees apply.
- **Gold Creek setback:** Town code requires a 300-foot setback from Gold Creek. The Annexation Agreement gives the Town authority to approve a reduced setback — no less than 200 feet from the Gold Creek centerline — at the time of subdivision review, based on an evaluation of floodplain conditions, wildlife habitat, and proposed mitigation measures. The current Sketch Plan reflects a 200-foot setback, which falls within this authorized range.
- **State Highway 86 access:** The Annexation Agreement requires the property owner to construct or pay for intersection improvements at the Gold Creek Commons entrance onto SH 86. The 2009 update gave two options: a full two-lane roundabout if CDOT approves it, or a three-quarter movement intersection if that is what CDOT allows. The final intersection design will be determined through the CDOT access permit and ICAT process described later in this report.

These obligations run with the land and are legally binding on the current and any future property owners.

Gold Creek Commons Planned Development (2007)

Following annexation, the Board of Trustees approved the Gold Creek Commons PD Development Plan and Design Guide in 2007. The 2007 zoning established a maximum of 134 dwelling units, R-1 and R-2 residential uses, approximately 25.7 acres of PBC-1 and PBC-2 commercial, and a minimum of 10 percent open space.

Gold Creek Commons PUD First Amendment (2026)

On August 25th, the Board of Trustees approved the First Amendment to the Gold Creek Commons Planned Development (Ordinance 26-13). The amendment revised the land use plan, development standards, and housing mix established under the 2007 zoning and is accompanied by an amended Development Guide that sets the standards for each planning area. Compared with the 2007 zoning, the amendment reduced commercial land from approximately 25.7 acres to approximately 3.3 acres concentrated along the Highway 86 frontage, substantially increased open space, shifted the housing



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to primarily single-family detached units while limiting attached housing to a maximum of ten duplex units located entirely within Planning Area 2, and set the maximum number of dwelling units at 179 at an overall density not to exceed approximately 3.2 units per acre. This Sketch Plan implements that amended program.

Surrounding Land Uses

The site is bordered by the following land uses:

North:	Gold Creek Park Subdivision (Town of Elizabeth)
South:	Highway 86; Legacy Village / Elizabeth 86 development (PUD)
East:	Gold Creek Business Park PUD (unincorporated Elbert County); Gold Creek drainageway and floodplain; Public/Institutional (P-I) — Elizabeth Middle and High Schools
West:	Cimarron Subdivision, an existing single-family residential and equestrian neighborhood within unincorporated Elbert County (RA-1), and Elbert County Parks and Open Space

Proposal

The applicant proposes to divide approximately 56.4 acres into residential lots, one commercial lot, and open space tracts as shown on the Subdivision Sketch Plan exhibit dated July 23, 2026. The plan yields approximately 180 lots (179 residential lots plus one commercial lot). The land use breakdown is as follows:

Planning Area	Use	Lots / Tracts	Acreage (gross)	Max. Units
PA-1	Single-family detached (60' x 100' min. lots)	52 lots (Lots 1–52)	12.3 ac	52
PA-2	Single-family detached with limited duplex product (45' x 100' min. lots)	107 lots (Lots 73–179)	20.8 ac	107
PA-3	Single-family detached, west of the spine road (60' x 100' min. lots)	20 lots (Lots 53–72)	4.0 ac	20
PA-4	Neighborhood commercial (mixed-use), Highway 86 frontage	1 lot (Lot 180)	3.3 ac	—
OS-1	Open space, stormwater ponds, community feature (Tract A)	1 tract	11.7 ac	—



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Planning Area	Use	Lots / Tracts	Acreage (gross)	Max. Units
OS-2	Open space and buffer tract (Tract B)	1 tract	1.0 ac	—
OS-3	Open space – floodplain (Tract A)	1 tract	3.3 ac	—
TOTAL	179 dwelling units + commercial	±180 lots	±56.4 ac	179

The 179 dwelling units are at the maximum allowed under the amended PD. The residential program is predominantly single-family detached, with attached housing limited to a maximum of ten duplex units located entirely within Planning Area 2. Consistent with a commitment developed through the outreach process, no more than 20 dwelling units are permitted west of the primary north-south spine road, which corresponds to Planning Area 3. The single commercial lot fronts State Highway 86. Open space, drainage, and buffering tracts total approximately 16 acres, or about 28.4 percent of the gross site, well above the 10 percent minimum established under the original zoning.

Internal streets are shown with a 50-foot right-of-way. The main entrance to the development is from State Highway 86, with a right-of-way dedication proposed along the frontage. A secondary emergency-only access point is also proposed from State Highway 86, as described in the Case Analysis below. It is anticipated that the development will proceed in a single phase.

Case Analysis

Staff has reviewed the Sketch Plan against the submittal requirements of EMC § 16-3-40, the review purposes listed in EMC § 16-3-10, and the standards of the Gold Creek Commons PD as amended in 2026.

Submittal Requirements

The application was submitted on July 24, 2026. Staff has reviewed the materials for completeness under EMC § 16-3-40(c) and finds that all required items have been submitted, including the completed application, letter of authorization, adjacent owners map and list, title commitment, applicant narrative, Subdivision Sketch Plan exhibit, drainage exhibit, Traffic Impact Study and updated trip generation comparison, geotechnical report, wetland delineation report, biological and cultural report, and the EWP will-serve letter.

Referral Agency Review

The application was distributed to all required referral agencies under EMC § 16-3-40(b)(4). All referral comments received during the review period are addressed by the applicant prior to this hearing. The application is not brought forward for public hearing until referral agency review is complete.

All agencies have reviewed the proposal and provided approval or comment as noted in the table below:



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Agency	Contact	Comments	Staff Comment
Town Engineering (Terracina Design)	Martin Metsker, PE, Associate Principal	Completed the engineering review of Sketch Plan #2 and has no further comments; Engineering recommends approval.	No outstanding engineering items at the sketch plan stage. Detailed grading, drainage, and utility design will be addressed at Preliminary Plan and Final Plat.
Town of Elizabeth Public Works Department	James McErnie, Assistant Public Works Director	No comments. Will-serve letter has previously been provided.	—
Traffic Engineering Consultant (Stolfus & Associates)	Matt Brown, Transportation	Previous comments on the traffic study have been addressed. Regarding the Sketch Plan exhibit: (1) the Lot 180 (commercial) access to Hinds Street shall not be located within the southbound left-turn lane, taper, or lane-transition area for the CO-86 intersection; (2) minimum spacing along Hinds Street between the Lot 180 access and CO-86 (and any adjacent residential street) shall equal the Hinds Street stopping sight distance; and (3) a detailed roadway layout showing the Lot 180 access and the full Hinds Street/CO-86 intersection, including auxiliary lanes and through-lane alignment, will be required at site plan. The Hinds/CO-86 intersection is not currently permitted by CDOT as a full-movement intersection; a State Highway Access Permit for a full-movement, signalized intersection must be filed with CDOT, and CDOT concurrence will require completion of an ICAT analysis. As a condition of full-movement access at Hinds Street, the adjacent Legacy Circle/Cimarron Trail	Traffic study comments are resolved. The three Lot 180 access items and the detailed intersection layout are design-level items appropriately addressed at site plan. The CDOT access permit and ICAT analysis, and the resulting $\frac{3}{4}$ -movement restriction at Legacy Circle/Cimarron Trail, are addressed in the Traffic section of this report and are appropriately deferred to the site plan and CDOT access-permit process.



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Agency	Contact	Comments	Staff Comment
		intersection will be limited to ¾ movements. A State Highway Access Permit will be required as part of Site Plan approval.	
Elizabeth Fire Protection District	Kara Gerczynski, Division Chief / Fire Marshal	Reviewed against the 2018 International Codes and adopted standards and marked the submittal Approved. Fire service water supply, hydrant, and access requirements under the 2025 Colorado Wildfire Resiliency Code (CWRC) apply: residential fire flow of 1,000 gpm at 20 psi for 60 minutes with water storage of 60,000 gallons in excess of daily maximum flows, and commercial fire flow of not less than 1,500 gpm at 20 psi for 2 hours with water storage of not less than 180,000 gallons, to be assessed at site plan; fire apparatus access roads a minimum unobstructed 20 feet with an all-weather surface; and Knox locks on any gate impeding fire department access. An impact fee form must be completed, impact fees paid prior to building permit issuance, and the impact fee agreement signed prior to recordation of the Final Plat. A \$105 plan review fee (PUD Review, 100–199 lots) was invoiced.	The Fire District approved the submittal. The CWRC fire-flow, water-storage, hydrant, and access requirements will be confirmed at site plan and Final Plat, and commercial fire-flow figures will be established at site plan once the specific use is known. The emergency access solution from State Highway 86, approved by the Fire Marshal, satisfies the two-point emergency access requirement at this stage.
Elizabeth Police Department	Chief Jeff Engel	No comments.	—
Elizabeth School District	Tedd Knight, Superintendent	No comments.	—
CORE Electric Cooperative	Brooks Kaufman,	Reviewed with consideration of existing facilities, easements, loading,	CORE's requirements are directed to the Final Plat



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Agency	Contact	Comments	Staff Comment
	Lands and Rights-of-Way Manager	and service. Requirements to be addressed prior to Final Plat: relocation of existing overhead facilities and/or conversion to underground at the developer's cost; utility easement standards (minimum 10-foot rear-lot, 10-foot adjacent to roadway rights-of-way on corner lots, 5-foot side-lot, and 15-foot along major roadways, with a defined alternative configuration if the standard cannot be met); maximum 15 percent grades within easements; and easements kept clear of encroachments. Electric service may require significant off-site improvements, including new distribution feeder facilities from the Elizabeth Substation and associated system upgrades, all at the developer's cost and on an anticipated multi-year schedule. CORE cannot guarantee service availability until a Master Distribution Plan and an Electric Feeder Extension Plan are completed and approved by CORE and sufficient capacity is verified; both plans must be completed and approved prior to Final Plat approval.	stage. Easement standards, facility relocation/undergrounding, and the Master Distribution Plan and Electric Feeder Extension Plan will be incorporated at Preliminary Plan and Final Plat and are appropriately deferred from sketch plan review.
Black Hills Energy	Kyle Sowder	No comments.	—
SAFEbuilt (Building Department)	Tom Pitchford, Building Official	No comments.	—
Town of Elizabeth Community Development Department	Alexandra Cramer, AICP, Community Development Director	Reviewed the application and all referral comments received.	No referral agency identified an objection to the proposed Sketch Plan. Staff supports approval. The Sketch Plan is in substantial conformance with the Gold



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Agency	Contact	Comments	Staff Comment
			Creek Commons Planned Development as amended in 2026 and with the review criteria of EMC § 16-3-10 and § 16-3-40. Referral items from Engineering, Traffic, Fire, and CORE are either resolved or appropriately deferred to the site plan, Preliminary Plan, or Final Plat stages, and none preclude approval at the sketch plan stage.

Technical requirements identified by referral agencies are addressed in the submitted plans or can be satisfied through the site plan, Preliminary Plan, Final Plat, or building permit review process. No referral agency identified an objection to the proposed Sketch Plan.

State Highway 86 — Primary Access

The main entrance to the development is from State Highway 86 via Hinds Street, a north-south road that also serves the Legacy Village development to the south. The applicant commissioned a Traffic Impact Study (LSC Transportation Consultants), and prepared an updated trip generation comparison (LSC #250090, July 2026) reflecting the proposed 179-unit residential program and reduced commercial acreage.

The land use assumption evaluated in the January 2026 Traffic Impact Study — which included 48 single-family detached units, 86 single-family attached units, a 14-pump convenience store with gas station, 50,000 square feet of retail, and 30,000 square feet of office — generated an estimated 6,808 weekday vehicle trips, with 4,201 primary trips after accounting for passby trips. The land use proposed under this Sketch Plan, consisting of 179 single-family detached units and the same 14-pump convenience store with gas station, generates an estimated 4,476 weekday vehicle trips, with 2,795 primary trips after accounting for passby trips. This represents a reduction of approximately 2,330 weekday vehicle trips, or roughly 34 percent, and a reduction of approximately 1,400 primary trips, with morning and afternoon peak-hour trips reduced in a similar proportion. Staff finds the proposal results in a material reduction in traffic generation compared with the land use previously evaluated, and that adequate circulation exists for the proposed development.

Signal or Roundabout — The ICAT Process

The Traffic Impact Study assumes the Hinds Street / SH 86 intersection will eventually be signalized. CDOT Region 4 has clarified that before any access permit can be issued, the applicant must complete the ICAT (Intersection Control Analysis Tool) process, a standard CDOT analysis that determines whether a new intersection should be a traffic signal or a roundabout. If the ICAT



determines a roundabout is required, the Traffic Impact Study will need to be revised. This is consistent with the 2009 update to the Annexation Agreement, which already identified a full roundabout as one of the two acceptable ways for the property owner to satisfy the intersection improvement obligation. The ICAT process and access permit must be completed before the north leg of Hinds Street can be built and will be addressed at the preliminary plan stage. Because this intersection is shared with the Legacy Village development to the south, the ICAT outcome affects both projects.

Commercial Use and Future Traffic Analysis

The updated trip generation comparison uses a general commercial land use assumption for the PA-4 commercial lot because the specific tenants and uses are not yet known. The actual uses will be identified at the site plan stage. Because different commercial uses generate very different amounts of traffic, staff will evaluate the traffic analysis at that time, and if a proposed use generates significantly more traffic than the current study assumed, an updated traffic study will be required before site plan approval. Given the substantial reduction in commercial acreage from the original zoning, the commercial program is anticipated to generate less traffic than prior development concepts.

Internal Street Network and Elbert County Road Vacation

The internal streets are shown with 50-foot rights-of-way. Consistent with standard planning practice for street-network continuity, the plan set continues to show alignments toward Pinto Trail and Palomino Trail along the western edge of the property. When the adjacent Cimarron subdivision was platted, both streets were stubbed at its eastern boundary to allow for a future connection into what is now the subject property. Elbert County has since vacated the portions of those rights-of-way immediately adjacent to the Gold Creek Commons parcel. The plan continues to reflect the alignment at the request of referral agencies, who wish to preserve the possibility of connectivity between developments; the applicant is not requesting or pursuing reinstatement of those connections, and any future request would be subject to Elbert County's independent review.

The current Sketch Plan addresses emergency access independently. A locked, emergency-only access point is proposed from State Highway 86, and an optional secondary emergency vehicle access is also shown. The Fire Marshal has reviewed and confirmed that the plan provides the required two points of emergency vehicle access. Staff finds the emergency access solution is sufficient for purposes of sketch plan approval.

Water and Sewer Service

The Town of Elizabeth has issued a will-serve letter confirming it can provide municipal water and sewer service to the development. Direct Town service is consistent with the intent of the Annexation Agreement, which required the property owner to bring Town water and sewer lines to the property at their own expense. An existing sanitary sewer main runs adjacent to Gold Creek along the eastern portion of the property, and future development is anticipated to connect to that existing infrastructure. An existing Town water main within the Legacy development south of Highway 86 is anticipated to be extended across Highway 86 and looped throughout the development.



All groundwater rights on the property were transferred to the Town when the Annexation Agreement was signed in 2007, and those transferred rights are part of the Town's water supply and support service to this development. Before any building permits can be issued, the applicant must pay all standard water and sewer tap fees, Renewable Water Resource Recovery Fees, and building impact fees. Under EMC § 16-3-130, the Board must confirm that the water supply is adequate before approving development of this size; the Town's will-serve letter and the water rights already on file satisfy this requirement. During prior review the Town identified a potential future need for municipal water infrastructure on or near the site, and the applicant will continue to coordinate with Town staff regarding whether a site reservation should be incorporated into the final development plan.

Drainage, Floodplain, and Environment

The Gold Creek drainageway runs generally from south to north along the eastern boundary of the site and carries a FEMA-designated floodplain. Much of the southern portion of the site has been modified through a Letter of Map Revision (LOMR); the current FIRM mapping, as revised, identifies two small areas of Zone A floodplain encroachment along the eastern edge, with the majority of the property in an area of minimal flood hazard. The developable areas are located outside the 100-year floodplain, and floodplain areas are retained as open space. The Sketch Plan reflects a 200-foot setback from the Gold Creek centerline, which the Annexation Agreement authorizes the Town to approve in place of the standard 300-foot setback.

A secondary drainageway, the West Tributary, traverses the northern portion of the property from west to east before discharging into Gold Creek. A dedicated tract accommodates future conveyance of the West Tributary and may serve as a future regional trail corridor. Stormwater is proposed to be managed through two Extended Urban Runoff Volume (EURV) detention ponds — one north and one south of the tributary — that detain and treat runoff before discharge. Detailed drainage engineering will be reviewed fully at the preliminary plan stage.

Wetlands and Wildlife

A wetland delineation identified three open-water ponded areas with limited fringe wetlands, generally classified as Palustrine, Unconsolidated Bottom, Mud, Permanently Flooded, Excavated (PUB3Hx) under the Cowardin Classification System. Based on available information, waters on the property are not anticipated to be jurisdictional to the U.S. Army Corps of Engineers, although they may be subject to State regulation; additional jurisdictional determinations may be sought as development advances. A Biological Assessment evaluated the property for state and federally protected species and reviewed the site for historical and archaeological resources. Based on the consultant's findings, no significant environmental constraints were identified that would preclude development. Further coordination with the U.S. Fish and Wildlife Service may occur at later stages as required.

Geotechnical / Soils

A Preliminary Geotechnical Investigation completed by CTL|Thompson on October 22, 2025, found that no geotechnical or geologic conditions would preclude residential and light-commercial development of the site. The primary geologic hazards are expansive and compressible soils and shallow groundwater in low-lying areas, both of which can be mitigated through standard planning,



engineering, design, and construction. Detailed geotechnical recommendations will be incorporated at the preliminary plan and final plat stages.

Open Space, Parks, and Trails

The Sketch Plan dedicates approximately 16 acres to open space, drainage corridors, wildlife habitat, buffering, and community amenities — approximately 28.4 percent of the gross site, well above the 10 percent minimum established under the original PD and the Town's subdivision code. Tract A contains open space, stormwater ponds, and a community feature (OS-1 and OS-3), and Tract B functions as an open space and buffer tract (OS-2). The Greater Elizabeth PROST Master Plan identifies a potential future trail connection in the vicinity of the property, and the open space areas may provide opportunities for future trail connections consistent with the goals of the PROST Plan. The applicant met with the PROST Committee on February 14, 2025, and will continue to coordinate with the Town regarding future trail opportunities.

Schools

Students residing within Gold Creek Commons may attend Running Creek Elementary School (approximately 33 students), Elizabeth Middle School (approximately 14 students), and Elizabeth High School (approximately 15 students); these planning-level estimates reflect the reduced 179-unit program. The site is located immediately adjacent to Elizabeth Middle School and Elizabeth High School. The applicant previously met with the Elizabeth School District, which did not identify concerns regarding its ability to accommodate students generated by the development, and the current program carries a substantially lower unit count than the prior PUD Amendment application evaluated.

Neighborhood Meeting

The applicant undertook an extensive community outreach and stakeholder engagement process over approximately eighteen months, including regular meetings with Town staff, elected officials, utility providers, and neighboring property owners, and focused outreach with residents of the adjacent Cimarron subdivision through multiple neighborhood meetings and individual discussions. A neighborhood meeting was held on May 20, 2026, in connection with the concurrent PUD Amendment, with notice mailed to surrounding property owners in accordance with EMC § 16-3-30(a)(2)(b). Because that meeting addressed nearly all of the items relevant to this Sketch Plan — including land use, commercial intensity, buffering, open space, traffic, and access — and because the Sketch Plan and PUD Amendment submittals were made within a few months of one another, the PUD Amendment neighborhood meeting is being counted as the neighborhood meeting for this Sketch Plan, and no separate meeting was held.

The outreach process produced feedback on commercial intensity, buffering and compatibility with adjacent rural residential and equestrian properties, preservation of open space, landscaping and privacy, traffic impacts, future transportation connectivity, water conservation, exterior lighting, and fire mitigation. In response, the applicant substantially revised the plan — most significantly reducing commercial acreage from approximately 25.7 acres to approximately 3.3 acres, increasing open space and buffering, limiting attached housing, and capping development intensity along the western



edge. The majority of participants expressed general support for the revised design and appreciation that their earlier concerns had been substantially addressed.

Conformance with the Comprehensive Plan

The Town's Comprehensive Plan identifies this area for mixed residential and commercial development along the State Highway 86 corridor. The proposed mix of residential neighborhoods served by neighborhood-scale commercial at the SH 86 frontage, combined with meaningful open space dedication along Gold Creek, is consistent with the planning goals for this area. At approximately 3.2 dwelling units per acre across the full site, the development density is consistent with low-to-medium density residential planning for this part of the corridor. The dedication of the Gold Creek drainageway and open space corridors supports the Comprehensive Plan's goals for preserving natural drainage features and wildlife corridors.

Conformance with the Gold Creek Commons Planned Development (as amended)

Staff has reviewed the Sketch Plan for consistency with the Gold Creek Commons PD as amended by the 2026 First Amendment and its Development Guide, and finds the following:

- **Dwelling unit count:** The proposal is at the maximum of 179 units permitted by the amended PD.
- **Land uses and planning areas:** The PA-1, PA-2, PA-3, and PA-4 designations match the planning areas established in the amended PD. Commercial is concentrated at the SH 86 frontage as intended.
- **Housing mix commitments:** Attached housing is limited to a maximum of ten duplex units within Planning Area 2, and no more than 20 dwelling units are located west of the primary north-south spine road, consistent with the commitments carried in the amendment.
- **Open space:** At approximately 28.4 percent of the site, the proposal exceeds the 10 percent minimum and reflects the expanded open space commitment of the amendment.
- **Lot dimensions:** PA-1 and PA-3 lots reflect a 60' x 100' (6,000 sf) minimum and PA-2 lots a 45' x 100' (4,500 sf) minimum, consistent with the amended Development Guide. Exact lot designs will be confirmed at the preliminary plan stage.
- **Street network:** Internal streets are consistent with the amended plan, with a 50-foot right-of-way and primary access from State Highway 86.
- **Water and sewer:** Direct Town service is consistent with the Annexation Agreement and supported by the Town's will-serve letter.
- **Gold Creek setback:** The 200-foot setback from the Gold Creek centerline is within the range the Town is authorized to approve under the Annexation Agreement.

Fiscal and Economic Impact

THK Associates, Inc. prepared a Revised Fiscal Impact Analysis (June 19, 2026) evaluating the revenue impacts to the Town from the 179 residential units and approximately 36,000 square feet of commercial space reflected in this program. The figures below are planning-level projections that will



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

vary with construction timing, market conditions, and final build-out; they are included to give the Board and the public a general sense of the financial impact of the development on the Town.

Category	Item	Amount
Annual Tax Revenue	Property Tax	~\$111,045
	Sales Tax	~\$531,964
	Total Annual Tax Revenue	~\$643,009
One-Time Development Fees	Building permit, plan review, building impact, and use tax fees	~\$2.96 million
Utility Fees	Water tap, renewable water, and wastewater fees	~\$7.03 million
Employment	Permanent Jobs	~101
	Annual Permanent Wages	~\$6.02 million
	Temporary Construction Jobs	~318
20-Year Summary	Total Tax Revenue	~\$12.86 million
	Net Annual Public Benefit	~\$303,109/year

Weighing the estimated annual tax revenue against the estimated cost to the Town to serve the property, THK projects a net annual public benefit of approximately \$303,109. The projected net annual benefit indicates the development is expected to be self-supporting from a fiscal standpoint while also contributing new housing supply and one-time development and utility fee revenue. Staff finds the analysis supports a positive fiscal outcome for the Town.

Findings

Under EMC § 16-3-10 (Purpose) and § 16-3-40 (Sketch Plan), staff offers the following findings:

1. The proposal is in substantial conformance with the standards of the Gold Creek Commons Planned Development, as amended in 2026, including land use types, maximum dwelling unit count, minimum lot dimensions, open space requirements, and street layout.
2. The proposal is in general conformance with the Town's Comprehensive Plan, including the land use vision for mixed residential and commercial development along the State Highway 86 corridor and the goal of preserving natural drainage and open space.
3. The proposal protects natural and environmentally sensitive areas by dedicating approximately 16 acres of open space, retaining floodplain areas as open space, and maintaining a 200-foot setback from the Gold Creek centerline as authorized by the Annexation Agreement.
4. The wetland delineation and Biological Assessment identified no significant environmental constraints that would preclude development, and additional agency coordination will occur at later stages as required.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

5. The development can be served by adequate water and sewer, as shown by the Town's will-serve letter, the water rights transferred to the Town at annexation, and the Town's water supply plan on file, satisfying the water supply adequacy requirement of EMC § 16-3-130.
6. The proposal minimizes conflicts between land uses by concentrating commercial at the State Highway 86 frontage, providing expanded buffering along the western edge adjacent to rural residential and equestrian properties, and limiting development intensity in Planning Area 3. Detailed landscaping and screening standards for the commercial lot will be evaluated at the site plan stage.
7. Comments from referral agencies, including the Town's traffic engineering consultant, have been addressed by the applicant; the remaining CDOT access permit and ICAT requirements are appropriate to defer to the preliminary plan stage.
8. The emergency vehicle access solution — a locked access point from State Highway 86, confirmed by the Fire Marshal — provides the required two points of emergency access, notwithstanding the Elbert County vacation of Palomino Trail and Pinto Trail outside Town limits.
9. The proposed land use results in a material reduction in projected traffic generation — approximately 34 percent fewer weekday vehicle trips — compared with the land use previously evaluated.
10. The development is projected to produce a positive net fiscal impact for the Town, with a net annual public benefit of approximately \$303,109 and substantial one-time development and utility fee revenue.
11. The proposal provides for an orderly process to record land subdivisions through the Town's adopted subdivision review process, with preliminary plan and final plat reviews providing full engineering and legal confirmation at later stages.

Staff Recommendation

Based on the analysis and findings above, Staff finds that the Gold Creek Commons Sketch Plan meets the review criteria in EMC § 16-3-10 and § 16-3-40 and is in substantial conformance with the Gold Creek Commons Planned Development as amended in 2026. Staff recommends the Board of Trustees approve Resolution 26R28, approving the Gold Creek Commons Sketch Plan.

Please note that this application is at the sketch plan stage, which under EMC § 16-3-40 is a conceptual review of the feasibility of the project. Approval of the sketch plan does not constitute final approval of the subdivision. The applicant must still complete the preliminary plan and final plat stages before the subdivision is approved and any development may proceed. Each of those stages involves additional technical review, public hearings, and confirmation that all applicable standards and requirements are met.

Attachment(s)

1. Resolution 26R28



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

2. Exhibit A: Applicant submittal documents (Narrative, Sketch Plan exhibits, Ordinance 26-13 PUD First Amendment)
3. Exhibit B: Referral agency comments and approvals
4. Exhibit C: Public notice

RESOLUTION 26R28

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, APPROVING THE GOLD CREEK COMMONS SKETCH PLAN

WHEREAS, David Bourne, on behalf of the Stephen W. & Bette M. Gibson Charitable Remainder Trust, submitted a Sketch Plan application for the Gold Creek Commons Planned Development located at 2481 State Highway 86, implementing the Planned Development as amended by the First Amendment (Ordinance 26-13, 2026); and

WHEREAS, the Board of Trustees conducted a public hearing on October 13, 2026, and evaluated the Sketch Plan, referral agency comments, and public testimony pursuant to EMC § 16-3-40; and

WHEREAS, the Board of Trustees finds the Sketch Plan is in compliance with the adopted standards, regulations, and policies of the Town of Elizabeth, including the Gold Creek Commons Planned Development, as amended by the First Amendment (Ordinance 26-13, 2026), and EMC §§ 16-3-10 and 16-3-40.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, THAT the Gold Creek Commons Sketch Plan, attached hereto and incorporated herein as **Exhibit A**, is hereby approved.

PASSED, APPROVED, and ADOPTED this 13th day of October, 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST

Michelle M. Oeser, Town Clerk



GOLD CREEK COMMONS

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SUBDIVISION SKETCH PLAN

TOTAL ACREAGE: 56.5 ACRES
ESTIMATED TOTAL NUMBER OF LOTS: +/- 180

INTRODUCTION

The Gold Creek Commons Sketch Plan provides the opportunity for mixed use development including commercial, residential, and open spaces. The requested Sketch Plan for this property is Town of Elizabeth, Planned Development (PD), which follows the proposed 2026 PD Amendment.

GENERAL NOTES

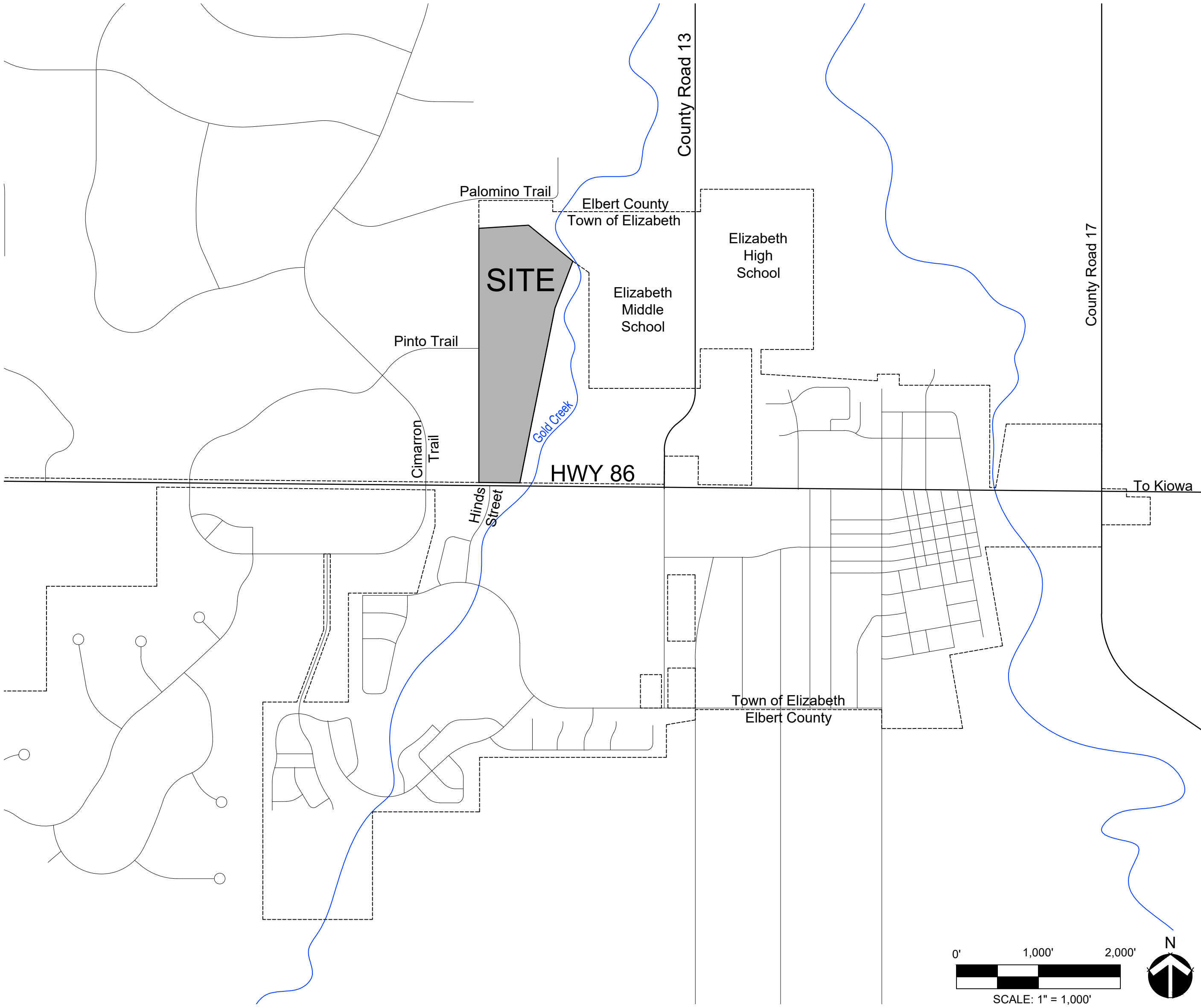
- The subject property is composed of one parcel referred to as Gold Creek Commons. The property is located in Elbert County and within Elizabeth town limits.
- The current zoning for the Property is Town of Elizabeth, Planned Development (PD) approved 2007.
- Water and sewer services will be extended to the Property by the Gold Creek Commons Metropolitan District.
- The Property is located adjacent to Highway 86. The principal means of access to the property is Highway 86 (south of the Property). Secondary access will be by Emergency Vehicle Access only to Palomino Trail to the north. Optional future secondary Emergency Vehicle Access will be by Pinto Trail to the west.
- No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counterforts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTHSOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;
THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;
THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET, TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;
THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;
THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;
THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO, LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND RECORDED IN SPECIAL WARRANTY DEED, FEBRUARY 14, 2013 UNDER RECEPTION NO. 533531 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED WITHIN OPEN SPACE PARCEL "OSPT-3", WHICH IS PART OF THE PROPOSED SUBDIVISION OF GOLD CREEK COMMONS BUT DOES NOT INCLUDE THE RECREATIONAL PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
MAIN PARCEL, GOLD CREEK COMMONS;
A TRACT OF LAND LOCATED WITHIN THE EAST 1/2 OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 65 WEST OF THE 6TH P.M., ELBERT COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, THENCE N 00°09'51" E (BASIS OF BEARING), 553.42 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 12, THENCE N 86°38'08" E, 16.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 86°38'08" E, 557.08 FEET;
THENCE S 51°25'39" E, 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267 OF THE RECORDS OF ELBERT COUNTY, COLORADO;
THENCE S 20°18'00" W, 618.17 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN SAID BOOK 326 AT PAGE 267;
THENCE S 10°48'27" W, 2173.60 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN SAID BOOK 326 AT PAGE 267 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86;
THENCE S 89°59'48" W, 508.25 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 86 TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE N 00°09'51" E, 1669.91 FEET ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE S 89°50'09" E, 30.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, 175.14 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT SAID ARC HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 44°35'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S 67°23'52" E, 170.75 FEET;
THENCE S 45°00'00" E, 96.99 FEET;
THENCE N 31°55'15" E, 91.42 FEET;
THENCE N 10°48'27" E, 433.93 FEET;
THENCE N 05°01'16" E, 43.80 FEET;
THENCE N 07°48'31" W, 155.70 FEET;
THENCE S 79°11'33" E, 120.74 FEET;
THENCE NORTHWESTERLY, 75.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 369.00 FEET, A CENTRAL ANGLE OF 11°43'58" AND BEING SUBTENDED BY A CHORD THAT BEARS N 19°36'56" W, 75.43 FEET;
THENCE N 25°28'55" W, 520.99 FEET TO A NON-TANGENT CURVE TO THE LEFT;
THENCE NORTHWESTERLY, 52.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 189.88 FEET, A CENTRAL ANGLE OF 15°52'41" AND BEING SUBTENDED BY A CHORD THAT BEARS N 38°16'28" W, 52.45 FEET;
THENCE N 46°12'48" W, 160.64 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHERLY, 180.34 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 223.50 FEET, A CENTRAL ANGLE OF 46°13'54" AND BEING SUBTENDED BY A CHORD THAT BEARS N 23°05'51" W, 175.49 FEET;
THENCE N 00°01'06" E, 49.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

VICINITY MAP



APPROVAL CERTIFICATES

PLANNING COMMISSION

The Sketch Plan was reviewed by the Planning Commission on:

_____ (Date)

Chair, Planning Commission

BOARD OF TRUSTEES

This Sketch Plan was approved by the Board of Trustees of the Town of Elizabeth, Colorado, on the ____ day of _____, 20____, for filing.

The dedications are hereby accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, curbs, gutter, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the Town of Elizabeth. The Town shall only accept maintenance of the roadway improvements after construction has been completed, and after the warranty period, in accordance with Town Regulations.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued.

Mayor, Town of Elizabeth

Attest

SHEET INDEX

COVER & CONTENTS	1
EXISTING CONDITIONS PLAN	2
SKETCH PLAN	3

PROJECT TEAM

OWNER / APPLICANT REPRESENTATIVE

Stephen W. & Bette M. Gibson Charitable Remainder Trust
1115 Mountain Ridge Road
Provo, Utah 84604
Contact: David Bourne
Email: davidbourne@gmail.com
Phone: (949) 456-4048

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Englewood, Colorado 80112
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Email: dryan@laidesigngroup.com
Phone: (303) 734-1777

CIVIL ENGINEERS / SURVEYORS

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10333 East Dry Creek Suite #400
Englewood, Colorado 80112
Contact: Garrett Bales, PE/CFM
Email: Garrett.Bales@westwoodps.com
Phone: (888)937-5150

TRAFFIC ENGINEERS

LSC Transportation Consultants, Inc.
1889 York Street
Denver, Colorado 80206
Contact: Christopher McGranahan, PE
Email: csmcgranahan@lsctrans.com
Phone: (303)333-1105

GEOTECHNICAL & ENVIRONMENTAL ENGINEERS

CTL | Thompson
1971 West 12th Avenue
Denver, Colorado 80204
Contact: Benny Lujan
Email: blujan@ctlthompson.com
Phone: (303) 825-0777

RECORDING CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ELBERT)

I hereby certify that this Sketch Plan was filed in my office on this ____ day of _____, 20____, at ____ o'clock am/pm and was recorded at reception no. _____, plat book _____, page _____.

Elbert County Clerk and Recorder

ARCHITECT / PLANNER



116 Inverness Drive East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

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Landscape Architecture
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OWNER/CLIENT

STEPHEN W. & BETTE M.
CHARITABLE REMAINDER
TRUST

CONTACT: DAVID BOURNE
DAVIDBOURNE@GMAIL.COM
(949) 456-4048

GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
COVER & CONTENTS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT #: 241083
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SKETCH PLAN JULY 23, 2026
REVISIONS AUGUST 28, 2026

SHEET NUMBER

1

1 OF 3

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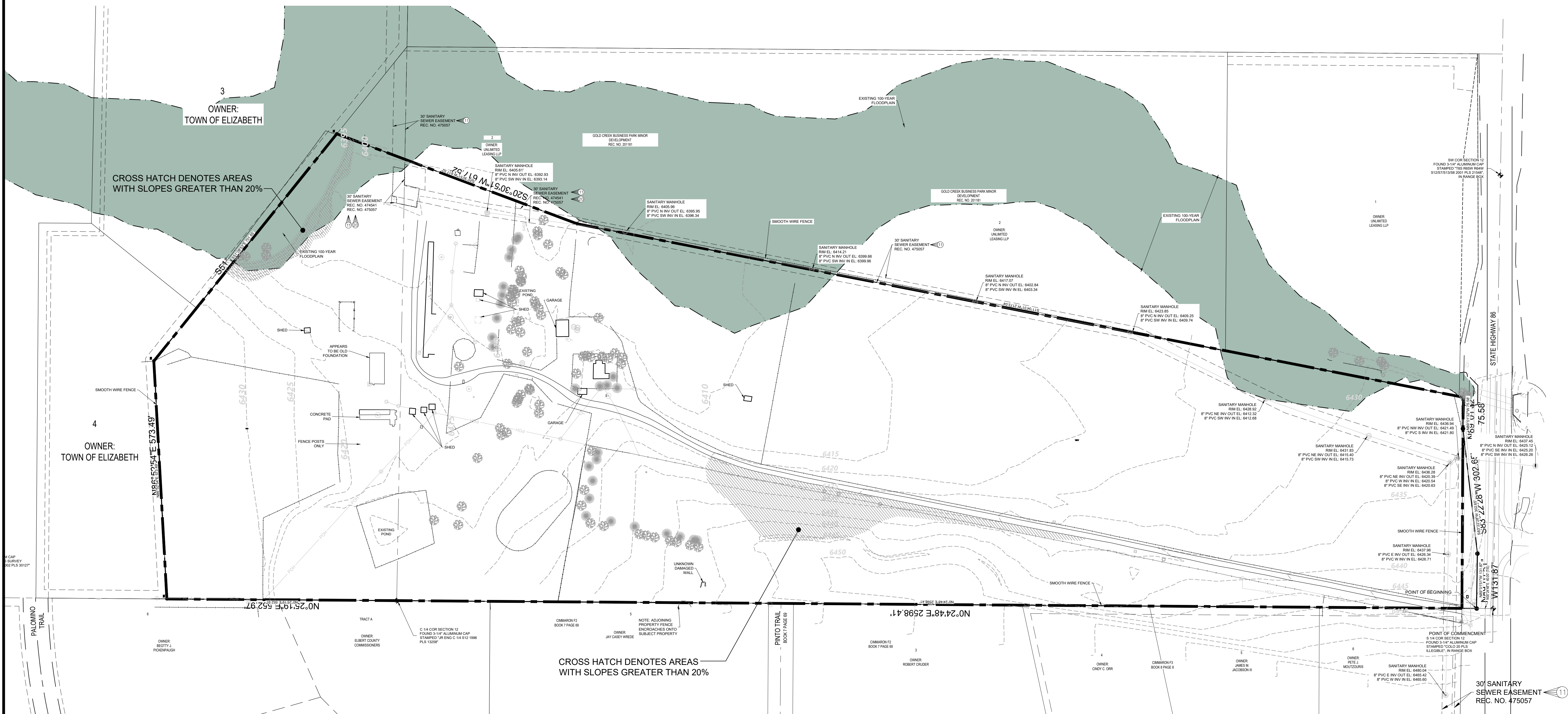
GOLD CREEK COMMONS

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SUBDIVISION SKETCH PLAN

LEGEND

- SECTION CORNER (AS NOTED)
- NO. 5 REBAR, W/ NO CAP
- FOUND #4 REBAR W/ NO CAP
- SET NO. 5 REBAR, 18" LONG, W/ BLUE PLASTIC CAP, STAMPED "WESTWOOD PLS 38474"
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS BUSH
- LIGHT POLE
- IRRIGATION PIPE
- WATER MANHOLE
- IRRIGATION VALVE
- SANITARY MANHOLE
- FIBER PEDESTAL
- TELE PEDESTAL
- ELECTRICAL POLE
- MAILBOX
- FENCE POST
- END 18" CORRUGATED METAL PIPE
- CONTROL POINT SET - NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP



NOTES:

- EXISTING SINGLE FAMILY HOME, ACCESSORY BUILDINGS, FENCES, AND OTHER STRUCTURES TO BE REMOVED.
- EXISTING OVERHEAD POWER LINES TO BE RELOCATED.
- EXISTING IMPROVEMENTS BY THE TOWN, SUCH AS SANITARY SEWER, LIFT STATION, AND ASSOCIATED STRUCTURES TO REMAIN.

ARCHITECT / PLANNER



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GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT #: 241083
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SKETCH PLAN JULY 23, 2026
REVISIONS AUGUST 28, 2026

SHEET NUMBER

2

2 OF 3

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Land Use Chart - Sketch Plan

A	Residential	Gross Areas (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)	Min. Lot Size	Units
PA-1		12.3	8.8	3.5	6,000 sf	52
PA-2		20.8	13.4	7.4	4,500 sf	107
PA-3		4.0	3.0	1.0	6,000 sf	20
Sub-Total		37.1	25.2	11.9		179

B	Commercial	Area (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)
PA-4		3.3	3.3	0.0
Sub-Total		3.3	3.3	0.0

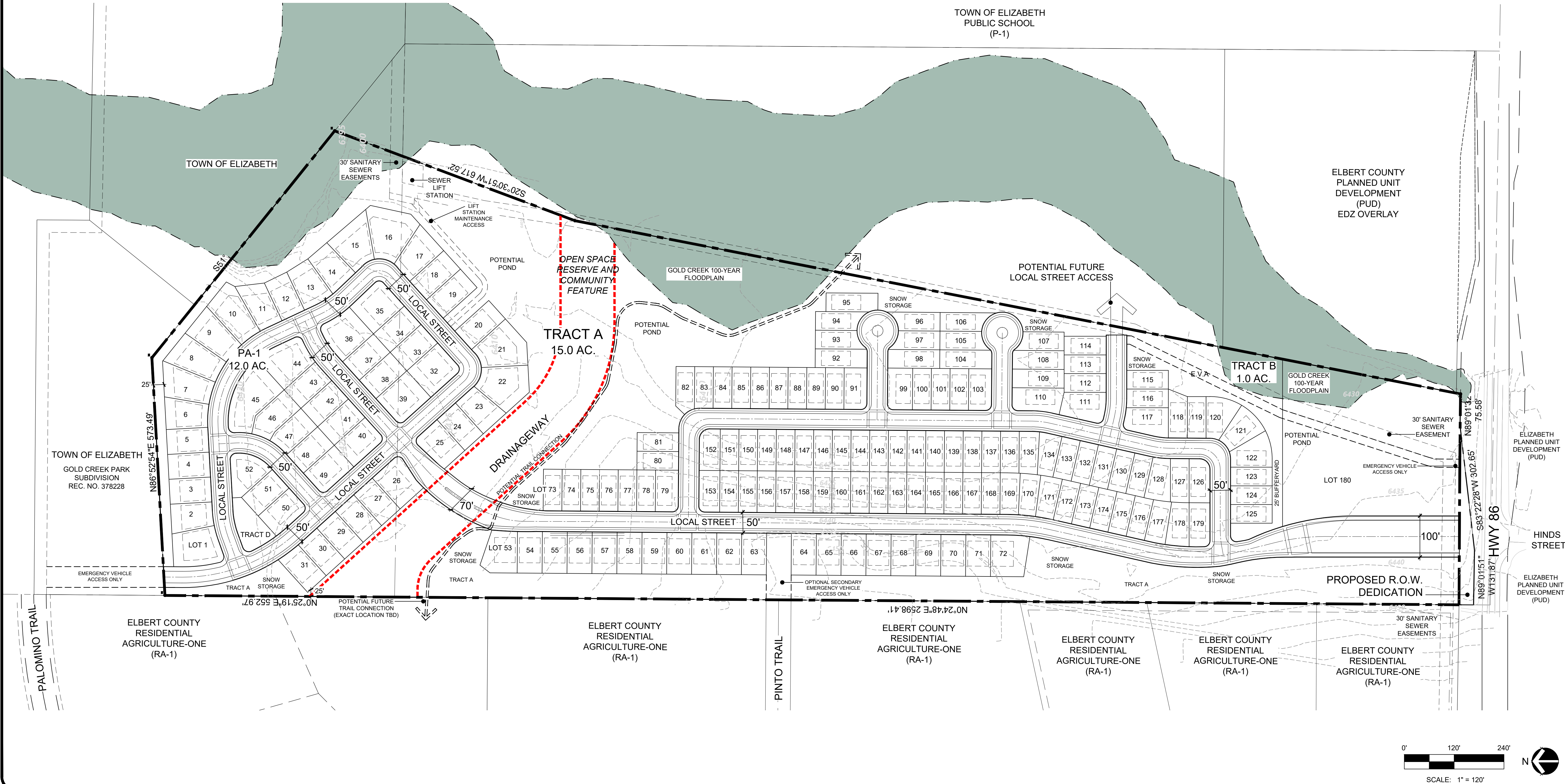
C	Open Space / Detention	Area (Ac)
OS-1		11.7
OS-2		1.0
OS-3 (Floodplain)		3.3
Sub-Total		16.0

D	Summary	Area (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)	Percentage
Conceptual Developable Area (A&B)		40.4	28.5	11.9	71.6%
Open Space / Detention (C)		16.0			28.4%
Total		56.4			100.0%

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SUBDIVISION SKETCH PLAN

Planning Area	Plat	Lot No.	Description
PA-1	52 Lots	1-52	Single-Family Detached Residential Lots 60'x100' minimum
	1 Tract	Tract D	Private Open Space
PA-2	107 Lots	73-179	Single-Family Detached Residential Lots 45'x100' minimum
PA-3	20 Lots	53-72	Single-Family Detached Residential Lots 60'x100' minimum
PA-4	1 Lot	180	Commercial
OS-1, OS-3	1 Tract	Tract A	Open Space, Stormwater Ponds, and Community Feature
OS-2	1 Tract	Tract B	Open Space and Buffer Tract



ARCHITECT / PLANNER



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GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
SKETCH PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT #: 241083
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SKETCH PLAN JULY 23, 2026
REVISIONS AUGUST 28, 2026

SHEET NUMBER

3

3 OF 3

EXHIBIT A



July 24, 2026

Town of Elizabeth

PO Box 159 – 151 S. Banner Street

Elizabeth, CO 80107

Phone: 909-646-4166 X4

Re: Gold Creek Commons Sketch Plan Narrative

Contacts

Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust 1115 Mountain Ridge Road Provo, Utah 84604	Applicant Representative: David Bourne 2564 Van Ross Drive South Jordan, Utah 84095 Phone: 949-456-4048 Email: davidkbourne@gmail.com
Planning Consultants LAI Design Group 116 Inverness Drive East Suite #340 Englewood, Colorado 80112 Phone: (303) 734-1777 Contact: Don Ryan Email: dryan@laidesigngroup.com	Engineering Consultants Westwood 10333 E. Dry Creek Road, Suite 400 Englewood, Colorado 80112 Phone: 720.482.9526 Contact: Garrett Bales Email: Garrett.Bales@westwoodps.com
Traffic Consulting LSC Transportation Consultants, Inc. 1889 York Street Denver, Colorado 80206 Phone: (303) 333-1105 Contact: Christopher McGranahan Email: csmcgranahan@lsctrans.com	CTL THOMPSON 500 Brian Avenue, Unit A (UPS/FedEx) PO Box 2122 (USPS) Silverthorne, Colorado 80495 Phone: (970) 486-3210 Contact: Benny Lujan Email: Blujan@ctlthompson.com

Project Location

Gold Creek Commons is a proposed development on a +/- 56.5-acre parcel of land on the north side of Highway 86 within the Town of Elizabeth.



Adjacent Parcels/Zones

North: Town of Elizabeth
(Public/Institutional – P-I)

South: Elizabeth 86 / Legacy Village (PUD)

East: Gold Creek Business Park PUD (Elbert County)

West: RA-1 (Elbert County) and Elbert County Parks and Open Space (Elbert County)

Project Background

Gold Creek Commons was originally approved as a Planned Unit Development (PUD) in 2007. Development Guidelines for Lot 1 were subsequently approved in 2014. The original annexation agreement transferred groundwater shares to the Town in exchange for access to municipal water and sewer services.

Since acquiring the property, the Applicant has worked closely with Town staff, elected officials, neighboring property owners, and other stakeholders to evaluate the most appropriate long-term development plan for the site. Over the past eighteen months, the Applicant has participated in an extensive public outreach and stakeholder engagement process that has included individual meetings with neighboring property owners, neighborhood meetings, discussions with Town staff, meetings with elected officials, and ongoing follow-up conversations regarding the future of the property.

Throughout this process, feedback consistently emphasized the importance of maintaining compatibility with adjacent rural residential and equestrian properties, reducing the scale and intensity of commercial development, preserving meaningful open space, providing appropriate housing opportunities, and minimizing traffic impacts where possible.

As a result of this outreach and review process, the Applicant substantially revised the development concept for Gold Creek Commons. The current proposal reflects significant modifications to the land use plan, including increased open space, expanded buffering adjacent to existing residential properties, a substantial reduction in commercial acreage, and a residential

development pattern consisting primarily of single-family detached homes with only a limited amount of attached housing.

The Applicant has also submitted a PUD Amendment application intended to update the development standards applicable to the property. While the PUD Amendment and Sketch Plan will proceed through separate public hearing processes, the Applicant anticipates that portions of the review periods will overlap.

The Applicant elected to initiate the Sketch Plan process during the pendency of the PUD Amendment review in an effort to facilitate an efficient entitlement process and avoid unnecessary delays associated with sequential applications. The Applicant believes the proposed development pattern and the requested PUD Amendment are complementary and that overlapping review of the applications will allow Town staff, the Planning Commission, and the Board of Trustees to evaluate both the proposed development standards and the physical layout of the property in a coordinated and comprehensive manner.

The Applicant respectfully submits this Sketch Plan as the culmination of extensive due diligence, community outreach, and collaboration with the Town staff and stakeholders, with the goal of creating a development pattern that is compatible with the surrounding properties and consistent with the long-term planning objectives of the Town of Elizabeth.

Community Outreach and Stakeholder Engagement

The Applicant has undertaken an extensive community outreach and stakeholder engagement process regarding the future development of Gold Creek Commons. Over the past 18 months, the Applicant has met regularly with Town staff, elected officials, neighboring property owners, utility providers, and other stakeholders to discuss the property and evaluate potential development alternatives.

More recently, the Applicant conducted a focused outreach with residents of the adjacent Cimarron subdivision and surrounding property owners. This effort included multiple neighborhood meetings, individual discussions with neighboring residents, and follow-up communications intended to educate residents regarding the history of the property, the existing entitlements affecting the site, and the Applicant's proposed revisions to the development plan.

The outreach process provided valuable feedback regarding several topics, including commercial intensity, buffering and compatibility with adjacent rural residential equestrian properties, preservation of open space, landscaping and privacy measures, traffic impacts, future transportation connectivity, water conservation, exterior lighting, and fire mitigation.

As a result of this outreach process, the Applicant further refined the proposed development plan and incorporated numerous modifications intended to improve compatibility with surrounding properties. These revisions include a substantial reduction in commercial acreage, increased open space and buffering areas, limitations on development intensity adjacent to existing residential

properties, restrictions on attached housing products, incorporation of water conservation and fire mitigation provisions, and enhanced landscape and lighting standards.

The Applicant intends to continue engaging with Town staff, elected officials, and neighboring property owners throughout the entitlement process and believes that early and meaningful community engagement has resulted in a more thoughtful and compatible development plan for Gold Creek Commons.

Description of the General Proposal

The Applicant proposes a Sketch Plan for Gold Creek Commons consisting of approximately 179 residential dwelling units, approximately 3.3 acres of neighborhood commercial uses, and approximately 16 acres of open space, drainage corridors, and buffering areas.

Key elements of the proposed development include:

- Approximately 16 acres of open space, including floodplain, drainage, detention and community amenities.
- Expanded buffers and separation areas adjacent to existing rural residential and equestrian properties.
- Preservation of significant open space corridors associated with Gold Creek, the existing drainageway, and future trail opportunities.
- Approximately 3.3 acres of neighborhood commercial uses concentrated along the Highway 86 corridor.
- A residential development pattern consisting primarily of single-family detached homes with a limited number of duplex units permitted through the Development Guide.
- A reduction in projected traffic generation compared to prior development concepts as a result of modifications to the commercial program.
- A development program consisting of up to 179 dwelling units.

The proposed Sketch Plan reflects the results of extensive planning, due diligence, and community outreach and is intended to create a development pattern that is compatible with the surrounding properties while preserving opportunities for future housing, neighborhood-serving commercial uses, and meaningful open space amenities.

Development Summary

Land Use Chart - Sketch Plan

A Residential	Gross Areas (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)	Min. Lot Size	Units
PA-1	12.3	8.8	3.5	6,000 sf	52
PA-2	20.8	13.4	7.4	4,500 sf	107
PA-3	4.0	3.0	1.0	6,000 sf	20
Sub-Total	37.1	25.2	11.9		179

B Commercial	Area (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)
PA-4	3.3	3.3	0.0
Sub-Total	3.3	3.3	0.0

C Open Space / Detention	Area (Ac)
OS-1	11.7
OS-2	1.0
OS-3 (Floodplain)	3.3
Sub-Total	16.0

D Summary	Area (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)	Percentage
Conceptual Developable Area (A&B)	40.4	28.5	11.9	71.6%
Open Space / Detention (C)	16.0			28.4%
Total	56.4			100.0%

Land Use	Proposed Sketch Plan
Commercial (acreage)	3.3 Acres
Residential (acreage)	37.1 Acres
Residential (max units)	179
Open Space	16 Acres

Commercial Uses

The original PUD designated approximately 25.7 acres of commercial land. These commercial uses were concentrated along the Highway 86 corridor and extended northward into the property. At the time of approval, the commercial acreage was intended to serve future residential growth anticipated to occur north of Gold Creek Commons.

Over the last twenty years, several factors have changed the assumptions that supported the original commercial program. Regional growth patterns evolved differently than anticipated, the residential growth anticipated north of the property did not occur as originally envisioned, and major commercial services have since been established along the Highway 86 corridor, including Walmart and Safeway. As a result, the amount of commercial acreage approved in 2007 is no longer necessary to serve the surrounding area.

In addition to changing market conditions, feedback received from neighboring property owners, Town staff, members of the Board of Trustees, and comments received during the Sketch Plan review process consistently emphasized the importance of reducing the scale and intensity of commercial development on the property and increasing compatibility with adjacent residential and equestrian properties.

The proposed Sketch Plan responds to those concerns by reducing commercial acreage from approximately 25.7 acres to approximately 3.3 acres. Former commercial areas have been replaced with open space, buffering, and residential neighborhoods designed to be more compatible with surrounding properties. The remaining commercial acreage has been concentrated along the Highway 86 corridor where commercial activity is most appropriate and where impacts to existing residential properties can be minimized. This revised commercial program is also anticipated to generate less traffic than previous development concepts.

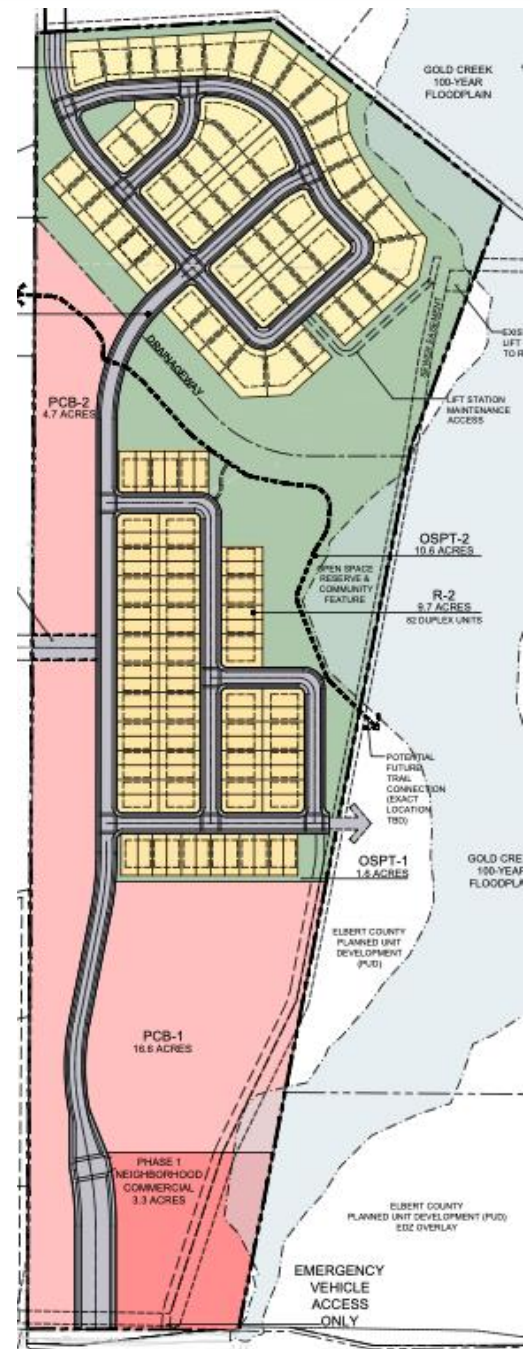
The proposed commercial planning areas are intended to accommodate neighborhood-serving uses that provide goods, services, employment opportunities, and limited commercial amenities to residents of Gold Creek Commons and the surrounding area.

The proposed PUD-CMU designation is intended to permit a mix of commercial and residential uses with easy access to a major arterial and/or major collector street.

The CMU District is intended to accommodate a mix of compatible nonresidential and residential uses, including:

- Small-scale retail
- Professional offices
- Professional services
- Commercial accommodations that encourage pedestrian activity

The CMU District is intended to provide a transition between limited commercial uses and lower-density residential areas.



Uses contemplated for the commercial planning areas are included within the Development Guide accompanying this application.

C-1 Commercial Planning Area

The C-1 Planning Area is located adjacent to Highway 86 and is intended to serve as the primary commercial area within Gold Creek Commons. Uses within this planning area are intended to provide neighborhood-scale commercial services in a manner that is compatible with surrounding development and consistent with the Town's vision for the Highway 86 corridor.

COMMERCIAL MIXED USE DIMENSIONAL STANDARDS MATRIX (PLANNING AREA PA-4)

2026 Gold Creek Commons PUD Commercial Dimensional Standards Matrix

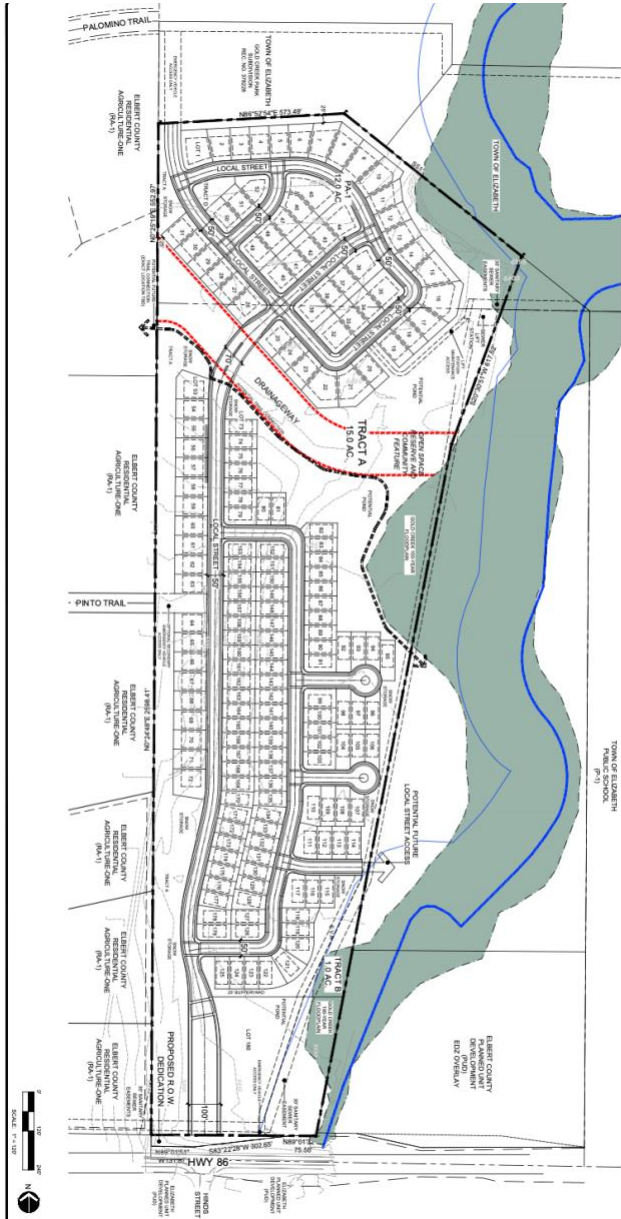
Standards	Commercial
Min. Lot/Space Size (sf)	2,500 sf
Max. Lot Coverage	
Under Roof	50%
Min. Vegetation	10%
Min. Lot/Space Width (ft) *measured 20' from front property line	30 ft*
Min. Yard Setback (ft)	
1) Highway 86	50 ft
2) Front-Public ROW	15 ft
3) Front-Private ROW	15 ft
4) Rear-Principal Bldg.	5 ft
5) Rear-Accessory Bldg.	5 ft
6) Interior Side	5 ft
7) Street Side-Public ROW	10 ft
8) Street Side-Private ROW	5 ft
9) Side-Accessory Bldg.	10 ft
Non-Residential Use abutting Residential Use	25 ft
Max. Floor Area Ratio (FAR)	1.0
Principal Bldg. Max. Height (Ft)	40 ft
Accessory Bldg. Max. Height (Ft)	30 ft

Building Separation must comply with Building and Fire Code.

Residential Uses

The proposed Sketch Plan contemplates a maximum of one hundred seventy-nine (179) dwelling units across all residential planning areas. In response to concerns raised throughout the public outreach and review process, no more than twenty (20) dwelling units shall be permitted west of the primary north-south spine road. These limitations were intentionally incorporated to enhance compatibility with the adjacent rural residential and equestrian properties and to preserve a lower development intensity along the western edge of the project. In addition, attached housing shall be limited to a maximum of ten (10) duplex units, all of which shall be located within the Planning Area 2 and governed by the standards established in the Development Guide.

The residential plan has been substantially revised through discussions with neighboring property owners, Town staff, members of the Board of Trustees, and comments received during the Sketch Plan review process. The revised plan places greater emphasis on detached housing, expanded open space, increased buffering adjacent to existing rural residential properties, and preservation of the site's natural features.



The residential planning areas are intended to provide a variety of housing opportunities while maintaining compatibility with surrounding development and preserving flexibility to respond to future market conditions. The Development Guide establishes the specific development standards applicable to each planning area.

Currently, PUD-R1/R2 allows 4,500-square-foot lots for single-family detached homes, 7,000-square-foot duplex lots for single-family attached homes, and 6,000-square-foot lots for single-family detached homes. The proposed development continues to provide a variety of housing opportunities while placing greater emphasis on detached housing products and limiting the amount of attached housing permitted within the development.

Planning Area 1

The **Planning Area-1** is located in the northern portion of the property and is intended to accommodate detached single-family homes on lots generally consistent with the Town's R-1 zoning district.

Planning Area 2

The **Planning Area-2** serves as the primary residential neighborhood within Gold Creek Commons and is intended to provide

flexibility for a variety of residential housing opportunities while maintaining compatibility with adjacent residential and commercial uses. Limited duplex product may be permitted within this planning area as provided in the Development Guide. It is intended to accommodate detached

single-family homes on smaller lot configurations consistent with the Development Guide. This planning area provides opportunities for attainable homeownership while maintaining a predominantly single-family character.

Planning Area 3

The **Planning Area-3** is located north and south of Pinto Trail and west of the primary north-south spine road. This planning area is intended to accommodate detached single-family homes while emphasizing compatibility with adjacent rural residential and equestrian properties through enhanced buffering, open space separation, and reduced development intensity.

The Development Guide establishes the permitted housing types, development standards, and design requirements applicable to each residential planning area.

RESIDENTIAL DIMENSIONAL STANDARDS MATRIX

Standards	Single Family Detached		Single Family Attached	
	Traditional SFD	SFD (Alley Loaded)	Duplexes Paired Units	Duplexes Paired Units (Alley Loaded)
Min. Lot Size (sf)	4,500 sf	4,500 sf	3,500 sf	3,500 sf
Max. Lot Coverage				
Under Roof	60%	60%	60%	60%
Min. Vegetation	20%	10%	20%	10%
Min. Lot Width (ft) <i>*measured 20' from front property line</i>	45 ft*	45 ft*	35 ft* per unit	35 ft* per unit
Min. Yard Setbacks (ft)				
1) Front-Principal	15 ft	15 ft	15 ft	15 ft
Front-Side Load Garage	15 ft	-	15 ft	-
Front-Garage Parallel	18 ft	-	18 ft	-
2) Rear-Principal Bldg.	15 ft	2 ft (includes Garage)	15 ft	2 ft (includes Garage)
3) Rear-Accessory Bldg.	5 ft	5 ft	-	-
4) Interior Side	5 ft	5 ft	0 ft	0 ft
5) Street Side	10 ft	10 ft	10 ft	10 ft
6) Side-Accessory Bldg.	10 ft	10 ft	-	-
Residential Use abutting Non - Residential Use	25 ft			
Min. sf per Dwelling	800 sf	800 sf	800 sf	800 sf
Density (du/ac)	*per each Planning Area (PA) / See Exhibit A			
Principal Bldg. Max. Height (Ft)	35 ft	35 ft	35 ft	35 ft
Accessory Bldg. Max. Height (Ft)	20 ft	20 ft	-	-

Building Separation must comply with Building and Fire Code.

General Development Schedule

At this time, the Applicant anticipates proceeding through the Sketch Plan, Preliminary Plat, and Final Plat approvals in accordance with the Town's development review procedures.

Concurrently, the Applicant has submitted a PUD Amendment application intended to establish updated development standards applicable to the property.

Phasing Plan

It is anticipated that Gold Creek Commons will be developed in a single phase.

Description of Water and Sewer Systems Proposed to Serve the Site

The site is anticipated to receive water and sewer service from the Town of Elizabeth municipal utility system. The Town has previously provided a will-serve letter for the property which is included as part of the application materials. An existing sanitary sewer main runs adjacent to Gold Creek along the eastern portion of the property. Future development is anticipated to connect to this existing sewer infrastructure. An existing Town water main is located within the Legacy development south of Highway 86. It is anticipated that this water main will be extended across Highway 86 and looped throughout the Gold Creek Commons development to provide water service to the site. Additional engineering and utility design will continue to be refined during the Preliminary Plat and Final Plat review.

Town of Elizabeth Well/Tank Field

During prior review processes, the Town identified a potential future need for municipal water infrastructure, including wells, pump facilities, and/or water storage facilities. The Applicant will continue to coordinate with Town staff regarding any future utility infrastructure needs and whether a site reservation should be incorporated into the final development plan.

Drainage Channels and Ponds

The Gold Creek drainageway runs generally from south to north along the eastern boundary of the site. Gold Creek is a major drainageway with a corresponding FEMA-designated floodplain.

The PUD identifies developable areas outside of the existing 100-year floodplain. Areas located within the floodplain are proposed to remain as open space.

Stormwater runoff from the site has historically drained toward Gold Creek, and this general drainage pattern will be maintained with future development.

A secondary drainageway, referred to as the West Tributary, traverses the northern portion of the property from west to east before discharging into Gold Creek. This drainageway conveys regional stormwater flows from upstream properties.

The PUD includes a dedicated tract to accommodate future conveyance of the West Tributary through the site. This tract is intended to function as part of the overall open space system and may also serve as a future regional trail corridor.

It is anticipated that the development will include two Extended Urban Runoff Volume (EURV) detention ponds to detain and treat stormwater runoff prior to discharge into the West Tributary

and ultimately Gold Creek. One detention facility is anticipated north of the tributary, with a second facility located south of the tributary. Each pond will serve the corresponding portion of the development.

Wetlands

Three open-water ponded areas were identified on the property. The ponds contain limited wetland areas along their fringes, characterized primarily by sandy soils and sparse vegetation.

Because the assessment was completed during the dry season, water levels may increase during the growing season.

The pond and fringe wetland areas were generally classified as Palustrine, Unconsolidated Bottom, Mud, Permanently Flooded, Excavated (PUB3Hx) under the Cowardin Classification System.

A culvert area exists near the southeastern corner of the property where Gold Creek passes beneath Highway 86. Based upon available assessor mapping, this area appears to be off-site. If future surveying indicates a portion of this area lies within the property boundary, additional evaluation may be warranted.

Wetland boundaries were identified through evaluation of vegetation, hydric soils, hydrology indicators, and geomorphic features.

The findings of the field investigation were not entirely consistent with the National Wetlands Inventory (NWI) mapping. The NWI mapping identifies the east-west drainageway located within the northern portion of the property as a Riverine (R4SBA) wetland.

The NWI is intended as a reference tool and is based primarily upon aerial imagery and lidar analysis. The U.S. Fish and Wildlife Service recognizes that field-verified data takes precedence over NWI mapping.

Floodplains

The FEMA National Flood Hazard Layer (NFHL) was reviewed to identify floodplain impacts on the property.

Much of the southern portion of the area has previously been modified through a Letter of Map Revision (LOMR). A LOMR reflects revisions to an effective Flood Insurance Rate Map (FIRM) based upon physical improvements that alter the hydrologic or hydraulic characteristics of a flood source.

The current FIRM mapping, as revised by the LOMR, identifies two small areas of Zone A floodplain encroachment along the eastern edge of the property.

The majority of the property is located within an area of minimal flood hazard. The floodplain associated with Gold Creek extends onto a limited portion of the eastern boundary.

Additional floodplain analysis and flood risk assessment will be completed by the project's engineering team as required by the Town of Elizabeth.

Pursuant to Town Code, no structure shall be erected within two hundred (200) feet of the centerline of a stream designated as a major flood channel.

Wetland / Waters of the United States (WOTUS) Impacts from Development

Based upon available information, waters located on the property are not anticipated to be jurisdictional to the U.S. Army Corps of Engineers, although they may be subject to State regulation.

Should soil disturbance occur prior to implementation of future regulatory changes, a Temporary Authorization may be appropriate. Additional jurisdictional determinations may be sought as necessary during future development phases.

Environmental and Wildlife Report

A Biological Assessment was completed as part of the application process.

The study evaluated the property and proposed development for potential impacts to state and federally protected species, including but not limited to:

- Preble's Meadow Jumping Mouse
- Pallid Sturgeon
- Piping Plover
- Whooping Crane
- Western Prairie Fringed Orchid
- Burrowing Owl
- Bald Eagle
- Golden Eagle

The site was also reviewed for potential historical and archaeological resources.

Based upon the consultant's findings, no significant environmental constraints were identified that would preclude development of the property.

Traffic

A Traffic Impact Study was previously prepared and approved in support of development of the property. A revised trip generation comparison has been prepared to evaluate the proposed land use changes contemplated by the proposed development program and is included as **Exhibit B**.

Exhibit B reflects an earlier iteration of the proposed land use plan. An updated trip generation comparison reflecting the final proposed dwelling unit count and commercial acreage will be provided as a supplemental information submittal. Based on the proposed reduction in commercial intensity, the final trip comparison is anticipated to further reduce projected traffic generation compared to the approved Sketch Plan.

The transportation impacts associated with Gold Creek Commons can be accommodated by the existing and planned roadway network, subject to recommendations identified within the Traffic Impact Study.

Primary access to the development is proposed from State Highway 86. Internal circulation has been designed to provide connectivity throughout the project and accommodate future development of the property. The proposed Sketch Plan is intended to remain compatible with the Town's long-range transportation planning objectives and shall not preclude potential future roadway, trail, or emergency access connections identified through future Town or County planning efforts.

The Applicant is aware of ongoing discussions among the Town of Elizabeth, the Elizabeth Fire Protection District, and Elbert County regarding the County's recent vacation of portions of Pinto Trail and Palomino Trail. The proposed development has secured an emergency access solution from State Highway 86 that has been reviewed and approved by the Fire Marshal and satisfies emergency access requirements for the project. The Applicant will continue to monitor and participate in discussions regarding future access opportunities and will coordinate with the Town, County, and Fire District as appropriate.

Additional traffic analysis may be completed in the future as required by CDOT and other reviewing agencies in connection with subsequent development approvals.

Mineral Rights

Not Applicable.

Oil and Gas

Not Applicable.

Schools

Students residing within Gold Creek Commons may attend the following schools*:

- Running Creek Elementary School (+/- 33 students)
- Elizabeth Middle School (+/- 14 students)
- Elizabeth High School (+/- 15 students)

Gold Creek Commons is located immediately adjacent to Elizabeth Middle School and Elizabeth High School.

Following submission of the prior PUD Amendment application, the Applicant met with Dan Snowberger and Justin Henry of the Elizabeth School District on June 5, 2025, to discuss anticipated student generation and school capacity considerations associated with the proposed development. During that meeting, the District did not identify any concerns regarding the District's ability to accommodate students generated by the proposed development.

The Applicant has not conducted a subsequent meeting with the School District regarding the current applications. However, the maximum residential unit count proposed by this PUD Amendment has been substantially reduced from the residential unit count evaluated under the prior PUD Amendment application. As a result, anticipated student generation is expected to be significantly lower than previously evaluated.

**The student generation estimates shown above were derived by proportionally reducing the student generation estimates included in the prior PUD Amendment application to reflect the reduced maximum residential unit count proposed in this application. The prior application evaluated a maximum of 316 dwelling units, while this application proposes a maximum of 179 dwelling units. These estimates are provided for planning purposes only.*

Open Space, Trails and Parks (PROST Coordination)

The proposed development significantly increases open space compared to the original PUD and incorporates approximately 16 acres (approximately 28% of the site) of open space, drainage corridors, wildlife habitat areas, buffering, and community amenities.

On February 14, 2025, the Applicant and consultants met with representatives of the Parks, Recreation, Open Space and Trails (PROST) Committee to discuss how the property could support the goals of the developing PROST Master Plan.

Since that meeting, the Greater Elizabeth PROST Master Plan has been adopted and identifies a potential future trail connection in the vicinity of the property. The open space areas incorporated into Gold Creek Commons may provide opportunities for future trail connections consistent with the goals of the PROST Plan. The Applicant will continue to coordinate with the Town and other stakeholders regarding future trail opportunities as development plans are refined.

See **Exhibit C**.

Soils

A Preliminary Geotechnical Investigation was completed by CTL|Thompson on October 22, 2025, for the Gold Creek Commons property. The investigation evaluated subsurface conditions and provided recommendations related to site development, grading, utilities, foundations, pavement design, and other geotechnical considerations. In summary, no geotechnical or geologic conditions would preclude residential and light-commercial development of the site. The primary geologic hazards are the presence of expansive and compressible soils, and shallow groundwater in low-lying areas. These hazards can be mitigated with proper planning, engineering, design and construction.

Metro District / Homeowners Association

The Applicant anticipates pursuing the formation of a Metropolitan District to finance public infrastructure improvements associated with the development.

In addition, a Homeowners Association may be established to manage and maintain common areas and community amenities, including landscaping, recreational facilities, trash collection, parking controls, security measures, and related neighborhood functions.

Exhibit A

Town of Elizabeth 2040 Transportation Plan (Fig 12-CO 86 Traffic Control)



TOWN OF ELIZABETH

2040 Transportation Plan

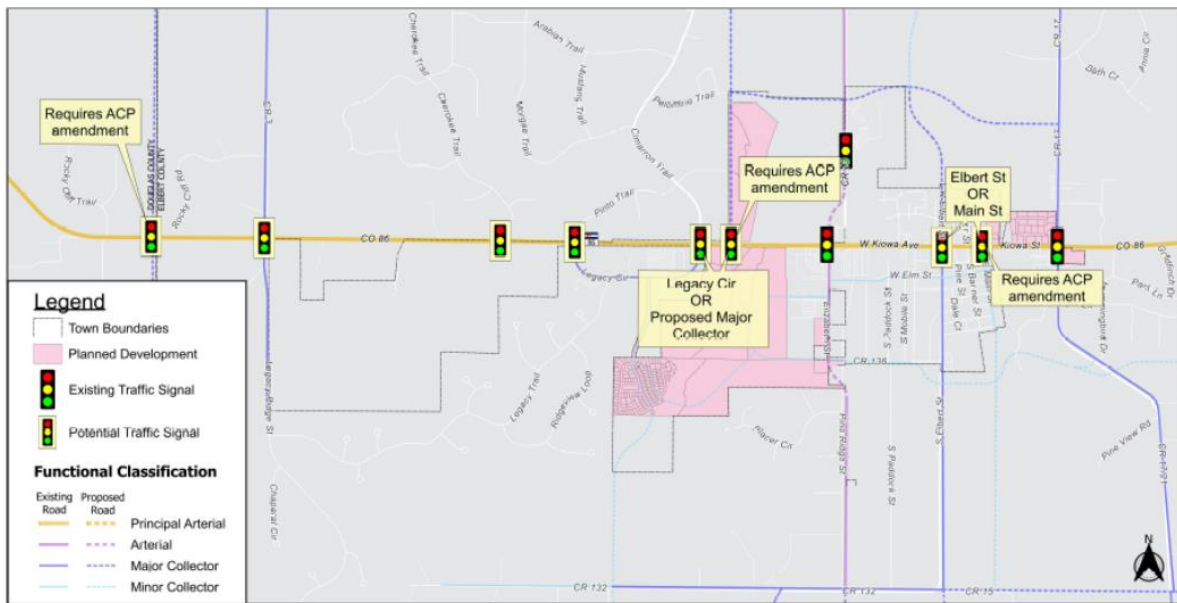


Figure 12: CO 86 Traffic Control

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Exhibit B

Estimated Traffic Generation Comparison

Table 2 ESTIMATED TRAFFIC GENERATION COMPARISON Gold Creek Commons Elizabeth, CO LSC #250090; July, 2026											
Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle - Trips Generated				
		Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out	Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out
Land Use Assumed in January, 2026 TIA											
Single-Family Detached Housing ⁽²⁾	48 DU ⁽³⁾	9.09	0.189	0.511	0.577	0.353	436	9	25	28	17
Single-Family Attached Housing ⁽⁴⁾	86 DU	6.57	0.118	0.352	0.291	0.219	565	10	30	25	19
C-Store with Gas Station ⁽⁵⁾	14.0 VFP ⁽⁶⁾	203.49	10.154	9.756	9.575	9.975	2,849	142	137	134	140
Retail ⁽⁷⁾	50.0 KSF ⁽⁸⁾	54.45	2.161	1.769	3.145	3.145	2,723	108	88	157	157
Office Space ⁽⁹⁾	30.0 KSF	7.83	1.091	0.149	0.189	0.991	235	33	4	6	30
Total =							6,808	302	284	350	363
Passby Trips ⁽¹⁰⁾ =							2,607	120	120	130	130
Primary Trips =							4,201	182	164	220	233
Alternative Land Use											
Single-Family Detached Housing ⁽²⁾	179 DU ⁽³⁾	9.09	0.189	0.511	0.577	0.353	1,627	34	91	103	63
C-Store with Gas Station ⁽⁵⁾	14.0 VFP ⁽⁶⁾	203.49	10.154	9.756	9.575	9.975	2,849	142	137	134	140
Total =							4,476	176	228	237	203
Passby Trips ⁽¹⁰⁾ =							1,681	86	86	77	77
Primary Trips =							2,795	90	142	160	126
Notes: (1) Source: <i>Trip Generation</i> , Institute of Transportation Engineers, 12th Edition, 2025 (2) ITE Land Use No. 210 - Single-Family Detached Housing (3) DU = Dwelling Units (4) ITE Land Use No. 215 - Single-Family Attached Housing (5) ITE Land Use No. 945 - Convenience Store/Gas Station - GFA (4-5.5k) (6) VFP = Vehicle Fueling Positions (7) ITE Land Use No. 821 - Strip Retail Plaza (<40k) (8) KSF = 1,000 square feet (9) ITE Land Use No. 710 - General Office Building (10) Passby trips are assumed to be 59% for daily trips, 62% for morning peak-hour trips, and 56% for afternoon peak-hour trips for the C-Store, and 34% for the commercial/retail land use based on the <i>Trip Generation Handbook</i> , 3rd Edition.											

Exhibit C

PROST Town Trail Plan

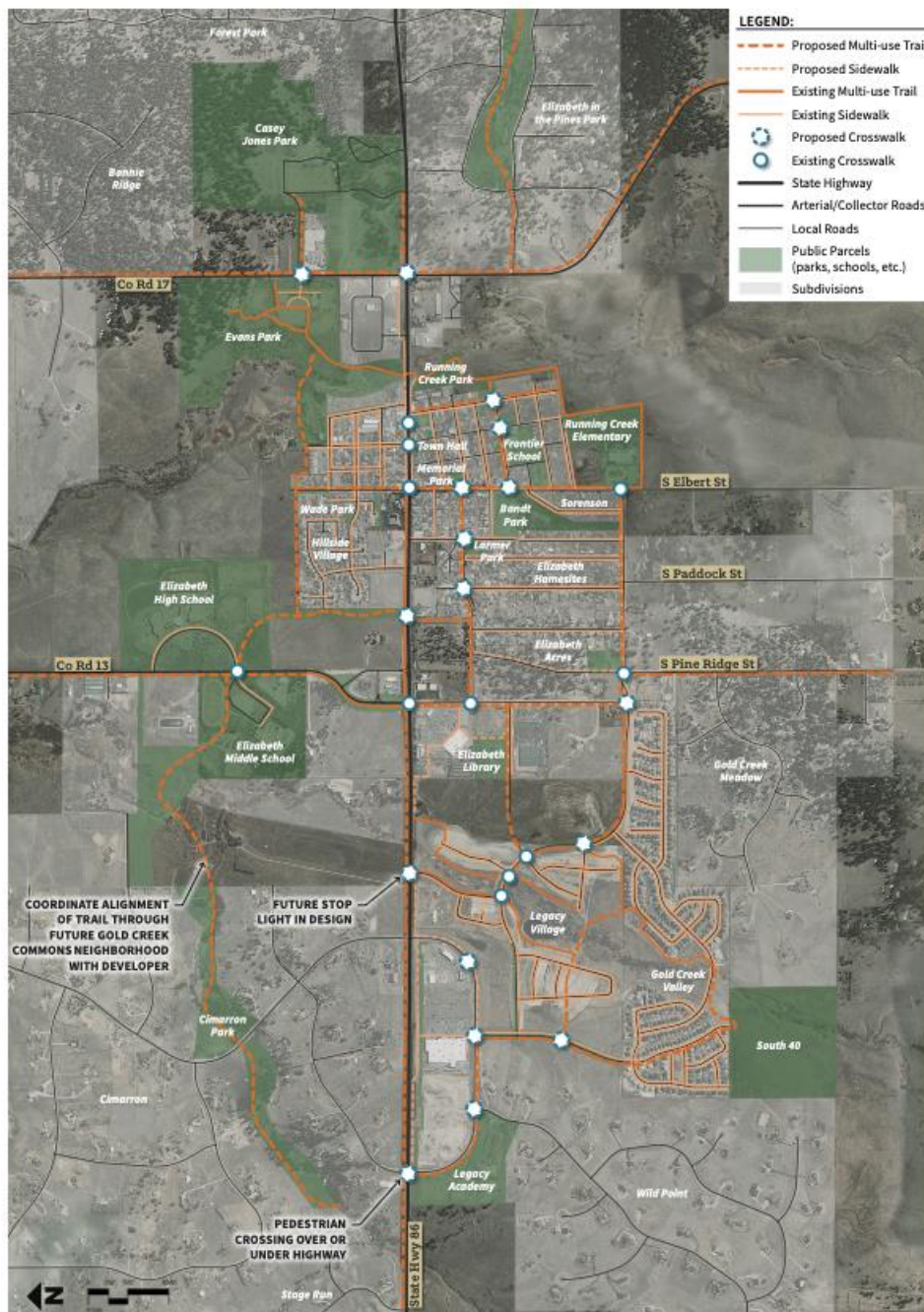


Figure 6-32: Town Trail Plan



END OF NARRATIVE

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Know what's below.
Call before you dig.

GOLD CREEK COMMONS

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SUBDIVISION SKETCH PLAN

TOTAL ACREAGE: 56.5 ACRES
ESTIMATED TOTAL NUMBER OF LOTS: +/- 180

INTRODUCTION

The Gold Creek Commons Sketch Plan provides the opportunity for mixed use development including commercial, residential, and open spaces. The requested Sketch Plan for this property is Town of Elizabeth, Planned Development (PD), which follows the proposed 2026 PD Amendment.

GENERAL NOTES

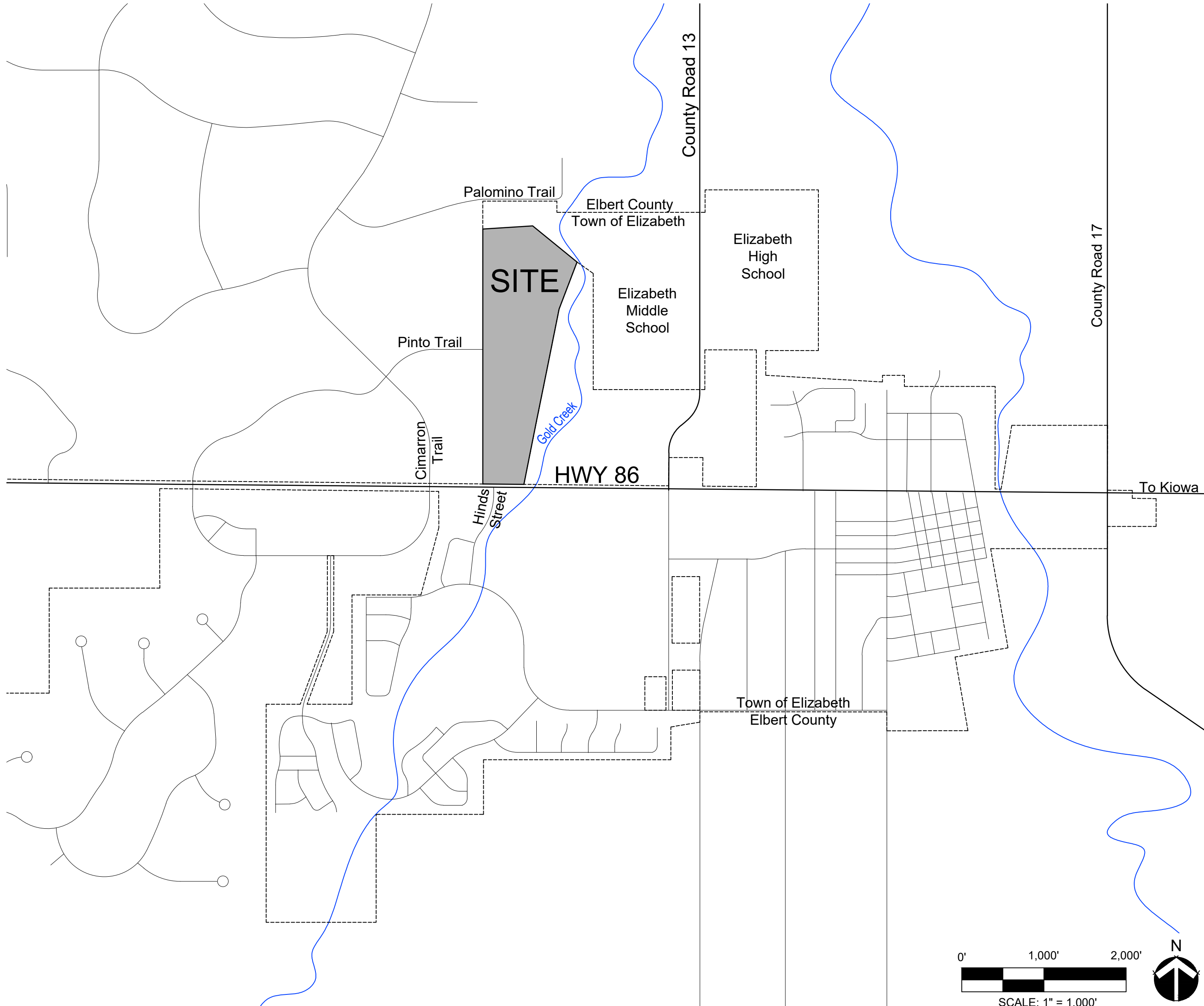
- The subject property is composed of one parcel referred to as Gold Creek Commons. The property is located in Elbert County and within Elizabeth town limits.
- The current zoning for the Property is Town of Elizabeth, Planned Development (PD) approved 2007.
- Water and sewer services will be extended to the Property by the Gold Creek Commons Metropolitan District.
- The Property is located adjacent to Highway 86. The principal means of access to the property is Highway 86 (south of the Property). Secondary access will be by Emergency Vehicle Access only to Palomino Trail to the north. Optional future secondary Emergency Vehicle Access will be by Pinto Trail to the west.
- No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counterforts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTHSOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;
THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;
THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET, TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;
THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;
THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;
THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO, LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND RECORDED IN SPECIAL WARRANTY DEED, FEBRUARY 14, 2013 UNDER RECEPTION NO. 533531 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED WITHIN OPEN SPACE PARCEL "OSPT-3", WHICH IS PART OF THE PROPOSED SUBDIVISION OF GOLD CREEK COMMONS BUT DOES NOT INCLUDE THE RECREATIONAL PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
MAIN PARCEL, GOLD CREEK COMMONS;
A TRACT OF LAND LOCATED WITHIN THE EAST 1/2 OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 65 WEST OF THE 6TH P.M., ELBERT COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, THENCE N 00°09'51" E (BASIS OF BEARING), 553.42 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 12, THENCE N 86°38'08" E, 16.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 86°38'08" E, 557.08 FEET;
THENCE S 51°25'39" E, 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267 OF THE RECORDS OF ELBERT COUNTY, COLORADO;
THENCE S 20°18'00" W, 618.17 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN SAID BOOK 326 AT PAGE 267;
THENCE S 10°48'27" W, 2173.60 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN SAID BOOK 326 AT PAGE 267 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86;
THENCE S 89°59'48" W, 508.25 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 86 TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE N 00°09'51" E, 1669.91 FEET ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE S 89°50'09" E, 30.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, 175.14 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT SAID ARC HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 44°35'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S 67°23'52" E, 170.75 FEET;
THENCE S 45°00'00" E, 96.99 FEET;
THENCE N 31°55'15" E, 91.42 FEET;
THENCE N 10°48'27" E, 433.93 FEET;
THENCE N 05°01'16" E, 43.80 FEET;
THENCE N 07°48'31" W, 155.70 FEET;
THENCE S 79°11'33" E, 120.74 FEET;
THENCE NORTHWESTERLY, 75.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 369.00 FEET, A CENTRAL ANGLE OF 11°43'58" AND BEING SUBTENDED BY A CHORD THAT BEARS N 19°36'56" W, 75.43 FEET;
THENCE N 25°28'55" W, 520.99 FEET TO A NON-TANGENT CURVE TO THE LEFT;
THENCE NORTHWESTERLY, 52.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 189.88 FEET, A CENTRAL ANGLE OF 15°52'41" AND BEING SUBTENDED BY A CHORD THAT BEARS N 38°16'28" W, 52.45 FEET;
THENCE N 46°12'48" W, 160.64 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHERLY, 180.34 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 223.50 FEET, A CENTRAL ANGLE OF 46°13'54" AND BEING SUBTENDED BY A CHORD THAT BEARS N 23°05'51" W, 175.49 FEET;
THENCE N 00°01'06" E, 49.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

VICINITY MAP



APPROVAL CERTIFICATES

PLANNING COMMISSION

The Sketch Plan was reviewed by the Planning Commission on:

_____ (Date)

Chair, Planning Commission

BOARD OF TRUSTEES

This Sketch Plan was approved by the Board of Trustees of the Town of Elizabeth, Colorado, on the ____ day of _____, 20____, for filing.

The dedications are hereby accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, curbs, gutter, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the Town of Elizabeth. The Town shall only accept maintenance of the roadway improvements after construction has been completed, and after the warranty period, in accordance with Town Regulations.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued.

Mayor, Town of Elizabeth

Attest

SHEET INDEX

COVER & CONTENTS	1
EXISTING CONDITIONS PLAN	2
SKETCH PLAN	3

PROJECT TEAM

OWNER / APPLICANT REPRESENTATIVE

Stephen W. & Bette M. Gibson Charitable Remainder Trust
1115 Mountain Ridge Road
Provo, Utah 84604
Contact: David Bourne
Email: davidbourne@gmail.com
Phone: (949) 456-4048

PLANNERS, LANDSCAPE ARCHITECTS & ARCHITECTS

LAI Design Group
116 Inverness Drive Suite #340
Englewood, Colorado 80112
Contact: Don Ryan
Email: dryan@laidesigngroup.com
Phone: (303) 734-1777

CIVIL ENGINEERS / SURVEYORS

Westwood
10333 East Dry Creek Suite #400
Englewood, Colorado 80112
Contact: Garrett Bales, PE/CFM
Email: Garrett.Bales@westwoodps.com
Phone: (888)937-5150

TRAFFIC ENGINEERS

LSC Transportation Consultants, Inc.
1889 York Street
Denver, Colorado 80206
Contact: Christopher McGranahan, PE
Email: csmcgranahan@lscstrans.com
Phone: (303)333-1105

GEOTECHNICAL & ENVIRONMENTAL ENGINEERS

CTL | Thompson
1971 West 12th Avenue
Denver, Colorado 80204
Contact: Benny Lujan
Email: blujan@ctlthompson.com
Phone: (303) 825-0777

RECORDING CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ELBERT)

I hereby certify that this Sketch Plan was filed in my office on this ____ day of _____, 20____, at ____ o'clock am/pm and was recorded at reception no. _____, plat book _____, page _____.

Elbert County Clerk and Recorder

ARCHITECT / PLANNER



116 Inverness Drive East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

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STEPHEN W. & BETTE M.
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DAVIDBOURNE@GMAIL.COM
(949) 456-4048

GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
COVER & CONTENTS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT #: 241083
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SKETCH PLAN JULY 23, 2026
REVISIONS AUGUST 28, 2026

SHEET NUMBER

1

1 OF 3

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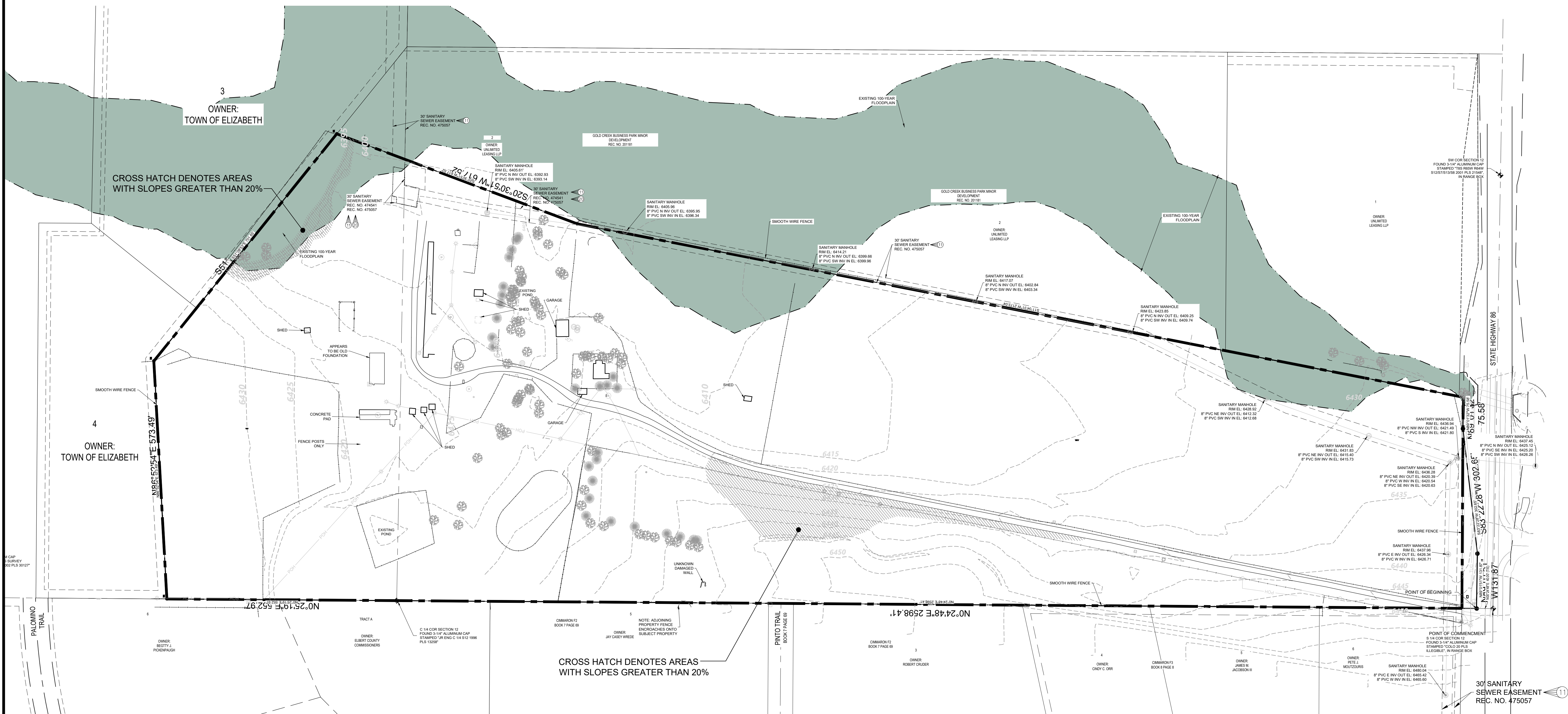
GOLD CREEK COMMONS

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SUBDIVISION SKETCH PLAN

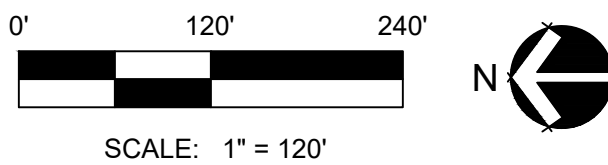
LEGEND

- SECTION CORNER (AS NOTED)
- NO. 5 REBAR, W/ NO CAP
- FOUND #4 REBAR W/ NO CAP
- SET NO. 5 REBAR, 18" LONG, W/ BLUE PLASTIC CAP, STAMPED "WESTWOOD PLS 38474"
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS BUSH
- LIGHT POLE
- IRRIGATION PIPE
- WATER MANHOLE
- IRRIGATION VALVE
- SANITARY MANHOLE
- FIBER PEDESTAL
- TELE PEDESTAL
- ELECTRICAL POLE
- MAILBOX
- FENCE POST
- END 18" CORRUGATED METAL PIPE
- CONTROL POINT SET - NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP



NOTES:

- EXISTING SINGLE FAMILY HOME, ACCESSORY BUILDINGS, FENCES, AND OTHER STRUCTURES TO BE REMOVED.
- EXISTING OVERHEAD POWER LINES TO BE RELOCATED.
- EXISTING IMPROVEMENTS BY THE TOWN, SUCH AS SANITARY SEWER, LIFT STATION, AND ASSOCIATED STRUCTURES TO REMAIN.



ARCHITECT / PLANNER



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GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT #: 241083
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SKETCH PLAN JULY 23, 2026
REVISIONS AUGUST 28, 2026

SHEET NUMBER

2

2 OF 3

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Land Use Chart - Sketch Plan

A	Residential	Gross Areas (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)	Min. Lot Size	Units
PA-1		12.3	8.8	3.5	6,000 sf	52
PA-2		20.8	13.4	7.4	4,500 sf	107
PA-3		4.0	3.0	1.0	6,000 sf	20
Sub-Total		37.1	25.2	11.9		179

B	Commercial	Area (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)
PA-4		3.3	3.3	0.0
Sub-Total		3.3	3.3	0.0

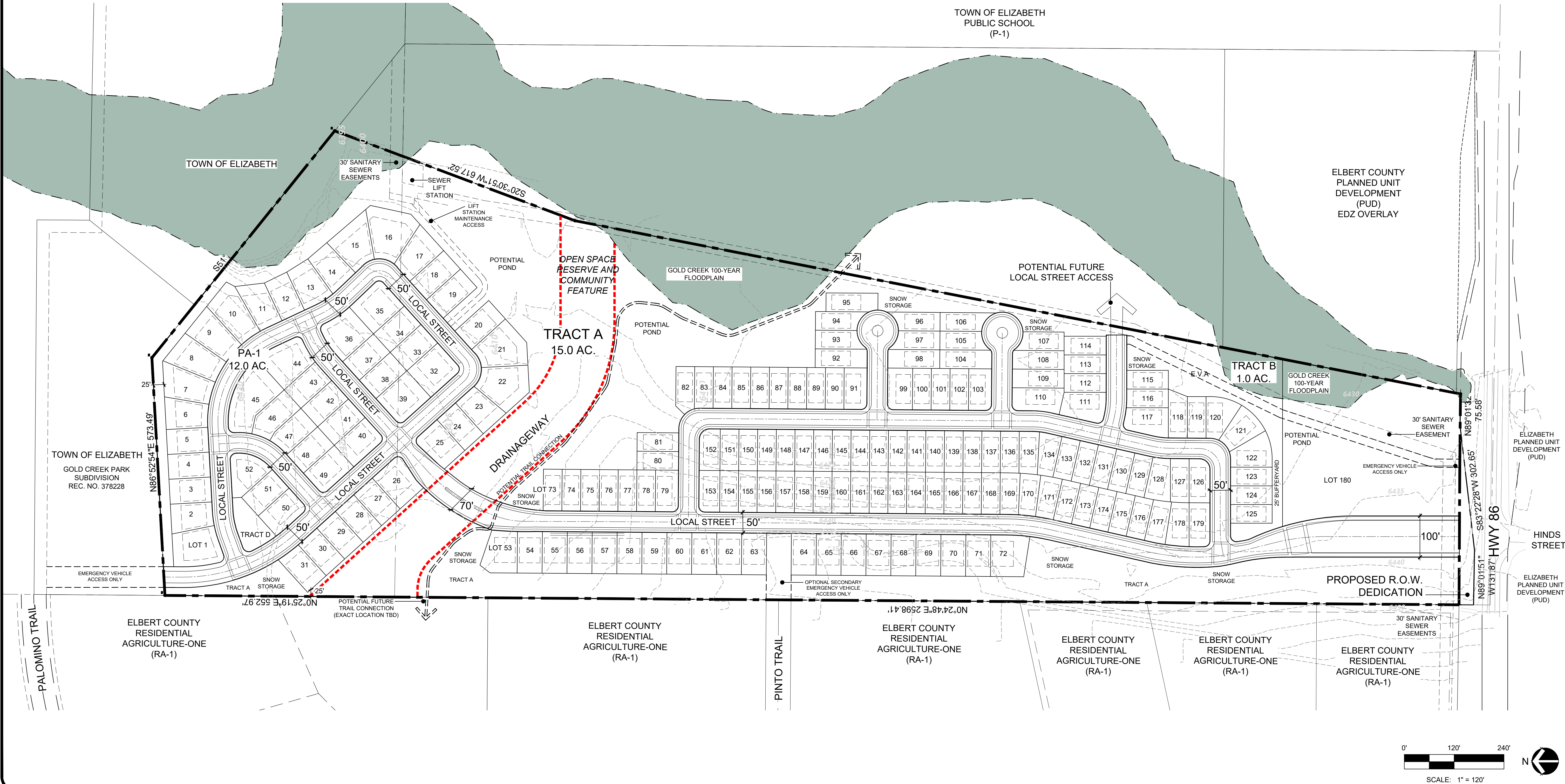
C	Open Space / Detention	Area (Ac)
OS-1		11.7
OS-2		1.0
OS-3 (Floodplain)		3.3
Sub-Total		16.0

D	Summary	Area (Ac)	Net Areas (Ac)	ROW, Etc. (Ac)	Percentage
	Conceptual Developable Area (A&B)	40.4	28.5	11.9	71.6%
	Open Space / Detention (C)	16.0			28.4%
	Total	56.4			100.0%

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SUBDIVISION SKETCH PLAN

Planning Area	Plat	Lot No.	Description
PA-1	52 Lots	1-52	Single-Family Detached Residential Lots 60'x100' minimum
	1 Tract	Tract D	Private Open Space
PA-2	107 Lots	73-179	Single-Family Detached Residential Lots 45'x100' minimum
PA-3	20 Lots	53-72	Single-Family Detached Residential Lots 60'x100' minimum
PA-4	1 Lot	180	Commercial
OS-1, OS-3	1 Tract	Tract A	Open Space, Stormwater Ponds, and Community Feature
OS-2	1 Tract	Tract B	Open Space and Buffer Tract



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GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
SKETCH PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT #: 241083
DRAWN BY: LAI
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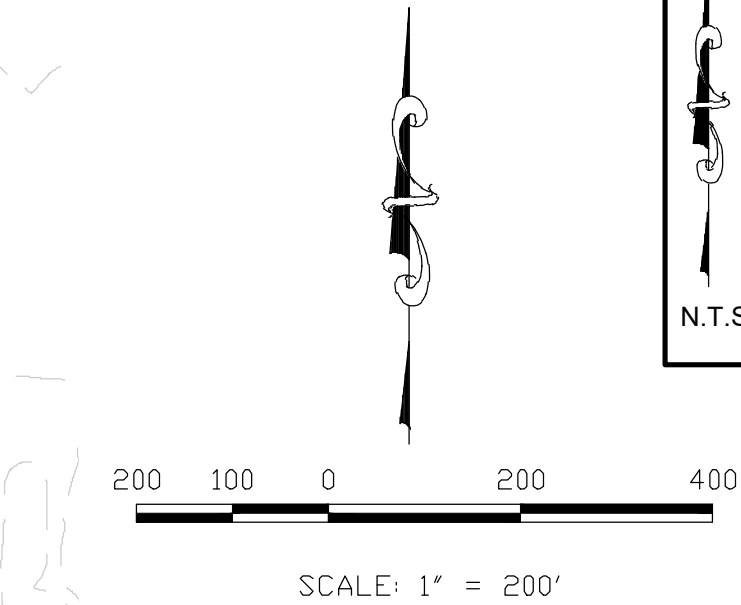
3

3 OF 3

GOLD CREEK COMMONS

DRAINAGE SKETCH PLAN

A REPLAT OF TRACT GOLD CREEK COMMONS, FILING NO.1 LOCATED IN THE NORTHEAST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ SECTION 12 TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO
TOTAL ACREAGE - 56.47 AC, NO. OF LOTS - 134



BASIN SUMMARY TABLE				
BASIN ID	AREA (AC)	Q2 (CFS)	Q100 (CFS)	TRIBUTARY POND
1	15.16	18.6	72.4	POND A
2	3.10	3.8	16.0	POND B
3	13.34	15.8	60.6	POND B
4	13.27	14.0	58.7	POND B
5	3.7	6.4	23.3	POND C

ID

AREA

Q2

Q100

15.16

3.10

13.34

13.27

3.7

18.6

3.8

15.8

14.0

6.4

72.4

16.0

60.6

58.7

23.3

POND A

POND B

POND B

POND B

POND C

Basin Bubble

ID = Basin ID

Q2 = 2-Year Flow (CFS)

Q100 = 100-Year Flow (CFS)

Area = Area in Acres

Dashed line

Filing Boundary

Blue line

Proposed Basin Boundary

Thick black line

FEMA Floodplain Limits

Black arrow

Proposed Flow Arrow

Black line with triangle

Proposed Storm Outfall

Red line with X

Proposed Culvert

Black line with cross

Existing Crossing

Grey arrow

Existing Flow Arrow

Dashed line

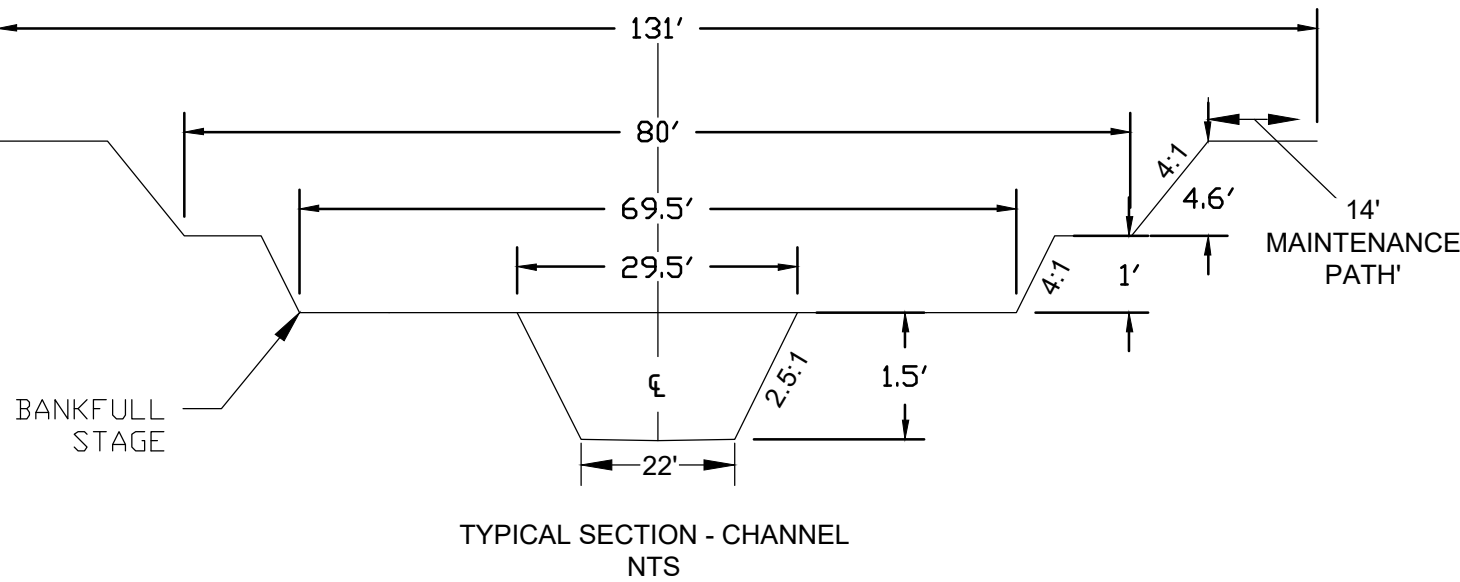
Existing Major Contour

Dotted line

Existing Minor Contour

DRAINAGE SKETCH PLAN NOTES:

- DESIGN STANDARD
THE STORM DRAINAGE DESIGN FOR THIS PROJECT HAS BEEN PREPARED IN CONFORMANCE WITH THE TOWN OF ELIZABETH STORM DRAINAGE DESIGN & TECHNICAL CRITERIA AND THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) URBAN STORM DRAINAGE CRITERIA MANUAL, AS ADOPTED BY THE TOWN.
- DESIGN STORMS AND RETURN PERIODS
HYDROLOGIC AND HYDRAULIC ANALYSES FOR THIS PROJECT HAVE BEEN COMPLETED USING THE DESIGN STORMS AND RETURN PERIODS REQUIRED BY THE TOWN, INCLUDING THE 2-YEAR (MINOR) AND 100-YEAR (MAJOR) EVENTS FOR CONVEYANCE, INLET CAPACITY, AND DETENTION FACILITY DESIGN IN ACCORDANCE WITH TOWN AND UDFCD GUIDANCE.
- DETENTION AND WATER QUALITY
DETENTION AND WATER QUALITY FACILITIES HAVE BEEN DESIGNED TO MEET THE TOWN'S ALLOWABLE RELEASE RATES AND WATER-QUALITY TREATMENT REQUIREMENTS.
- EASEMENTS AND RIGHT-OF-WAY
ALL PROPOSED DRAINAGE FACILITIES, CHANNELS, AND DETENTION BASINS WILL BE LOCATED WITHIN DEDICATED DRAINAGE EASEMENTS OR PUBLIC RIGHT-OF-WAY AS REQUIRED. LEGAL DESCRIPTIONS AND EXHIBITS FOR THESE EASEMENTS WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTATION.
- EXISTING AND UPSTREAM FLOWS
THE DESIGN CONCEPTUALLY ACCOUNTS FOR EXISTING UPSTREAM DRAINAGE AND OFF-SITE RUNOFF CONTRIBUTIONS BASED ON CURRENT TOPOGRAPHY AND LAND USE CONDITIONS. ON-SITE SYSTEMS WILL BE CONFIGURED TO INTEGRATE WITH DOWNSTREAM AND REGIONAL DRAINAGE SYSTEMS.
- MAINTENANCE RESPONSIBILITY
MAINTENANCE RESPONSIBILITIES FOR PROPOSED DRAINAGE FACILITIES WILL BE DEFINED AND COORDINATED WITH THE TOWN DURING THE PRELIMINARY AND FINAL DESIGN STAGES.
- CHANNEL GRADING
FUTURE DETAILED DRAINAGE ANALYSIS DURING THE PRELIMINARY AND FINAL PLAN STAGES WILL REQUIRE ADDITIONAL EVALUATION OF THE CHANNEL ALIGNMENT AND MAY RESULT IN RECONFIGURATION OF ADJACENT LOTS.
- CHANNEL LINING
THE NEED FOR AND TYPE OF CHANNEL LINING AND EROSION PROTECTION SHALL BE DETERMINED DURING THE PRELIMINARY AND FINAL PLAN STAGES.



OVERALL DRAINAGE PLAN

Revisions

No.	Date	Init.	Appr.	Date

Westwood

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

GOLD CREEK COMMONS, LLC
32176 COUNTY ROAD 17
ELIZABETH, COLORADO 80107

GOLD CREEK COMMONS
DRAINAGE SKETCH PLANS

SCALE:
AS SHOWN

DRAWN BY:
YAK

CHECKED BY:
YAK

DATE:
NOVEMBER 2025

FILE NO:
R0072871.00

PREPARED UNDER THE
SUPERVISION OF

ASFUND YAR A. KHAN
COLORADO P.E. 58639

ORDINANCE 26-13

AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR THE PROPERTY GENERALLY KNOWN AS THE GOLD CREEK COMMONS PUD

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Findings of Fact.

- A. The Town desires to rezone certain property by amending the existing Planned Unit Development (PUD) zoning known as the Gold Creek Commons PUD for the approximately 56.4-acre property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property").
- B. Public notice has been given of such rezoning pursuant to Section 16-4-30 of the Town of Elizabeth Municipal Code more than fifteen (15) days in advance of the public hearing.
- C. A need exists for rezoning the Property pursuant to Sections 16-1-190 and 16-1-240 by amending the Gold Creek Commons PUD as set forth in the revised PUD Amendment Plan and Development Guide.

Section 2. The Property identified in **Exhibit A** is hereby rezoned to reflect the amendments to the Gold Creek Commons PUD according to the amended PUD Amendment Plan attached as **Exhibit B** and the amended Development Guide attached as **Exhibit C**, both of which are incorporated herein by this reference.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change for the Property.

Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 6. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this 25th day of August, 2026.

Passed by a vote of 6 for and 0 against and ordered published.

Angela Ternus, Mayor
Angela Ternus, Mayor

ATTEST

Michelle M. Oeser
Michelle M. Oeser, Town Clerk

EXHIBIT A

GOLD CREEK COMMONS

**A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,**

**RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT,
STATE OF COLORADO**

EXHIBIT B



GOLD CREEK COMMONS

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

PUD AMENDMENT #1

TOTAL ACREAGE: 56.5 ACRES

INTRODUCTION

The Gold Creek Commons Planned Unit Development (PUD) Amendment #1 provides the opportunity for mixed-use development including commercial uses, residential uses, and open space uses for residents. The requested zoning amendment for this property is within the Town of Elizabeth. This PUD Amendment #1 contains specific modifications to the 2007 approved PD zoning and 2014 approved design guide.

GENERAL NOTES

- The subject property is composed of one parcel referred to as Gold Creek Commons. The property is located in Elbert County and within Elizabeth town limits.
- The current zoning for the property is Town of Elizabeth, Planned Development (PD) approved 2007.
- Water and sewer services will be extended to the Property by the Gold Creek Commons Wastewater District.
- The Property is located adjacent to Highway 86. The principal means of access to the property is Highway 86 (south of the Property). Secondary access will be by Emergency Vehicle Access to Highway 86 and to Palomero Trail to the north. Optional future secondary Emergency Vehicle Access will be to Puma Trail to the west.
- No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Planned improvements include, but are not limited to: permanent structures, subgrade, curbs/sidewalks, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/compartments and other aspects that may interfere with the utility facilities or access, use and maintenance thereof. The entire responsibility for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE EAST 1/2 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, BEING MONUMENTED BY A ROUND 3/4 INCH DIAMETER ALUMINUM CAP, MOSTLY ILLEGIBLE, IN A RANGE BOX, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, BEING MONUMENTED BY A ROUND 3/4 INCH DIAMETER ALUMINUM CAP, STAMPED COLO 2007 OF TRANSPORTATION 788 NASHUAWAY 01505151504 2007 PL 31548, IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°16'51" EAST, A DISTANCE OF 2669.94 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°24'48" EAST, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 40.50 FEET, TO THE APPARENT NORTHERLY RIGHT-OF-WAY OF HIGHWAY 86, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING NINE (9) COURSES:

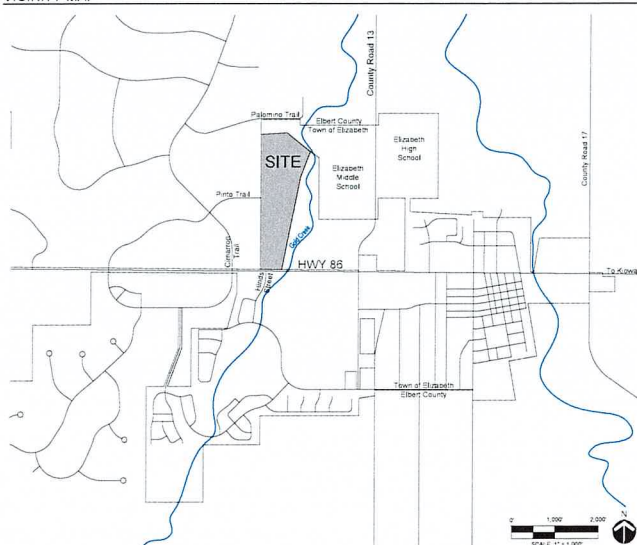
- NORTH 00°24'48" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 2598.41 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 12, BEING MONUMENTED BY A ROUND 3/4 INCH DIAMETER ALUMINUM CAP, STAMPED JR ENG 014 812 1996 PL 8 13258;
- NORTH 00°25'19" EAST, ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 617.32 FEET;
- DEPARTING SAID WESTERLY LINE, NORTH 86°52'34" EAST, A DISTANCE OF 373.49 FEET;
- SOUTH 51°08'53" EAST, A DISTANCE OF 701.65 FEET;
- SOUTH 20°30'51" WEST, A DISTANCE OF 617.32 FEET;
- SOUTH 11°04'31" WEST, A DISTANCE OF 2173.04 FEET, TO SAID APPARENT NORTHERLY RIGHT-OF-WAY;

THENCE ALONG SAID APPARENT RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- NORTH 89°01'32" WEST, A DISTANCE OF 75.94 FEET;
- NORTH 83°22'28" WEST, A DISTANCE OF 302.65 FEET;
- NORTH 89°01'51" WEST, A DISTANCE OF 131.87 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,472,382 SQUARE FEET OR 56.758 ACRES, MORE OR LESS.

VICINITY MAP



APPROVAL CERTIFICATES

PLANNING COMMISSION

The PUD Amendment #1 was reviewed by the Planning Commission on _____ (Date)

Chair, Planning Commission

BOARD OF TRUSTEES

This PUD Amendment #1 was approved by the Board of Trustees of the Town of Elizabeth, Colorado, on the _____ day of _____, 20____, for filing.

The dedications are hereby accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the Town of Elizabeth. The Town will only accept maintenance of the roadway improvements after construction has been completed, and after the warranty period, in accordance with Town Regulations.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued.

Mayor, Town of Elizabeth

Attest

SHEET INDEX

COVER & CONTENTS	1
EXISTING CONDITIONS PLAN	2
PUD AMENDMENT PLAN	3

PROJECT TEAM

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Provo, Utah 84604
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GOLD CREEK COMMONS
ELIZABETH, COLORADO
PUD AMENDMENT #1
COVER & CONTENTS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT # 24783

DRAWN BY LAI

CHECKED BY LAI

ISSUE RECORD

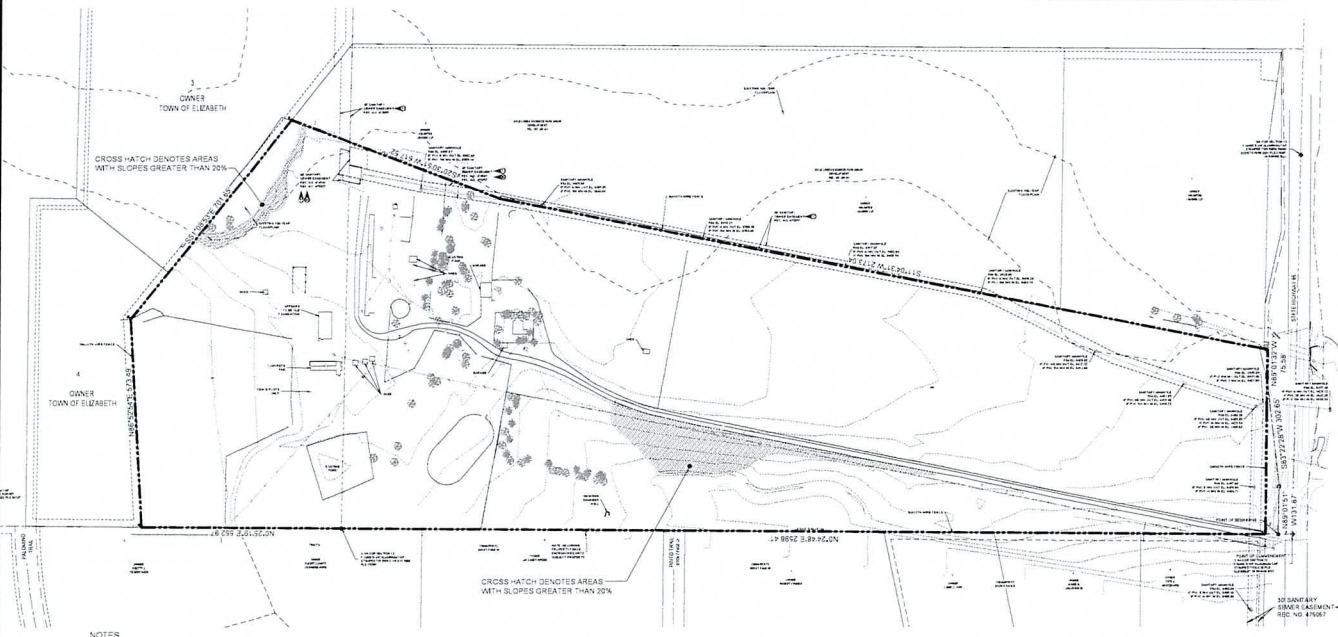
PUD AMENDMENT JAN 18, 2024

GOLD CREEK COMMONS

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 15 WEST OF THE 10TH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
PUD AMENDMENT #1

LEGEND

- ◆ SECTION CORNER (AS NOTED)
- NO. 5 REBAR, 1/4" NO CAP
- FOUND #4 REBAR W/ NO CAP
- SET NO. 5 REBAR, 18" LONG, W/ BLUE PLASTIC CAP, STAMPED "WESTWOOD PLS 3847A"
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS BUSH
- LIGHT POLE
- IRRIGATION PIPE
- WATER MANHOLE
- IRRIGATION VALVE
- SANITARY MANHOLE
- FIBER PEDESTAL
- TELE PEDESTAL
- ELECTRICAL POLE
- MAILBOX
- FENCE POST
- END 18" CORRUGATED METAL PIPE
- CONTROL POINT SET - NO. 5 REBAR WITH 1/4" PINK PLASTIC CAP



- NOTES**
1. EXISTING SINGLE FAMILY HOME, ACCESSORY BUILDINGS, FENCES AND OTHER STRUCTURES TO BE REMOVED.
 2. EXISTING OVERHEAD POWER LINES TO BE RELOCATED.
 3. EXISTING IMPROVEMENTS BY THE TOWN, SUCH AS SANITARY SEWER LIFT STATION, AND ASSOCIATED STRUCTURES TO REMAIN.



OWNER/CLIENT
STEPHEN W. & BETTE M.
CHARITABLE REMEMBRANCE
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GOLD CREEK COMMONS
ELIZABETH, COLORADO
PUD AMENDMENT #1
EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT # 24195
DRAWN BY LAI
CHECKED BY LAI

ISSUE RECORD

PUD AMENDMENT JUN 19, 2024

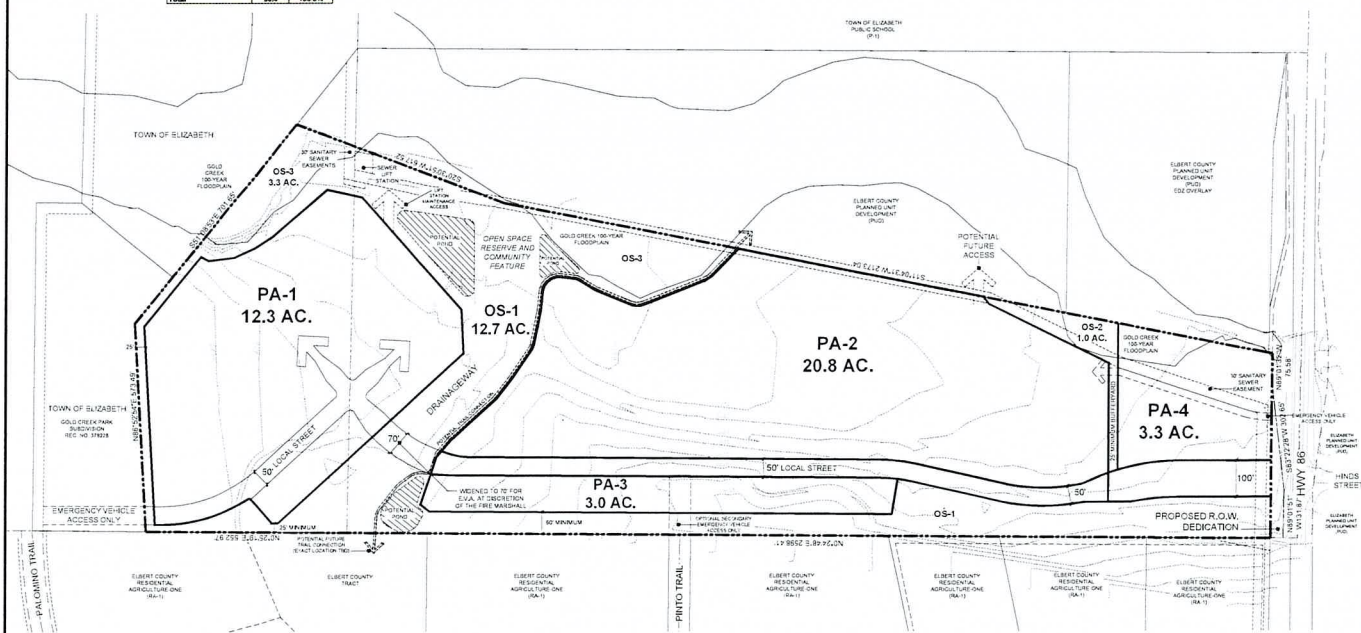
A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

A	Residential	Area (Ac)	Units
PA-1		12.3	52
PA-2		20.8	107
PA-3		3.0	20
Sub-Total		36.1	179

B	Commercial	Area (Ac)
PA-4		3.3

C	Open Space	Area (Ac)
OS-1		12.7
OS-2		1.0
OS-3		3.3
Sub-Total		17.0

D	Summary	Area (Ac)	Percentage
	Developable Area (A&B)	39.4	69.9%
	Open Space (C)	17.0	30.1%
	Total	56.4	100.0%



NOTE: Refer to the Gold Creek Commons PUD Amendment #1 DEVELOPMENT GUIDE for additional standards and guidelines.



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GOLD CREEK COMMONS
ELIZABETH, COLORADO
PUD AMENDMENT #1
PUD AMENDMENT PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT # 24128

DRAWN BY: LA
CHECKED BY: LA

ISSUE RECORD

PLD AMENDMENT JUN 18, 2026

.....

SHEET NUMBER

2

3

3 OF 3

Gold Creek Commons PUD AMENDMENT #1

Town of Elizabeth, Colorado

Development Guide

Initial Submittal: June 19, 2026

Revision 1: August 19, 2026

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3) Density Variations	3) Dimensional Standards	3) Dimensional Standards
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 E 2026 Gold Creek Commons PUD Amendment Commercial Mixed-use Dimensional Standards Matrix

I. INTENT

It is the intent of this PUD to identify areas to accommodate innovative approaches to residential, recreational, and commercial land uses. Planned unit developments are encouraged to bring about innovative approaches to development, creative designs of land uses, preservation of significant natural features within the Town, retention of historic structures and sites, retention of open space, compatibility with overall community objectives and consideration of environmental concerns.

II. INTRODUCTION

The Gold Creek Commons Planned Unit Development (PUD) provides the opportunity for mixed-use development including commercial uses, residential uses, and open space uses for residents. The requested zoning amendment for this property is within the Town of Elizabeth. Gold Creek Commons Planned Unit Development (PUD) Amendment contains specific modifications to the 2007 approved PD zoning and 2014 approved design guide.

III. GENERAL GUIDES

A. Definitions

- (1) Unless otherwise specifically provided, or otherwise clearly required by the context, the words and phrases defined in this Development Guide shall have the meaning indicated when used in this guide.
- (2) *Planned unit development* means a tract or parcel of land controlled by one (1) or more landowners, which is developed under a single development plan for either a number of residential units, business, commercial, industrial, educational, recreational uses or any combination of the foregoing. In addition to a development plan, a development guide shall be prepared, and the development guide shall reflect the variations in lot size, bulk, type of use or activity, density, lot coverage, open space or other regulations modified and approved by the Board of Trustees upon the recommendation of the Planning Commission.
- (3) The terms "DEVELOPMENT PLAN" and "DEVELOPMENT GUIDE" and "MASTER PLAN" and "PUD-Amendment" and "PUD" may be used interchangeably.

B. Authority of Application

The authority for this development plan and guide is Article I Section 16-1-190 (Planned Unit Development PUD District) of the Chapter 16 Land Use and Development Code of the Town of Elizabeth, and the authority for Section 16-1-190 of the Chapter 16 Land Use and Development Code of the Town of Elizabeth is the Colorado Planned Unit Development Act of 1972. The entire Gold Creek Development shall be accessible as per the Americans with Disabilities Act (ADA) requirements.

The standards outlined in this Development Guide shall apply to all property contained within the Gold Creek Commons Planned Unit Development (PUD) except as provided herein. The standards outlined in the Development Guide may be divergent from the zoning regulations contained in the Town of Elizabeth Municipal Code Chapter 16 – Article 1 – Zoning, but not any other Chapter of the Town of Elizabeth Municipal Code.

In the event there is a conflict between the standards contained in the Development Guide and on the Plan and the Elizabeth Municipal Code (excluding Chapter 16 - Article 1 - Zoning), then the Elizabeth Municipal Code shall control.

In the event there is a conflict between the guidelines, standards and details contained in the Development Guide, PUD Amendments and on the Plan, and the 2007 approved PD zoning and 2014 approved design guide, then this Amendment shall control.

This Development Guide is one of several documents that will help guide Gold Creek Commons Planned Unit Development (PUD). The 2026 Amended Development Plan and the Development Guide are the planning documents for this development.

IV. ZONING DISTRICTS

A. GENERAL PROVISIONS

(1) Density Standards

- a. Residential: The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

(2) Maximum Number of Dwelling Units

- a. In no event shall the total number of **179 Residential Dwelling Units** within all Planning Areas as set forth on the Gold Creek Commons Planned Unit Development (PUD) be exceeded.

(3) Density Variations

- a. In general, Residential Planning Areas may contain up to an additional ten percent (10%) of the number of units allowed for each Planning Area.

(4) Average Density

- a. The Average Density for Gold Creek Commons Planned Unit Development (PUD), shall not exceed 3.2 Dwelling Units per acre overall as set forth in the Development Plan, using the total 56.4-acre total site. Densities within portions of the Planning Area will vary depending on product type.

(5) Administrative Amendments

- a. Any increase in dwelling units within a Planning Area by more than 10% must be processed as a PUD Amendment under Section 16-1-240 of the Elizabeth Municipal Code. Any decrease in dwelling units, regardless of amount, will not require an Amendment.

(6) Planning Area Boundaries

- a. Wherever a Planning Area abuts a street as shown on the Gold Creek Commons Planned Unit Development (PUD), the Planning Area boundary is the edge of the abutting right-of-way of such. Wherever a Planning Area is not abutting a street, the Planning Area boundary shall be as shown on the Gold Creek Commons Planned Unit Development (PUD). Modifications in Planning Area boundaries and streets may be accomplished by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the Gold Creek Commons Planned Unit Development (PUD) provided the Planning Area does not increase or decrease by more than ten percent (10%) in size.

(7) General Road Setbacks & Buffers

- a. Roadways
 - i. See Exhibits C & E.
- b. Access drives/curb cuts:
 - i. Shared access driveways are permitted.
 - ii. Driveways, unless shared, shall not be closer than five (5) feet to an adjoining lot.
 - iii. At street access point, widths shall not exceed twenty-four (24) feet.
 - iv. Commercial and Multifamily driveway widths shall not be less than twenty-four (24) feet.

(8) Amenities

The amenities provided will be a function of project size and shall be based on the development at time of build-out. The applicant or developer will be expected to offer amenities commensurate with the project's scope and complexity. A minimum of two (2) of the following amenity elements shall be provided in the PUD:

- a. Active recreational amenities, such as playgrounds, courts, swimming pool, walking and running paths, etc., of a size and nature suitable to adequately serve the patrons of the development and located within a walkable distance for the intended users. Active recreational areas shall employ designs and safeguards to accommodate all age groups.
- b. Pedestrian and bicycle pathway within the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD. These pathway systems shall be designed and constructed in accordance with the Town's development standards. Equestrian use may be integrated into the circulation system and should be taken into consideration.
- c. Other amenities appropriate for the size and uses intended in the PUD, such as an open space reserve as a community feature.
- d. Buffer areas of at least 25 feet located between planned development within the PUD and adjacent county residential properties to the west.
- e. The manner of maintenance and responsibility for PUD amenities shall be specified by the applicant or developer prior to Board of Trustee approval of the final development plan and plat. Under no circumstances is the public responsible for the care and maintenance of PUD amenities, unless dedicated to and accepted by the Board of Trustees or unless agreed to through a public/private partnership agreement constructed as part of the review process.

(9) Clustering

- a. Buildings may be clustered to preserve open space. Clustering of dwelling units and commercial uses are encouraged if the buffer yards, open space and emergency access are adequately planned. Buffer yards shall be required to separate different uses to eliminate or minimize potential interference and nuisance on adjacent properties. The Town may require clustering to avoid development along the Gold Creek corridor, floodways, wetlands or other environmentally sensitive areas.

(10) Open Space

- a. A **minimum of twenty percent (20%)** of the development's gross land area shall be set aside for open space purposes. The open space shall be distributed throughout the PUD so as to provide recreation and open space access to all residences of the development and their guests. The open space area shall be safe for its occupants. Open space areas placed next to open drainage or irrigation systems, creeks or other potential hazards shall have adequate development safeguards employed to safely mitigate the presence of these features.

(11) HOA/Metro District

- a. Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.
- b. Homeowner's Associations or special districts may be created in residential areas where common lands or facilities are owned and maintained by the Homeowner's Association or special district.

(12) Fire Service Water Supply

- a. The subdivision will supply hydrants spaced about 500 feet apart along all fire access roads flowing 1,000 GPM for residential and 1,500 GPM for commercial.
- b. Water storage shall be provided in an amount not less than 60,000 gallons in excess of daily maximum flows to serve residential uses, and not less than 180,000 gallons in excess of daily maximum flows to serve commercial uses.
- c. Colorado Wildfire Resiliency Code- This parcel sits entirely within the moderate Fire Intensity Classification. All new structures shall meet Class 2 structure hardening and site and area requirements.

B. RESIDENTIAL USES

- (1) Purpose: Provide for residential development allowing for a variety of units and accessory uses.
 - a. Single-Family Detached Dwelling Units
 - i. Traditional Products
 - ii. Cluster / Motor Court Product (Shared Access Drives)
 - b. Single-Family Attached Dwelling Units
 - iii. Duplexes / Paired Units (Traditional or Alley-Loaded)
- (2) Allowed Uses: See Residential Use Matrix (**Exhibit B**)
- (3) Dimensional Standards: See Residential Dimensional Standards Matrix (**Exhibit C**)
- (4) Encroachments
 - a. Front, side, and rear setbacks shall allow for encroachments up to 2 feet beyond the building foundations. For above-grade features including eaves, fireplace box-out, stoops, bay windows, cantilevers, and overhangs provided that the living space of the projection does not exceed 20 square feet in each instance and extend more than 2 feet.
 - b. Side and rear setbacks shall allow for encroachments up to 3 feet beyond the building foundation for below grade window wells.
- (5) Use by Special Review: See Residential Use Matrix (**Exhibit B**)
- (6) Accessory Uses: Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Elizabeth Municipal Code.
- (7) Temporary Uses: A temporary sales and marketing center developed to function as a showcase for a variety of builders and housing types within a limited area.
- (8) Signs, Parking, and Landscaping: All signs, parking, and landscaping shall comply with the Town of Elizabeth standards as applicable or modified.

C. COMMERCIAL

- (1) Purpose: The purpose of the Commercial District is to permit commercial uses with easy access to a major arterial and/or a major collector street. The District is to accommodate nonresidential uses including small-scale retail, professional offices, professional services, and commercial accommodations that encourage pedestrian activity. The Commercial District is to provide a transition between a limited group of uses of a commercial nature and lower density residential areas.
- (2) Allowed Uses: See Commercial Matrix (**Exhibit D**)
- (3) Dimensional Standards: See Commercial Dimensional Standards Matrix (**Exhibit E**)
- (4) Use by Special Review: See Commercial Matrix (**Exhibit D**)
- (5) Temporary Uses: A temporary sales and marketing center developed to function as a showcase for a variety of builders and housing types within a limited area.
- (6) Signs, Parking, and Landscaping: All signs, parking, and landscaping shall comply with the Town of Elizabeth standards as applicable or modified.

V. LANDSCAPE STANDARDS

A. General

The following standards are to provide landscape guidelines that do not conflict with provisions in EMC-16-2-50.

Landscaping may include the use of permanent irrigation and shade to create "micro-climates" that will support a wide variety of plant materials. As such, ornamental plants, planting beds, gardens, and other formal landscape designs may be introduced within the building envelope or adjacent to the home when an envelope has not been designated. Landscaping within the lot should be designed in order to define outdoor spaces and entries, frame desirable views, screen undesirable views, buffer prevailing winds, provide seasonal shade, and add color and interest to courtyards and other outdoor spaces. Consideration should also be given to the size, color and texture of plant materials. Ornamental plants and other formal plant materials should be located adjacent to the home in courtyards, entries, or other defined spaces.

In order to minimize the use of water and to reinforce the integration of buildings and improvements with the natural environment, the introduction of formal large, manicured lawns is discouraged. When used, manicured lawns should be modest in size and be adjacent to the building envelope. The use of fescue or other low water consumption grasses for manicured lawns is recommended in lieu of water intensive grasses. The landscaping for each lot should include substantial live plants in the front yard of each home, landscape screening where necessary to provide privacy, and lawn and shrub beds.

B. Water Conservation

In the landscaping of each residential site, plant materials, irrigation systems and maintenance practices should be utilized to conserve water wherever possible. It should be noted that if Xeriscape landscaping is selected, a more traditional "green" appearance can still be achieved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch should be allowed in place of green, growing plant material.

C. Fire Mitigation Guidelines

Fire mitigation landscaping focuses on reducing flammable fuels around structures to create defensible space and lower wildfire risk.

Defensible Space Zones (distances from homes):

- a. Zone 1 (0–5 ft) – Immediate zone: Use non-combustible materials (concrete, pavers, brick, gravel, bare ground). Avoid combustible mulch (wood chips, bark, pine needles), wicker furniture, and stored firewood. Keep foundations clear of debris.
- b. Zone 2 (5–30 ft) – Intermediate zone: Use low-growing, well-irrigated, less flammable plants. Maintain 6–10 ft pruning height on trees/shrubs to reduce ladder fuels. Create fuel breaks (driveways, gravel walkways, lawns). Mix deciduous and coniferous species to reduce fuel continuity.
- c. Zone 3 (30–100 ft) – Extended zone: Thin out dense vegetation; remove small conifers between taller trees. Clear heavy woody debris and reduce canopy contact.
- d. Plant Selection & Maintenance: Choose high-moisture-content plants (annuals, perennials, succulents). Avoid high-oil, high-resin plants. Maintain regular mowing, pruning, and irrigation. Remove dead leaves, branches, and leaf litter promptly.

D. Retaining Walls

Retaining wall materials should be compatible with the color and style of the home. Acceptable materials include boulders, stone, brick or modular concrete block. Walls within lots should not exceed 3 feet in height. Walls should not obstruct or adversely affect existing drainage patterns

E. Exterior Lighting

Committee approval is required prior to changing or adding exterior lighting. In reviewing lighting requests, the Committee should consider the visibility, style, location and quality of the lighting fixtures. Exterior lighting for security and/or other uses should be directed towards the ground whereby the light cone stays within the property boundaries, and the light source does not cast a glare onto adjacent properties.

VI. Exhibits

Exhibit A

2026 Gold Creek Commons PUD Land Use Development Summary

A	Residential	Area (Ac.)	Units
PA-1		12.3	52
PA-2		20.8	107
PA-3		3.0	20
Sub-Total		36.1	179

B	Commercial	Area (Ac.)
PA-4		3.3
Sub-Total		3.3

C	Open Space	Area (Ac.)
OS-1		12.7
OS-2		1.0
OS-3		3.3
Sub-Total		17.0

D	Summary	Area (Ac.)	Percentage
	Developable Area (A&B)	39.4	69.9%
	Open Space (C)	17.0	30.1%
	Total	56.4	100.0%

Exhibit B

2026 Gold Creek Commons PUD Residential Use Matrix

"A"= Allowed, "S"=Special Review, "-" = Not Allowed

Land Use/Activity	RES	Planning Areas (PA)
Single-Family Detached Dwellings	A	1,2,3
Single-Family Attached Dwellings	A	2
Duplex Structures	A	2
Accessory Dwelling Units (ADU) *must be associated with SFD and/or SFA only	S	1,2,3
Townhouses	-	-
Multifamily Dwellings	-	-
Accessory Buildings	A	1,2,3
Accessory uses: home occupations	A	1,2,3
Assisted living services	S	2
Bed and breakfast inns	-	-
Boarding and rooming houses	-	-
Cemeteries or mausoleums	-	-
Commercial animal establishments	-	-
Dormitories	-	-
Fences, hedges, walls and trees	A	1,2,3
Forestry farming, including raising trees	-	-
Fraternity and sorority houses	-	-
Garages (Attached or Detached Private Garages)	A	1,2,3
General farming, including grains, fruit, vegetables, grasses, hay, livestock raising and the keeping and boarding of horses	-	-
Golf courses	-	-
Greenhouses and nurseries, including both wholesale and retail, provided that products sold are raised on the premises	S	2
Group homes or group quarters *must be associated with SFD and/or SFA only	S	2
Horses/livestock	-	-
Hospitals and emergency facilities	-	-
Kennels and other canine-related facilities - commercial	-	-
Kennels and other canine-related facilities - private	-	-
Nursery schools and day care centers	S	2
Parks	A	1,2,3
Playgrounds	A	1,2,3
Public schools	A	2
Public Open Space / Trails	A	1,2,3
Public utilities	A	1,2,3
Recreation centers - nonprofit neighborhood	S	2
Recreation centers - private	A	1,2,3
Religious assembly, place of	S	2
Retirement/group housing services	S	2
Riding stables/academies - commercial	-	-
Stables and other equine-related facilities - private	-	-
Structures for general farming	-	-
Universities	-	-

If "A", the use is allowed; if "S", the use is only allowed upon the issuance of a Use by Special Review permit. If "-" or left blank, the use is not allowed in that zone.

Exhibit C**2026 Gold Creek Commons PUD Residential Dimensional Standards Matrix**

Standards	Single Family Detached		Single Family Attached	
	Traditional SFD	SFD (Alley Loaded)	Duplexes Paired Units	Duplexes Paired Units (Alley Loaded)
Min. Lot Size (sf)	4,500 sf	4,500 sf	3,500 sf	3,500 sf
Max. Lot Coverage				
Under Roof	60%	60%	60%	60%
Min. Vegetation	20%	10%	20%	10%
Min. Lot Width (ft) <i>*measured 20' from front property line</i>	45 ft*	45 ft*	35 ft* per unit	35 ft* per unit
Min. Yard Setbacks (ft)				
1) Front-Principal	15 ft	15 ft	15 ft	15 ft
Front-Side Load Garage	15 ft	-	15 ft	-
Front-Garage Parallel	18 ft	-	18 ft	-
2) Rear-Principal Bldg.	15 ft	2 ft (includes Garage)	15 ft	2 ft (includes Garage)
3) Rear-Accessory Bldg.	5 ft	5 ft	-	-
4) Interior Side	5 ft	5 ft	0 ft	0 ft
5) Street Side	10 ft	10 ft	10 ft	10 ft
6) Side-Accessory Bldg.	10 ft	10 ft	-	-
Residential Use abutting Non - Residential Use	25 ft			
Min. sf per Dwelling	800 sf	800 sf	800 sf	800 sf
Density (du/ac)	*per each Planning Area (PA) / See Exhibit A			
Principal Bldg. Max. Height (Ft)	35 ft	35 ft	35 ft	35 ft
Accessory Bldg. Max. Height (Ft)	20 ft	20 ft	-	-

Building Separation must comply with Building and Fire Code.

Exhibit D
2026 Gold Creek Commons PUD Commercial Matrix*"A"= Allowed, "S"=Special Review, "-" = Not Allowed*

Land Use/Activity	Commercial (PA-4)
Single-Family Detached Dwellings	S
Single-Family Attached Dwellings	S
Duplex Structures	S
Accessory Dwelling Units (ADU) *must be associated with SFD or SFA	S
Townhouses	-
Multifamily Dwellings	-
Accessory Buildings	A
Home occupations *must be associated with Residential use	A
Accessory Uses	S
Amphitheater	A
Amusement and recreation establishments and areas	A
Assisted living services	S
Athletic Fields	S
Auto Repair Garages	-
Automotive wrecking and graveyards, salvage yards and junkyards	-
Bakeries	A
Bed and breakfast inns	S
Beer, wine and liquor stores (off premises of alcohol consumption)	-
Boarding and rooming houses	S
Business Schools, studios and vocational schools, not involving a heavy industrial nature	-
Business service establishment	A
Car lots – new and used	-
Car service and sales establishment	-
Car Washes	A
Car/vehicle rental or leasing	-
Cemeteries or mausoleums	-
Clubs and lodges	S
Commercial animal establishments	S
Commercial food preparation kitchens	A
Computer design-generated CAD-CAM operations not involving heavy industry	A
Computer-generated CAD and similar non offensive "light" industrial uses	S
Construction-related businesses	S
Convenience stores or centers	A
Distribution centers	-
Dormitories	S
Drive-in restaurants	A
Eating and drinking establishments	A
Exhibition and art galleries	A
Facilities for assembly, manufacturing, compounding, processing or treatment of products	-
Farmers markets or other open markets	A
Fences, hedges, walls and trees	A
Financial institutions	A
Fitness, recreational sports, gym or athletic club	A
Food and beverage processing	S
Fraternity and sorority houses	S
Garden/flower shops	A
Golf courses	S

Hospitals and emergency facilities	S
Hospitals for animals	A
Hotels and motels	S
Kennels and other canine-related facilities - commercial	S
Kennels and other canine-related facilities - private	S
Laboratories or specialized industrial facilities	-
Mill-type factories	-
Miniature golf establishments	A
Mobile home parks	-
Mobile home subdivisions	-
Mortuaries/funeral homes	-
Movie theaters	S
Museums, exhibitions or similar facilities	A
Nightclubs	-
Nursery schools and day care centers	A
Parking lots and parking garages	A
Parks	A
Pawn shops	-
Performance theaters	S
Personal service establishments	A
Plant or tree nurseries	-
Playgrounds	A
Private campgrounds	-
Professional, commercial or business offices	A
Public buildings and lands	A
Public safety-related facilities	A
Public transportation terminals other than truck terminals	S
Public utilities	A
Recreation centers - nonprofit neighborhood	S
Recreation facilities - private	A
Recreational facilities - public	A
Religious assembly, place of	A
Research and development services	S
Restaurants	A
Retail stores, sales and display rooms and shops	A
Retirement/group housing services	S
Schools - private	A
Schools - public	A
Service stations	A
Services to buildings and dwellings (pest control, janitorial, carpet/upholstery cleaning)	-
Sexually oriented businesses	-
Storage facilities, RVs, campers, trailers, large vehicles	-
Tattoo parlors	-
Trailer sales and service	-
Universities, colleges, technical institutions - satellite locations	A
Warehouse and storage facilities	-
Warehouse discount stores/superstores	-
Wholesaling, exclusive of manufacturing	-

If "A", the use is allowed; if "S", the use is only allowed upon the issuance of a Use by Special Review permit. If "-" or left blank, the use is not allowed in that zone.

Exhibit E
2026 Gold Creek Commons PUD
Commercial Dimensional Standards Matrix

Standards	Commercial
Min. Lot/Space Size (sf)	2,500 sf
Max. Lot Coverage	
Under Roof	50%
Min. Vegetation	10%
Min. Lot/Space Width (ft) <i>*measured 20' from front property line</i>	30 ft*
Min. Yard Setback (ft)	
1) Highway 86	50 ft
2) Front-Public ROW	15 ft
3) Front-Private ROW	15 ft
4) Rear-Principal Bldg.	5 ft
5) Rear-Accessory Bldg.	5 ft
6) Interior Side	5 ft
7) Street Side-Public ROW	10 ft
8) Street Side-Private ROW	5 ft
9) Side-Accessory Bldg.	10 ft
Non-Residential Use abutting Residential Use	25 ft
Max. Floor Area Ratio (FAR)	1.0
Principal Bldg. Max. Height (Ft)	40 ft
Accessory Bldg. Max. Height (Ft)	30 ft

Building Separation must comply with Building and Fire Code.

END OF DEVELOPMENT GUIDE

EXHIBIT B



September 4, 2026

Town of Elizabeth – Director of Public Works
Alexander Cramer
151 S. Banner Street Elizabeth, CO 80107
(303) 646-4166 Ext. 503

Gold Creek Commons Engineering:

Alex,

We have completed the engineering review of Sketch Plan #2 for Gold Creek Commons. Engineering has no further comments and therefore recommends approval.

Please let us know if anyone has questions regarding these comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Martin Metsker', with a long horizontal line extending from the end of the signature.

Martin Metsker, PE
Associate Principal

t e r r a c i n a d e s i g n

Landscape Architecture • Planning • Civil Engineering
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867



PRE-APPLICATION MEETING REFERRAL

Project Title: Gold Creek Commons Sketch Plan #2

Description: Sketch Plan #2 for Gold Creek Commons, consistent with the pending PUD Amendment — up to 179 residential units (primarily single-family detached), reduced commercial acreage (~3.3 acres), and increased open space (~16 acres).

Review Sent Date: 07/28/2026

Review Due Date: 08/21/2026

REFERRAL AGENCY	Public Works
Contact Name	James McErnie
Contact Email and Phone Number	jmcernie@townofelizabeth.org , 303-596-1594

COMMENTS:

Public Works has no comments or concerns at this time.



PRE-APPLICATION MEETING REFERRAL

Project Title: Gold Creek Commons Sketch Plan #2

Description: Sketch Plan #2 for Gold Creek Commons, consistent with the pending PUD Amendment — up to 179 residential units (primarily single-family detached), reduced commercial acreage (~3.3 acres), and increased open space (~16 acres).

Review Sent Date: 07/28/2026

Review Due Date: 08/21/2026

REFERRAL AGENCY	Stolfus & Associates, Inc. (Transportation)
Contact Name	Matt Brown
Contact Email and Phone Number	matt@stolfusandassociates.com ; 720-979-5892

COMMENTS:

Our previous comments on the traffic study have been addressed.

Regarding the Sketch Plan exhibit:

1. The Lot 180 (commercial) access to Hinds Street shall not be located within the length of the southbound left turn lane or taper for the CO-86 intersection, or within a lane transition area.
2. The minimum spacing along Hinds Street between the Lot 180 access and CO-86 (and between the Lot 180 access and any adjacent residential street intersection) shall be equal to the stopping sight distance for Hinds Street.
3. A detailed roadway layout will be required at site plan showing the Lot 180 access and the entire intersection of Hinds Street and CO-86, including proposed auxiliary lanes and the alignment of through lanes across the intersection.

The intersection of Hinds and CO-86 is not currently permitted by CDOT as a full-movement intersection. A state highway access permit application needs to be filed with the Colorado Department of Transportation requesting a full-movement, signalized intersection at that location. As acknowledged in the TIS, obtaining CDOT concurrence will require completion of an ICAT analysis. As a condition of a full-movement access at Hinds Street, the adjacent intersection at Legacy Cir/ Cimarron Trail and CO-86 will be required to be limited to $\frac{3}{4}$ movements (left-in, right-in, right-out). Obtaining a State Highway Access Permit will be required as part of Site Plan approval.

August 19, 2026

Brooks Kaufman
Lands and Rights of Ways Manager

Gold Creek Commons Sketch Plan

CORE Electric Cooperative has reviewed the contents of the referenced referral response packet. The proposed project was evaluated with consideration of existing electric facilities, utility easements, electrical loading, and service requirements. We appreciate the opportunity to review the proposal and offer the following comments and requirements for the applicant's consideration.

The applicant shall address the following requirements prior to approval of the Final Plat.

Existing Facilities

CORE has existing overhead electric facilities located within the subject property. CORE will retain its existing utility easements and facilities unless modifications are requested by the applicant and approved in accordance with CORE's current line extension and relocation policies.

The proposed development will require the relocation of existing overhead electric facilities and/or the conversion of those facilities to underground service. All costs associated with the required relocations or conversions shall be the responsibility of the applicant/developer.

Utility Easement Requirements

The following utility easement standards shall be incorporated into the Final Plat:

Rear Lot Easements

- A minimum 10-foot-wide rear lot utility easement is required.

Corner Lots

- A minimum 10-foot-wide utility easement shall be provided adjacent to all roadway rights-of-way.

Side Lot Easements

- Each lot shall include a minimum 5-foot-wide side lot utility easement, preferably located on the garage side of the property.
- A minimum 15-foot-wide utility easement shall be provided along all major roadways.

Grade Limitations

- Grades within all utility easements shall not exceed 15 percent.

Encroachment Limitations

Utility easements shall remain free and clear of encroachments, including, but not limited to:

- Buildings and structures
- Air conditioning units
- Window wells
- Counterforts
- Retaining walls
- Associated appurtenances or related improvements

Alternative Easement Configuration

If the standard easement configuration cannot be accommodated, CORE will require the following alternative easement arrangement:

- A minimum 15-foot-wide utility easement along the front property line in lieu of the rear lot easement.
- A minimum 15-foot-wide utility easement along all roadway rights-of-way, including corner lots.
- A minimum 15-foot-wide utility easement along all major roadways to accommodate primary distribution feeder infrastructure.

Grades within all dry utility easements shall not exceed 15 percent.

Electrical Infrastructure Requirements and Existing Capacity

Electric service to the development may require significant off-site electrical infrastructure improvements, including, but not limited to:

- Installation of new distribution feeder facilities originating from the existing Elizabeth Substation.
- Associated distribution system upgrades.
- Feeder line extensions and other infrastructure improvements necessary to provide reliable electric service to the development.

All costs associated with required electrical system improvements, including planning, engineering, permitting, easement acquisition, materials, construction, and related system upgrades, shall be the responsibility of the applicant/developer.

Given the scope and complexity of the required improvements, the applicant should anticipate a multi-year implementation schedule for planning, engineering, permitting, easement acquisition, construction, and

energization. Ongoing coordination with CORE will be required throughout the development review, design, and construction process.

Electrical Infrastructure Availability

CORE cannot guarantee electric service availability, system capacity, project timing, or infrastructure availability until the following conditions have been satisfied:

1. Completion of a Master Distribution Plan by CORE. The applicant shall provide an overall development plan and any information necessary to support preparation of the Master Distribution Plan.
2. Completion of an Electric Feeder Extension Plan by CORE.
3. Verification by CORE that sufficient electrical system capacity is available to serve the proposed development.

Electrical Planning Requirement

The applicant shall submit a request to CORE's Planning Group for preparation of a Master Distribution Plan and Electric Feeder Extension Plan. These plans will be prepared by CORE and will establish feeder requirements, identify necessary system improvements, evaluate project phasing impacts, and determine the infrastructure required to provide electric service to the development.

The Master Distribution Plan and Electric Feeder Extension Plan shall be completed and approved by CORE prior to Final Plat approval.

Recommended Condition of Approval

Prior to Final Plat approval, the applicant shall satisfy all requirements of CORE Electric Cooperative, including completion and approval of a Master Distribution Plan and Electric Feeder Extension Plan. The applicant shall be responsible for all costs associated with required electrical infrastructure improvements, utility relocations, facility conversions, easement dedication, and system upgrades necessary to serve the development.

CORE looks forward to continuing to work collaboratively with the applicant throughout the planning and development process to resolve these requirements in a manner that supports the project's objectives while ensuring the delivery of safe, reliable, and maintainable electric service.

Sincerely,



Brooks Kaufman

Lands and Rights-of-Way Manager



Elizabeth Fire Protection District

P.O. Box 441
155 W Kiowa Ave.
Elizabeth, Colorado
80107

Phone: 303-646-3800
Fax: 303-688-6994
Email: kara@elizabethfire.com
Website: <https://www.elizabethfire.com>

Division Chief of Administration
and Prevention

Rezoning Checklist

Date _____

Applicant _____

Applicant Address _____

Project _____

Project Address _____

Plans Dated _____

Review Number _____

Plan Review Fee _____

Approved

Needs Changes

Rejected

A review was conducted on the submitted plans for the above location based on the adopted codes and standards below.

2018 International Codes and Adopted Standards

2021 International Codes and Adopted Standards

Reviewed By: _____

Signature: _____

Title: _____

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

Please read this document in its entirety. The contractor and/or applicant is responsible for compliance with all requests, comments, applicable codes, ordinance or policy of the fire department. All comments shall be addressed in writing. If plans are rejected, additional review fees may be charged. If changes are needed, additional submittals may be required.

Conditions found, or other data collected or submitted, shall not prevent the fire code official from requiring correction of errors found.

Inspections are required to be requested on our website at www.elizabethfire.com or phoned in by 4:00 p.m. at 303-646-3800 the day before the day you wish the inspection.

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

An impact fee form shall be filled out by all applicants. Impact fees shall be paid prior to issuance of building permits for the development. The agreement shall be signed prior to recordation of final plat.

FIRE SERVICE WATER SUPPLY

Required Fire Flow Residential:

The fire code requires 1000 gpm at 20 psi for 60 minutes of fire flow for residential developments. The total water storage shall be \$60,000 in excess of the daily maximum flows.

If fire flow cannot be met due to rural conditions or terrain, one of the following requirements can apply by approval only:

- Install an approved automatic sprinkler system in accordance with the adopted fire code in all residential living units on the property.
- Install a 30,000-gallon cistern for a water supply for all the residential houses in the subdivision.
- Pay cash in lieu of \$1040.00 per new lot created for firefighting water that will be used for future rural firefighting capabilities.

Required Fire Flow Commercial: * **

The fire code bases fire flow on the type of building and size. Fire flow requirements will be assessed at site plan review. The lowest fire flow will be 1500 gpm at 20 psi for 2 hours. The total water storage shall be a minimum of 180,000 gallons in excess of the daily maximum flows.

If fire flow cannot be met due to rural conditions or terrain, one of the following requirements can apply by approval only based on the following requirements:

For commercial properties that undergo the rezoning process and are over 1250 feet from a reliable water supply:

1. Install an approved automatic sprinkler system in accordance with the adopted fire code throughout the building or;
2. Install an approved 30,000 gallon cistern for a water supply for all the buildings on the associated rezoned property or;
3. Install a lesser water storage (to be determined at plan review) and an approved smoke detection system throughout the building in accordance with the adopted fire code.

For commercial properties that undergo the rezoning process and are within 1250 feet from a reliable water supply:

1. Install an approved automatic sprinkler system in accordance with the adopted fire code throughout the building or;
2. Install an approved fire detection system throughout the building in accordance with the adopted fire code.

For commercial properties associated with the Economic Development Zone Overlay:

1. Install an automatic sprinkler system in accordance with the adopted fire code throughout the building.

- a. Exception 1: Any building under 1000 square feet shall be exempt from this provision.
- b. Exception 2 : U occupancy buildings (At a square footage limit depending on construction type.)

*The amendments to the fire code for sprinkler requirement can only be used if the commercial building or residence does not require fire sprinklers in accordance with the adopted fire code.

**NFPA 1142 can be used as an approved reference document to meet the requirements of water supply and hydrants for the adopted fire code. The use of NFPA 1142 needs to be approved by the fire district.
Additional Comments:

Section 2

FIRE HYDRANT REQUIRMENTS:

	Required	Not Required
Fire Hydrants		

Section 3

FIRE SERVICE ACCESS

Width and Surface:

- All roads shall be a minimum of unobstructed 20' in width and construction of an approved all-weather surface and shall meet road and standard provisions ***prior to construction.***
- Residential driveways shall follow the requirements of the Elbert County Road and Bridge Driveway Standards.
- Road names and numeric shall be submitted to the fire district for review and approval.
- Any gates that impede fire department access shall have an appropriate Knox lock for fire department access. This lock can be ordered at www.knoxbox.com

Additional Comments:

The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.



Invoice

LAI Design Group
David Bourne

davidkbourne@gmail.com

Occupancy ID: 52488818
Invoice #: EFPD-2026-0000021
Invoice Date: 07/03/2026
Due Date: 08/02/2026

Invoice

Department Contact

Kara Gerczynski
303-800-2748
kara@elizabethfire.org

Vendor Invoice Contact

David Bourne
David Bourne
davidkbourne@gmail.com

Business Name: Gold Creek
Common PUD Amendment
Business Address:
2481 STATE HIGHWAY 86

This invoice is for the below operational fire permits and/or services provided

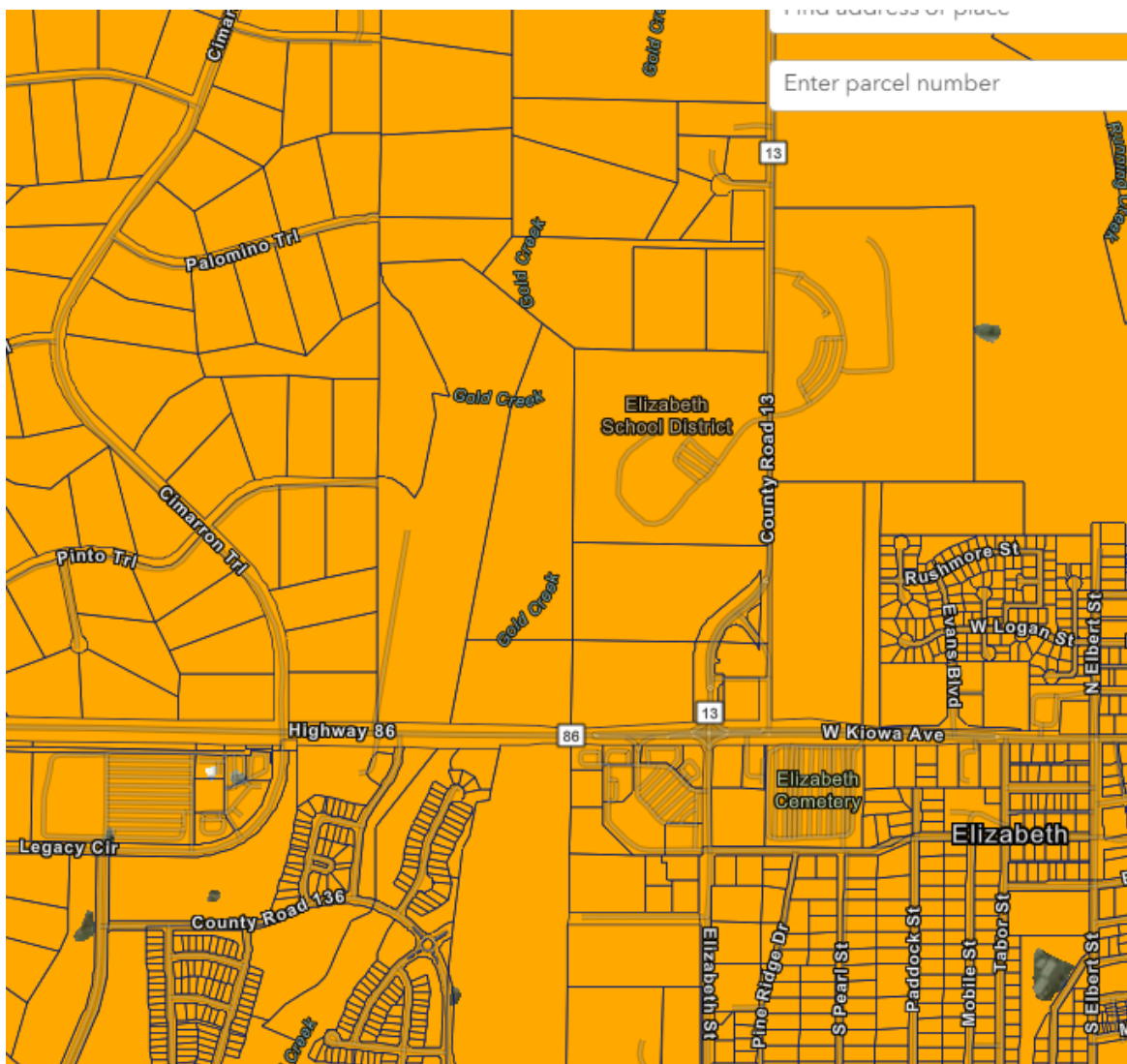
Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
PUD Review (100-199 lots)	07/03/2026	Each	1.00	105.0000	105.00	

Total: \$ 105.00

Invoice Total:
\$105.00
Balance:
\$105.00

Thank you for your prompt payment. Please make payments at <https://elizabethfpd.colorado.gov/make-a-payment> or by check at 146 E Elbert Street Elizabeth, CO 80107





COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



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CWRC Version 1.0

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Attributions

ATTRIBUTIONS

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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



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which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



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5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



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104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



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105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



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EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



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IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



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SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



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direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



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understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length:** Up to 30 feet or more.
3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.

These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.



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304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



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for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



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SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



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SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, or 2-inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



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Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



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502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



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503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



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Appendix A: PERMITS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that



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the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.



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A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.

A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Appendix B: CONSTRUCTION DOCUMENTS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

B101.3.1 Defensible Space Site Plans. Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.



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B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.



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Appendix C: INSPECTION AND ENFORCEMENT

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall



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either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the



premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or



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requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

EXHIBIT C

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Nikki Lister, do solemnly affirm that I am the Publisher of RANGLAND NEWS; that the same is a weekly newspaper published in the counties of Lincoln, Elbert, & El Paso, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Lincoln, Elbert & El Paso for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for one successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

August 27, 2026

and the last publication of said notice was in the issue of said newspaper dated;

August 27, 2026

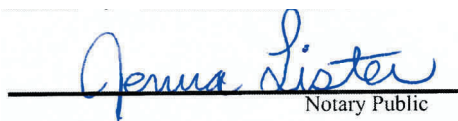
and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.



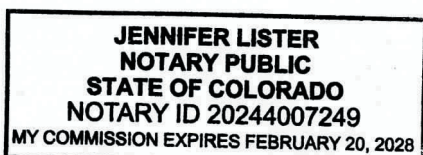
Publisher

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

27 day of August, 20 26


Notary Public

February 20, 2028
(My Notary Public Commission Expiration Date)



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Trustees and Planning Commission shall hold public hearings concerning a Sketch Plan application for Gold Creek Commons, a proposed mixed-use development on a +/- 56.4-acre parcel located at 2481 State Highway 86, pursuant to the Town of Elizabeth Land Development Ordinance. The public hearings are to be held before the Planning Commission on September 15, 2026, at 6:30 p.m., and the Board of Trustees on October 13, 2026, at 7:00 p.m., or as soon as possible thereafter. The public hearings shall be held in the Town Hall, 151 South Banner Street, Elizabeth, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Community Development Department at (303) 646-4166.

ALL INTERESTED PERSONS MAY ATTEND.

EXHIBIT A (legal description)

A Parcel of land comprising approximately 56.4 acres situated in the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 12, Township 8 South, Range 65 West of the 6th Principal Meridian, Town of Elizabeth, County of Elbert, State of Colorado.

Published August 27, 2026

In Ranchland News

Legal No. 347

AFFIDAVIT OF COMPLIANCE WITH ELIZABETH MUNICIPAL CODE SECTION 16-4-30(c)

David Bourne, being over the age of twenty-one (21) and duly sworn upon my oath, states as follows:

1. I am the applicant or applicant representative in the Town of Elizabeth land use application known as **Gold Creek Commons**.

2. I caused the attached notice of public hearing in this matter to be sent with the language required by Elizabeth Municipal Code section 16-4-30(c) via regular first class mail to the following property owners at the following addresses, which constitute all such property owners within 500 feet of the site for which the land use application has been made:

Owner	Care of	Address	City	State	Zip
COCHRAN DAVID BLAINE	COCHRAN BRIANNA NEWBOL	210 PALOMA WAY	ELIZABETH	CO	80107
CRUDER ROBERT	CRUDER PEGGY SUE	PO BOX 937	ELIZABETH	CO	80107-0937
DAVIS KATHLEEN L		2488 PALOMINO TRL	ELIZABETH	CO	80107
DICKERSON NAOMI GENA	DICKERSON RONALD ALAN	2399 PINTO TRL	ELIZABETH	CO	80107
E-86 METROPOLITAN DISTRICT	C/O WSDM	641 N TEJON ST	COLORADO SPRINGS	CO	80403
E-86 METROPOLITAN DISTRICT	C/O WSDM	641 N TEJON ST	COLORADO SPRINGS	CO	80403
ELBERT COUNTY COMMISSIONERS		PO BOX 7	KIOWA	CO	80117-0007
ELIZABETH 86 WATER LLC		7931 S BROADWAY #312	LITTLETON	CO	80122-2710
ELIZABETH SCHOOL DISTRICT		PO BOX 520	ELIZABETH	CO	80107-0520
GANIBEGOVIC WHITNEY ANN	GANIBEGOVIC ALADIN	201 PALOMA WAY	ELIZABETH	CO	80107
GARLICK DAVID		200 PALOMA WAY	ELIZABETH	CO	80107
HUTTON GARY SCOTT	HUTTON MORGAN	241 PALOMA WAY	ELIZABETH	CO	80107
JACOBSON JAMES M III	JACOBSON JENNA L	34104 CIMARRON TRAIL	ELIZABETH	CO	80107
KAREN WORKMAN TRUST		2543 PALOMINO TRAIL	ELIZABETH	CO	80107
KOPLAN CHRISTOPHER	KOPLAN STEPHANIE	2535 PALOMINO TRL	ELIZABETH	CO	80107-8420
LAPLACE CORISSA ANN		251 PALOMA WAY	ELIZABETH	CO	80107
LATHAM JOEL	LATHAM LIZABETH DIANA	2493 PALOMINO TRL	ELIZABETH	CO	80107
LEGACY VILLAGE COMMUNITY ASSOCIATION INC		11002 BENTON STREET	WESTMINSTER	CO	80020
LEGACY VILLAGE COMMUNITY ASSOCIATION INC		11002 BENTON STREET	WESTMINSTER	CO	80020
LEGACY VILLAGE COMMUNITY ASSOCIATION INC		11002 BENTON STREET	WESTMINSTER	CO	80020
MOORE JAMES R III		2388 PINTO TRL	ELIZABETH	CO	80107-8423
MOUTZOURIS PETE J		800 JERSEY ST	DENVER	CO	80220
NEW MEXICO CONSTRUCTION CONCEPTS LLC		500 KINLEY AVE NE	ALBUQUERQUE	NM	87102
ORR CINDY C		PO BOX 904	ELIZABETH	CO	80107-0904
PICKENPAUGH BETTY J		2526 PALAMINO TRL	ELIZABETH	CO	80107
RAITER CECIL W	RAITER PENELOPE H	2545 PALAMINO TRL	ELIZABETH	CO	80107
SABULSKY RICHARD M	SABULSKY JEAN M	2412 PALAMINO TRL	ELIZABETH	CO	80107
SPIEGEL DYLAN	SPIEGEL TRACY, et al.	261 PALOMA WAY	ELIZABETH	CO	80107
STEPHEN W AND BETTE M GIBSON CHARITABLE REMAINDER UNITRUST		1115 MOUNTAIN RIDGE RD	PROVO	UT	84604
STEPHEN W AND BETTE M GIBSON CHARITABLE UNITRUST		1115 MOUNTAIN RIDGE RD	PROVO	UT	84604
TOWN OF ELIZABETH		PO BOX 159	ELIZABETH	CO	80107-0159
TOWN OF ELIZABETH		PO BOX 159	ELIZABETH	CO	80107-0159
TOWN OF ELIZABETH ROW		PO BOX 159	ELIZABETH	CO	80107
TOWN OF ELIZABETH ROW		PO BOX 159	ELIZABETH	CO	80107
UNLIMITED LEASING LLP		18551 E MAINSTREET STE 207	PARKER	CO	80134
UNLIMITED LEASING LLP		18551 E MAINSTREET STE 207	PARKER	CO	80134
WREDE JAY CASEY	WREDE DENISE MARIE	2487 PINTO TRL	ELIZABETH	CO	80107

3. In doing so, I specifically sent such notices via regular first class mail with proper postage affixed to each mailing, and such notices were deposited for mailing on **August 28, 2026**

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF)

Subscribed and sworn to before me this ____ day of _____, 20__, by
_____.

Witness my hand and official seal.

My commission expires:
(SEAL)

By: _____

AFFIDAVIT OF COMPLIANCE WITH ELIZABETH MUNICIPAL CODE SECTIONS
16-4-30(d) AND 16-4-30(e)

David Bourne, being over the age of twenty-one (21) and duly sworn upon my oath,
states as follows:

1. I am the applicant or applicant representative in the Town of Elizabeth land use application known as **Gold Creek Commons**

2. I caused notice of the public hearings in this matter to be posted on the property for which the land use application has been made, with the language required by Elizabeth Municipal Code section 16-4-30(d), consisting of at least one (1) sign facing each adjacent public right-of-way (or, in the case of a variance request, one (1) sign posted on site in the general vicinity of the requested variance), at the following location(s):

SOUTH SIDE OF PROPERTY, FACING HWY 86,

3. Each such sign measures not less than three (3) feet by four (4) feet, with lettering a minimum of three (3) inches high, is mounted on posts no less than four (4) feet above the ground, and is clearly legible from the right-of-way the sign faces, and such sign(s) were posted on **AUGUST 28, 2026**.

4. A photograph of each posted sign is attached hereto.



FURTHER AFFIANT SAYETH NAUGHT.

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF)

Subscribed and sworn to before me this ____ day of _____, 20__, by _____.

Witness my hand and official seal.

My commission expires:
(SEAL)

By: _____