



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, August 5, 2025 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 June 17, 2025 Regular Meeting

Public Hearing

2. 350 S. Elbert St. Use by Special Review and Minor Development - Alexandra Cramer

New Business

3. Discussion and possible action on recommendation of approval for the Use by Special Review and Minor Development for 350 S. Elbert St. to the Board of Trustees - Alexandra Cramer

Staff Report

4. Staff Report

Commissioner Reports

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

Accommodations for disabilities may be made upon request.

5. 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, June 17, 2025 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, June 17, 2025, at 6:29 PM by Chair George Fick.

Roll Call

Present:

Chair George Fick
Vice Chair Amy Schmidt
Commissioner Greg Lindbloom
Commissioner Julie Uhernik
Commissioner Jim Santangelo
Commissioner Ed Beard

Absent:

Commissioner Shawn Sommer

There was a quorum to do business.

Also in Attendance:

Planner/Project Manager Alexandra Cramer
Town Administrator Patrick Davidson
Deputy Town Clerk Harmony Malakowski

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.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Commissioners.

Agenda set.

Consent Agenda

1. Minutes of the May 20, 2025 Regular Meeting

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to Approve the Consent Agenda.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Santangelo

Voting No: None

Motion Passed Unanimously (5-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 6:30 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. Resolution 25R22, the Elizabeth Liquor Store Project at 787 Crossroads Circle

Ms. Cramer provided a Staff report.

There was no Public Comment.

Chair Fick closed the Public Hearing and opened the Regular Meeting at 6:37 PM.

New Business

3. Discussion and possible action regarding recommendation for approval of Resolution 25R22, a Resolution approving the Site Development Plan for the Elizabeth Liquor Store Project to the Board of Trustees

Motion by Commissioner Lindbloom, seconded by Vice Chair Schmidt, to recommend to the Board of Trustees approval of Resolution 25R22, a Resolution approving the Site Development Plan for the Elizabeth Liquor Store Project.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Santangelo

Voting No: None

Motion Passed Unanimously (5-0)

Staff Report

- Planner/Project Manager Alexandra Cramer:
 - Had no formal staff report but was available for questions.
- Vice Chair Amy Schmidt:
 - Requested an update on Main Street Station.
 - Gesin Lot.
 - Parking lot East of Frontier.

- Commissioner Ed Beard:
 - Requested an update on the fee in lieu of parking on Main Street.
 - Asked if there were any lawsuits pending against the Town.

Commissioner Reports

There were no further Commissioner reports.

Adjournment

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to adjourn the meeting at 6:45 PM.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Santangelo

Voting No: None

Motion Passed Unanimously (5-0)

Deputy Town Clerk Harmony
Malakowski

Chair George Flick



STAFF REPORT

Uses Permitted by Special Review – Article 9 And Minor Development Sec. 16-3-70

Applicant: Michael Patterson, MBP Enterprises Inc.
Location: 350 S Elbert St
Zone District: Commercial Mixed-use (CMU)

Exhibits:
Exhibit A: Applicant Submittal
Exhibit B: Referral Agency Comment Letter(s)
Exhibit C: Public Notice

Executive Summary

The applicant, Michael Patterson of MBP Enterprises Inc., requests approval of a Use Permitted by Special Review and a Minor Development Subdivision to redevelop 350 S. Elbert Street into four residential lots within the Commercial Mixed-Use (CMU) zoning district. The existing single-family dwelling will remain, and three new manufactured single-family homes are proposed on the remaining lots.

The Use Permitted by Special Review is required for single-family dwellings in the CMU district. Staff finds that the application meets all eight approval criteria under Section 16-9-20(a) of the Elizabeth Municipal Code, including compatibility with the surrounding neighborhood, adequate infrastructure and service capacity, minimal traffic or environmental impacts, and no detriment to public health, safety, or welfare.

The subdivision qualifies as a Minor Development Subdivision under Section 16-3-70, as it creates fewer than five lots, each with a single principal use and access to public streets, with no new roads required. The subdivision complies with the dimensional standards of the CMU district, stormwater management requirements, and aligns with the Town's Comprehensive Plan goals for increasing diverse housing options.

Staff recommends approval of both the Use Permitted by Special Review and Minor Development Subdivision based on the application's conformance with the Town's land use code, applicable subdivision standards, and design guidelines.



TOWN OF ELIZABETH

Project Report

Applicant Request:

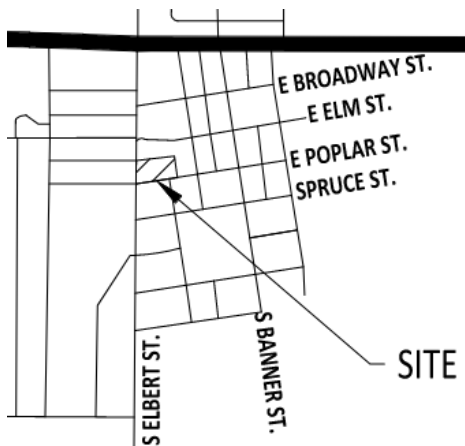
The Applicant, Michael Patterson (MBP Enterprises Inc.), requests that the Planning Commission forward a recommendation of approval to the Board of Trustees for a **Use Permitted by Special Review** (pursuant to Article 9 of the Land Use Code) and a **Minor Development Subdivision** (pursuant to Section 16-3-70), to allow for the residential redevelopment of the property located at 350 S. Elbert Street, generally situated at the northeast corner of South Elbert Street and East Poplar Street in the Town of Elizabeth, Colorado.

Pursuant to **Article 1, Table 16-5**, a **single-family dwelling** may be permitted in the underlying zoning district through the issuance of a **Use Permitted by Special Review**. In accordance with **Section 16-9-40**, such uses require public hearings before both the Planning Commission and the Board of Trustees and may only be approved by the Board of Trustees.

Under **Section 16-9-30**, approvals for Use Permitted by Special Review are typically limited in duration, unless otherwise specified. However, as amended by **Zoning Ordinance 24-14**, this time limitation **does not apply** to approvals that include a residential component.

Staff processed the Use Permitted by Special Review and Minor Development Subdivision applications, including referral to all applicable agencies, in accordance with the Town's municipal code. Pursuant to the following, **Sec. 16-9-40 (e)** and **Sec. 16-3-70 (9)**, the Planning Commission shall consider a Use Permitted by Special Review and Minor Development Subdivision application and make a recommendation to the Board of Trustees to approve, approve with conditions, continue the hearing to obtain additional information, or deny the request.

General Project Location





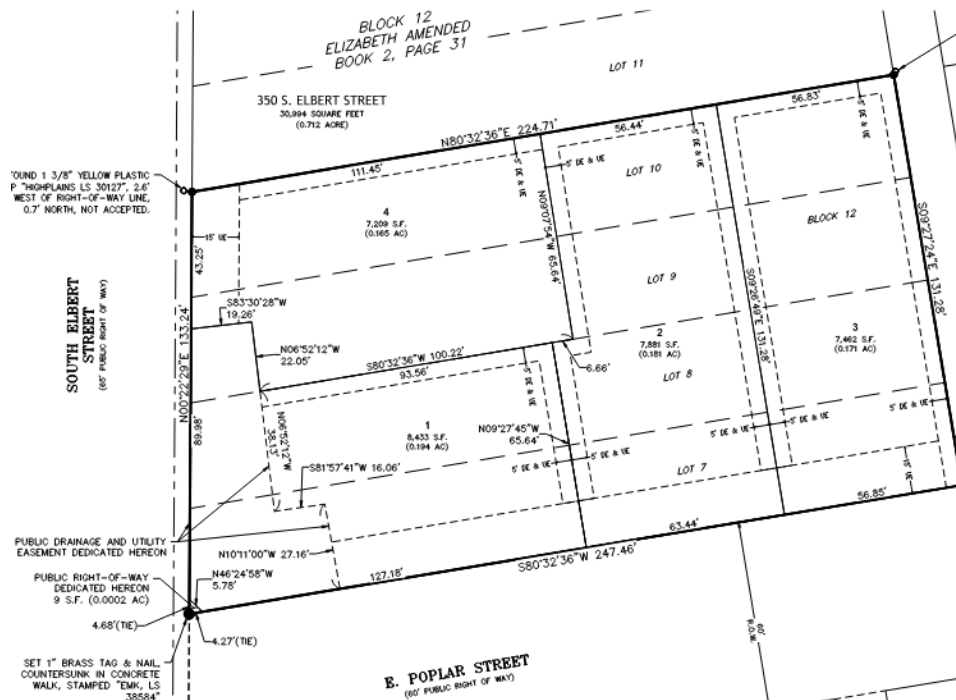
TOWN OF ELIZABETH

Background/Proposal:

The Applicant, Michael Patterson of MBP Enterprises Inc., is proposing to develop and subdivide the property located at 350 S. Elbert Street in the Town of Elizabeth. The 0.71-acre parcel, legally described as Lots 7 through 10, Block 12 of the Elizabeth Amended Plat, is currently developed with one (1) single-family dwelling and several accessory and minor structures, with the southern and eastern portions of the site remaining largely vacant.

The proposal includes the subdivision of the property into four (4) residential lots measuring approximately 0.19, 0.18, 0.17, and 0.17 acres – see **Figure 1 & Exhibit A**. The existing single-family dwelling will remain on Lot 4 (the northernmost lot), while Lots 1 through 3 are intended to be developed with manufactured, single-family homes, each with either attached or detached garages to meet the Town's off-street parking requirements.

Figure 1 – Minor Development Subdivision



To accommodate the increase in residential density and address stormwater needs, the applicant proposes the construction of a detention pond on the northeast corner of the site. The pond will be fenced along the north and east edges that are directly adjacent to the properties for safety, and maintenance will be the responsibility of the property owners.

The surrounding neighborhood consists of a mix of single-family, two-family, and multi-family residences, with three (3) single-family dwellings and one (1) two-family dwelling currently located within Block 12. Community amenities such as Bandt Park, Memorial Park, and Main Street are within walking distance of the site. The property also has frontage and access to on-street parking along S. Elbert Street and E. Poplar Street, supplemented by off-street parking on adjacent lots.



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The site is zoned Commercial Mixed-Use (CMU), which allows for a combination of residential and commercial development with pedestrian-oriented design and access to arterial or collector streets. The proposed project aligns with the intent of the CMU district by introducing moderate-density residential infill while maintaining compatibility with existing neighborhood character. If approved, the block will contain a total of six (6) single-family dwellings and one (1) two-family dwelling.

Approval Criteria:

In accordance with Sec. 16-9-20 (a) the Board of Trustees may approve a Use Permitted by Special Review subject to reasonable conditions which include, but are not limited to, the requirements that the proposed use:

1. Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
2. Will not result in an over-intensive use of land;
3. Will not have a material adverse effect on community capital improvement programs;
4. Will not require a level of community facilities and services greater than is available;
5. Will not result in undue traffic congestion or traffic hazards;
6. Will not cause significant air, water or noise pollution;
7. Will be adequately landscaped, buffered and screened;
8. Will not otherwise be detrimental to the health, safety or welfare of present or future inhabitants of the Town.

In accordance with Sec. 16-3-70 (a), the site may be reviewed as a Minor Development Subdivision when there is a creation of four (4) or fewer lots, parcels or tracts of land with one (1) principal use on each lot and adjoining a public street. Further, a Minor Development Subdivision is allowed if there is no creation of new or private roads. Additionally, as stated in Sec. 16-3-10, all subdivisions shall strive to meet the general subdivision requirements as outlined below:

1. To promote the general health, safety and welfare of the present and future inhabitants of the Town. Land proposed for subdivision shall be such that it can be used safely for the intended purpose without danger to health or peril from fire, flood, geologic hazards or other natural hazards.
2. To guide future growth and development within the Town and ensure adequate and efficient transportation, water, waste disposal, schools, fire and police protection, recreation and open space opportunities and other services and facilities. To encourage a diversity of housing types and densities in order to assure adequate housing for all persons. In order to achieve this purpose, all subdivision approvals shall be in general conformance with the principles of the Town Master Plan as determined by the Board of Trustees, zoning requirements of Article I of this Chapter and approved and recorded development guides and plans where property is zoned Planned Development (PD).
3. To provide for the preservation and conservation of unique or distinctive natural areas, natural landmarks, critical wildlife habitats, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in the Town. In order to achieve this purpose, subdivisions shall provide for the preservation and conservation of significant stands of vegetation; unique or distinctive topographic features; drainage, riparian and wetland areas; significant wildlife habitats including breeding grounds, nesting areas, migration routes and wintering areas; scenic views; and important historical or archaeological sites.



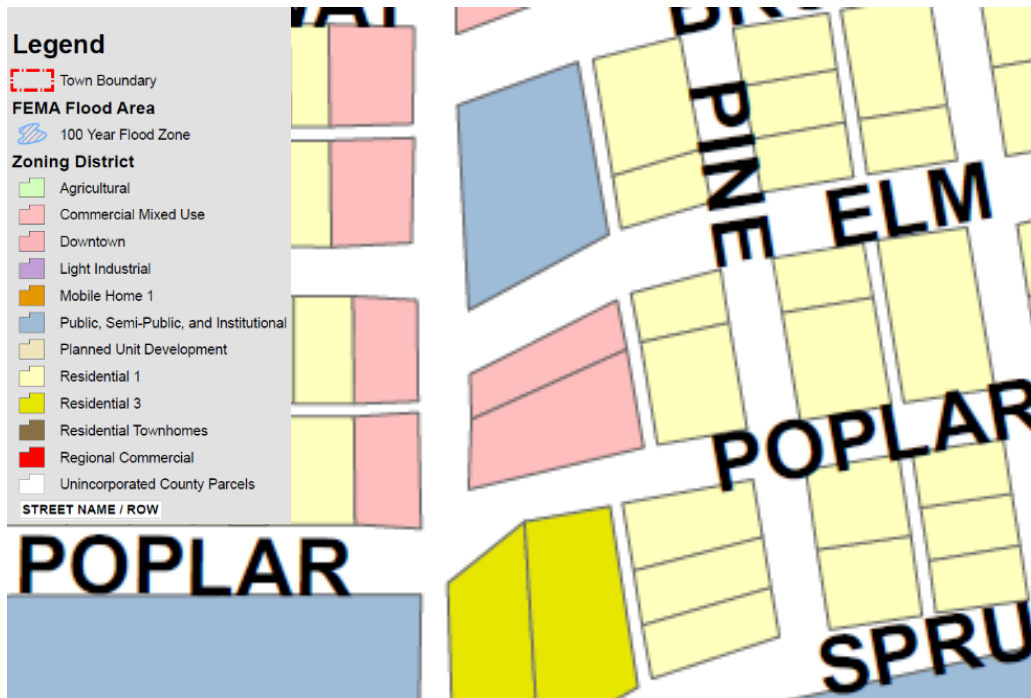
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4. To protect both urban and nonurban development by minimizing the conflicts between the land uses and structures. In order to achieve this purpose, subdivisions shall be designed to provide for lots that are of an appropriate size and configuration for the site characteristics and intended uses; connections between neighborhoods, shopping and recreational areas that are safe and convenient; adequate buffering from the adverse impacts of adjoining uses through lot orientation, setbacks, landscaping or other appropriate methods; the conservation of water, land and energy resources; minimization of grading, road cuts and fills; and a road system designed to preserve the integrity and function of the arterial and local roadway network.
5. To ensure that the necessary services and facilities are available and have sufficient capacity to serve the proposed subdivision. In order to achieve this purpose, land proposed for subdivision shall not be approved until the necessary provisions have been made for subdivision design, access, parks, trails, recreation and open spaces, schools, drainage, water, wastewater disposal, traffic controls, road improvements and services. The cost and installation of such improvement, police and fire protection or other reasonably necessary improvements, which primarily benefit the land being subdivided, shall be borne by the owners and developers of such land.
6. To provide for an adequate and accurate system to record land subdivisions, ensuring proper legal descriptions and survey monumentation, in order to inform the public and especially future residents of the facts about the subdivision, thereby safeguarding the interests of the public, the homeowner, the subdivider and the Town.



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Zoning Map (2019)



Surrounding Land Uses (& Zoning):

North: Single-family dwellings (Commercial Mixed-use)
South: Multi-family dwellings (Residential 3)
East: Single and two-family dwellings (Residential 1)
West: Single-family dwellings (Commercial Mixed-use)



TOWN OF ELIZABETH

Current Site – Aerial View





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Current Site – NE corner of S Elbert St and E Poplar St



Current Site – On street view from E Poplar St looking north



Current Site – View from Elbert St looking East

PO Box 159, 151 S. Banner Street, Elizabeth, Colorado 80107
Phone: (303) 646-4166 | Fax: (303) 646-9434 | www.townofelizabeth.org



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Current Vacant Site – View from Poplar St looking West to Elbert St



Case Analysis:



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The proposed Use Permitted by Special Review and Minor Development Subdivision displays general conformance with the applicable provisions of the Elizabeth Municipal Code (EMC), the Elizabeth Comprehensive Plan, and the Town of Elizabeth Design Guidelines as outlined in the analysis applied to the proposal described herein.

Elizabeth Municipal Code (EMC):

The applicant proposal for a Use Permitted by Special Review and Minor Development Subdivision was determined to be in general compliance with the EMC. The following topics outline the specific analysis applied to the proposal in the context of the Town's land use and subdivision regulations.

- **Land Use Conformity:**

- The subject site is in a purely residential neighborhood with varying density and zone districts. On block 12, there are four (4) lots developed as three (3) single-family dwellings and one (1) two-family dwelling. The surrounding neighborhood includes a range of residential uses from single-family, two-family, and multi-family dwellings, with Bandt Park and Main Street being less than a five (5) minute walk from the site. Since the applicant intends to subdivide the current single lot into four (4) residential lots, the residential nature of the site will be maintained. Further, the increase in residential uses on the block and surrounding neighborhood maintains the residential character of the neighborhood.

- **Dimensional Standards – Article 1, Table 16-6 Commercial Mixed-Use:**

- The CMU district allows for a greater intensity of uses and therefore has dimensional standards that support the consolidation of uses by having smaller lot sizes and setbacks. While these dimensional standards are less than those required within the single-family residence (R-1) district, the applicant has met or exceeded the dimensional requirements of the CMU district.

Dimensional Standard	CMU District	Proposed			
		Lot 1	Lot 2	Lot 3	Lot 4 (Existing)
<i>Lot size (min.)</i>	2,500 SF	8,433 SF	7,881 SF	7,462 SF	7,209 SF
<i>Lot coverage (max.)</i>	1) Under roof: 50% 2) Min. vegetative area: 10%	To be reviewed for compliance during the building permit process.			
<i>Minimum width of lot/space (measured in feet; 25 feet back from the front property line)</i>	50'	127.18'	63.44'	56.85'	66'



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<i>Front setback (ft) - public right-of-way</i>	25'	To be constructed to meet dimensional requirements.	39' (existing)
<i>Rear setback (ft)</i>	5'		36' (existing)
<i>Interior side setback (ft)</i>	5'		12.8' (existing)
<i>Street side setback (ft)</i>	10'		N/A

- **Minor Development Subdivision Standards, Sec. 16-3-70:**

- The proposal creates four (4) lots with one principal use – single-family dwelling - on each lot that fronts onto a public street, and there are no new or private roads created. Per Sec. 16-3-70 (a), that site may be reviewed as a Minor Development Subdivision. Therefore, the subdivision was reviewed against the standards of code Sec. 16-3-70 and has been determined to be in general compliance.

- **Drainage:**

- As part of the review of the Minor Development Subdivision, a detention pond is proposed at the NE corner of S Elbert St and E Poplar St, with an interior fence to ensure safety for future residents. The pond is designed to temporarily hold stormwater runoff and then release it at historic flow rates that mimic pre-development flows, primarily to prevent impacts to adjacent or downstream properties and structures. Further, the maintenance of the pond will be the responsibility of the property owners as described in the drainage notes of the final plat. As a result of the development of the site, there are no anticipated impacts to the surrounding residential uses or Town infrastructure.

- **Floodplain:**

- The delineated floodplain does not impact the site.

- **Traffic and Access**

- Beginning at E. Kiowa Avenue and south to the subject site, there is a diversity of zone districts that include the Regional Commercial (RC), Residential-1 (R-1), commercial mixed-use (CMU), and public, semi-public and institutional (P-I) districts. Along this corridor and within the vicinity of the site, there are predominantly residential uses that range from single, two, and multi-family dwellings. Given the diversity of zone districts that allow for an increase in intensity of uses, and since S Elbert Street connects both the north and south of the Town, the roadway was designed for a greater intensity of uses, and that there are no new right of ways proposed, the redevelopment of the site to include three (3) additional single-family dwellings with off-street parking is not anticipated to significantly impact traffic and access.



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- **Parking**

- A review of Block 12 shows that all residential uses provide off-street parking as observed from the presence of driveways, curb cuts, garages (attached and detached), or some other parking structure. Additionally, along all street frontages of block 12, on-street parking is available as noted by the presence of street signs, including S Elbert St and E Poplar Street, which front the subject site. The existing dwelling on Lot 4 provides off-street parking via a driveway and detached garage. The three (3) new dwellings are proposed with off-street parking provided via a driveway and attached or detached garage. As the development is proposed with off-street parking and since on-street parking is abundant, there are no adverse parking impacts anticipated for the block or the surrounding neighborhood.

- **Right-of-Way (ROW)**

- No new ROW is proposed with the development.

- **Design Review Standards and Guidelines, 2011**

- The purpose of the Design Standards and Guidelines is to ensure that development in the Town of Elizabeth reflects the type, quality, and character desired by the community. These standards are typically applied to a site during the site plan review process of Sec Article 2 – Site Plan Standards and Procedures. However, as stated in Sec. 16-2-20 (e), the site development standards outlined by this section shall not apply to legal conforming single-family detached housing. Since the site is proposing the construction of three (3) additional single-family dwellings, the site will not undergo the site plan review process.
- As part of the current application process, preliminary plans were submitted, and per Sec. 3.2.a, the design standards shall apply to all single-family developments of two or more lots platted after the adoption of the design standards and guidelines. Therefore, we believe that approval of the User Permitted by Special Review may be conditioned to require the site to implement the Design Review Standards and Guidelines of Chapter 4, Section 3 – building design standards and guidelines for residential uses to be applied during the building permit process.

Elizabeth Comprehensive Plan (2019):

Staff has found that the proposed use conforms to the Town's currently adopted [2019 Comprehensive Plan](#).

The future land use map depicts the site as Old Town Mixed Use. This area includes the historic Main Street as well as the oldest neighborhoods of Elizabeth to the west of Main Street. This future land use classification emphasizes the maintenance and promotion of a historic character unique to Elizabeth and the strengthening of these neighborhoods through multi-modal improvements (including trails and sidewalks), streetscape enhancements, and the redevelopment and enhancement of various parcels within the Main Street area and surrounding neighborhoods in the Old Town area. The Old Town Mixed Use classification should generally maintain a mixture of 70 percent commercial uses and 30 percent residential throughout the entire Old Town Mixed Use area. This land use category assumes a general range for residential densities of 8 to 24 dwelling units per acre.



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The proposal includes a residential density of approximately 6 units per acre with no commercial uses. The proposed density is similar to the recommended density range of the Comprehensive Plan and helps increase housing options as outlined below:

- **Future Land Use and Development - GOAL 1, POLICY 1.4:** *Encourage the diversification of Elizabeth's housing options to meet the full life cycle of the community's housing needs. This would enable residents to remain in the community as their housing needs change and would accommodate a more diverse range of residents from a wider range of ages to live in Elizabeth.*
 - The subdivision and redevelopment of the largely vacant site increases housing availability within the Town to meet community needs, thereby better serving the Town.
- **Future Land Use and Development GOAL 3:** *Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighborhood commercial, and overall long-term neighborhood sustainability.*
 - The current site is largely vacant and occupied by one residential dwelling. Block 12, is developed as single or two-family dwellings, with the surrounding neighborhood being comprised of a mix of residential uses. On the future land use map, much of the area designated as the Old Town mixed-use classification has remained residential, with a very small portion of this area being developed as non-residential, except for areas that have direct frontage along Main Street. While the Comprehensive Plan anticipates future non-residential uses within the vicinity of the Old Town area, the site proposes a residential use and density that maintains the character of the neighborhood while increasing housing for the Town.

Referrals

The following agencies provided comment during the referral period (**see Exhibit B**).

REFERRAL AGENCY / CONSULTANT	DISCIPLINE	Status
SAFEbuilt	Community Development	Approved
CORE Engineering	Town Engineer	Approved
CORE Electric / IREA	Utility	Approved
Elizabeth Parks and Recreation	Elizabeth Parks and Recreation District	No comments received
Elizabeth Public Works	Public Works	Approved
Elizabeth Police Department (PD)	Police Department	No comments received
Stolfus & Associates	Transportation	Approved
Elizabeth Fire Protection District (EFD)	Fire	Approved
Elizabeth School District	Elizabeth C-1 School District	No comments received
Black Hills Energy	Utility Company	No comments received
Elbert County Assessor's Office	GIS	Technical consultation with deference to the updated survey information.
CO WATER CONSERVATION BOARD		No comments received
ARMY CORP OF ENGINEERS	Denver Regulatory Office	No comments received



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Outstanding Referral Comments:

As of publication of this staff report, there are no outstanding comments for the applicant.

Findings and Staff Recommendation:

The findings and staff recommendation are discussed separately for the **(1) Use Permitted by Special Review** and **(2) Minor Development Subdivision**.

(1) Use Permitted by Special Review, Findings and Staff Recommendation:

Staff provides a favorable recommendation for the Use Permitted by Special Review application upon review by the development review team and staff in accordance with Article 9 of the EMC. Staff provides the recommendation in the context of Sec. 16-9-20 (a), which states that the Board of Trustees may approve a Use Permitted by Special Review subject to reasonable conditions, which include, but are not limited to, the requirements that the proposed use meet the approval criteria of 1 through 8:

(1) Will be in harmony and compatible with the character of the surrounding areas and neighborhood:

The proposed subdivision introduces moderate-density single-family residential development that complements the existing residential character of the neighborhood. The area includes a variety of housing types—single-family, two-family, and multi-family dwellings—and the addition of three manufactured homes on separate lots will maintain this established residential form. The development aligns with the intent of the CMU district, which allows for residential uses integrated with pedestrian-oriented design.

(2) Will not result in an over-intensive use of land:

The development proposes four residential lots on a 0.71-acre site, with lot sizes ranging from 0.17 to 0.19 acres, each with a single-family dwelling. These lot sizes significantly exceed the minimum lot size of 2,500 square feet required by the CMU zoning district. The layout allows for adequate yard areas, off-street parking, and stormwater infrastructure, avoiding overcrowding or overutilization of the site.

(3) Will not have a material adverse effect on community capital improvement programs:

Limited public infrastructure is proposed as part of the development and memorialized through a subdivision improvement agreement. The project utilizes existing public streets (S. Elbert and E. Poplar Streets) and relies on available, mainline utility connections. The shared maintenance agreement for the stormwater detention pond ensures that future upkeep does not burden the Town. As such, the development will not negatively impact capital improvement programs.

(4) Will not require a level of community facilities and services greater than is available:

The modest addition of three new homes within the Town's core area can be served by existing infrastructure and services. The site is located within walking distance of parks, schools, and Main Street, and is accessible by public streets. Referral agencies—including police, fire, schools, and utility providers—did not express concerns about capacity. Therefore, the development will not require a level of service greater than is currently available.



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(5) Will not result in undue traffic congestion or traffic hazards:

The development proposes three additional homes, each with off-street parking via driveways and garages. The surrounding street network is already designed to accommodate moderate residential traffic, and the site is located on collector streets designed for higher capacity. With no new curb cuts or public roads required, the project will not cause undue congestion or traffic hazards.

(6) Will not cause significant air, water or noise pollution:

The use is residential in nature and will not introduce commercial or industrial sources of pollution. Stormwater runoff will be managed through an on-site, full-spectrum detention pond, which mitigates potential downstream impacts. The residential use will not generate significant emissions or noise beyond typical levels for single-family homes.

(7) Will be adequately landscaped, buffered and screened:

While the site plan will be finalized through the building permit process, the subdivision layout ensures adequate setbacks and yard areas. The stormwater pond will be fenced for safety and screened from neighboring properties. Future homes will be subject to design guidelines for architectural variation, garage placement, and landscaping that ensure aesthetic compatibility.

(8) Will not otherwise be detrimental to the health, safety or welfare of present or future inhabitants of the Town.

The site is located outside of any floodplain or environmentally hazardous area. Public safety services reviewed the proposal and offered no objection. The development supports walkability, housing diversity, and safe access to services—furthering the health and welfare of current and future residents of Elizabeth.

Staff Recommendation:

Based on the analysis above, staff believes that the application meets the criteria for a Planning Commission recommendation of approval to the Board of Trustees as set forth in [Chapter 16-9-40 \(e\)](#) of the Elizabeth Municipal Code.

(2) Minor Development Subdivision, Findings and Staff Recommendation:

Staff recommends approval of the Minor Development Subdivision based on the review of the application in accordance with **Section 16-3-70** of the **Elizabeth Municipal Code (EMC)** and the findings below:

1. Minor Development Classification

- The proposal qualifies as a Minor Development Subdivision, as it creates four (4) residential lots, each containing one principal use and direct access to a public street. No new streets or private roads are proposed as part of the development.

2. Conformance with Dimensional Standards

- Lot 4 contains an existing single-family dwelling and accessory structures that conform to the dimensional standards of the Commercial Mixed-Use (CMU) zoning district as outlined in [Insert Code Reference].



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- Lots 1 through 3 are proposed for manufactured, single-family homes with either attached or detached garages. The subdivision plat reflects the CMU district standards, and all new structures will be located within the designated building envelopes.
- 3. Stormwater Management and Utility Access**
 - A detention pond is proposed at the northeast corner of the site to address stormwater runoff associated with the increased density. The pond will be fenced along the north and east boundaries for safety and will include a public drainage and utility easement. Ongoing maintenance responsibilities will be shared by the owners of Lots 1 through 3, with access retained by the Town for future maintenance if necessary.
- 4. Environmental and Service Considerations**
 - The site is not located within a floodplain or mapped wildlife habitat area. It is situated within close proximity to existing residential neighborhoods and the core of the Town, ensuring access to public services and infrastructure, including transportation, water, sewer, police and fire protection, schools, parks, and open space.
- 5. Subdivision Design and Integration**
 - The proposed lot sizes and configurations are appropriate for the site's physical characteristics and intended use, and the subdivision is well-integrated into the existing street network, with direct frontage on S. Elbert Street and E. Poplar Street.
- 6. Conformance with the Comprehensive Plan**
 - The project supports various housing goals and policies outlined in the Town of Elizabeth Comprehensive Plan, including the promotion of diverse and attainable housing options within walkable proximity to community amenities.
- 7. Compliance with Design Standards**
 - The subdivision is found to be in substantial compliance with the Town's Design Standards for subdivisions as set forth in Section 16-3-110 of the EMC, including infrastructure design, lot layout, and drainage considerations.

Staff Recommendation:

Based on the analysis above, staff believes that the application meets the criteria for a Planning Commission recommendation of approval to the Board of Trustees as set forth in [Chapter 16-3-70 \(c\)\(9\)](#) of the Elizabeth Municipal Code.

EXHIBIT A: APPLICANT SUBMITTAL

SUBDIVISION OF LOTS 7 THROUGH 10, INCLUSIVE, BLOCK 12, ELIZABETH AMENDED,
LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO,
0.712 ACRE, 4 SINGLE FAMILY RESIDENTIAL LOTS, AND 0 TRACTS.

ELIZABETH

W. KOMA AVE.

E. KOMA AVE.

W. ELM ST.

S. ELIZABETH ST.

BEVERLY ST.

RD. 13

RD. 136

S. ELM ST.

S. FIRWOOD ST.

S. MAPLE ST.

S. WALNUT ST.

S. SPRUCE ST.

S. CHESTNUT ST.

S. CEDAR ST.

S. PINE ST.

S. BIRCH ST.

S. OAK ST.

S. ASH ST.

S. HICKORY ST.

PROJECT LOCATION

<u>SHEET INDEX</u>	
1	COVER SHEET
2	MAP SHEET

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH IS ASSUMED TO BEAR SOUTH 00°22'29" WEST, A DISTANCE OF 2,652.88 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER TO THE CENTER OF SAID SECTION, MONUMENTED AS SHOWN HEREON.

1. FIRST INTEGRITY TITLE COMPANY, COMMITMENT NO.: 103-2504462-T, EFFECTIVE DATE: MARCH 17, 2025, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT.
3. GRADES WITHIN THE PUBLIC DRAINAGE AND UTILITY ESMT. SHALL NOT BE ALTERED WITHOUT APPROVAL FROM THE TOWN OF ELIZABETH. FENCES WILL NOT BE ALLOWED TO CROSS THIS EASEMENT, EXCEPT ALONG THE EXTERIOR PERIMETER OF THIS SUBDIVISION. THIS EASEMENT ALLOWS FOR THE ACCESS OF ANY LOT OWNER, TO ANY LOCATION WITHIN SAID EASEMENT, FOR THE PURPOSE OF PROVIDING MAINTENANCE AND UPKEEP TO THE DRAINAGE FACILITIES. THE PROPER OPERATION, MAINTENANCE AND UPKEEP OF THE DRAINAGE FACILITIES WITHIN THIS EASEMENT WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, THE DRAINAGE OUTLET STRUCTURE, WATER QUALITY GRADE, DISCHARGE PIPE, GRASS SWALE, SPILLWAY, SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS, REGARDLESS OF THE LOCATION OF SAID DRAINAGE FACILITIES WITHIN THE EASEMENT. THE TOWN OF ELIZABETH RESERVES THE RIGHT TO ENTER THIS EASEMENT AT ANY LOCATION, AND AT ANY TIME, IN THE EVENT THAT THE OPERATION, MAINTENANCE AND UPKEEP OF THE DRAINAGE FACILITIES HAS NOT BEEN PROVIDED. THE COST OF THE TOWN OF ELIZABETH'S MAINTENANCE SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS.

1. THE DETENTION POND LOCATED ON LOT 1 TO BE UTILIZED FOR MANAGEMENT OF STORMWATER RUNOFF FROM LOTS 1, 2, AND 3.
2. THE DETENTION POND WILL BE MAINTAINED BY THE OWNER OF LOTS 1, 2, AND 3.

Page 23 of 136

A RESUBDIVISION OF LOTS 7 THROUGH 10, INCLUSIVE, BLOCK 12, ELIZABETH AMENDED,
LYING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO,
0.712 ACRE, 4 SINGLE FAMILY RESIDENTIAL LOTS, AND 0 TRACTS.

NORTHEAST CORNER OF SECTION 18
FOUND 3.25" ALUMINUM CAP ON #6 REBAR, STAMPED "COLO
DEPT OF TRANSPORTATION T8S R64W S7|S8+S18|S17 2001 LS
31548", IN RANGE BOX



IN JANUARY OF 2016, A SURVEY PLAT WAS PERFORMED AND CERTIFIED BY KEITH WESTFALL, PLS 30127. THE ONLY PROPERTY PIN WAS A #5 REBAR AT THE SOUTHEAST CORNER. THE SUBJECT PROPERTY WAS THEN MONUMENTED ON THE OTHER THREE CORNERS PER THAT SURVEY PLAT. HOWEVER, NO OTHER EXPLANATION OR EVIDENCE IS SHOWN AS TO THE RESOLUTION OF THE BOUNDARIES ON SAID SURVEY PLAT. THE NORTH AND SOUTH LINES EXCEED THE PLATTED DISTANCES BY 30-40 FEET. THE EAST LINE WAS SET PER RECORD DISTANCE, BUT THE SOUTH AND NORTH LINES WERE NOT.

ON FEBRUARY 21, 2022, AN IMPROVEMENT SURVEY PLAT WAS PERFORMED BY JOSEPH STICE III. THIS SURVEY PLAT ACCEPTED THE MONUMENTS SET AND THE REBAR FOUND BY THE PREVIOUS SURVEY, BUT FAILED TO GIVE AN EXPLANATION OR EVIDENCE AS TO WHY THE PROPERTY LINES ARE 30-40 FEET LONGER THAN PLATTED.

I GATHERED BOUNDARY EVIDENCE AND FOUND THAT THE PREVIOUS TWO SURVEYS WERE DEFICIENT IN EVIDENCE AND RESOLUTION. FURTHER INVESTIGATION SHOWS THAT THE NORTHWEST PORTION CORNER PIN LIES 2.6 FEET WEST OF THE SOUTH SIDE OF THE STREET (ABOUT AS FAR AS THE SIMILAR MONUMENT FOUND NORTH OF IT). PLATS RECORDED TO THE WEST OF SOUTH ELBERT STREET NOTE A 5-FOOT RIGHT-OF-WAY EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, AND A 60-FOOT RIGHT-OF-WAY WEST OF SAID LINE. THIS IS ALSO SUBSTANTIATED BY THE ORIGINAL PLAT OF ELIZABETH, WHICH INDICATES THE BOUNDARY BETWEEN THE 60-FOOT SECTION LINE AND THE BLOCKS, AS WELL AS FENCELINES SHOWN HEREON.

USING OLDER MONUMENTATION ALONG PINE STREET AND E. POPLAR STREET, TOGETHER WITH THE CORRECT RIGHT-OF-WAY DELINEATED, THE BOUNDARY IS RESOLVED HEREON.

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
— — — —	EXISTING LOT LINE
- - - - -	PROPOSED EASEMENT
— — — — —	PROPOSED LOT LINE
	LAND CORNER FOUND
	FOUND MONUMENT
	SET 1.5" ALUMINUM PIN
	PLS 38584" ON
	UNI FSS, OTHERWISE

PREPARED BY



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKCo.com

ELBERT STREET SUBDIVISION
DATE PREPARED: JUNE, 2025

APPLICANT/DEVELOPER

MBP ENTERPRISES, INC.
98 INVERNESS DR. EAST
SUITE 330 ENGLEWOOD, COLORADO 80112
ATTN: BRIAN PATTERSON

SHEET 2 OF 2



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

DATE: 05/11/22

NAME OF PROJECT: 350 Elbert st. Minor Subdivision

NAME OF APPLICANT: Michael B. Patterson / MBP Enterprises inc.

ADDRESS AND LEGAL DESCRIPTION OF PROJECT: 350 Elbert st. Elizabeth CO. 80107.

SECTION: 18 TOWNSHIP: 8 RANG E: 64SUBDIVISION: ELIZABETH A MENDED BLOCK: 12 LOT: 7 AND:- LOT: 8 AND:- LOT: 9 AND:- LOT: 10

Please check the appropriate item(s):

☐ REZONE	☐ PLAT	☐ USE BY SPECIAL REVIEW
☐ PUD (planned unit development)	☐ MINOR PLAT/REPLAT	☐ ANNEXATION
☐ VARIANCE	☐ SUBDIVISION	☒ MINOR SUBDIVISION
☐ SITE PLAN	☐ OTHER	

PRESENT ZONING: CMU

AREA IN ACRES: 0.62

PROPOSED ZONING: SFD

PRESENT USE:

PROPOSED # OF LOTS (if applicable): 4

PROPOSED GROSS FLOOR AREA (if applicable): ~5,500sqft

*PROPERTY OWNER

NAME: MBP Enterprises Inc.

ADDRESS: 8888 Inspiration Dr.
Parker, CO. 80138

TELEPHONE #: 303-829-6001

EMAIL:

SIGNATURE OF OWNER

SIGNATURE OF OWNER

APPLICANT REPRESENTATIVE

NAME: Michael B. Patterson

ADDRESS: 8888 Inspiration Dr.
Parker, CO. 80138

TELEPHONE #: 303-829-6001

EMAIL: brian@cashforhousescolorado.com

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

*OWNERS SIGNATURE NEEDS TO BE NOTARIZED

Subscribed and sworn to be before me this 11TH day of MAY, 2022.

My commission expires

11/08/2023

Notary

HENRY ORDONEZ PASILLAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194042622
MY COMMISSION EXPIRES 11/08/2023

PO Box 159, 151 S. Banner Street • Elizabeth, Colorado 80107 • (303) 646-4166 • Fax: (303) 646-9434 • www.townofelizabeth.org



August 18th, 2023

TO:

Town of Elizabeth

Project Overview Letter

The proposed project at 350 Elbert Street proposes to subdivide the existing property into (4) separate lots.

The existing structure and drive will remain as (1) lot.

The (3) empty lots are proposed to have prefabricated homes and garages placed on them, each with individual drives.

The site will mitigate all increased flows and runoff with an onsite above ground extended detention basin, which will outfall at the same rate of existing flows into the existing storm infrastructure.

The following construction activities will occur:

- Clearing of lot for proposed structures and construction
- Excavation to install new water, sewer and storm infrastructure.
- New electrical service to proposed buildings
- Construction/placement of prefabricated structures
- Landscaping

Narrative for Use-by-Special Review

The Elbert Street Subdivision proposes to create 4 new lots, with 4 residential units – 1 existing and 3 proposed. This proposal is in accordance with Sec. 16-9-20 – Criteria for approval as displayed below:

- (1) This proposal will be in harmony and compatible with the character of the surrounding areas and neighborhood, as it is all residential and proposing new residential units.
- (2) Will not result in an over-intensive use of land, as the only additional structures will be single family homes.
- (3) Will not have a material adverse effect on community capital improvement programs, as the improved sidewalks on both Elbert St and E Poplar St are to remain.
- (4) Will not require a level of community facilities and services greater than is available, since there are only 3 new proposed single family homes.
- (5) Will not result in undue traffic congestion or traffic hazards, since the number of new residents will not be significantly increasing with this development.
- (6) Will not cause significant air, water, or noise pollution with the small number of homes.
- (7) Will be adequately landscaped, buffered, and screened in accordance with all Town of Elizabeth standards.
- (8) Will not be otherwise detrimental to the health, safety or welfare of present or future inhabitants of the Town, but rather improve these with the addition of new residents to the area.

The Elbert Street Subdivision will create a small number of homes, which will bring new sources of residents and revenue to a residential area.



September 9th, 2023

TO:

Town of Elizabeth

Alphabetical List of Adjacent Property Owners

- Davis, Kristine K
- Gould, Jeffery
- Woods, Floyd

Attachment 1

ELIZABETH FIRE PROTECTION DISTRICT
EMERGENCY SERVICES IMPACT FEE SCHEDULE

* Fee rate determined based on the year of building permit issuance

Effective January 1, 2017

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per 1000 Square Foot of Floor Area</u>
Single Unit	\$858.20	Commercial	\$425.60

Effective January 1, 2018

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per 1000 Square Foot of Floor Area</u>
Single Unit	\$1042.10	Commercial	\$516.80

Effective January 1, 2019

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per 1000 Square Foot of Floor Area</u>
Single Unit	\$1226	Commercial	\$608

Attachment 2

ELIZABETH FIRE PROTECTION DISTRICT IMPACT FEE FORM

Developer Information			
Development Company		State of Incorporation	
Address			
Telephone		Fax	
Contact Person			
Name		Title	
Telephone		Cell Phone	
Email Address			
Development Information			
Name of Development		Location (Address or Cross Streets)	
Residential Units		Commercial Square Footage	
2017 Single Unit at time of building permit (\$858.20 per unit)		2017 Commercial at time of building permit (\$425.60 per 1000 square foot)	
2018 Single Unit at time of building permit (\$1042.10 per unit)		2018 Commercial at time of building permit (\$516.80 per 1000 square foot)	
2019 Single Unit at time of building permit (\$1226 per unit)		2019 Commercial at time of building permit (\$608 per 1000 square foot)	
Impact Fee			
Check one: ☐ No impact fee owed <u>or</u> ☐ Impact fee owed			
If applicable: ☐ An in-kind contribution will be made in lieu of paying an impact fee. Description of the in-kind contribution (attach additional information):			

The developer and the Elizabeth Fire Protection District ("***District***") hereby attest that they conferred regarding whether, under the District's applicable Impact Fee Schedule: (a) an impact fee is owed in connection with the developer's proposed new development; (b) if owed, the amount of the impact fee; and, (c) whether the developer will make an in-kind contribution to the District instead of paying an impact fee.

The developer must submit this signed Impact Fee Form with the other documentation required by the Town of Elizabeth ("***Town***") as part of its development permit application process. If the Town denies the application, the developer is not required to pay the impact fee or make an in-kind contribution to the District. If the Town grants the application and issues a development permit, the developer must pay the impact fee or make the in-kind contribution to the District prior to the issuance of any building permit.

DEVELOPER:

ELIZABETH FIRE PROTECTION DISTRICT:

By: Michael B. Patterson

By: _____

Date: _____

Date: _____

Attachment 2

FOR DISTRICT USE ONLY:

Impact fee in the amount of \$_____ paid on _____, 20_____

or

In-kind contribution of (briefly describe) _____
made on _____, 20_____

District Signature: _____ Date: _____

Printed Name: _____

SPECIAL WARRANTY DEED

THIS DEED, is dated this 22nd day of December, 2021, and is made between (whether one, or more than one).

Weaver 350, LLC

the "Grantor", of the County of Elbert and State of Colorado and

MBP Enterprises, Inc.

(whether one, or more than one), the "Grantee",

whose legal address is 350 South Elbert St, Elizabeth, CO 80107 of the said County of Elbert and State of Colorado

State Doc Fee: \$41.58
Recording Fee: \$10.00

WITNESS, that the Grantor, for and in consideration of the sum of (\$415,750.00) Four Hundred Fifteen Thousand Seven Hundred Fifty Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon located in the County of Elbert and State of Colorado described as follows:

Lots 7, 8, 9 and 10, all in Block 12, Elizabeth Amended, also commonly known as the Town of Elizabeth Amended, County of Elbert, State of Colorado.

also known by street and number as: 350 South Elbert St., Elizabeth, CO 80107

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

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

Weaver 350, LLC

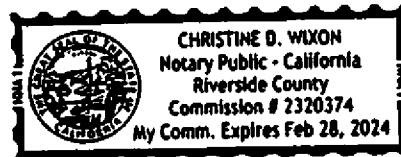
Curtis Weaver
By Curtis Weaver Member OF THE WEAVER 350, LLC

State of California
County of RIVERSIDE

The foregoing instrument was acknowledged before me this 20th day of DECEMBER, 2021 by Curtis Weaver Member of the Weaver 350, LLC.

Witness my hand and official seal.

Christine D. Wixon
Notary Public: CHRISTINE D. WIXON
My commission expires: FEB. 28, 2024





TITLE DEPARTMENT – DELIVERY TRANSMITTAL

Closing Location:

4610 S. Ulster Street, Suite 100
Denver, CO 80237
Phone: (303)209-0312 Fax: (303)648-4238

Order No.: 103-2410842-T
Property Address: 350 South Elbert Street, Elizabeth, CO 80107
Buyer(s)/Borrower(s): TBD
Seller(s): MBP Enterprises, Inc., a Colorado Corporation

BUYER/BORROWER

TBD
Delivered Via Agent

SELLER

MBP Enterprises, Inc., a Colorado Corporation
Delivered Via Email

Above is a list of clients to whom the attached materials have been delivered. First Integrity Title Company has several office locations in which to serve you. The location noted on the commitment may not be your closing location. Please contact the closer below to confirm the closing destination as well as any inquiries or questions you may have. We sincerely thank you for your business and look forward to serving you.

Escrow Team:

Dawn Alexander
E-Mail Address: Dawn@firstintegritytitle.com
Phone: (303) 209-0332
4610 S. Ulster Street, Suite 100
Denver, CO 80237

Teresa Cain
E-Mail Address: Teresa@firstintegritytitle.com
Phone: (303) 209-0306
4610 S. Ulster Street, Suite 100
Denver, CO 80237

WIRE INSTRUCTIONS:

Bank Name: Bank of Colorado
Bank Address: 1601 19th Street, Suite 130, Denver, CO 80201
ABA NO.: 107002448
ACCOUNT: 2001145558
CREDIT: First Integrity Title Company
REFERENCE: 103-2410842-T

All Cashier's Checks must be payable to:
First Integrity Title Company



ALTA COMMITMENT FOR TITLE INSURANCE
Issued By
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

First Integrity Title Company

Virginia Banks

Virginia Banks

CHICAGO TITLE INSURANCE COMPANY



By:

James R. P. L.

President

ATTEST

[Signature]

Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: **First Integrity Title Company**
Loan ID No.:
Commitment No.: 103-2410842-T
Property Address: 350 South Elbert Street, Elizabeth, CO 80107

SCHEDULE A

1. Commitment Date: **July 15, 2024**

2. Policy to be issued:

Premium

a. ALTA Owners Policy (07/01/2021)

\$0.00

Proposed Insured: TBD

Proposed Amount of Insurance: \$0.00

The estate or interest to be insured: Fee Simple

Endorsements:

Additional Title Charges:

Informational Commitment

\$550.00

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

[MBP Enterprises, Inc., a Colorado Corporation](#)

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule A



103-2410842-T

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. Pay the agreed amount for the Informational Title Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



103-2410842-T

SCHEDULE B, PART II

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights, interest or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. Unpatented mining claims; reservations or exceptions in patents or in the Acts authorizing the issuance of said patents.
8. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
9. COVENANTS, TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, STIPULATIONS, NOTES, BURDENS, OBLIGATIONS, RESTRICTIONS, RIGHTS OF WAY, LIEN RIGHTS (IF ANY) AND ANY/OR ALL AMENDMENTS THERETO, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH ON THE PLAT OF ELIZABETH AMENDED RECORDED AUGUST 31, 1888 IN [BOOK 2 AT PAGE 31](#)
10. DEED OF TRUST FROM MBP ENTERPRISES, INC. TO THE PUBLIC TRUSTEE OF ELBERT COUNTY FOR THE BENEFIT OF CURTIS R. WEAVER TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$350,750.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED DECEMBER 22, 2021 AND RECORDED ON DECEMBER 23, 2021 AT RECEPTION NO. [615402](#) IN BOOK 823 PAGE 829
11. STATEMENT OF LIEN CLAIMED BY THE TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$150.12 RECORDED ON JANUARY 26, 2023 AT RECEPTION NO. [624838](#) IN BOOK 833 PAGE 113.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule A



103-2410842-T

12. STATEMENT OF LIEN CLAIMED BY THE TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$187.88 RECORDED ON APRIL 18, 2023 AT RECEPTION NO. [626266](#) IN BOOK 384 PAGE 527.
13. STATEMENT OF LIEN CLAIMED BY THE TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$215.70 RECORDED ON AUGUST 3, 2023 AT RECEPTION NO. [628538](#) IN BOOK 838 PAGE 117.
14. STATEMENT OF LIEN CLAIMED BY THE TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$334.32 RECORDED ON NOVEMBER 29, 2023 AT RECEPTION NO. [630673](#) IN BOOK 840 PAGE 206
15. STATEMENT OF LIEN CLAIMED BY THE TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$553.50 RECORDED ON JUNE 25, 2024 AT RECEPTION NO. [635632](#) IN BOOK 844 PAGE 897

End of Schedule B, Part II

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule A



103-2410842-T

SCHEDULE C (Exhibit A)

The Land referred to is described as follows:

Lots 7, 8, 9 and 10, all in Block 12, Elizabeth Amended, also commonly known as the Town of Elizabeth Amended, County of Elbert, State of Colorado.

For information purposes only: 350 South Elbert Street, Elizabeth, CO 80107
APN/Parcel ID: 8418113003

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07-01-2021)
Schedule C



103-2410842-T

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information:

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

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If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

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FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

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Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

First Integrity Title Company

PRIVACY POLICY

Committed to Protecting Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. You have a right to know how we will utilize the personal information you provide to us. Therefore, **First Integrity Title Company** has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- b. Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- c. Information about your transactions with us, our agents, or others; and
- d. Information we receive from a consumer-reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Thank you for giving us the opportunity to provide your closing and settlement services.

DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording. Whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an Owner's Policy of Title Insurance and is responsible for the recording and The Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 1 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single-family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers".
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to the requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers' legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, 1987 the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.
 - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy, the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

EXHIBIT B: REFERRAL AGENCY COMMENT APPROVALS

From: [Brooks Kaufman](#)
To: [Nolan Stuart](#); [Travis Reynolds](#)
Cc: [Erica Engelhard](#); [Josue Loma](#); [Michael Patterson](#); [tvodopich@liveyourcore.com](#); [Kara Gerczynski](#); [Alexandra Cramer](#); ["Michael DeVol"](#); [Jason Hudson](#); [Sam Gallucci](#)
Subject: RE: 350 Elbert Street - remaining comments
Date: Monday, April 14, 2025 7:36:03 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good morning Nolan

CORE Electric Cooperative approves the final plat.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



 [Book time to meet with me](#)

From: Nolan Stuart <nolan@raptor-civil.com>
Sent: Friday, April 11, 2025 5:12 PM
To: Travis Reynolds <treynolds@safebuilt.com>
Cc: Erica Engelhard <erica@raptor-civil.com>; Josue Loma <jloma@safebuilt.com>; Michael Patterson <brian@cashforhousescolorado.com>; tvodopich@liveyourcore.com; Kara Gerczynski <kara@elizabethfire.org>; Alexandra Cramer <acramer@townofelizabeth.org>; Brooks Kaufman <BKaufman@core.coop>; "Michael DeVol" <mdevol@townofelizabeth.org>; Jason Hudson <jhudson@emkc.com>; Sam Gallucci <sgallucci@emkc.com>
Subject: RE: 350 Elbert Street - remaining comments

From: [Martin Metsker](#)
To: [Josue Loma](#)
Cc: [Travis Reynolds](#)
Subject: RE: 350 S Elbert St - Town of Elizabeth
Date: Wednesday, July 9, 2025 9:21:01 AM

Looks good to us, we have no further comments.

From: Josue Loma <jloma@safebuilt.com>
Sent: Wednesday, July 2, 2025 3:38 PM
To: Martin Metsker <mmetsker@terracedesign.com>
Cc: Travis Reynolds <treynolds@safebuilt.com>
Subject: RE: 350 S Elbert St - Town of Elizabeth

Good afternoon, Martin,

We received a revised submission from the applicants that is [linked via Dropbox](#).

Please review the revised submission, and please let us know if this addresses your comments.

Thank you again for your collaboration on this project.

Best regards,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

From: Martin Metsker <mmetsker@terracedesign.com>
Sent: Tuesday, June 17, 2025 7:24 AM
To: Josue Loma <jloma@safebuilt.com>
Cc: Travis Reynolds <treynolds@safebuilt.com>
Subject: RE: 350 S Elbert St - Town of Elizabeth

Josue,

Here are our review comments.

Upon updating the plans per below, the Owner/Engineer should submit (PDF) sealed/certified copies of the plans and Drainage report.

1) Final Plat - we do not believe that the use of the word "OWNED" is proper under DRAINAGE NOTES - note #2, located on the cover sheet, as the detention pond is fully located and appears to be fully owned by the owner of Lot 1. The remaining portion of the note regarding Maintenance is acceptable.

2) We apologize for not previously noticing that the Owner/Developer statement and signature needs to be included within the Drainage report.

From: Josue Loma <jloma@safebuilt.com>
Sent: Monday, June 16, 2025 8:22 AM
To: Martin Metsker <mmetsker@terracinadesign.com>
Cc: Travis Reynolds <treynolds@safebuilt.com>
Subject: 350 S Elbert St - Town of Elizabeth

Hi Martin,

Reaching out to share Nolan's recent submittal for the [minor development subdivision](#) at 350 S Elbert St. Based on our meeting (5/9/25), does this version address all outstanding concerns?

Travis and I are available to talk through any questions from 6/16 to 6/19, with our goal being to get this wrapped up for the Town and scheduled for a public hearing asap.

Thanks for your help!

Best regards,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

From: [Greg Toles](#)
To: [Josue Loma](#)
Subject: RE: [External] REFERRAL - Town of Elizabeth - 350 S Elbert St
Date: Wednesday, February 8, 2023 12:37:39 PM
Attachments: [image001.png](#)
[image002.png](#)

Josue,

The plat I shared with you is Elizabeth Amendment 1 not B823 P828. This book/page is for the special warranty deed. If Zach has evidence of any other modifications to the parcel's boundaries, please have him share them with me. As it stand now, the dimensions used in the review does not match the dimensions of the property.

Thanks,

Greg Toles
GIS Analyst
Assessor's Office
303-621-3111
greg.toles@elbertcounty-co.gov

From: Josue Loma <jloma@safebuilt.com>
Sent: Wednesday, February 8, 2023 12:04 PM
To: Greg Toles <Greg.Toles@elbertcounty-co.gov>
Subject: RE: [External] REFERRAL - Town of Elizabeth - 350 S Elbert St

Hello Greg,

When I review the Elbert County GIS, I noted that the subdivision this parcel was recorded as ELIZABETH AMEND 1 and is part of Bk:823 Pg:828 Rec#615401. Is this the plat you shared with me?

Unfortunately, I do not have a copy of this plat (Elizabeth Amend 1); however, Zach Higgins is working on the subdivision plat application separately and will likely have this record. In addition, as they are reviewing the plat separately from this Special Review, we will want to ensure that the dimensions being shared are matching.

I can reach out to Zach within the next couple of days and will include you in that conversation.

Thank you,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

From: Greg Toles <Greg.Toles@elbertcounty-co.gov>
Sent: Wednesday, February 8, 2023 11:29 AM

To: Josue Loma <jloma@safebuilt.com>

Subject: RE: REFERRAL - Town of Elizabeth - 350 S Elbert St

Attached is the full plat (Elizabeth Amended)

Greg Toles

GIS Analyst

Assessor's Office

303-621-3111

greg.toles@elbertcounty-co.gov

From: Greg Toles

Sent: Wednesday, February 8, 2023 11:18 AM

To: Josue Loma <jloma@safebuilt.com>

Subject: RE: REFERRAL - Town of Elizabeth - 350 S Elbert St

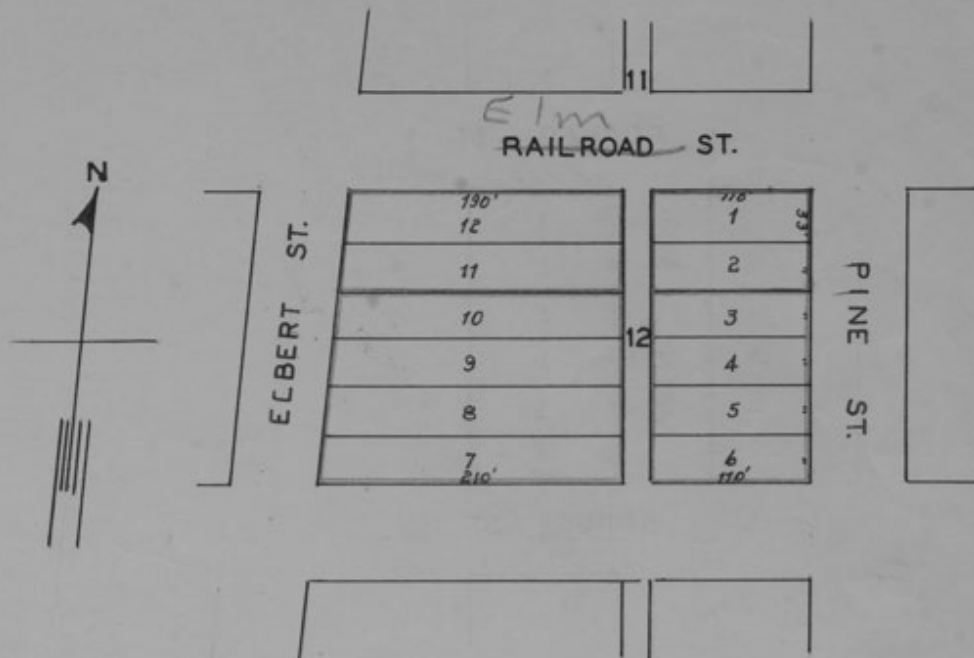
Josue,

The last plat I have (Elizabeth Amended) for this area shows that the southern border is only 210' and the eastern border is only 132'. Is there another plat from the town that did not get recorded.

Town of ELIZABETH, AMENDED Addition

Block No. 12

Page TC 2-11 5M - Out West Cms. Spgs. K603



Greg Toles
GIS Analyst
Assessor's Office

303-621-3111

greg.toles@elbertcounty-co.gov

From: Josue Loma <jloma@safebuilt.com>

Sent: Tuesday, February 7, 2023 3:58 PM

Cc: Greg Toles <Greg.Toles@elbertcounty-co.gov>; Assessor Mailbox <Assessor@elbertcounty-co.gov>; coloradoes@fws.gov; matt@stolfusandassociates.com; elizabeth@stolfusandassociates.com; mseitz@hrswater.com; Stacey Rinehart <Stacey.Rinehart@elbertcounty-co.gov>; timothy.bilobran@state.co.us; mike@elizabethpr.com; kara@elizabethfire.com; BKaufman@Irea.Coop; kevin.houck@state.co.us; kiel.g.downing@usace.army.mil; Christina Stanton <Christina.Stanton@elbertcounty-co.gov>; mdevol@townofelizabeth.org; srabe@townofelizabeth.org; randerson@jvajva.com; Jason.McKune@blackhillscorp.com; Scott Pease, PE <pease@corecivil.com>; Tim Norton <Tim.Norton@elbertcounty-co.gov>; brian.hyde@state.co.us; director@pplibraries.org; Nicholas.m.games@usps.gov; Randy Baca <rbaca@safebuilt.com>; Zach Higgins <zhiggins@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>; t.clark@elizabethfire.org; rbrooks@esdk12.org

Subject: [External] REFERRAL - Town of Elizabeth - 350 S Elbert St

SUBJECT: Town of Elizabeth – 350 S Elbert St – Uses by Special Review

PROJECT NAME: 350 S Elbert St

LEGAL DESCRIPTION: Legal Description – Block 12, Lots 7-10 | Elizabeth Amend 1 Subdivision, as recorded in Elbert County, CO

PROJECT LOCATION: NE Corner of S Elbert Street and Poplar Street, Elizabeth, Colorado | [Google Maps](#)

APPLICATION TYPE: Special Review Use – See [Article IX, Uses Permitted by Special Review](#). *Please note that there is a current subdivision plat application under review to reconfigure the above lots.

APPLICANT: Michael Patterson, (303) 829-6001 | brian@cashforhousescolorado.com on behalf of MBP Enterprises Inc.

CASE MANAGER: [Josue Loma](#) (he/him), on behalf of the Town of Elizabeth and Zach Higgins

COMMENTS DUE: Monday, March 6, 2023

The Town of Elizabeth has received a Use by Special Review application to develop three residential units with a full spectrum detention pond on an existing lot that is zoned as Commercial Mixed-Use (CMU). A concurrent subdivision application is being processed with the Town. The existing structures on the property include one single-family dwelling with a detached garage.

Click  [HERE](#) to access submittal documents

Please review and provide comments by replying to this email by the due date above so that we may give full consideration to your comments. Don't hesitate to let me know if you need to request an extension, so we may also communicate it to the applicant. If you have any questions about this application, please contact me.

Thank you,

From: [Travis Reynolds](#)
To: [Josue Loma](#)
Subject: FW: Referral 4: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St
Date: Tuesday, July 29, 2025 5:10:09 PM
Attachments: [image003.png](#)

Travis Reynolds, AICP

Colorado Planning Manager



office: 303-912-7153 | **cell:** 303-912-7153
1700 Lincoln Street, 17th Floor, Denver, CO 80203
treynolds@safebuilt.com
safebuilt.com
[Connect with Us on LinkedIn](#)

INTEGRITY | IMPROVEMENT | SERVICE | TEAMWORK | RESPECT

From: Michael DeVol <mdevol@townofelizabeth.org>
Sent: Wednesday, February 19, 2025 1:05 PM
To: Scott Pease <spease@liveyourcore.com>
Cc: Tyler Vodopich <TVodopich@liveyourcore.com>; Travis Reynolds <treynolds@safebuilt.com>
Subject: RE: Referral 4: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St

Scott,

Thank you for the inclusion. Yes, I have reviewed the Water and Sanitary services and Mainline work and tie-in's, and they have satisfied everything there.

Thank you,

Mike Devol
Public Works Director
Town of Elizabeth
GCWWTP Operations
mdevol@townofelizabeth.org
303-913-6453

From: Scott Pease <spease@liveyourcore.com>
Sent: Wednesday, February 19, 2025 12:23 PM
To: Michael DeVol <mdevol@townofelizabeth.org>
Cc: Tyler Vodopich <TVodopich@liveyourcore.com>; Travis Reynolds <treynolds@safebuilt.com>
Subject: Fw: Referral 4: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St

Mike - im not sure if you got this review sent to you or not - its due back to the Town on Friday with Travis Reynolds being the primary plan review coordinator. Im sending my redlines out today and i will make sure that you are CC'd on the redlines.

From: Tyler Vodopich <TVodopich@liveyourcore.com>
Sent: Monday, February 17, 2025 12:14 PM
To: Scott Pease <spease@liveyourcore.com>
Subject: FW: Referral 4: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St

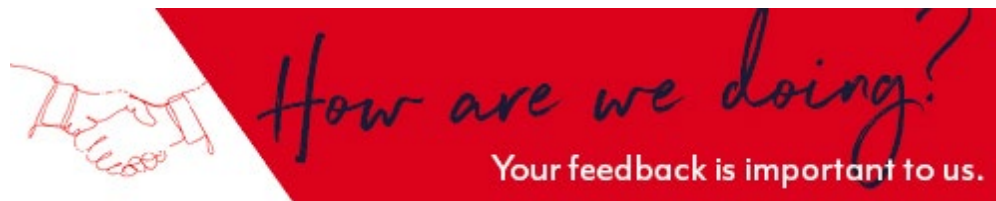
Hi Scott!

Been a while, I hope you are doing well. We received this review request from SafeBuilt for 350 S Elbert St which you have previously reviewed. Would you have availability to review and return before the end of this week?



TYLER VODOPICH, PE
Project Engineer

3473 S. Broadway, Englewood, CO 80113
Phone (303) 703-4444
TVodopich@liveyourcore.com \ liveyourcore.com



From: Josue Loma <jloma@safebuilt.com>
Sent: Friday, February 7, 2025 12:09 PM
To: Travis Reynolds <treynolds@safebuilt.com>
Cc: Tyler Vodopich <TVodopich@liveyourcore.com>; Brooks Kaufman <BKaufman@core.coop>; kara@elizabethfire.com; matt@stolfusandassociates.com

Subject: Referral 4: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St

Hello,

I am sharing the most recent submittal provided by the applicants for 350 S Elbert St that I served as the case manager; however, this project has now been transitioned to [Travis Reynolds](#).

Please see application details below and note the review deadline of **Friday, February 21, 2025**:

Subject: REFERRAL - Town of Elizabeth - 350 S Elbert St

PROJECT NAME: 350 S Elbert St

LEGAL DESCRIPTION: Legal Description – Block 12, Lots 7-10 | Elizabeth Amend 1 Subdivision, as recorded in Elbert County, CO

PROJECT LOCATION: NE Corner of S Elbert Street and Poplar Street, Elizabeth, Colorado | [Google Maps](#)

APPLICATION TYPE: *Special Review Use ([Article IX](#)) and Minor Development (subdivision, [Sec. 16-3-70](#))

*To ensure consistency in the review of this site, the Use by Special Review has been combined with the Minor Development application.

APPLICANT: Michael Patterson on behalf of MBP Enterprises Inc., (303) 829-6001 | brian@cashforhousescolorado.com

NEW CASE MANAGER: [Travis Reynolds](#) on behalf of the Town of Elizabeth.

COMMENTS DUE: [Friday, February 21, 2025](#)

The Town of Elizabeth has received a resubmittal for the Use by Special Review and Minor Development application to develop three residential units with a full spectrum detention pond on an existing lot that is zoned as Commercial Mixed-Use (CMU). The concurrent subdivision application is being combined for this referral. The existing structures on the property include one single-family dwelling with a detached garage.

The submittal may be located via [DropBox](#) due to the size of the submission – if you are unable to access the files, please let us know.

From: [Max Rusch](#)
To: [Josue Loma](#)
Subject: RE: Referral 5: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St
Date: Friday, May 2, 2025 8:21:39 AM
Attachments: [image001.png](#)
[4f877fb8-e384-4434-8ad1-172a438da824.png](#)

Good morning Josue,

I've reviewed this submittal and have no comments related to the traffic or safety.

Thanks,

Max Rusch, PE, PTOE, RSP
Transportation Project Manager

Stolfus

Stolfus & Associates, Inc. | 5690 DTC Boulevard, Suite 330W | Greenwood Village, CO 80111

P: [303-221-2330](tel:303-221-2330) | max@stolfusandassociates.com

From: Matthew Brown <Matt@Stolfusandassociates.com>
Sent: Friday, April 18, 2025 12:00 PM
To: Max Rusch <max@Stolfusandassociates.com>
Subject: Fw: Referral 5: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St

Get [Outlook for iOS](#)

From: Josue Loma <jloma@safebuilt.com>
Sent: Friday, April 18, 2025 11:31:49 AM
To: Tyler Vodopich <tvodopich@liveyourcore.com>; Scott Pease <spease@liveyourcore.com>; Matthew Brown <Matt@Stolfusandassociates.com>
Cc: Travis Reynolds <treynolds@safebuilt.com>
Subject: Referral 5: Use by Special Review and Minor Development (subdivision) for 350 S Elbert St

Hello,

We are sharing the most recent plat submittal provided by the 350 S Elbert St applicants.

*Please note, we are aiming to have this be the last submittal for an approvable plat. If there are any

outstanding comments from this round of review, we will be directing the applicant to connect with you directly for remedy.

Please see application details below and note the review deadline of **Friday, May 2, 2025**:

Subject: REFERRAL - Town of Elizabeth - 350 S Elbert St

PROJECT NAME: 350 S Elbert St

LEGAL DESCRIPTION: Legal Description – Block 12, Lots 7-10 | Elizabeth Amend 1 Subdivision, as recorded in Elbert County, CO

PROJECT LOCATION: NE Corner of S Elbert Street and Poplar Street, Elizabeth, Colorado | [Google Maps](#)

APPLICATION TYPE: *Special Review Use ([Article IX](#)) and Minor Development (subdivision, [Sec. 16-3-70](#))

*To ensure consistency in the review of this site, the Use by Special Review has been combined with the Minor Development application.

APPLICANT: Michael Patterson on behalf of MBP Enterprises Inc., (303) 829-6001 | brian@cashforhousescolorado.com

NEW CASE MANAGER: [Travis Reynolds](#) on behalf of the Town of Elizabeth.

COMMENTS DUE: Friday, May 2, 2025

The Town of Elizabeth has received a resubmittal for the Use by Special Review and Minor Development application to develop three residential units with a full spectrum detention pond on an existing lot that is zoned as Commercial Mixed-Use (CMU). The concurrent subdivision application is being combined for this referral. The existing structures on the property include one single-family dwelling with a detached garage.

The submittal may be located via [DropBox](#) due to the size of the submission – if you are unable to access the files, please let us know.

EXHIBIT C: PUBLIC NOTICE



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the property upon which this sign is posted shall be considered at public hearings for use permitted by special review and final plat pursuant to the Town of Elizabeth Land Development Ordinance.

The public hearings are to be held before the Planning Commission on August 5, 2025 at 6:30 p.m. and Board of Trustees on August 12, 2025 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.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

For publication in the Ranchland News on July 17, 2025.

NOTICE OF PUBLIC HEARINGS

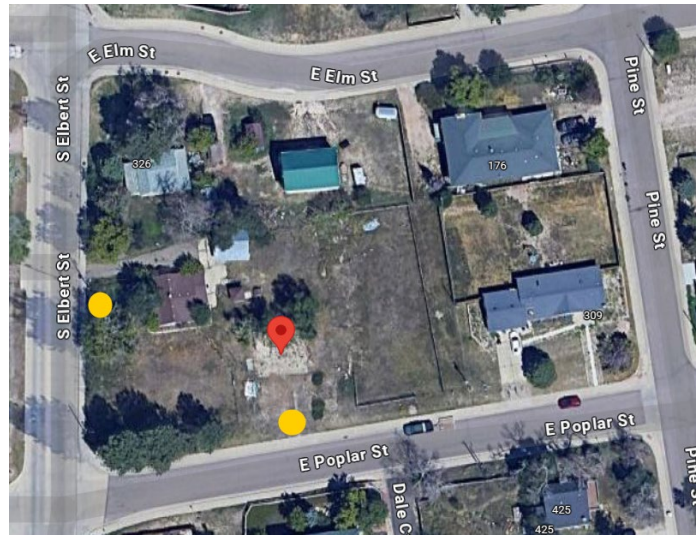
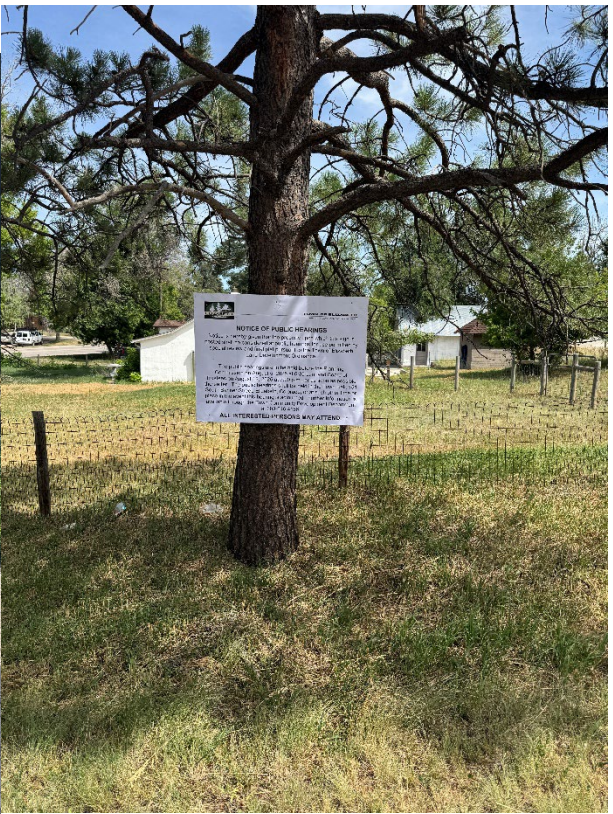
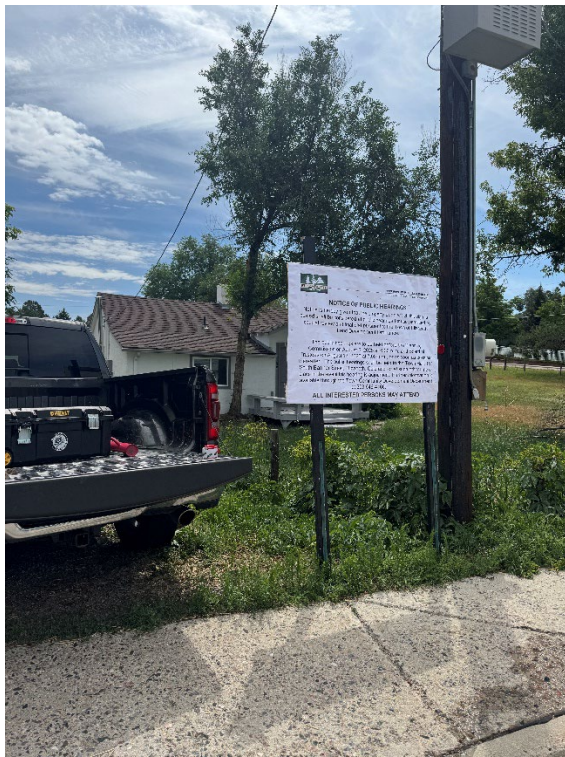
Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a final plat application for the project known as Elbert Street Subdivision on property described in Exhibit A and generally located on the northeast side of Poplar Street and Elbert Street pursuant to the Town of Elizabeth Land Development Ordinance.

The public hearings are to be held before the Planning Commission on August 5, 2025 at 6:30 p.m. and Board of Trustees on August 12, 2025 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 resubdivision of Lots 7-10, Block 12, Elizabeth Amended, situated in the northeast quarter of Section 18, Township 8 South, Range 65 West of the 6th P.M., Town of Elizabeth, County of Elbert, State of Colorado.



statedarea	locnum	locunit	locpredir	OWNER	CARE OF	ADDRESS	CITY	STATE	ZIP
0.202	573			MYERS MATTHEW		PO BOX 2321	ELIZABETH	CO	80107
0.231	560	S		MARISCO RAPHAEL A	MARISCO MARIA	1916 MIDDLEFIELD RD	REDWOOD CITY	CA	94063
6.11				ELIZABETH TOWN BOARD		PO BOX 159	ELIZABETH	CO	80107-0159
0.2	133	E		ULIVIERI DAVIDE	JAGODA ROBIN	133 EAST CHESTNUT STREET	ELIZABETH	CO	80107
0.194	551			FSMS FAMILY TRUST		44374 SHENANDOAH COURT	ELIZABETH	CO	80107
0.214	523 A-C	E		WHITEHALL RENTALS INC		PO BOX 98	MATHESON	CO	80830
0.171	525			HARRIS WILLIAM E		525 DALE CT	ELIZABETH	CO	80107
0.242	473	S		MALACRIDA ANTHONY	MALACRIDA GRACE, et al.	473 S PINE ST	ELIZABETH	CO	80107
0.166	481	S		MANZANARES EDWINA T		481 SOUTH BANNER ST	ELIZABETH	CO	80107
3.283	433	S		TOWN OF ELIZABETH		PO BOX 159	ELIZABETH	CO	80107-0159
0.249	231	E		ELIZABETH SCHOOL DISTRICT		PO BOX 520	ELIZABETH	CO	80107-0520
0.242	451	S		CAMPBELL HELENANN		PO BOX 1754	ELIZABETH	CO	80107
0.491	476 A-C	S		REYNOLDS NICOLLE A		476 ELBERT ST	ELIZABETH	CO	80107
0.519	175 101-106	E		FITZGERALD PARK CONDOS LLC		PO BOX 1684	ELIZABETH	CO	80107
0.166	459	S		SCHAUER CHRISTINA	SILVERMAN SYRINA HALEN	459 S BANNER ST	ELIZABETH	CO	80107
0.242	425	S		RAGAN JERRY		27202 PINE VISTA CIR	KIOWA	CO	80117
0.25	226	E		KLINGBEIL ALISON		PO BOX 1537	ELIZABETH	CO	80107
0.166	417	S		MUZEK BUCK MAUREEN	BUCK MICHAEL	PO BOX 1838	ELIZABETH	CO	80107
0.3	420	S		SCHRODER MICHAEL LEE		18473 W MARCONI AVE	SURPRISE	AZ	85388
0.216	173	W		OSTLER ROBERT J	REMINGTON SADIE JAYNE, et al.	173 POPLAR ST	ELIZABETH	CO	80107
0.216	153	W		CHERRY VALLEY CONSTRUCTION LLC		PO BOX 477	ELIZABETH	CO	80107-0477
0.144	147	W		HARTMANN JENNIFER		36532 FOREST TRAIL	ELIZABETH	CO	80107
0.144	139	W		BUNKER STEVEN S		139 W POPLAR STREET	ELIZABETH	CO	80107
0.288	133	W		HEIRENDT LUKE D	HEIRENDT JANELLE M	133 W POPLAR ST	ELIZABETH	CO	80107
0.215	119	W		RAO ASHLEY	RAO RAHUL	119 W POPLAR ST	ELIZABETH	CO	80107
0.616	350	S		MBP ENTERPRISES INC		350 S ELBERT ST	ELIZABETH	CO	80107
0.333	309	E		GOULD JEFFREY		309 E POPLAR ST	ELIZABETH	CO	80107
0.333	249	E		PASTINE CRAIG T	PASTINE L JEANNETTE	30 MEMMEN DR	CASTLE ROCK	CO	80104
0.293	326	S		DAVIS KRISTINE K		PO BOX 2265	ELIZABETH	CO	80107
0.324	378	S		COWLEY ROBERT R		40900 WIND SPIRIT LN	PARKER	CO	80138-4758
0.216	172	W		JAHNZ NICHOLAS B	JAHNZ CHRISTINA RAQUEL	172 ELM ST	ELIZABETH	CO	80107
0.167	327	S		SECRETARY OF VETERANS AFFAIRS		3401 WEST END AVE STE 760A	NASHVILLE	TN	37203
0.215	168	W		HAWKSEY JUSTIN THOMAS	GAFFIGAN GENEVIEVE ELIZABETH	168 ELM STREET	ELIZABETH	CO	80107
0.287	148	W		TAYLOR CHRISTOPHER		PO BOX 2242	ELIZABETH	CO	80107
0.17				TURN 2 DEVELOPMENT LLC		PO BOX 2586	ELIZABETH	CO	80107
0.18	114	W		BEIGHEY MAUREEN		PO BOX 382	ELIZABETH	CO	80107-0382
0.169	345	S		CORNELL DUNCAN R	CORNELL TAYLOR C	28450 STATE HIGHWAY 86	SIMLA	CO	80835
0.167				ELIZABETH PRESBYTERIAN CHURCH		PO BOX 117	ELIZABETH	CO	80107-0117
0.5	325	S		ELIZABETH PRESBYTERIAN CHURCH		PO BOX 117	ELIZABETH	CO	80107-0117
0.277	324	E		EVELETH STEVEN GEORGE		324 E ELM ST	ELIZABETH	CO	80107
0.167	265	S		GEIGER KALEB	GEIGER DALANEY, et al.	265 S PINE STREET	ELIZABETH	CO	80107-5116
0.167	275	E		ELIZABETH PRESBYTERIAN CHURCH		PO BOX 117	ELIZABETH	CO	80107-0117
0.215	167	W		WILSON KEITH		PO BOX 2502	ELIZABETH	CO	80107
0.167	277	E		ELIZABETH PRESBYTERIAN CHURCH		PO BOX 117	ELIZABETH	CO	80107-0117
0.287	153	W		PURCELL TANNER	PURCELL AMANDA	6619 CATALPA CT	FREDERICK	CO	80530
0.287	125	W		TABERT KELLY	FECHTER MORGAN	6119 KING CT	PARKER	CO	80134
0.287	107	W		ROSENBERG JONATHON		107 W ELM ST	ELIZABETH	CO	80107
0.167	250	S		CARNEGIE WILLIAM	CARNEGIE MARY	1546 DAHLIA ST	DENVER	CO	80220
0.744	226	S		TOWN OF ELIZABETH		PO BOX 159	ELIZABETH	CO	80107-0159
				WORKMAN DANNY L	WORKMAN WANDA G	PO BOX 52	ELIZABETH	CO	80107
0.333	233	S		FAIRSERVICE KARLI A	AGUILAR GLAUB GUNTHER B	233 PINE ST	ELIZABETH	CO	80107
0.167	202	S		WAGNER MATTHEW G		3961 LAZY K DRIVE	CASTLE ROCK	CO	80104
0.333	213	S		ERJAVEC TARA A		PO BOX 863	ELIZABETH	CO	80107
0.143	146	W		HARRISON GARY NELSON	HARRISON CONNIE G	146 W BROADWAY ST	ELIZABETH	CO	80107-7555
0.143	134	W		SCHMIDT AMY L		134 WEST BROADWAY STREET	ELIZABETH	CO	80107
0.143	128	W		GARRETT TAYLOR		128 W BROADWAY ST	ELIZABETH	CO	80107-7555
0.143	122	W		WOLNER JOHN M	SCHUTTER RHONDA A	122 WEST BROADWAY STREET	ELIZABETH	CO	80107
0.287	235	S		SABO JOHN P		235 S ELBERT	ELIZABETH	CO	80107
0.214	133	E		A AND M PROPERTY LLC		133 E BROADWAY ST	ELIZABETH	CO	80107
0.167	191	S		PLATERO JOAQUIN ALFONSO	PLATERO SARAH ELIZABETH	616 CONESTOGA RD	FRANKTOWN	CO	80116
0.167	188	S		ARANIA LLC		107 PRAIRIE FALCON PARKWAY	BRIGHTON	CO	80601
0.204	152	S		STINNETTE IDA	C/O DONALD R STINNETTE	124 S ELBERT ST	ELIZABETH	CO	80107
0.333	131	S		ELIZABETH SCHOOL DISTRICT		PO BOX 513	WILBUR	WA	99185
4.237	589	S				PO BOX 520	ELIZABETH	CO	80107-0520

Page 67 of 136

SIGN POSTING AFFIDAVIT

(Attach Photo Here)

Michael B. Patterson, The above sign was posted on (07/22/25) pursuant to the Town of Elizabeth Land Development Code, by **(Michael B Patterson, For MBP Enterprises inc.))**.

Michael B. Patterson

Signature

STATE OF COLORADO)

) ss.

COUNTY OF Elbert)

Subscribed and sworn to before me this 22nd day of July, 2025, by
Michael Patterson

My commission expires: July 18, 2026

(SEAL)

Harmony Malakowski

Notary Public

HARMONY MALAKOWSKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184029120
MY COMMISSION EXPIRES JULY 18, 2026

350 S Elbert St mailing & Posting

MYERS MATTHEW
PO BOX 2321
ELIZABETHCO80107

MARISCO RAPHAEL A
1916 MIDDLEFIELD RD
REDWOOD CITYCA94063

ELIZABETH TOWN BOARD
PO BOX 159
ELIZABETHCO80107-0159

ULIVIERI DAVIDE
133 EAST CHESTNUT STREET
ELIZABETHCO80107

FSMS FAMILY TRUST
44374 SHENANDOAH COURT
ELIZABETHCO80107

WHITEHALL RENTALS INC
PO BOX 98
MATHESONCO80830

HARRIS WILLIAM E
525 DALE CT
ELIZABETHCO80107

MALACRIDA ANTHONY
473 S PINE ST
ELIZABETHCO80107

MANZANARES EDWINA T
481 SOUTH BANNER ST
ELIZABETHCO80107

TOWN OF ELIZABETH
PO BOX 159
ELIZABETHCO80107-0159

ELIZABETH SCHOOL DISTRICT
PO BOX 520
ELIZABETHCO80107-0520

CAMPBELL HELENANN
PO BOX 1754
ELIZABETHCO80107

REYNOLDS NICOLLE A
476 ELBERT ST
ELIZABETHCO80107

FITZGERALD PARK CONDOS LLC
PO BOX 1684
ELIZABETHCO80107

SCHAUER CHRISTINA
459 S BANNER ST
ELIZABETHCO80107

RAGAN JERRY
27202 PINE VISTA CIR
KIEWACO80117

KLINGBEIL ALISON
PO BOX 1537
ELIZABETHCO80107

MUZEK BUCK MAUREEN
PO BOX 1838
ELIZABETHCO80107

SCHRODER MICHAEL LEE
18473 W MARCONI AVE
SURPRISEAZ85388

OSTLER ROBERT J
173 POPLAR ST
ELIZABETHCO80107

CHERRY VALLEY CONSTRUCTION
LLC
PO BOX 477
ELIZABETHCO80107-0477

HARTMANN JENNIFER
36532 FOREST TRAIL
ELIZABETHCO80107

BUNKER STEVEN S
139 W POPLAR STREET
ELIZABETHCO80107

HEIRENDT LUKE D
133 W POPLAR ST
ELIZABETHCO80107

RAO ASHLEY
119 W POPLAR ST
ELIZABETHCO80107

MBP ENTERPRISES INC
350 S ELBERT ST
ELIZABETHCO80107

GOULD JEFFREY
309 E POPLAR ST
ELIZABETHCO80107

PASTINE CRAIG T
30 MEMMEN DR
CASTLE ROCKCO80104

DAVIS KRISTINE K
PO BOX 2265
ELIZABETHCO80107

COWLEY ROBERT R
40900 WIND SPIRIT LN
PARKERCO80138-4758

JAHNZ NICHOLAS B 172 ELM ST ELIZABETHCO80107	SECRETARY OF VETERANS AFFAIRS 3401 WEST END AVE STE 760A NASHVILLETN37203	HAWKSLEY JUSTIN THOMAS 168 ELM STREET ELIZABETHCO80107
TAYLOR CHRISTOPHER PO BOX 2242 ELIZABETHCO80107	TURN 2 DEVELOPMENT LLC PO BOX 2586 ELIZABETHCO80107	BEIGHEY MAUREEN PO BOX 382 ELIZABETHCO80107-0382
CORNELL DUNCAN R 28450 STATE HIGHWAY 86 SIMLACO80835	ELIZABETH PRESBYTERIAN CHURCH PO BOX 117 ELIZABETHCO80107-0117	ELIZABETH PRESBYTERIAN CHURCH PO BOX 117 ELIZABETHCO80107-0117
EVELETH STEVEN GEORGE 324 E ELM ST ELIZABETHCO80107	GEIGER KALEB 265 S PINE STREET ELIZABETHCO80107-5116	ELIZABETH PRESBYTERIAN CHURCH PO BOX 117 ELIZABETHCO80107-0117
WILSON KEITH PO BOX 2502 ELIZABETHCO80107	ELIZABETH PRESBYTERIAN CHURCH PO BOX 117 ELIZABETHCO80107-0117	PURCELL TANNER 6619 CATALPA CT FREDERICKCO80530
TABERT KELLY 6119 KING CT PARKERCO80134	ROSENBERG JONATHON 107 W ELM ST ELIZABETHCO80107	CARNEGIE WILLIAM 1546 DAHLIA ST DENVERCO80220
TOWN OF ELIZABETH PO BOX 159 ELIZABETHCO80107-0159	WORKMAN DANNY L PO BOX 52 233 PINE ST ELIZABETHCO80107	FAIRSERVICE KARLI A 3961 LAZY K DRIVE CASTLE ROCKCO80104
WAGNER MATTHEW G PO BOX 863 ELIZABETHCO80107	ERJAVEC TARA A 146 W BROADWAY ST ELIZABETHCO80107-7555	HARRISON GARY NELSON 134 WEST BROADWAY STREET ELIZABETHCO80107
SCHMIDT AMY L 128 W BROADWAY ST ELIZABETHCO80107-7555	GARRETT TAYLOR 122 WEST BROADWAY STREET ELIZABETHCO80107	WOLNER JOHN M 235 S ELBERT ELIZABETHCO80107
SABO JOHN P 133 E BROADWAY ST ELIZABETHCO80107	A AND M PROPERTY LLC 616 CONESTOGA RD FRANKTOWNCO80116	PLATERO JOAQUIN ALFONSO 107 PRAIRIE FALCON PARKWAY BRIGHTONCO80601

ARANIA LLC
124 S ELBERT ST
ELIZABETHCO80107

STINETTE IDA
PO BOX 513
WILBURWA99185

ELIZABETH SCHOOL DISTRICT
PO BOX 520
ELIZABETHCO80107-0520

7589 0710 5270 2007 6949 51

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\$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.78

Total Postage and Fees

\$6.08

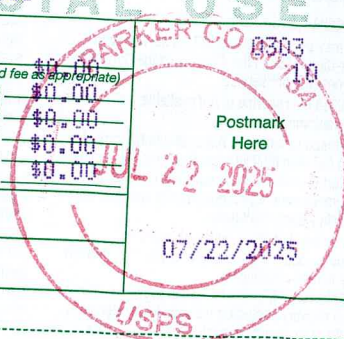
Sent To

Street and Apt. No., or PO Box No.

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ \$0.00
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage \$0.78

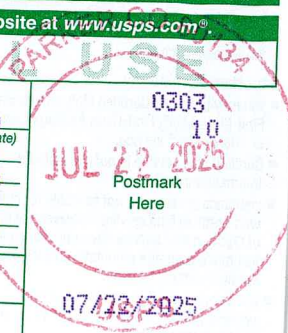
Total Postage and Fees \$6.08

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage \$0.78

Total Postage and Fees

\$6.08

Sent To

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Certified Mail Fee	\$5.30
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

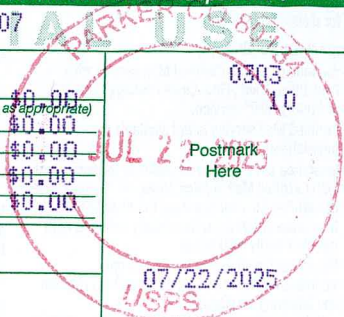
Postage	\$0.78
\$	
Total Postage and Fees	\$6.08
\$	

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

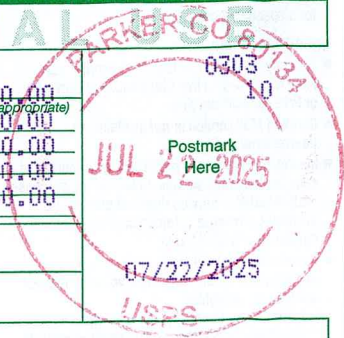
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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees

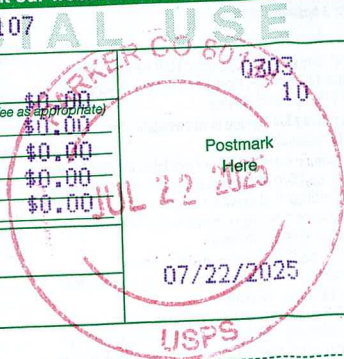
\$6.08

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage

\$0.78

Total Postage and Fees

\$6.08

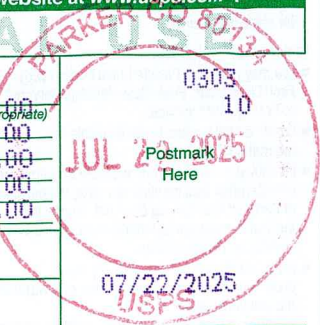
Sent To

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Elizabeth, CO 80107

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\$ ~~\$0.00~~

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ ~~\$0.00~~

☐ Return Receipt (electronic) \$ ~~\$0.00~~

☐ Certified Mail Restricted Delivery \$ ~~\$0.00~~

☐ Adult Signature Required \$ ~~\$0.00~~

☐ Adult Signature Restricted Delivery \$ ~~\$0.00~~

Postage \$0.78

\$

Total Postage and Fees \$6.08

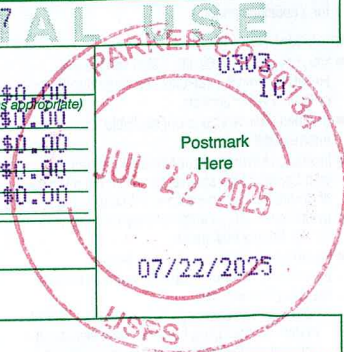
Sent To

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Elizabeth, CO 80107

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$ \$0.00
☐ Return Receipt (electronic)	\$ \$0.00
☐ Certified Mail Restricted Delivery	\$ \$0.00
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$ \$0.00

Postage	\$0.78
\$	
Total Postage and Fees	
\$	\$6.08

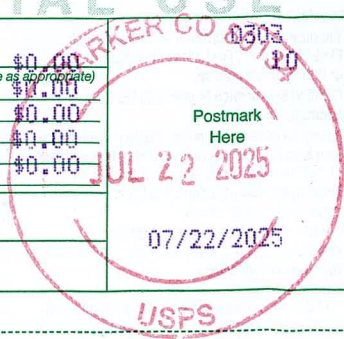
Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Castle Rock, CO 80104

Certified Mail Fee	\$5.30	\$0.00
Extra Services & Fees (check box, add fee as appropriate)		\$0.00
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

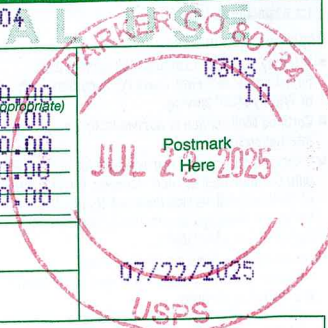
Total Postage and Fees \$6.08

Sent To

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees

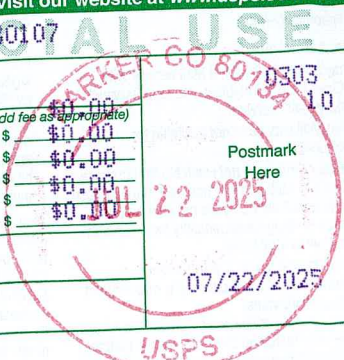
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Parker, CO 80138

Certified Mail Fee
\$5.30

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$0.00 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage
\$0.78

Total Postage and Fees

\$6.08

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Elizabeth, CO 80107

Certified Mail Fee

\$5.30

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ ~~\$0.00~~ \$0.00
- ☐ Return Receipt (electronic) \$ ~~\$0.00~~ \$0.00
- ☐ Certified Mail Restricted Delivery \$ ~~\$0.00~~ \$0.00
- ☐ Adult Signature Required \$ ~~\$0.00~~ \$0.00
- ☐ Adult Signature Restricted Delivery \$ ~~\$0.00~~ \$0.00

Postage

\$0.78

\$

Total Postage and Fees

\$6.08

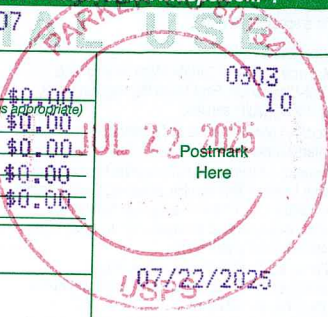
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Nashville, TN 37203

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 0.00
☐ Return Receipt (electronic)	\$ 0.00
☐ Certified Mail Restricted Delivery	\$ 0.00
☐ Adult Signature Required	\$ 0.00
☐ Adult Signature Restricted Delivery	\$ 0.00

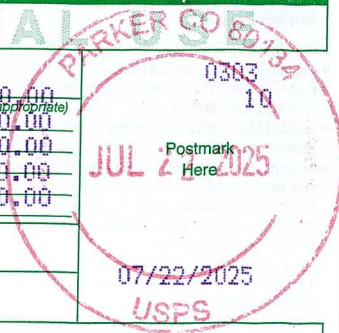
Postage	\$0.78
\$	
Total Postage and Fees	\$6.08
\$	

Sent To

Street and Apt. No., or PO Box No.

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08

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City, State, ZIP+4®

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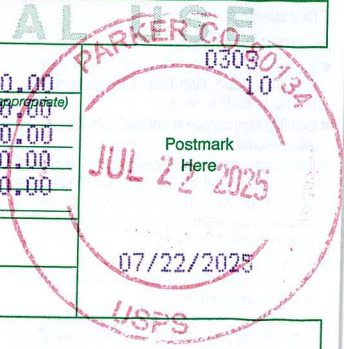
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Elizabeth, CO 80107	
Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	\$0.00
Total Postage and Fees	\$6.08
\$	\$0.00
Sent To	
Street and Apt. No., or PO Box No.	
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\$	\$0.00	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$ 0.00	
☐ Return Receipt (electronic)	\$ 0.00	
☐ Certified Mail Restricted Delivery	\$ 0.00	
☐ Adult Signature Required	\$ 0.00	
☐ Adult Signature Restricted Delivery	\$ 0.00	
Postage	\$0.78	
\$		
Total Postage and Fees	\$6.08	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
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Elizabeth, CO 80107

Certified Mail Fee

\$ **\$5.30**

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ **\$0.00**
- ☐ Return Receipt (electronic) \$ **\$0.00**
- ☐ Certified Mail Restricted Delivery \$ **\$0.00**
- ☐ Adult Signature Required \$ **\$0.00**
- ☐ Adult Signature Restricted Delivery \$ **\$0.00**

Postage

\$ **\$0.78**

Total Postage and Fees

\$6.08

Sent To

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Simla, CO 80835

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage \$0.78

Total Postage and Fees

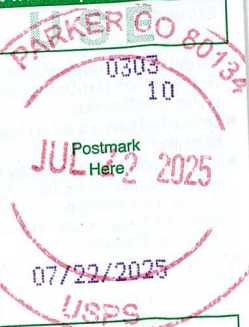
\$6.08

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Extra Services & Fees (check box, add fees as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage \$0.78

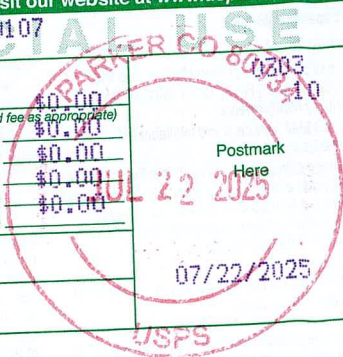
Total Postage and Fees \$6.08

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| ☐ Return Receipt (hardcopy) | \$ | \$0.00 |
| ☐ Return Receipt (electronic) | \$ | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$ | \$0.00 |
| ☐ Adult Signature Required | \$ | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage \$0.78

Total Postage and Fees \$6.08

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Certified Mail Fee \$5.30

\$0.00
Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

\$6.08
Total Postage and Fees

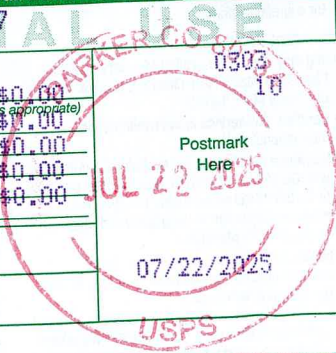
\$

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees

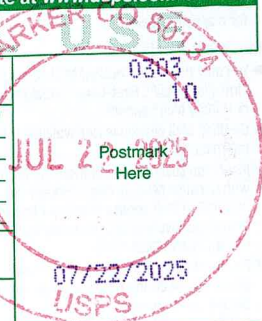
\$6.08

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Elizabeth CO 80107

Certified Mail Fee \$5.30

\$ ~~\$0.00~~

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$ ~~\$0.00~~

☐ Return Receipt (electronic)

\$ ~~\$0.00~~

☐ Certified Mail Restricted Delivery

\$ ~~\$0.00~~

☐ Adult Signature Required

\$ ~~\$0.00~~

☐ Adult Signature Restricted Delivery

\$ ~~\$0.00~~

Postage \$0.78

\$ ~~\$0.00~~

Total Postage and Fees

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Elizabeth, CO 80107

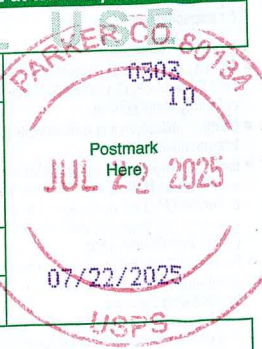
Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage	\$0.78
\$	
Total Postage and Fees	\$6.08

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Elizabeth, CO 80107

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

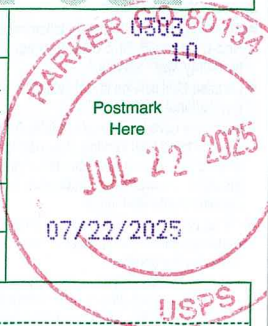
Total Postage and Fees
\$6.08

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Frederick, CO 80530

Certified Mail Fee
\$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage
\$0.78

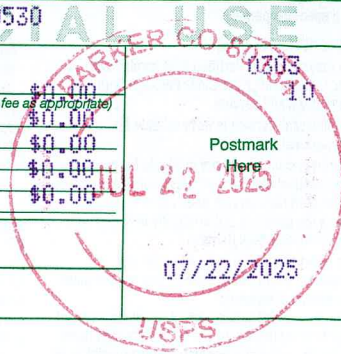
Total Postage and Fees
\$6.08

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Parker, CO 80134

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees

\$6.08

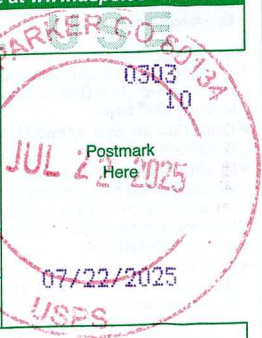
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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$ ~~\$0.00~~

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ ~~\$0.00~~

☐ Return Receipt (electronic) \$ ~~\$0.00~~

☐ Certified Mail Restricted Delivery \$ ~~\$0.00~~

☐ Adult Signature Required \$ ~~\$0.00~~

☐ Adult Signature Restricted Delivery \$ ~~\$0.00~~

Postage \$0.78

\$ Total Postage and Fees

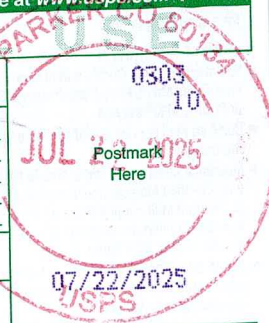
\$6.08

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Denver, CO 80220

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Sent To

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City, State, ZIP+4®

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$0.00
Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

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Total Postage and Fees

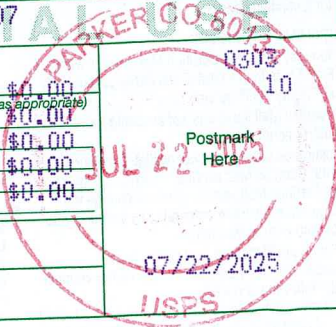
\$6.08

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Castle Rock, CO 80104

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees

\$6.08

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

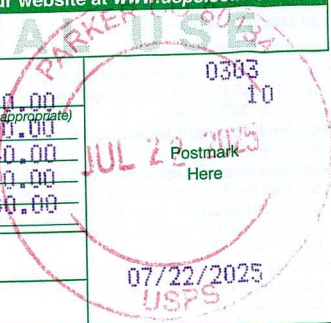
Total Postage and Fees \$6.08

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Elizabeth, CO 80107

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Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|--------|
| ☐ Return Receipt (hardcopy) | \$0.00 |
| ☐ Return Receipt (electronic) | \$0.00 |
| ☐ Certified Mail Restricted Delivery | \$0.00 |
| ☐ Adult Signature Required | \$0.00 |
| ☐ Adult Signature Restricted Delivery | \$0.00 |

Postage
\$0.78

Total Postage and Fees

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Elizabeth, CO 80107

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$0.78
\$	
Total Postage and Fees	\$6.08
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- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees

\$6.08

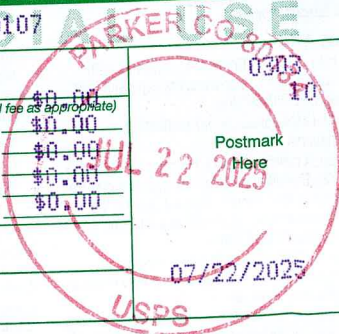
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\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
\$
Total Postage and Fees
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Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	\$0.00
Total Postage and Fees	\$6.08
\$	\$0.00
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Elizabeth, CO 80107

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$0.78

Total Postage and Fees

\$6.08

Sent To

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Franktown, CO 80116

Certified Mail Fee	\$5.30	0303 10 JUL 22 2025 Postmark Here USPS 07/22/2025
Extra Services & Fees (check box, add fees as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	
Sent To		
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Brighton, CO 80601

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$0.78

\$6.08

Total Postage and Fees

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Elizabeth, CO 80107

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$0.78
\$	
Total Postage and Fees	\$6.08
\$	

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Wilbur, WA 99185

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

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Certified Mail Fee \$5.30

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

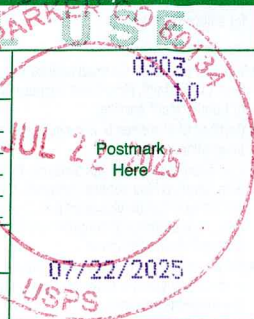
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Sent To

Street and Apt. No., or PO Box No.

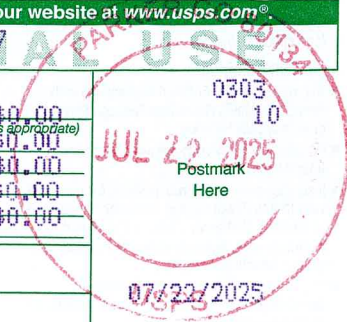
City, State, ZIP+4®

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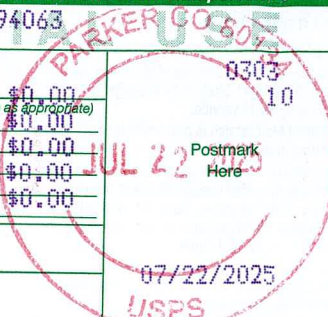
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U.S. Postal Service™	
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For delivery information, visit our website at www.usps.com ®.	
Elizabeth, CO 80107	
Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	\$6.08
Total Postage and Fees	
\$6.08	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
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For delivery information, visit our website at www.usps.com ®.	
Redwood City, CA 94063	
Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	\$6.08
Total Postage and Fees	
\$	\$6.08
Sent To	
Street and Apt. No., or PO Box No.	
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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

\$0.00

Total Postage and Fees

\$6.08

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

\$6.08

Total Postage and Fees

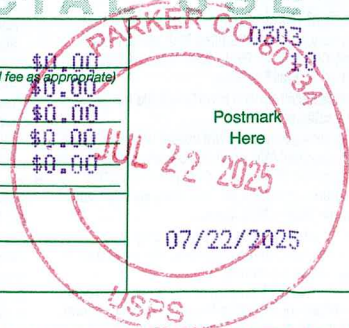
\$6.08

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Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

\$

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Matheson, CD 80830

Certified Mail Fee	\$5.30
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 0.00
☐ Return Receipt (electronic)	\$ 0.00
☐ Certified Mail Restricted Delivery	\$ 0.00
☐ Adult Signature Required	\$ 0.00
☐ Adult Signature Restricted Delivery	\$ 0.00

Postage
\$0.78

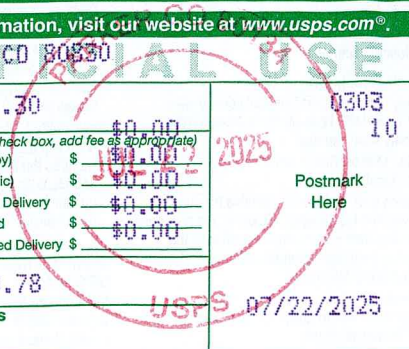
Total Postage and Fees
\$6.08

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Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$0.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

\$6.08

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Elizabeth, CO 80107

Certified Mail Fee	\$5.30
\$	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage
\$0.78

Total Postage and Fees
\$6.08

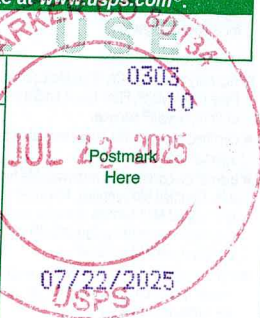
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

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Total Postage and Fees
\$6.08

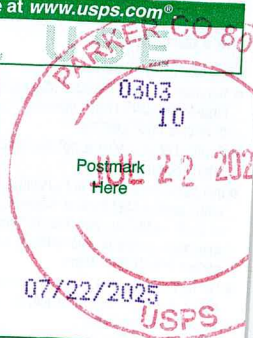
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Postage \$0.78

Total Postage and Fees
\$6.08

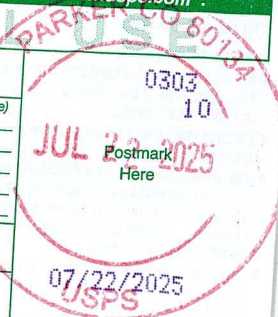
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
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Total Postage and Fees	\$6.08
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Sent To	

Street and Apt. No., or PO Box No.

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| ☐ Adult Signature Restricted Delivery | \$ | \$0.00 |

Postage

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Total Postage and Fees

\$6.08

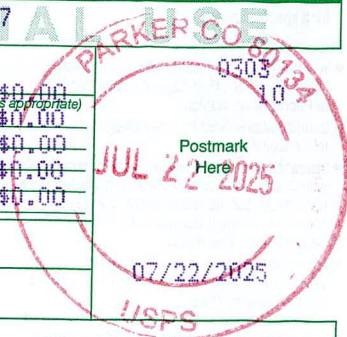
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- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$10.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage

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Total Postage and Fees

\$6.08

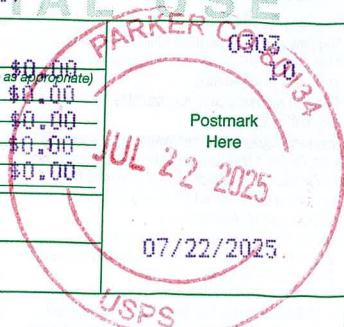
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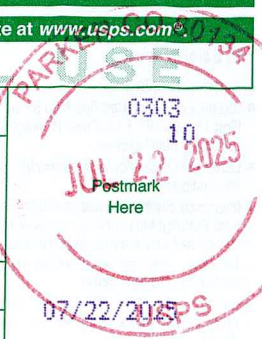
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
\$	
Total Postage and Fees	\$6.08
\$	

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Certified Mail Fee \$5.30

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☐ Return Receipt (hardcopy) \$0.00
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Postage \$0.78

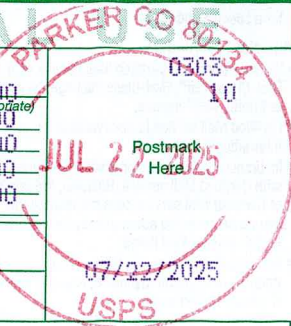
Total Postage and Fees \$6.08

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Certified Mail Fee
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☐ Return Receipt (hardcopy) \$ **\$0.00**
☐ Return Receipt (electronic) \$ **\$0.00**
☐ Certified Mail Restricted Delivery \$ **\$0.00**
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ **\$0.00**

Postage
\$ **\$0.78**

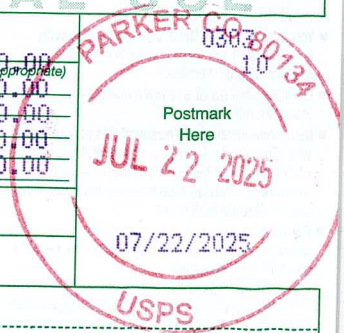
Total Postage and Fees
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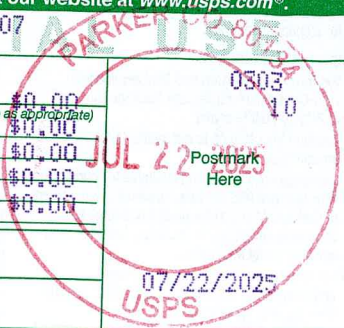
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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
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Total Postage and Fees	\$6.08
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Elizabeth, CO 80107

PARMET CO 80107

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| ☐ Return Receipt (electronic) | \$0.00 |
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Postage \$0.78

Total Postage and Fees \$6.08

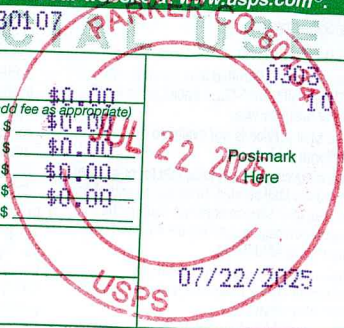
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[Date]

[Owner Name]

[Owner Address]

[City, State ZIP]

Subject: Notice of Public Hearings – Proposed Residential Subdivision at 350 S Elbert Street

Dear Neighbor,

I'm writing to let you know about a proposed land use request for the property at **350 S Elbert Street**, which I have submitted to the Town of Elizabeth. As required by Town regulations, this notice is being sent to all property owners within 500 feet of the site.

I am requesting approval for a **Use-by-Special Review (Article 9)** and a **Final Plat (Sec. 16-3-60)** to subdivide the property into four residential lots. These lots would each contain a single-family manufactured home with off-street parking, consistent with the Town's land use requirements for the Commercial Mixed-Use (CMU) zoning district.

You are invited to attend the upcoming public hearings to learn more or to share your comments:

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a use-by-special review and final plat application for the project known as Elbert Street Subdivision on property described in Exhibit A and generally located on the northeast side of Poplar Street and Elbert Street pursuant to the Town of Elizabeth Land Use and Development Ordinance.

The public hearings are to be held before the Planning Commission on August 5, 2025 at 6:30 p.m. and Board of Trustees on August 12, 2025 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

A resubdivision of Lots 7-10, Block 12, Elizabeth Amended, situated in the northeast quarter of Section 18, Township 8 South, Range 65 West of the 6th P.M., Town of Elizabeth, County of Elbert, State of Colorado.

Thank you for your time and consideration.

Sincerely,

[Your Name]

[Your Title / Applicant or Representative]

[Email Address]

[Phone Number]