



Town of Elizabeth

Budget Workshop
August 12, 2025, at 6:00 PM
Board of Trustees Regular Meeting
Tuesday, August 12, 2025 at 7:00 PM
Town Hall, 151 S. Banner Street

Conferencing Access Information: This is viewing-only access.

<https://us02web.zoom.us/j/86899499244?pwd=Qp3Z4Wull6ycERWSJPHkRCIETsFz7V.1>

Join via phone: 1 669 900 9128 **Meeting ID:** 868 9949 9244

Meeting Passcode: 299215

Call to Order

Roll Call

Pledge of Allegiance

Public Comment

This is a meeting of the Board of Trustees 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 Board. Your comments will be limited to 5 minutes. If many speakers are anticipated, the Mayor may (a) shorten the time limit; (b) ask speakers to limit themselves to new information and points of view not already covered by previous speakers; and/or (c) limit the total time of public comment to allow the Board to proceed to consider items set on the regular meeting agenda. The Board of Trustees may not respond to your comments during this meeting, but rather 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 Board Members, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Mayor will direct Staff to have a response at the next regularly scheduled Board meeting.

Agenda Changes

Consent Agenda

1. Minutes of the July 22, 2025, Meeting

Public Hearing

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

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

Accommodations for disabilities may be made upon request.

New Business

3. Discussion and possible action and possible action on Resolution 25R25, a Resolution making findings of fact memorializing the Board of Trustees' decision to grant a Use By Special Review for the property located at 350 South Elbert Street - Alexandra Cramer
4. Discussion and possible action on Resolution 25R26, a Resolution approving a Minor Development for property located at 350 South Elbert Street - Alexandra Cramer
5. Discussion and possible action on Resolution 25R27, a Resolution adopting Governmental Accounting Standards Board (GASB) Statement 34 and incorporating the same into the Town's Comprehensive Financial Policies – Patrick Davidson
6. Discussion and possible action on Resolution 25R28, a Resolution adopting the Greater Elizabeth PROST Master Plan as the Official Parks, Recreation, Open Space, and Trails Master Plan for the Town of Elizabeth – Alexandra Cramer and Patrick Davidson

Management Monitoring Reports

7. Managers Reports

Board of Trustees Report

8. Board Reports

Minutes

9. Minutes of the Planning Commission of June 17, 2025

Adjournment

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

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



Town of Elizabeth

Board of Trustees Board of Trustees Regular Meeting - Record of Proceedings

Tuesday, July 22, 2025 at 7:00 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Board of Trustees for the Town of Elizabeth was called to order on Tuesday, July 22, 2025, at 7:01 pm by Mayor Angela Ternus.

Roll Call

Present:

Mayor Angela Ternus

Mayor Pro Tem Tracy Hutchins

Trustee Dave Conley

Trustee Michael Schroder

Trustee Steve Gaither

Trustee Cynthia Thye

Absent:

Trustee Loren Einspahr

There was a quorum to do business.

Also in Attendance:

Town Administrator Patrick Davidson

Town Clerk Michelle Oeser

Public Works Director Mike DeVol

Assistant Public Works Director James McErnie

Police Chief Jeff Engel

Finance Officer Hannah Bruce

Planner / Project Manager Alexandra Cramer

Town Attorney Corey Hoffmann

Pledge of Allegiance

Mayor Ternus led the Board in the Pledge of Allegiance.

Public Comment

This is a meeting of the Board of Trustees 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 Board. Your comments will be limited to 5 minutes. If many speakers are anticipated, the Mayor may (a) shorten the time limit; (b) ask speakers to limit themselves to new information and points of view not already covered by previous speakers; and/or (c) limit the total time of public comment to allow the Board to proceed to consider items set on the regular meeting agenda. The Board of Trustees may not respond to your comments during

this meeting, but rather 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 Board Members, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Mayor will direct Staff to have a response at the next regularly scheduled Board meeting.

Paul Schwarzkopf - Town of Elizabeth Resident

Pete Hatfield - Town of Elizabeth Resident

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the Regular Meeting of July 8, 2025

Motion by Trustee Schroder, seconded by Trustee Thye, to approve the Minutes of the Regular Meeting of July 8, 2025 with correction.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Thye

Voting No: None

Motion Passed Unanimously (6-0)

Presentations

2. Gesin Lot Redevelopment Analysis Presentation – Patrick Davidson and Alexandra Cramer

Alexandra Cramer provided a Staff report.

Mike Scholl of Aytres and Associates provided a presentation.

Discussion followed.

3. Audit Presentation – Kevin Kimball

Patrick Davidson provided a Staff report.

Kevin Kimball of the Adams Group Team provided the draft 2024 Audit.

Discussion followed.

Discussion on the GASB report provided by the Town Administrator was tabled to the August 12, 2025, meeting.

4. 501c3 discussion – Sergeant Sean Bigler

Sergeant Sean Bigler provided a Staff report.

Discussion followed.

Management Monitoring Reports

5. Managers Monitoring Reports

- Administrator Patrick Davidson:

- Discussion on the upcoming Duck Race.
- Discussion on Black Hills Energy gas pipeline.
- Discussion on CML Conference vendors.
- Legacy Village is in the hands of Lennar for two more months.
- Update on Emergency Evacuation Plan.
- Mayor Ternus discussed the Town of Kiowa's bridge construction.
- Mayor Ternus discussed the Odd Fellows Building.
- Police Chief Jeff Engel:
 - On Tuesday, July 15, 2025, a lateral candidate interview was conducted.
 - Officer Tucker has been confirmed as the SRO for Elizabeth Middle School.
 - In the event the lateral candidate does not move forward in the hiring process, we will need to open our process up to entry-level officers.
 - Wags and Walks was damaged due to a landspout on Monday, July 14.
 - As a result, and to maintain continuity of operation, Jenny is exploring a secondary location to house found dogs.
 - Staff are participating in driver's training at the Arapahoe County Sheriff's Office driver's track.
 - The Douglas County Sheriff's Office has extended an invitation to train with their agency on Immediate Threat response in the upcoming weeks.
 - The semi-annual report will be included in the next board packet.
 - If any board members are interested in participating in a ride-a-long, we encourage your participation.
- Planner Project Planner Alexandra Cramer:
 - Ms. Cramer provided a written report.
- Public Works Director Mike DeVol:
 - Updated the Board on the new Public Works Employee.
 - Mayor Ternus asked if any additives had been administered to Running Creek Park prior to the Friday Night Market.
 - Mayor Ternus discussed chip and seal on County Road 13.
 - Mayor Ternus asked about the fencing around the parking lot detention pond.
 - Trustee Conley asked about the warranty work on Horsetail Loop.
 - Mayor Ternus asked about the power pole on the North East side of Broadway.
- Town Clerk Michelle Oeser:
 - Informed the Board that Allison Ritter has completed her second year at the Clerks' Institute.
 - Hannah and Patrick have been diligently working on the 2026 budget.
 - Reminder of the upcoming Budget Workshop on Wednesday, July 30th at 6:00 pm.
 - 24 people attended the Senior Luncheon on Monday.
- Town Attorney Corey Hoffmann:
 - Memos will be coming about the legislative updates.
 - Mr. Hoffmann taught a law class at the Clerks' Institute.

Board of Trustees Report

6. Board Reports

- Trustee Cynthia Thye:
 - Completed a Public Works Tour with Mike DeVol.
 - Asked Mr. DeVol about the fence at the new Well House.
- Mayor Pro Tem Tracy Hutchins:
 - Discussion on Wade Park improvements.

Minutes

7. Minutes of the Historic Advisory Board June 2, 2025
8. Minutes of the Main Street Board of Directors May 12, 2025

Executive Session

9. To hold a conference with the Town's Attorney for legal advice pursuant to C.R.S. section 24-6-402(4)(b) regarding property acquisition for public parking.

Motion by Mayor Ternus, seconded by Trustee Gaither, to close the Regular Meeting at 9:35 pm and open an Executive Session to hold a conference with the Town's Attorney for legal advice pursuant to C.R.S. section 24-6-402(4)(b) regarding property acquisition for public parking.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Thye

Voting No: None

Motion Passed Unanimously (6-0)

Motion by Mayor Ternus, seconded by Trustee Gaither, to adjourn the Executive Session and return to the Regular Meeting at 10:11 pm.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Thye

Voting No: None

Motion passed Unanimously (6-0)

Adjournment

Motion by Mayor Ternus, seconded by Mayor Pro Tem Hutchins, to Adjourn the meeting at 10:12 pm.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Thye

Voting No: None

Motion Passed Unanimously (6-0)

Michelle M. Oeser Town Clerk

Angela Ternus Mayor



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)
Resolutions: Use Permitted by Special Review: 25R25
Minor Development Subdivision: 25R26
Exhibits:
Exhibit A: Applicant Submittal
Exhibit B: Referral Agency Comment Letter(s)
Exhibit C: Public Notice

Executive Summary

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 on one lot, while 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 has determined 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 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 CMU district dimensional standards, stormwater management requirements, and supports the Town's Comprehensive Plan goals for diverse housing options.

Based on the analysis in this report, staff believes that the application meets the criteria for Board of Trustees approval through Resolution 25R25 as set forth in [Chapter 16-9-40 \(e\)](#) of the Elizabeth Municipal Code. The Planning Commission recommended approval by a vote of 4-0.

Based on the analysis in this report, staff believes that the application meets the criteria for Board of Trustees approval through Resolution 25R26, contingent upon receipt of an updated title commitment demonstrating clear title, as set forth in Chapter 16-3-70 (c)(9) of the Elizabeth Municipal Code. The Planning Commission recommended approval by a vote of 4-0.



TOWN OF ELIZABETH

Project Report

Applicant Request:

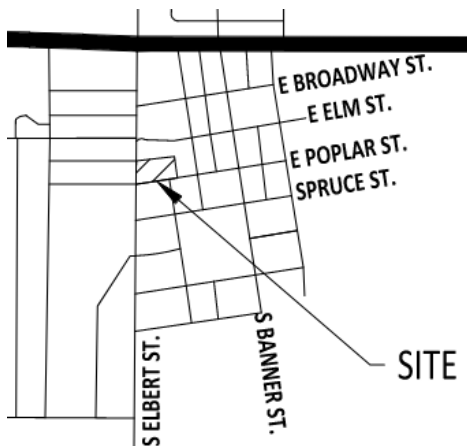
Michael Patterson (MBP Enterprises Inc.) requests that the Board of Trustees approve a **Use Permitted by Special Review** (pursuant to Article 9 of the Land Use Code) and a **Minor Development Subdivision** (pursuant to Section 16-3-70), to create 3 additional lots and allow residential redevelopment of the property at 350 S. Elbert Street, located at the northeast corner of South Elbert Street and East Poplar Street.

Under **Article 1, Table 16-5**, a **single-family dwelling** may be permitted in the underlying zoning district through a **Use Permitted by Special Review**. According to **Section 16-9-40**, such uses require public hearings before both the Planning Commission and the Board of Trustees, with final approval authority resting with the Board of Trustees.

Section 16-9-30 typically limits approvals for Use Permitted by Special Review 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 both applications, including referral to all applicable agencies, in accordance with the Town's municipal code. Per **Sec. 16-9-40 (e)** and **Sec. 16-3-70 (9)**, the Planning Commission considered both applications and made recommendations to the Board of Trustees.

General Project Location



Background/Proposal:

Michael Patterson of MBP Enterprises Inc. proposes to subdivide the 0.71-acre property at 350 S. Elbert Street in Elizabeth. The parcel, legally described as Lots 7 through 10, Block 12 of the Elizabeth Amended Plat,

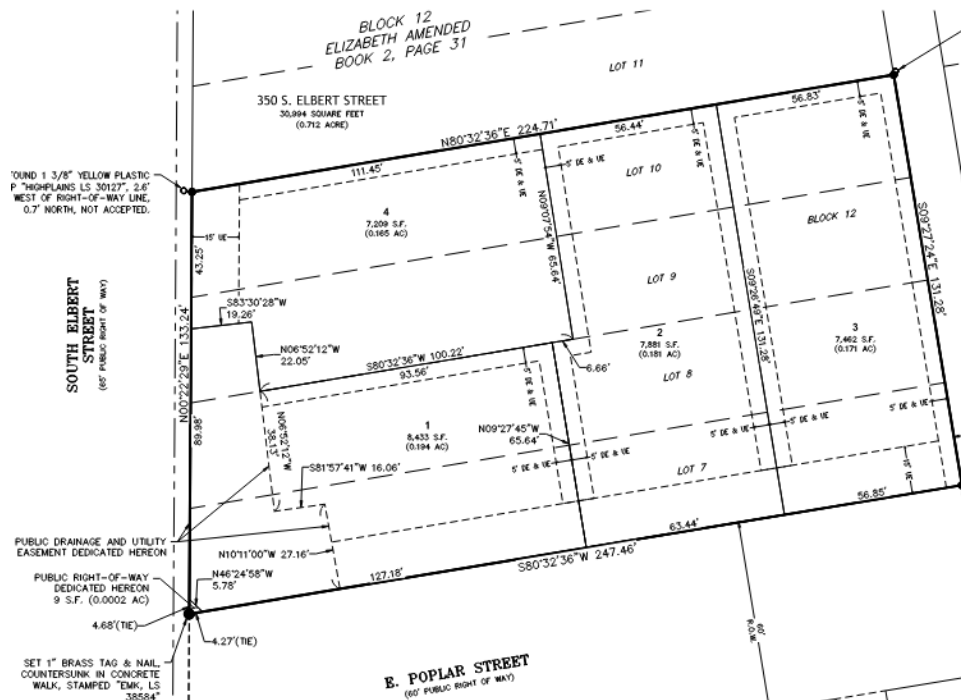


TOWN OF ELIZABETH

currently contains one single-family dwelling and several accessory structures, with the southern and eastern portions largely vacant.

The proposal subdivides the property into four 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 will be developed with manufactured single-family homes, each including attached or detached garages to meet the Town's off-street parking requirements.

Figure 1 – Minor Development Subdivision



To address increased residential density and stormwater needs, a detention pond is proposed on the southeast corner of the block. The pond will be fenced for safety along boundaries adjacent to neighboring properties, with maintenance responsibility assigned to the property owners.

The surrounding neighborhood contains a mix of single-family, two-family, and multi-family residences. Block 12 currently has three single-family dwellings and one two-family dwelling. Community amenities including Bandt Park, Memorial Park, and Main Street are within walking distance. The property has frontage and access to on-street parking along S. Elbert Street and E. Poplar Street, supplemented by off-street parking on the proposed lots.

The site's Commercial Mixed-Use (CMU) zoning allows residential and commercial development with pedestrian-oriented design and access to arterial or collector streets. The proposed project aligns with CMU district intent by introducing moderate-density residential infill while maintaining compatibility with existing neighborhood character.



TOWN OF ELIZABETH

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.
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.



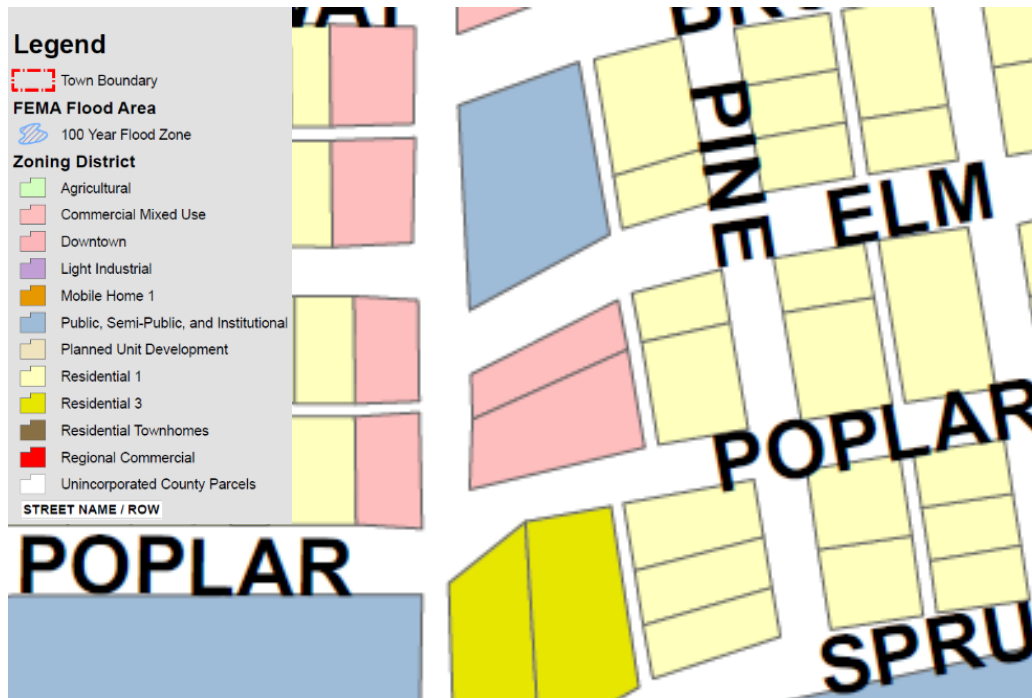
TOWN OF ELIZABETH

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.



TOWN OF ELIZABETH

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





TOWN OF ELIZABETH

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



TOWN OF ELIZABETH



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



Case Analysis:



TOWN OF ELIZABETH

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'



TOWN OF ELIZABETH

<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.

- **Outstanding Liens:**

- The title commitment dated July 28, 2025, shows outstanding municipal liens totaling \$1,266.11 for unpaid utility charges. The applicant has satisfied these liens as confirmed by Town staff on July 14, 2025. An updated title commitment showing clear title will be required prior to final plat recordation.

- **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



TOWN OF ELIZABETH

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.

- **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



TOWN OF ELIZABETH

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.

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



TOWN OF ELIZABETH

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

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:

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



TOWN OF ELIZABETH

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.

(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



TOWN OF ELIZABETH

- 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].
- 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.

Use Permitted by Special Review - Staff Recommendation:

Based on the analysis above, staff believes that the application meets the criteria for Board of Trustees approval through Resolution 25R25 as set forth in [Chapter 16-9-40 \(e\)](#) of the Elizabeth Municipal Code. The Planning Commission recommended approval by a vote of 4-0.

Minor Development Subdivision - Staff Recommendation:

Based on the analysis above, staff believes that the application meets the criteria for Board of Trustees approval through Resolution 25R26, **contingent upon receipt of an updated title commitment demonstrating clear title**, as set forth in Chapter 16-3-70 (c)(9) of the Elizabeth Municipal Code. The Planning Commission recommended approval by a vote of 4-0.

Attachment(s)

Resolution 25R25

Resolution 25R26

Site Improvement Agreement

Exhibit A



TOWN OF ELIZABETH

Exhibit B
Exhibit C

RESOLUTION 25R25

A RESOLUTION MAKING FINDINGS OF FACT MEMORIALIZING THE BOARD OF TRUSTEES' DECISION TO GRANT A USE BY SPECIAL REVIEW FOR THE PROPERTY LOCATED AT 350 SOUTH ELBERT STREET

WHEREAS, this matter was heard on August 12, 2025 upon the request for Use by Special Review in accordance with Article IX, Chapter 16 of the Town of Elizabeth's Municipal Code to permit single-family dwellings, located on said property, in the Commercial Mixed-Use (CMU) zoning district; and

WHEREAS, the Town of Elizabeth Board of Trustees, having heard the evidence presented at the public hearing and being fully advised in the premises, enters the following Findings of Fact, Conclusions and Order.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The recitals set forth above are hereby incorporated herein by this reference.

Section 2. The Board makes the following Findings of Fact:

1. The Applicant, Michael Patterson of MBP Enterprises Inc. ("Applicant") submitted to the Town of Elizabeth a land use application requesting a Use by Special Review in accordance with the Municipal Code to allow single-family dwellings on the properties located at 350 S Elbert Street.
2. The Property is zoned CMU (Commercial Mixed-Use).
3. Article 1, Table 16-5 of the Elizabeth Municipal Code allows for single-family dwellings by special review in the CMU District.
4. Notice of the date, time and place of the public hearing based on the applicant request was published in accordance with the Elizabeth Municipal Code at least fifteen (15) days preceding the public hearing.
5. At the public hearing, testimony was presented for the application. The Planning Commission recommended approval by a vote of 4-0. At the conclusion of the public hearing, the Board of Trustees determined to approve based on these Findings of Fact, Conclusions, and Order.
6. The Board of Trustees finds and determines that approval of the Application does meet the following requirements pursuant to Section 16-9-20 of the Elizabeth Municipal Code based on the following factors:
 - a) Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
 - b) Will not result in an over-intensive use of land;
 - c) Will not have a material adverse effect on community capital improvement programs;
 - d) Will not require a level of community facilities and services greater than is available;
 - e) Will not result in undue traffic congestion or traffic hazards;

- f) Will not cause significant air, water or noise pollution;
- g) Will be adequately landscaped, buffered and screened; and
- h) Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Section 3. The Board therefore Orders that the application for a Use by Special Review in accordance with Article IX, Chapter 16, of the Elizabeth Municipal Code is GRANTED.

PASSED, APPROVED, and ADOPTED this 12th day of AUGUST 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk

RESOLUTION 25R26

A RESOLUTION APPROVING A MINOR DEVELOPMENT SUBDIVISION FOR THE PROPERTY LOCATED AT 350 SOUTH ELBERT STREET

WHEREAS, Michael Patterson of MBP Enterprises Inc. has submitted an application for a Minor Development Subdivision to subdivide the property located at 350 South Elbert Street into four (4) residential lots; and

WHEREAS, the application has been reviewed in accordance with Section 16-3-70 of the Elizabeth Municipal Code; and

WHEREAS, the Planning Commission recommended approval by a vote of 4-0; and

WHEREAS, the Board of Trustees finds that the subdivision meets all applicable requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The recitals set forth above are hereby incorporated herein by this reference.

Section 2. The Board finds that the Minor Development Subdivision meets the requirements of Section 16-3-70 of the Elizabeth Municipal Code.

Section 3. The Board hereby approves the Minor Development Subdivision for the property located at 350 South Elbert Street, creating four (4) residential lots as shown in the subdivision plat attached hereto as Exhibit A and incorporated herein by this reference.

Section 4. This approval is conditional upon: (a) the applicant providing an updated title commitment demonstrating clear and marketable title free of all liens and encumbrances to the Town within ten (10) days of this conditional approval; (b) satisfaction and release of all outstanding municipal liens totaling \$1,266.11 as shown in the title commitment prior to final plat recordation; and (c) compliance with all applicable building codes, design guidelines, and subdivision improvement agreements.

PASSED, APPROVED, and ADOPTED this 12th day of AUGUST 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk

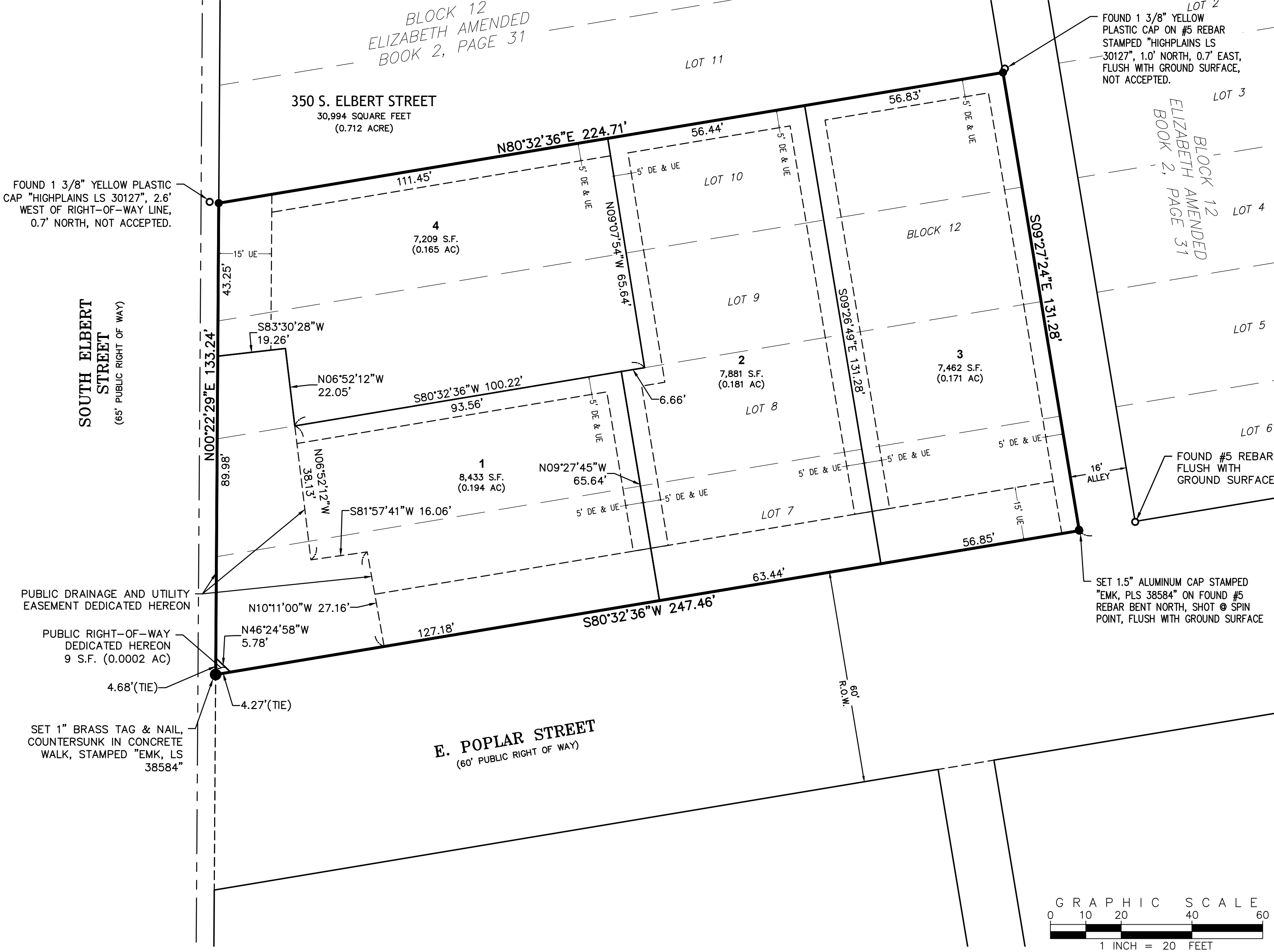
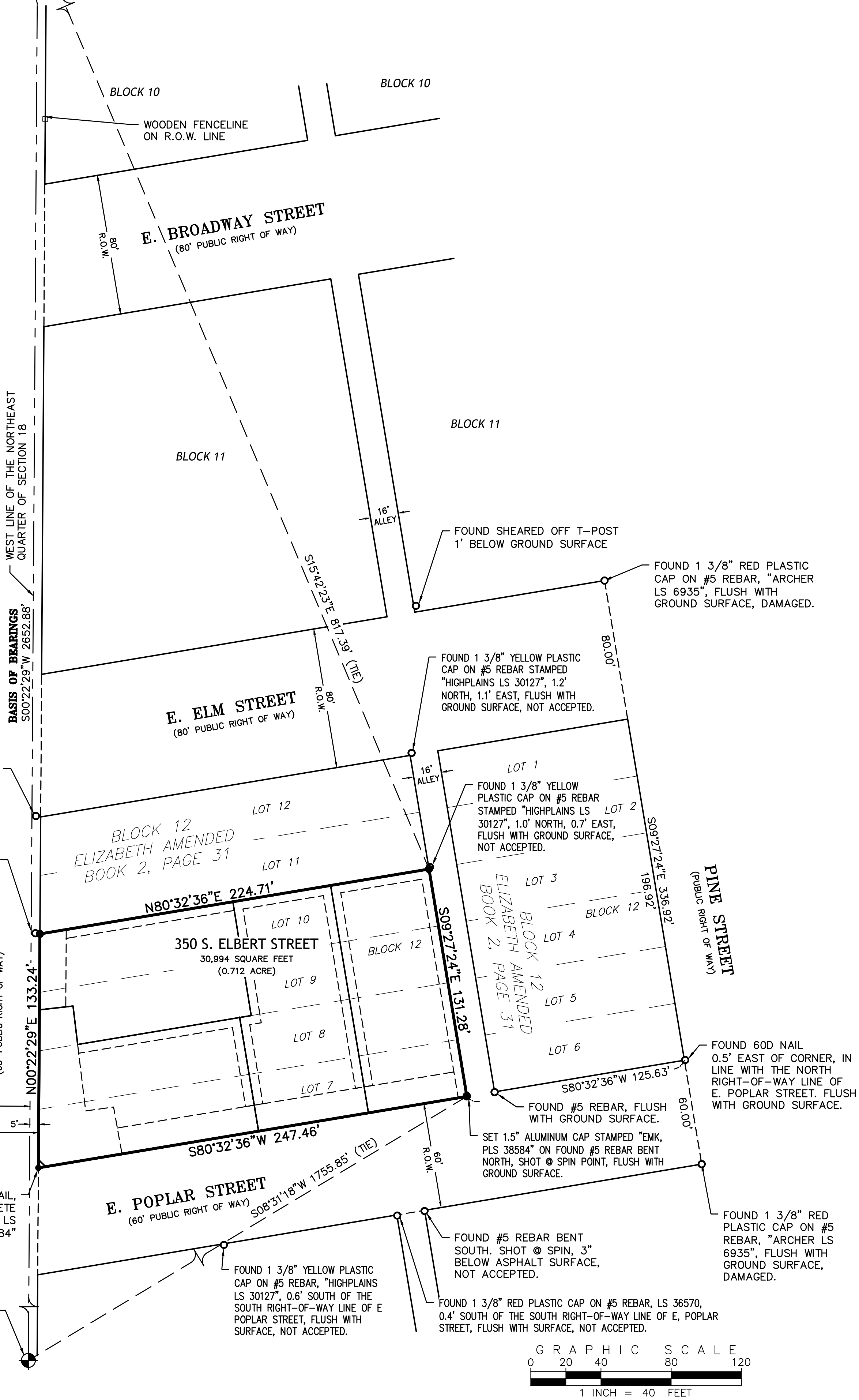
ELBERT STREET SUBDIVISION
FINAL PLAT

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

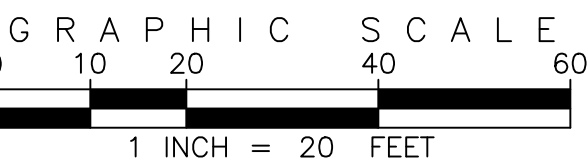
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18
FOUND 3.25" ALUMINUM CAP ON #5 REBAR, STAMPED "COLO DEPT OF TRANSPORTATION T8S R64W 1/4 S7[S18 2001 LS 31548", IN RANGE BOX

N89°45'35"E 2642.35'
NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18



NOTE:
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 PROPERTY CORNER PIN LIES 2.6 FEET INTO THE RIGHT-OF-WAY OF SOUTH ELBERT STREET (AS DOES A 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, AMENDED THAT SHOWS A SMALL GAP BETWEEN THE ALIQUOT 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 AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1.5" ALUMINUM CAP STAMPED "EMK, PLS 38584" ON 18" LONG #5 REBAR, UNLESS OTHERWISE NOTED



PREPARED BY
EMK EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com
JOB NO. 13362
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

SUBDIVISION AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the Town of Elizabeth, Colorado, a statutory municipality (the "Town"), and MBP Enterprises Inc. (the "Developer").

RECITALS:

A. The Developer is the owner of certain real property located in the Town of Elizabeth known as Elbert Street Subdivision which is more particularly described in **Exhibit A**, attached hereto and incorporated herein (the "Property").

B. The Board of Trustees and the Planning Commission of the Town of Elizabeth held all necessary public hearings concerning the plat for the Property. A copy of the final plat is attached hereto as **Exhibit B** and incorporated herein.

C. The approvals cited above are contingent upon the express condition that all duties created by this Agreement are faithfully performed by the Developer.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which are mutually acknowledged, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by the Developer, upon subdivision of the Property. All conditions contained herein are in addition to any and all requirements of the Town of Elizabeth Subdivision Ordinance and Zoning Ordinance, any and all state statutes, and any other sections of the Elizabeth Municipal Code, and are not intended to supersede any requirements contained therein.

2. Fees. The following fees shall be paid to the Town by the Developer.

a. The Developer hereby agrees to pay the Town the actual cost to the Town for plan review, engineering review, hydrological and surveying review, prior to and during the development process, and for construction observation, inspection and materials testing during the construction process for public improvements, and for construction observation, inspection and materials testing and electronic deliverable review during the warranty period for public improvements, and for legal services (the "actual costs") rendered in connection with the review of the subdivision of the Property, including related administrative fees not to exceed one-hundred fifteen percent (115%) of the actual costs. In addition, the Developer shall reimburse the Town for the costs of making corrections or additions to the master copy of the official Town map and for the fee for recording the final plat and accompanying documents with the Elbert County Clerk and Recorder.

b. The Developer shall pay the impact fees, as established by Town ordinances, in effect at the time this Agreement is executed. The Developer shall pay the foregoing impact fees in effect at the time specified by such ordinances.

c. The Developer acknowledges and agrees that the Town, pursuant to this Agreement, shall be granted construction easement(s) that are reasonably sufficient to complete the public improvements.

3. Specific Conditions. The Developer hereby agrees that:

a. Developer shall pay the amount of Six Thousand, Seven Hundred and Sixty One Dollars (\$6,761.00) within thirty (30) days of recording the final plat as satisfaction of Developer's open space requirement for the Property.

b. S Elbert Street, Developer shall construct vehicular access to E Poplar Street from the Property. Such vehicular access shall be constructed to Town of Elizabeth standards, and shall be located in a location generally centered between on the individual lots to allow such vehicular access.

c. Upon application for any building permit for the Property for new construction, the Developer shall pay annexation impact fee of fifty cents (\$.50) per square foot of floor area pursuant to Section 15-2-30 of the Elizabeth Municipal Code.

d. Developer shall construct a private stormwater detention pond in accordance with construction drawings approved by the Town, which pond shall control the release of developed stormwater runoff from all lots within the Property.

e. The Developer shall construct and dedicate in accordance with Section 10 of this Agreement, those Public Improvements more particularly described in **Exhibit C**, attached hereto and incorporated herein by this reference, including the construction of domestic water and wastewater mains to serve the Property in accordance with construction drawings approved by the Town; and

f. Developer shall dedicate within ten (10) days of approval of this Agreement the following:

i. The southwesterly corner of the Property, as laid out in the Subdivision Plat, free and clear of all liens and encumbrances, for the future widening and improvement of public sidewalk bordering S Elbert Street and E Poplar Street.

4. Title Policy. A title commitment for the Property shall be provided to the Town. The title commitment shall show that all property to be dedicated to the Town is, or shall be, subsequent to the execution and recording of the final plat, free and clear of all liens and

encumbrances (other than real estate taxes which are not yet due and payable), which would make the dedications unacceptable as the Town, in its sole discretion, determines. The title policy evidenced by the title commitment shall be provided thirty (30) days after the recording of the final plat.

5. Breach by the Developer; the Town's Remedies. In the event of a breach of any of the terms and conditions of this Agreement by the Developer, the Board of Trustees shall be notified immediately and the Town may take such action, as permitted and/or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare; to protect lot buyers and builders; and to protect the citizens of the Town from hardship and undue risk. The remedies include, but are not limited to:

- a. The refusal to issue any building permit or certificate of occupancy;
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- c. A demand that the security given for the completion of the public improvements be paid or honored; or
- d. Any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the Town, or to protect the interest of the Town with regard to security given for the completion of the public improvements, the Town shall provide the Developer thirty (30) days' written notice of its intent to take any action under this paragraph, during which thirty-day period the Developer may cure the breach described in the notice and prevent further action by the Town.

6. Public Improvements and Warranty. All drainage structures, paved streets, including sidewalk, curb, gutter and slope easements, and necessary appurtenances, as shown on the final plat, landscape plans and the associated construction documents (the "Public Improvements"), as approved by the Director of Public Works of the Town, shall be installed and completed at the expense of the Developer and dedicated and/or conveyed to the Town. The Public Improvements required by this Agreement and shown on the final plat, as well as associated construction documents approved by the Director of Public Works of the Town and the costs of these Public Improvements, are set forth on **Exhibit C**, attached hereto and incorporated herein. All Public Improvements covered by this Agreement shall be made in accordance with the final plat and associated construction documents drawn according to regulations and construction standards for such improvements and approved by the Director of Public Works of the Town.

The Developer shall warrant any and all Public Improvements, which are conveyed to the Town, pursuant to this Agreement, for a period of two (2) years from the date the Town's Director of Public Works grants probationary acceptance of the Public Improvements, as approved by the Town. The warranty period shall extend to the date final acceptance is granted in writing by the Town's Director of Public Works. The Developer shall be responsible for

scheduling the necessary inspections for probationary and final acceptance. Specifically, but not by way of limitation, the Developer shall warrant the following:

- a. That the title conveyed shall be marketable and its transfer rightful;
- b. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and
- c. Any and all facilities so conveyed shall be in conformity with the Town's specifications and shall be free of defects in materials or workmanship for a period of two (2) years, as stated above, including, but not limited to, cracks, breakage, settling, or other deterioration of the Public Improvements, no matter the cause, for a period of two (2) years, as stated above.

The Town will accept for maintenance all Public Improvements after the warranty period has expired, provided all warranty work has been completed. The Town shall accept for snow removal purposes only all dedicated public streets after probationary acceptance has been granted in writing by the Director of Public Works. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town's specifications, prior to final acceptance.

7. Observation. The Town shall have the right to make reasonable engineering observations at the Developer's expense, as the Town may request. Observation, acquiescence in, or approval by any engineering inspector of the construction of physical facilities at any particular time shall not constitute the approval by the Town of any portion of the construction of such Public Improvements. Such approval shall be made by the Town only after completion of construction and in the manner hereinafter set forth.

8. Completion of Public Improvements. The obligations of the Developer provided for in paragraph 6 of this Agreement, including the inspections hereof, shall be performed on or before August 12, 2027, and proper application for acceptance of the Public Improvements shall be made on or before such date. Upon completion of construction by the Developer of such Public Improvements, the Town's Director of Public Works or his designee shall inspect the improvements and certify, with specificity, their conformity or lack thereof to the Town's specifications. The Developer shall make all corrections necessary to bring the improvements into conformity with the Town's specifications. Once approved by the Town's Director of Public Works, the Town shall accept said improvements upon conveyance, pursuant to paragraph 10; provided, however, the Town shall not be obligated to accept the Public Improvements until the actual costs described in paragraphs 2.a. and b. of this Agreement are paid in full by the Developer.

9. Related Costs – Public Improvements. The Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements, at its sole cost and expense, including reproducible "as built" drawings certified accurate by a professional engineer registered in the State of Colorado.

10. Improvements to be the Property of the Town. All Public Improvements for roads, concrete curbs and gutters, storm sewers, and drainage improvements accepted by the

Town shall be dedicated to the Town and warranted for a period of two (2) years following probationary acceptance by the Town, as provided above. Upon completion of construction and conformity with the final plat and associated construction plans, and any properly approved changes, the Developer shall convey to the Town, by bill of sale, all installed physical facilities.

11. Performance Guarantee. In order to secure the construction and installation of the Public Improvements, the Developer shall, no later than ninety (90) days after the execution of this Agreement, furnish the Town, at the Developer's or the Developer's assignee's expense, with the performance guarantee described herein. The Town shall record the final plat in the real estate records of Elbert County, which recording shall occur upon written notice from the Developer of the scheduled closing with the entity that is posting the security. The performance guarantee shall be in the form of cash or an irrevocable letter of credit in which the Town is designated as beneficiary, in an amount equal to one hundred ten percent (115%) of the estimated costs of the Public Improvements to be constructed and installed, as set forth in Exhibit C, to secure the performance and completion of the Public Improvements (the "Performance Guarantee"). The Developer agrees that approval of the final plat by the Town is contingent upon the Developer's provision of a Performance Guarantee to the Town within ninety (90) days of the execution of this Agreement, in the amount and form provided herein, and the failure of the Developer to provide a Performance Guarantee to the Town, in the manner provided herein, shall negate the Town's approval of the final plat. Letters of credit shall be substantially in the form and content set forth in **Exhibit D-1**, attached hereto and incorporated herein, and shall be subject to the review and approval of the Town Attorney. The cash shall be paid to the Town according to the terms and conditions of the "Financial Guarantee," which shall be substantially in the form and content set forth in **Exhibit D-2**, attached hereto and incorporated herein, and shall be subject to the review and approval of the Town Attorney. The Developer shall not start the construction of any public or private improvement on the Property, including, but not limited to, staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the Performance Guarantee.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town's Director of Public Works, as set forth in Exhibit C. If, however, they are unable to agree, the Director of Public Works' estimate shall govern after giving consideration to information provided by the Developer, including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of security. No representations are made as to the accuracy of these estimates and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimates on an annual basis. Adjusted cost estimates will be made according to changes in the Construction Costs Index, as published by the Engineering News Record. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with a new or amended Performance Guarantee in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with a new or amended Performance Guarantee, the Town may exercise the remedies provided for in paragraph 5 of this Agreement; provided, however, that prior to increasing the amount of additional security required, the Town shall give credit to the

Developer for all required Public Improvements which have actually been completed so that the amount of security required at any time shall relate to the cost of required Public Improvements not yet constructed.

In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 8 of this Agreement or a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the Performance Guarantee to complete the Public Improvements called for in this Agreement. In the event the letter of credit is to expire within fourteen (14) calendar days and the Developer has not yet provided a satisfactory replacement, the Town may draw on the letter of credit, and either hold such funds as security for performance of this Agreement, or spend such funds to finish the Public Improvements or correct problems with the Public Improvements, as the Town deems appropriate.

Upon completion of performance of such improvements, conditions and requirements within the required time and the approval of the Town Public Works Director, the Developer shall issue an irrevocable letter of credit to the Town in the amount of twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the Town during the two-year warranty period or, in the alternative, if the Performance Guarantee held by the Town is cash, the Town will reduce the cash amount to twenty percent (20%) of the total cost of construction and installation of the Public Improvements, to be held by the Town during the two-year warranty period. If the Public Improvements are not completed within the required time, the monies may be used to complete the improvements.

12. Nuisance Conditions. The Developer agrees to prevent the existence of any nuisances by way of its construction activities, as the same are defined by the Elizabeth Municipal Code. In the event the authorized inspector/designated Town authority determines that a nuisance exists, the Developer shall be subject to the provisions set forth in Elizabeth Municipal Code regarding the abatement of nuisances and the cost assessed for the abatement thereof.

In addition to the provisions above, if the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon thirty (30) days' notice under this Agreement, exercise the right to draw upon the performance guarantee specified in paragraph 11 of this Agreement. The Town may draw on the performance guarantee in order to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Elizabeth Municipal Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits and/or the withholding of certificates of occupancy. The right to draw on the performance guarantee shall be subject to the sole discretion of the Town, provided the Developer has received thirty (30) days' notice, as provided herein.

The Town Planning Department and Public Works Department shall be authorized to cease processing any land use or permit applications submitted by the same developer for the property that is contained within the same Planned Unit Development, until the nuisance is abated. This shall include, but not be limited to, acceptance of applications, sending referrals, scheduling meetings or hearings, or conducting reviews of projects.

13. Indemnification. The Developer shall indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from, or on account of, any act or omission of the Developer, or of any other person or entity for whose act or omission the Developer is liable, with respect to construction of the Public Improvements; and the Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim.

The Developer shall pay all property taxes on the Property dedicated to the Town, and shall indemnify and hold harmless the Town for any property tax liability.

The Developer shall require that all contractors and other employees engaged in construction of Public Improvements shall maintain adequate workers' compensation insurance and public liability coverage and shall faithfully comply with the provisions of the Federal Occupational Safety and Health Act.

14. Waiver of Defects. In executing this Agreement the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer, as set forth herein, and concerning the procedure, substance and form of the ordinances or resolutions adopting this Agreement.

15. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

16. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents, or their designees, except in accordance with the Elizabeth Municipal Code and the laws of the State of Colorado.

17. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

18. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, as the case may be.

19. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto, that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

20. Governing Law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Elbert County, Colorado.

21. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Developer and a court of competent jurisdiction determines that the Developer was in default in the performance of the Agreement, the Developer shall pay the attorney fees, expenses and court costs of the Town.

22. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address, as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town:	Town of Elizabeth Attn: Town Administrator 151 S. Banner Street Elizabeth, Colorado 80107
With copy to:	Corey Y. Hoffmann, Esq. Hoffmann, Parker, Wilson & Carberry, P.C. 511 16 th Street, Suite 610 Denver, Colorado 80202
Notice to Developer:	Brian (Michael) Patterson MBP Enterprises Inc. / Cash for Houses, Colorado Brian@cashforhousescolorado.com

With Copies to:

23. Force Majeure. Whenever the Developer is required to complete the construction, repair or replacement of Public Improvements by an agreed deadline, the Developer shall be entitled to an extension of time equal to a delay in completing the foregoing, due to unforeseeable causes beyond the control and without the fault or negligence of the Developer, including, but not limited to, acts of God, weather, fires and strikes.

24. Approvals. Whenever approval or acceptance of the Town is necessary, pursuant to any provision of this Agreement, the Town shall act reasonably and in a timely manner in responding to such request for approval or acceptance.

25. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of the Developer under this Agreement, without the prior written approval of the Town. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the transfer or assignment of any of the rights and obligations of the Developer under this Agreement.

26. Recording of Agreement. This Agreement shall be recorded in the real estate records of Elbert County and shall be a covenant running with the Property, in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

27. Title and Authority. The Developer expressly warrants and represents to the Town that it is the recorded owner of the property constituting the Property and further represents and warrants, together with the undersigned individuals, that the undersigned individuals have full power and authority to enter into this Subdivision Agreement. The Developer and the undersigned individuals understand that the Town is relying on such representations and warranties in entering into this Agreement.

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF ELIZABETH, COLORADO

By: _____
Angela Ternus, Mayor

ATTEST:

Michelle Oeser, Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney

**DEVELOPER: *MBP Enterprises, Inc. / Cash for Houses,
Colorado***

By: _____
Brian (Michael) Patterson, Owner

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
20__, by _____, as _____ of _____.

My commission expires: _____.

(SEAL)

Notary Public

CVFG@GR ?

Jmrq 5* 6* 7 _lb / . * _jj gl @jmai / 0* Cjgx_`crf ? kclbcb\* \_jqm am k kmljw i lmul \_q rfc Rmul md Cjgx\_`crf
? kclbcb* Ams lrw md Cj`cpr* Qr_rc md Amjmp_bm,

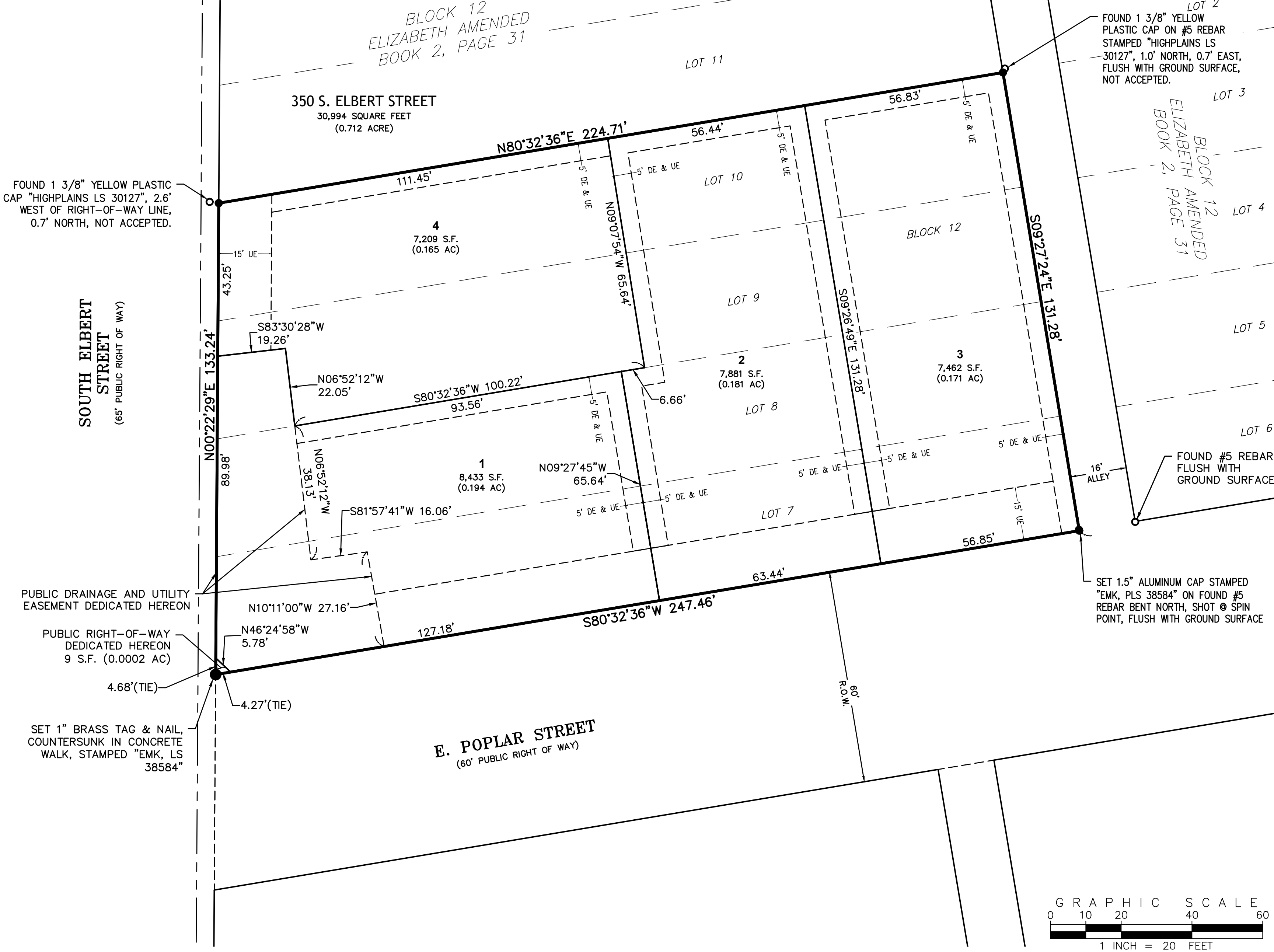
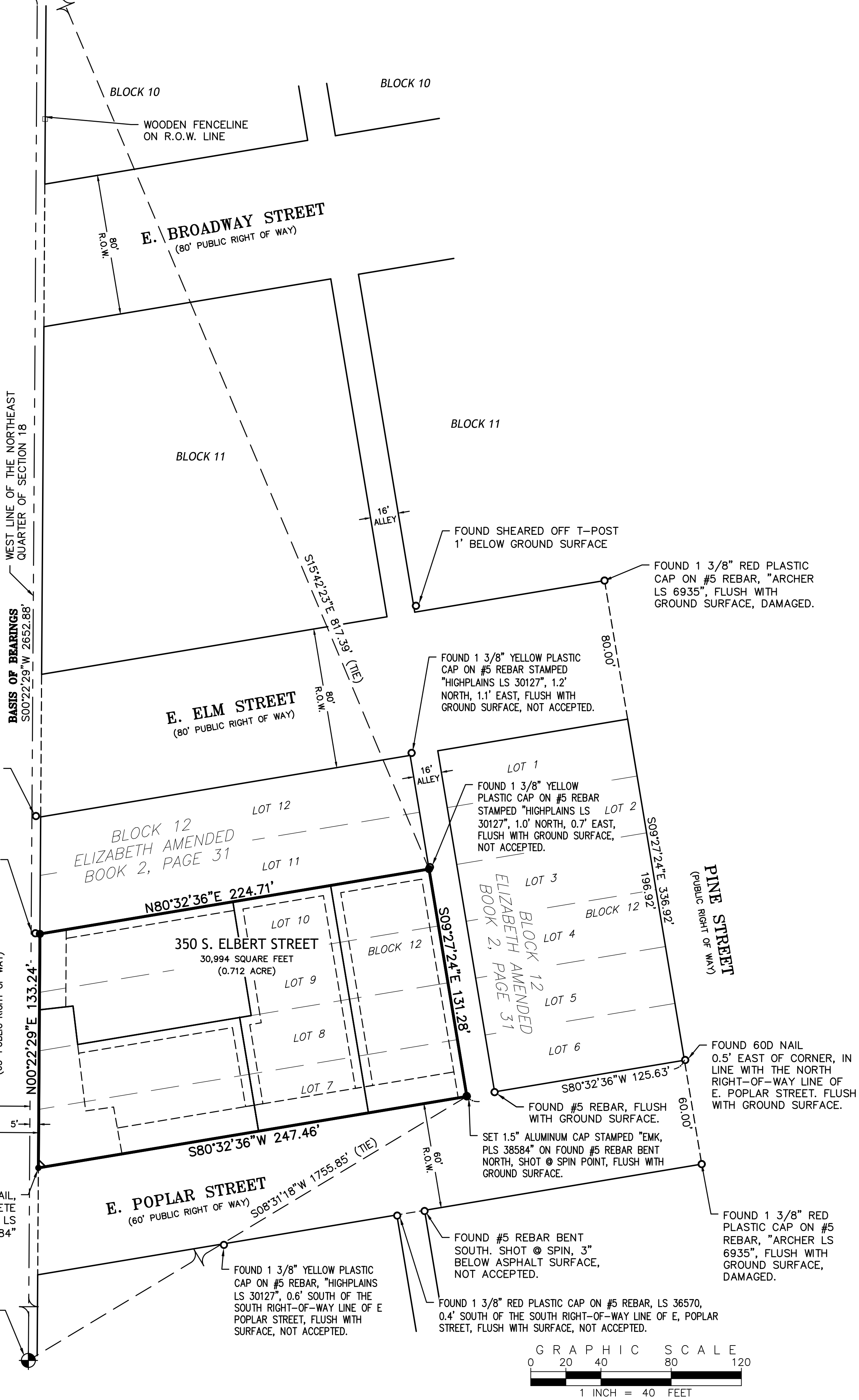
ELBERT STREET SUBDIVISION
FINAL PLAT

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

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18
FOUND 3.25" ALUMINUM CAP ON #5 REBAR, STAMPED "COLO DEPT OF TRANSPORTATION T8S R64W 1/4 S7[S18 2001 LS 31548", IN RANGE BOX

N89°45'35"E 2642.35'
NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18



NOTE:

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 PROPERTY CORNER PIN LIES 2.6 FEET INTO THE RIGHT-OF-WAY OF SOUTH ELBERT STREET (AS DOES A 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, AMENDED THAT SHOWS A SMALL GAP BETWEEN THE ALIQUOT 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 AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1.5" ALUMINUM CAP STAMPED "EMK, PLS 38584" ON 18" LONG #5 REBAR, UNLESS OTHERWISE NOTED

PREPARED BY

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

JOB NO. 13362
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

EXHIBIT C

ENGINEER'S ESTIMATE OF COST - RAPTOR CIVIL ENGINEERING					
PROJECT NAME:		350 Elbert Street			
DATE	8/7/2025	BY	ERIC BURTZLAFF, PE		
PUBLIC IMPROVEMENTS					
ITEM		QUANTITY	UNIT	UNIT COST	COST
IMPROVEMENTS					
Asphalt Patching/Pavement		720	SY	\$50	\$36,000
Concrete Paving		303	SY	\$100	\$30,300
6" Curb , Gutter		114	LF	\$36	\$4,104
Sidewalk (5.5' Width)		70	SY	\$42	\$2,940
20' Curb Cut		3	EA	\$5,000	\$15,000
SEWER					
48" Sewer Manhole		3.0	EA	\$4,250	\$12,750
6" PVC Sewer Main		246	LF	\$77	\$18,819
WATER					
Fire Hydrant		1.0	EA	\$3,500	\$3,500
6" PVC Water Main		256	LF	\$49	\$12,544
6" Fire Hydrant Lateral (C900 PVC)		23	LF	\$50	\$1,150
6" Gate Valve		1	EA	\$275	\$275
STORM/DRAINAGE					
12" Class IV RCP Storm Pipe		72	LF	\$26	\$1,879
		PUBLIC RIGHT OF WAY IMPROVEMENTS COST:			\$139,261
		15% CONTINGENCY:			\$20,889
		TOTAL COST:			\$160,150

NOTE: All costs shown hereon shall be reviewed by a licensed contractor for formal bid. This estimate is for informational purposes only and not intended to be a bid

ENGINEER'S ESTIMATE OF COST - RAPTOR CIVIL ENGINEERING					
PROJECT NAME:		350 Elbert Street			
DATE	8/7/2025	BY	ERIC BURTZLAFF, PE		
PUBLIC IMPROVEMENTS - LANDSCAPE					
ITEM		QUANTITY	UNIT	UNIT COST	COST
IMPROVEMENTS					
Seeding for 8' Tree Lawn		0.049	ACRE	\$6,000	\$292
		LANDSCAPE IMPROVEMENTS COST:			\$292
		15% CONTINGENCY:			\$44
		TOTAL COST:			\$335

NOTE: All costs shown hereon shall be reviewed by a licensed contractor for formal bid. This estimate is for informational purposes only and not intended to be a bid

EXHIBIT D-1
FORM- IRREVOCABLE LETTER OF CREDIT

Issuing Bank's Letterhead

Irrevocable Letter of Credit

Issuing Bank: [Type in bank name.]

Letter of Credit No.: [Type letter of credit number.]

Amount: [Type in aggregate amount.]

Issuance Date: [Type loc issuance date.]

Expiry Date: [Type loc expiration date.]

Name of Developer: [Type in name of
developer.]

Town of Elizabeth

[Address]

Attention: Mayor and Town Attorney

Ladies and Gentlemen:

We hereby establish this Irrevocable Letter of Credit in your favor for an amount up to the aggregate sum of \$_____ U.S. Dollars.

Funds under this credit are available to you by your draft or drafts drawn at sight on us containing the number of this Letter of Credit, as set forth above, in the Form of Sight Draft attached hereto as Exhibit 1 and incorporated by this reference. Partial drawings are permitted. The amount of the funds available under this Letter of Credit may not be reduced, except by payment of drafts drawn hereunder, or pursuant to written authorization given to us by the Town. The sole condition for payment of any draft under this Letter of Credit is that the draft be accompanied by a letter, on the Town's letterhead, signed by the Mayor or designee, stating that one or more of the following conditions exist:

a. The Town has determined that the Developer is in default of its obligations under that certain *[type in "agreement" or "permit"]*, to secure the performance of the *[type in the name and date of the agreement, such as "Site Improvement Agreement between the Town and Developer" and the name of the project, or "Development Agreement between the Town and Developer" and the name of the project]* or *[for permit, type in the name of the project]*;

or

b. That the expiry date of this Irrevocable Letter of Credit is less than fourteen (14) days from the date of the Mayor or designee's letter and the Developer

has not provided the Town with a replacement letter of credit in an amount and form acceptable to the Town to secure the performance of the *[type in name of the agreement]* or *[for permit, type in the name of the project]* described herein.

Drafts for payment by the Town, pursuant to this Letter of Credit, shall be deemed timely presented if, prior to the date of expiration of the Letter of Credit, the draft is deposited in the U.S. mail or otherwise delivered for transmission by any other usual means of communication with postage or cost of transmission prepaid and properly addressed to the above letterhead address.

We hereby agree with the Town that such drafts will be processed in good faith and duly honored, upon presentation to us, as provided herein. In case of wrongful dishonor, we agree to reimburse the Town for all court costs, investigative costs and reasonable attorneys fees the Town may incur in obtaining payment, according to the terms of this Letter of Credit. This Letter of Credit shall be governed by and construed in accordance with the laws of the State of Colorado. We further agree that the exclusive venue for any action concerning this Letter of Credit shall be the District Court for Elbert County, Colorado.

Very truly yours,
[Name of Bank]

By: _____
Signature of Authorized Signing Officer

Print
Name
[Signature Must Be Notarized]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this day of
20 , by _____, as _____ of _____

My commission expires: _____ –

SEAL

Notary Public

EXHIBIT 1

FORM OF SIGHT DRAFT

Date: _____

At sight, pay to the order of Town of Elizabeth _____
Dollars

(\$ _____), for value received and charge to the account of *[name of Developer]*.

Drawn under Letter of Credit No _____
[type letter of credit issuance date].

To: *[name of Issuing Bank]* _____, Town of Elizabeth, beneficiary,

[Address of Issuing Bank] _____

By: *[type Mayor or designee]*

EXHIBIT D-2

FINANCIAL GUARANTEE AGREEMENT

THIS FINANCIAL GUARANTEE AGREEMENT (the "Agreement") is entered into this _____ day of _____, 20____, by and between the Town of Elizabeth, Colorado, a statutory _____ municipality (the "Town"), and _____ (the "Developer").

RECITALS

WHEREAS, the Town and the Developer have entered into that certain Subdivision Agreement (the "Subdivision Agreement") dated _____, 20____, concerning that certain real property known as _____, which is more particularly described in **Exhibit A**, which is attached to the Subdivision Agreement (the "Property"); and

WHEREAS, pursuant to the Subdivision Agreement, the Developer has agreed to install and complete at its expense certain Public Improvements (as that term is defined in the Subdivision Agreement) on the Property and to provide the Town with a financial guarantee, in an amount equal to one-hundred ten percent (110%) of the costs of the Public Improvements naming the Town as the designated beneficiary, to secure the performance and completion of the Public Improvements.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby acknowledged and confessed, the parties hereto covenant and agree as follows:

1. Purpose. The purpose of this Agreement is to provide for a financial guarantee to the Town for the performance and completion of the Public Improvements described in the Subdivision Agreement and, accordingly, to supplement the terms and conditions of the Subdivision Agreement. Defined terms within the Subdivision Agreement shall have the same meaning when used herein.

2. Financial guarantee. In order to secure the performance and completion of the Public Improvements, the Developer agrees to deposit with the Town the sum of _____ Dollars (\$ _____), which represents one hundred ten percent (110%) of the estimated cost of the Public Improvements (the "Financial Guarantee Funds"). All Financial Guarantee Funds shall be deposited in the Town's General Fund. The Town shall not be required to pay the Developer any interest on the Financial Guarantee Funds.

The estimated costs of the Public Improvements shall be a figure mutually agreed upon by the Developer and the Town's Director of Public Works. If, however, they are unable to agree, the Director of Public Works' estimate shall govern after giving consideration to information provided by the Developer including, but not limited to, construction contracts and engineering estimates. The purpose of the cost estimate is solely to determine the amount of the financial guarantee. No representations are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such Public Improvements.

The estimated costs of the Public Improvements may increase in the future. Accordingly, the Town reserves the right to review and adjust the cost estimate prior to the issuance of any grading permit for the Property and on an annual basis thereafter. Adjusted cost estimates will be made according to changes in the Construction Costs Index as published by the *Engineering News Record* or based upon actual construction bids, as determined by the Town in the exercise of its sole discretion. If the Town adjusts the cost estimate for the Public Improvements, the Town shall give written notice to the Developer. The Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with new funds in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the Town with additional Financial Guarantee Funds, the Town may exercise the remedies provided for in paragraph 5 of the Subdivision Agreement; provided, however, that prior to increasing the amount of additional Financial Guarantee Funds required, the Town shall give credit to the Developer for all required Public Improvements which have actually been completed so that the amount of Financial Guarantee Funds required at any time shall relate to the cost of required Public Improvements not yet constructed.

3. Release of Financial Guarantee Funds.

a. The Developer intends to enter into several different contracts with different contractors to install the Public Improvements. It is the intent of the parties hereto that Financial Guarantee Funds will be released as work is completed on each individual contract. In the event the Public Improvements are not constructed or completed within the period of time specified by paragraph 8 of the Subdivision Agreement or a written extension of time mutually agreed upon by the parties to this Agreement, the Town may draw on the Financial Guarantee Funds to complete the Public Improvements called for in this Agreement.

b. The Financial Guarantee Funds are to be used solely and exclusively for the completion of the Public Improvements or as provided in Section 12 of the Subdivision Agreement. The Town will disburse up to ninety percent (90%) of the estimated cost of the Public Improvements as progress payments according to the schedule of values attached as **Exhibit 1** and incorporated by this reference (the "Schedule of Values"), upon the Developer's satisfaction of the following draw requirements:

1. The Developer delivers an application to the Town (which includes a certification signed by the Developer of the percentage of the total Public Improvements completed according to the Schedule of Values), which application will be made no more than once per month and shall be tied to progress toward the completion of the Public Improvements, as identified in the application (the "Application").

2. Upon receipt of the Application, the Town shall have thirty (30) calendar days within which to provide written acknowledgement from the Public Works Director or designee of the Town that the Application may be paid, partially paid, or denied. The Town's affirmation and payment will not constitute approval by the Town of the completion and/or acceptance of Public Improvements, or any portion thereof. Such acknowledgement shall not be unreasonably denied or withheld by the Town and shall be given if the Public Improvements described in the Application are completed in accordance with the construction plans approved by the Town.

3. The Town shall have no obligation to provide probationary acceptance of the Public Improvements, until all of the Public Improvements are completed and all deficiencies, of any type, including, but not limited to, maintenance, materials or workmanship, that are identified by the Public Works Director at the final inspection are corrected (regardless of the cause of the deficiency).

4. Upon the Town's probationary acceptance of the Public Improvements, the Developer has the option of substituting a letter of credit for twenty percent (20%) of the cost of the Public Improvements that the Town is holding for the two-year warranty period, as described in the Subdivision Agreement, in a form and from a financial institution acceptable to the Town.

c. That portion of the Financial Guarantee Funds which represents twenty percent (20%) of the estimated costs of the Public Improvements shall be retained by the Town during the two-year warranty period described in the Subdivision Agreement. At the end of the warranty period and upon final acceptance by the Town, the remaining Financial Guarantee Funds shall be released to the Developer. The Town may draw on the Financial Guarantee Funds during the warranty period to correct any problems with the Public Improvements which have not been corrected by the Developer, as provided by the Subdivision Agreement.

4. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

5. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Elizabeth Municipal Code and the laws of the State of Colorado.

6. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

7. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns as the case may be.

8. Invalid Provision. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two (2) constructions, one of which would render the provision void, and the other which would render the provision valid, then the provisions shall have the meaning which renders it valid.

9. Governing law. The laws of the State of Colorado shall govern the validity, performance and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that venue of such suit or action shall be in Elbert County, Colorado.

10. Notice. All notice required under this Agreement shall be in writing and shall be hand delivered or sent by registered or certified mail, return receipt requested, postage prepaid,

to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party, by notice so given, may change the address to which future notices shall be sent.

Notice to the Town: Town of Elizabeth
Attn: Town Administrator
151 S. Banner Street
Elizabeth, Colorado 80107

With a copy to: Corey Y. Hoffmann, Esq.
Hoffmann, Parker, Wilson & Carberry, P.C.
511 16th Street, Suite 610
Denver, Colorado 80202

Notice to Developer: _____

With a copy to: _____

11. Assignment or Assignments. There shall be no transfer or assignment of any of the rights or obligations of the Developer under this Agreement without the prior written approval of the Town. The Developer agrees to provide the Town with at least fourteen (14) days' advance written notice of the transfer or assignment of any of the rights and obligations of the Developer under this Agreement.

12. Title and Authority. The Developer expressly warrants and represents to the Town that it is the record owner of the property constituting the Property and further represents and warrants, together with the undersigned individual(s) that the undersigned individuals(s) has or have full power and authority to enter into this Financial Guarantee Agreement. The Developer and the undersigned individual(s) understand that the Town is relying on such representations and warranties in entering into this Agreement.

13. Conflict with Subdivision Agreements. In the event there is a conflict between the language contained within the Financial Guarantee Agreement and the language contained within the Subdivision Agreement, the language contained in the Subdivision Agreement shall control.

WHEREFORE, the parties hereto have executed this Agreement on the day and year first above written.

TOWN OF ELIZABETH, COLORADO

By: _____
Angela Ternus, Mayor

ATTEST:

Michelle Oeser, Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney

DEVELOPER: [COMPANY NAME]

By: _____
[Name, title]

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
20__, by _____, as _____ of _____.

My commission expires: _____.

SEAL

Notary Public

CVFG@GR ?

Jmrq 5* 6* 7 _lb / . * _jj gl @jmai / 0* Cjgx_`crf ? kclbcb\* \_jqm am k kmljw i lmul \_q rfc Rmul md Cjgx\_`crf
? kclbcb* Ams lrw md Cj`cpr* Qr_rc md Amjmp_bm,

ELBERT STREET SUBDIVISION
FINAL PLAT

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

NORTHWEST CORNER OF THE NORTHEAST
QUARTER OF SECTION 18
FOUND 3.25" ALUMINUM CAP ON #5 REBAR, STAMPED "COLO
DEPT OF TRANSPORTATION T8S R64W 1/4 S7[S18 2001 LS
31548", IN RANGE BOX

N89°45'35"E 2642.35'
NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 18

WEST LINE OF THE NORTHEAST
QUARTER OF SECTION 18
BASIS OF BEARINGS
S00°22'29"W 2652.88'

SOUTH ELBERT
STREET
(65' PUBLIC RIGHT OF WAY)

E. ELM STREET
(80' PUBLIC RIGHT OF WAY)

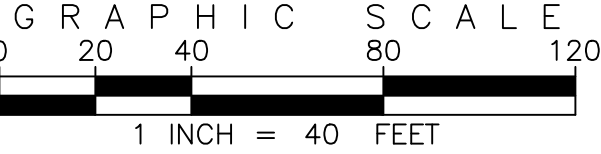
BLOCK 12
ELIZABETH AMENDED
BOOK 2, PAGE 31

350 S. ELBERT STREET
30,994 SQUARE FEET
(0.712 ACRE)

E. POPLAR STREET
(60' PUBLIC RIGHT OF WAY)

CENTER QUARTER OF
SECTION 18

FOUND 2 1/2" ALUMINUM CAP ON #6
REBAR STAMPED "HIGH PLAINS SURVEY
CO., INC. T8S R64W, C1/4 * S18, PLS
30127, 2006", FLUSH WITH SURFACE.



BLOCK 12
ELIZABETH AMENDED
BOOK 2, PAGE 31

350 S. ELBERT STREET
30,994 SQUARE FEET
(0.712 ACRE)

FOUND 1 3/8" YELLOW PLASTIC
CAP "HIGHPLAINS LS 30127", 2.6'
WEST OF RIGHT-OF-WAY LINE,
0.7' NORTH, NOT ACCEPTED.

SOUTH ELBERT
STREET
(65' PUBLIC RIGHT OF WAY)

PUBLIC DRAINAGE AND UTILITY
EASEMENT DEDICATED HEREON

PUBLIC RIGHT-OF-WAY
DEDICATED HEREON
9 S.F. (0.0002 AC)

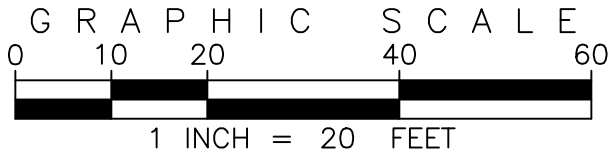
SET 1" BRASS TAG & NAIL,
COUNTERSUNK IN CONCRETE
WALK, STAMPED "EMK, LS
38584"

E. POPLAR STREET
(60' PUBLIC RIGHT OF WAY)

FOUND 1 3/8" YELLOW
PLASTIC CAP ON #5 REBAR
STAMPED "HIGHPLAINS LS
30127", 1.0' NORTH, 0.7' EAST,
FLUSH WITH GROUND SURFACE,
NOT ACCEPTED.

BLOCK 12
ELIZABETH AMENDED
BOOK 2, PAGE 31

SET 1.5" ALUMINUM CAP STAMPED
"EMK, PLS 38584" ON FOUND #5
REBAR BENT NORTH, SHOT @ SPIN
POINT, FLUSH WITH GROUND SURFACE



NOTE:

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 PROPERTY CORNER PIN LIES 2.6
FEET INTO THE RIGHT-OF-WAY OF SOUTH ELBERT STREET (AS DOES A 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,
AMENDED THAT SHOWS A SMALL GAP BETWEEN THE ALIQUOT 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 AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1.5" ALUMINUM CAP STAMPED "EMK,
PLS 38584" ON 18" LONG #5 REBAR,
UNLESS OTHERWISE NOTED

PREPARED BY



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

EXHIBIT C

ENGINEER'S ESTIMATE OF COST - RAPTOR CIVIL ENGINEERING					
PROJECT NAME:		350 Elbert Street			
DATE	8/7/2025	BY	ERIC BURTZLAFF, PE		
PUBLIC IMPROVEMENTS					
ITEM		QUANTITY	UNIT	UNIT COST	COST
IMPROVEMENTS					
Asphalt Patching/Pavement		720	SY	\$50	\$36,000
Concrete Paving		303	SY	\$100	\$30,300
6" Curb , Gutter		114	LF	\$36	\$4,104
Sidewalk (5.5' Width)		70	SY	\$42	\$2,940
20' Curb Cut		3	EA	\$5,000	\$15,000
SEWER					
48" Sewer Manhole		3.0	EA	\$4,250	\$12,750
6" PVC Sewer Main		246	LF	\$77	\$18,819
WATER					
Fire Hydrant		1.0	EA	\$3,500	\$3,500
6" PVC Water Main		256	LF	\$49	\$12,544
6" Fire Hydrant Lateral (C900 PVC)		23	LF	\$50	\$1,150
6" Gate Valve		1	EA	\$275	\$275
STORM/DRAINAGE					
12" Class IV RCP Storm Pipe		72	LF	\$26	\$1,879
		PUBLIC RIGHT OF WAY IMPROVEMENTS COST:			\$139,261
		15% CONTINGENCY:			\$20,889
		TOTAL COST:			\$160,150

NOTE: All costs shown hereon shall be reviewed by a licensed contractor for formal bid. This estimate is for informational purposes only and not intended to be a bid

ENGINEER'S ESTIMATE OF COST - RAPTOR CIVIL ENGINEERING					
PROJECT NAME:		350 Elbert Street			
DATE	8/7/2025	BY	ERIC BURTZLAFF, PE		
PUBLIC IMPROVEMENTS - LANDSCAPE					
ITEM		QUANTITY	UNIT	UNIT COST	COST
IMPROVEMENTS					
Seeding for 8' Tree Lawn		0.049	ACRE	\$6,000	\$292
		LANDSCAPE IMPROVEMENTS COST:			\$292
		15% CONTINGENCY:			\$44
		TOTAL COST:			\$335

NOTE: All costs shown hereon shall be reviewed by a licensed contractor for formal bid. This estimate is for informational purposes only and not intended to be a bid

EXHIBIT A: APPLICANT SUBMITTAL

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.

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.

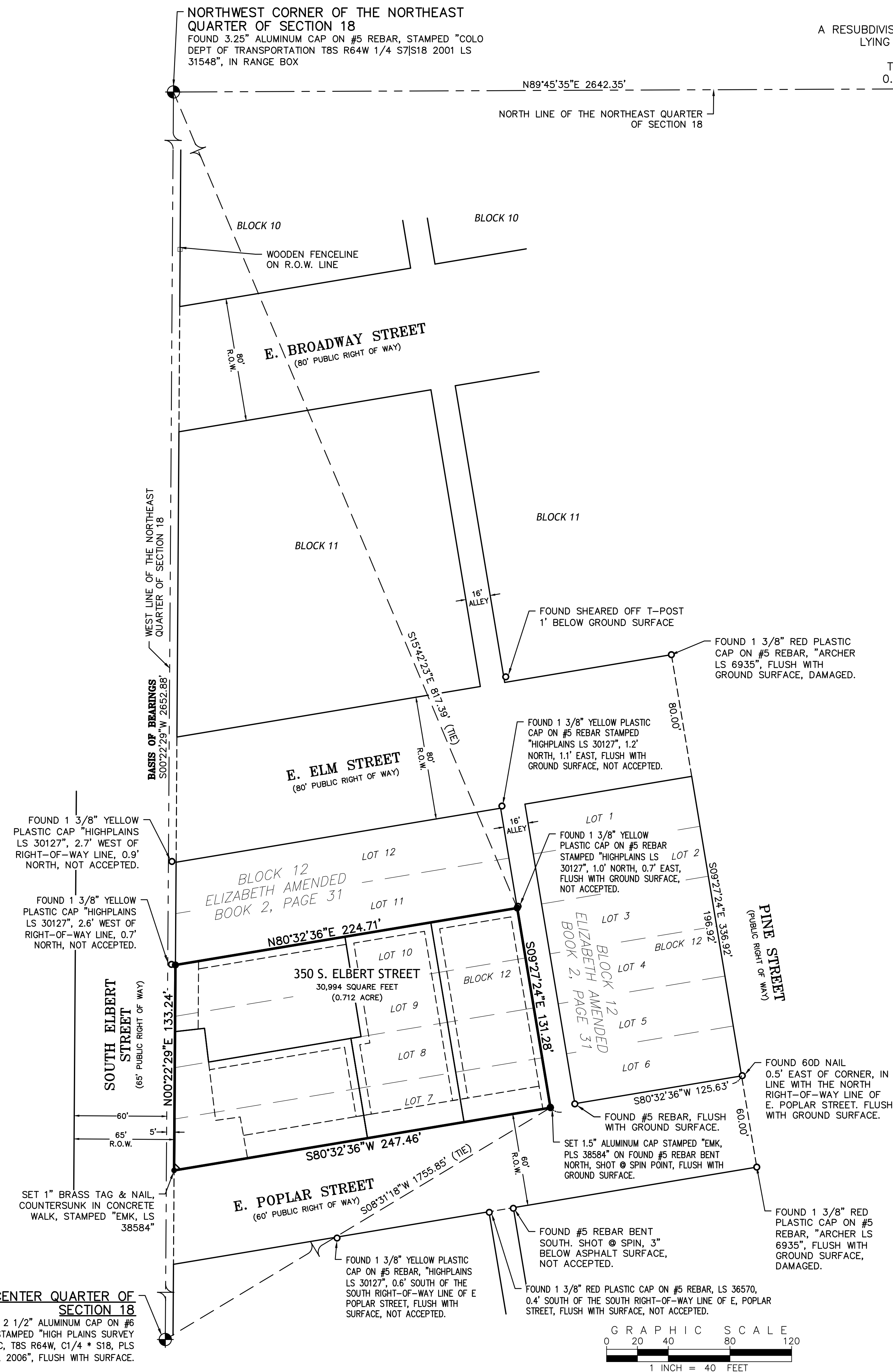
1. FIRST INTEGRITY TITLE COMPANY, COMMITMENT NO.: 103-2504462-T, EFFECTIVE DATE: MARCH 17, 2025, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED 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 WILL BE INCLUDED, 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 61 of 500

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



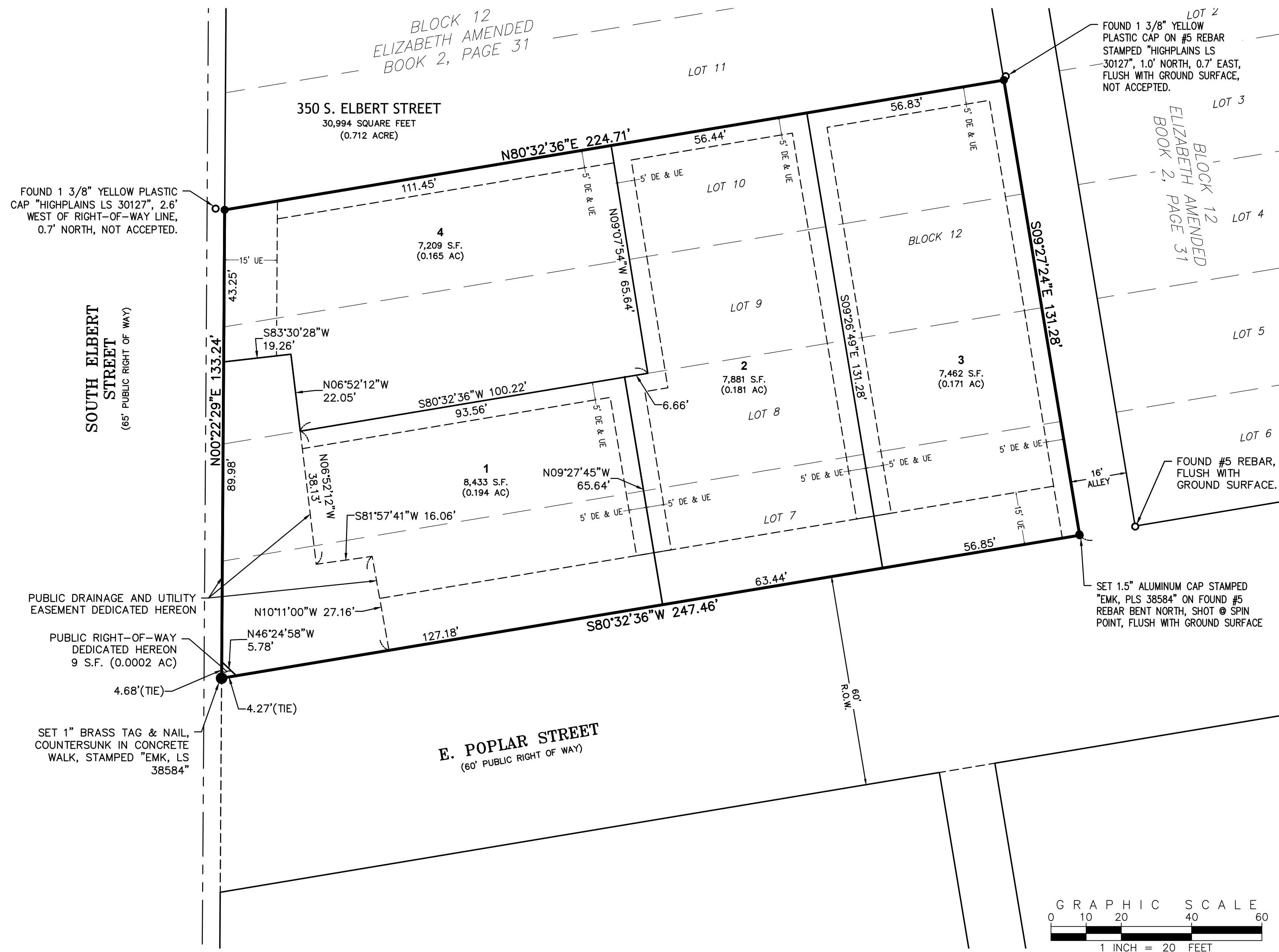
NOTE:

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.

GATHERED BOUNDARY EVIDENCE AND FOUND THAT THE PREVIOUS TWO SURVEYS WERE DEFICIENT IN EVIDENCE AND RESOLUTION. FURTHER INVESTIGATION SHOWS THAT THE NORTHWEST PROPERTY CORNER PIN LIES 2.6 FEET INTO THE RIGHT-OF-WAY OF SOUTH ELBERT STREET (AS DOES A 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, AMENDED THAT SHOWS A SMALL GAP BETWEEN THE ALIQUOT 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 AS NOTED
 FOUND MONUMENT AS NOTED
 SET 1.5" ALUMINUM CAP STAMPED "EMK,
PLS 38584" ON 18" LONG #5 REBAR,
UNLESS OTHERWISE NOTED

PREPARED BY



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

☐ PUD (planned unit development)

☐ VARIANCE

☐ SITE PLAN

☐ PLAT

☐ MINOR PLAT/REPLAT

☐ SUBDIVISION

☐ OTHER

☐ USE BY SPECIAL REVIEW

☐ ANNEXATION

☒ MINOR SUBDIVISION

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	MBP Enterprise	State of Incorporation	
Address	8888 Inspiration Drive Parker, CO 80138		
Telephone	303-829-6001	Fax	
Contact Person			
Name	Michael Patterson	Title	
Telephone	303-829-6001	Cell Phone	
Email Address	brian@cashforhousescolorado.com		
Development Information			
Name of Development	350 Elbert Street	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)	2 x \$1,226.00 = \$2452.00	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:

MBP Enterprises inc.
By: Michael B. Patterson

Date: 8/15/2023

ELIZABETH FIRE PROTECTION DISTRICT:

By: Kara Gerczynski

Date: 11/28/2022

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

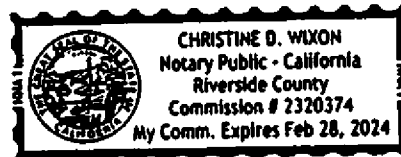
Curtis Weaver
By Curtis Weaver Member OF THE WEAVER 350, LLC

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.: 103-2504462-T
Property Address: 350 South Elbert Street, Elizabeth, CO 80107
Buyer(s)/Borrower(s): N/A
Seller(s): MBP Enterprises Inc., a Colorado corporation

BUYER/BORROWER

N/A
Delivered Via Email

SELLER

MBP Enterprises Inc., a Colorado corporation
Delivered Via Agent

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: 103-2504462-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:

CHICAGO TITLE INSURANCE COMPANY

First Integrity Title Company

Virginia Banks

Virginia Banks



By: *Michael J. Nolan*
Michael J. Nolan
President

ATTEST: *Marjorie Nemzura*
Marjorie Nemzura
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.: 103-2504462-T
Property Address: 350 South Elbert Street, Elizabeth, CO 80107

SCHEDULE A

1. Commitment Date: **July 28, 2025**
2. Policy to be issued: **Premium**
 - a. ALTA Owners Policy (07/01/2021) **\$0.00**
Proposed Insured:
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple

Endorsements:

Additional Title Charges:

- Search - Update fee **\$50.00**
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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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



103-2504462-T

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.
6. Receipt by the Company of the appropriate affidavit and indemnity executed by the owners of the subject property.

THE PARTIES INVOLVED IN THE TRANSACTION MUST INFORM THE COMPANY, IN WRITING, IF ANY PORTION OF THE PROPERTY WILL BE USED IN CONNECTION WITH THE CULTIVATION, DISTRIBUTION, MANUFACTURE OR SALE OF MARIJUANA.

NOTICE: PLEASE BE AWARE THAT DUE TO THE CONFLICT BETWEEN FEDERAL AND STATE LAWS CONCERNING THE CULTIVATION, DISTRIBUTION, MANUFACTURE OR SALE OF MARIJUANA, THE COMPANY IS NOT PERMITTED TO PROVIDE ESCROW SERVICES OR TITLE INSURANCE FOR ANY TRANSACTION INVOLVING REAL PROPERTY THAT IS ASSOCIATED WITH THESE ACTIVITIES.

End of Schedule B, Part I

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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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



103-2504462-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. ITEM INTENTIONALLY DELETED.
12. ITEM INTENTIONALLY DELETED.

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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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



103-2504462-T

13. STATEMENT OF LIEN CLAIMED BY TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$386.03 RECORDED ON DECEMBER 30, 2024 AT RECEPTION NO. [639738](#) IN BOOK 848 PAGE 880.
14. STATEMENT OF LIEN CLAIMED BY TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$591.22 RECORDED ON 04/22/2025 AT RECEPTION NO. 642416.
15. STATEMENT OF LIEN CLAIMED BY TOWN OF ELIZABETH, COLORADO, A COLORADO MUNICIPAL CORPORATION IN THE AMOUNT OF \$288.86 RECORDED ON 06/24/2025 AT RECEPTION NO. 643901.

End of Schedule B, Part II

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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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



103-2504462-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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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



103-2504462-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.

Choices With Your Information:

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.

International Users

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.

FNF Website Services for Mortgage Loans

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.

Your Consent To This Privacy Notice; Notice Changes

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 Materialmen's 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.

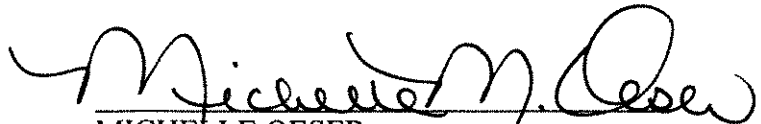
Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy, the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain 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.

NOTICE OF LIEN

THE TOWN OF ELIZABETH, COLORADO, a Colorado Municipal Corporation, wishing to avail itself of lien rights set forth in C.R.S. § 31-20-105 and the Town Municipal Code § 13-2-120(f), makes the following statement of lien:

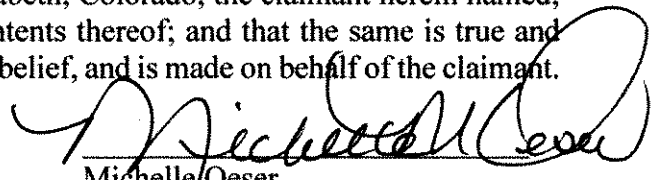
1. The name of the owner or reputed owner of such property to be charged with the lien is: MBP Enterprises Inc.
2. The name and mailing address of the municipality claiming the lien is the Town of Elizabeth, 151 S. Banner Street, Elizabeth, Colorado 80107.
3. The property to be charged with such lien is known as follows:
 - a. 350 S Elbert Street, Elizabeth, CO 80107;
 - b. Elbert County Parcel ID 8418113003;
 - c. Elbert County Account R108596;
 - d. Section: 18 Township: 8 Range: 64 Subdivision: ELIZABETH AMEND 1 Block: 12 Lot: 7 AND:- Lot: 8 AND:- Lot: 9 AND:- Lot: 10.
4. Said lien has arisen by operation of law and is held for, and on account of unpaid water and/or sewer charges at the above-reference property in the 2022-2025 calendar years.
5. The amount of indebtedness due or owing to the claimant for which said lien is claimed, for services furnished and supplied is \$591.22, together with interest thereon at the rate of six percent (6%) per annum.

TOWN OF ELIZABETH, COLORADO

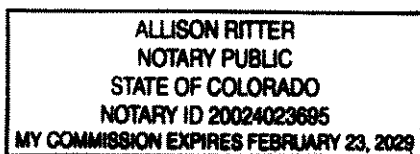

MICHELLE OESER
TOWN CLERK
ELIZABETH, COLORADO

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Michelle M. Oeser being of lawful age and being first duly sworn upon oath, do say that I, as the Town Clerk of the Town of the Elizabeth, Colorado, the claimant herein named; have read the within notice of lien and know the contents thereof; and that the same is true and correct, to the best of my knowledge, information and belief, and is made on behalf of the claimant.


Michelle Oeser

Subscribed and sworn to before me in the County of Elbert, State of Colorado this 22nd day of April, 2025.



My commission expires: February 23, 2029
Witness my hand and official seal.


Allison Ritter
Notary Public

NOTICE OF LIEN

THE TOWN OF ELIZABETH, COLORADO, a Colorado Municipal Corporation, wishing to avail itself of lien rights set forth in C.R.S. § 31-20-105 and the Town Municipal Code § 13-2-120(f), makes the following statement of lien:

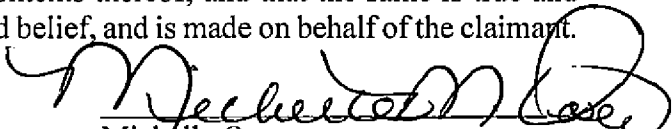
1. The name of the owner or reputed owner of such property to be charged with the lien is: MBP Enterprises Inc.
2. The name and mailing address of the municipality claiming the lien is the Town of Elizabeth, 151 S. Banner Street, Elizabeth, Colorado 80107.
3. The property to be charged with such lien is known as follows:
 - a. 350 S Elbert Street, Elizabeth, CO 80107;
 - b. Elbert County Parcel ID 8418113003;
 - c. Elbert County Account R108596;
 - d. Section: 18 Township: 8 Range: 64 Subdivision: ELIZABETH AMEND 1 Block: 12 Lot: 7 AND:- Lot: 8 AND:- Lot: 9 AND:- Lot: 10.
4. Said lien has arisen by operation of law and is held for, and on account of unpaid water and/or sewer charges at the above-reference property in the 2022-2025 calendar years.
5. The amount of indebtedness due or owing to the claimant for which said lien is claimed, for services furnished and supplied is \$288.86, together with interest thereon at the rate of six percent (6%) per annum.

TOWN OF ELIZABETH, COLORADO

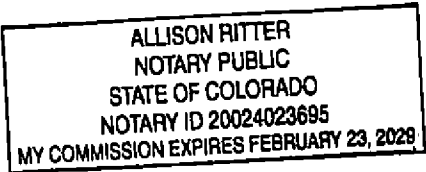

MICHELLE OESER
TOWN CLERK
ELIZABETH, COLORADO

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Michelle M. Oeser, being of lawful age and being first duly sworn upon oath, do say that I, as the Town Clerk of the Town of the Elizabeth, Colorado, the claimant herein named; have read the within notice of lien and know the contents thereof; and that the same is true and correct, to the best of my knowledge, information and belief, and is made on behalf of the claimant.


Michelle Oeser

Subscribed and sworn to before me in the County of Elbert, State of Colorado this 24th day of June, 2025.



My commission expires: Feb. 23, 2025
Witness my hand and official seal.

Allison Ritter
Notary Public

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.



The Energy to Thrive™



 [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

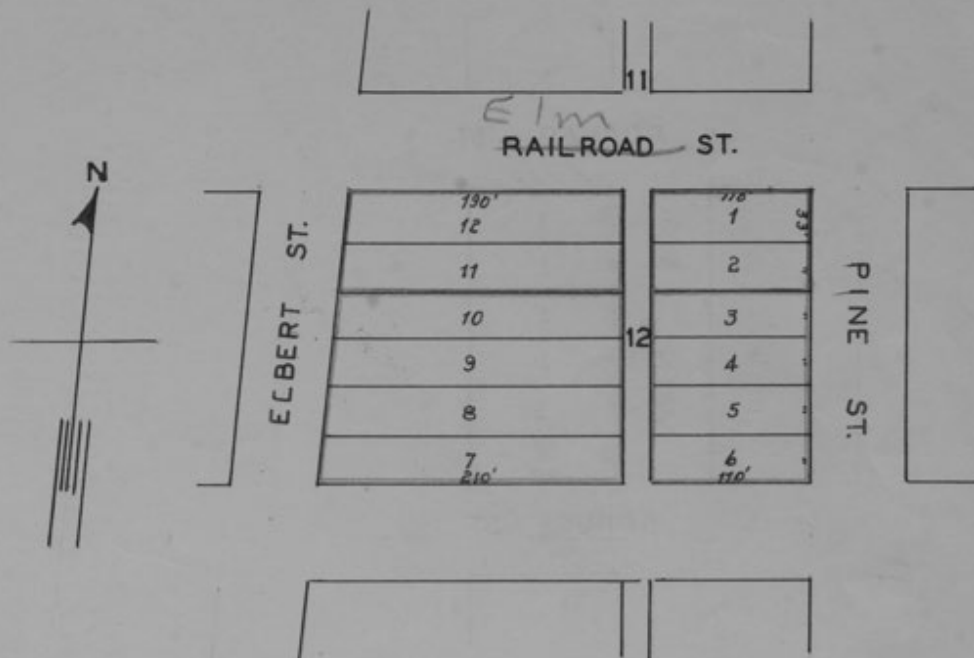
Josue,

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 10 of 11 5/1/01 - Old Writ Case 5/01 - K-001



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?



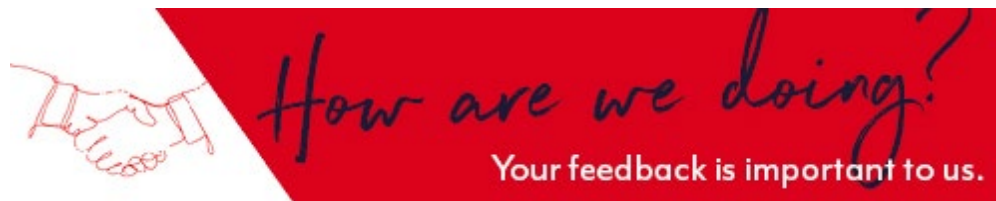
TYLER VODOPICH, PE

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

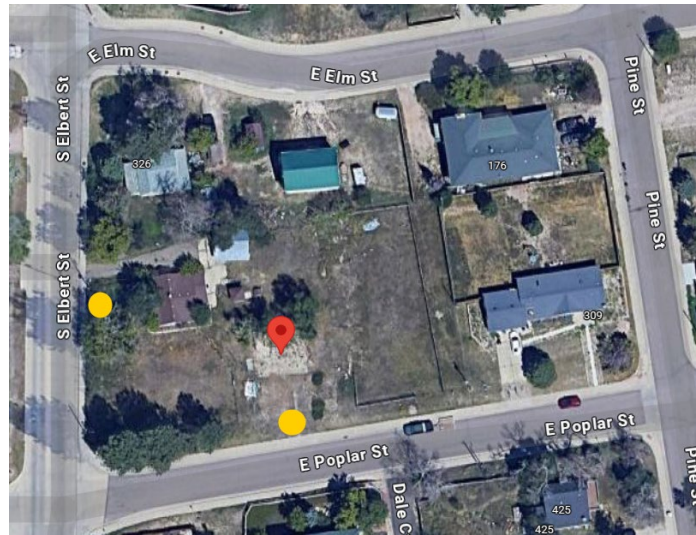
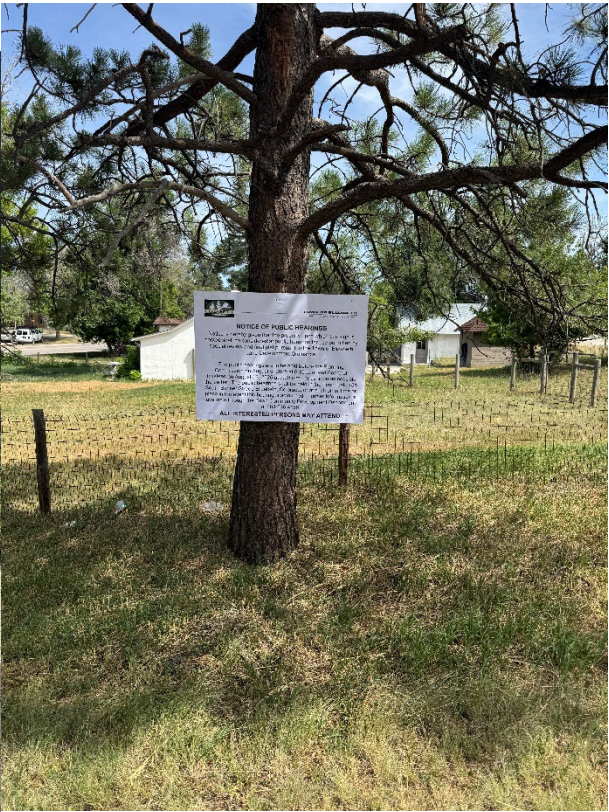
Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a final plat application for the project known as Elbert Street Subdivision on property described in Exhibit A and generally located on the northeast side of Poplar Street and Elbert Street 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
0.333	233	S		WORKMAN DANNY L	WORKMAN WANDA G	PO BOX 52	ELIZABETH	CO	80107
0.167	202	S		FAIRSERVICE KARLI A	AGUILAR GLAUB GUNTHER B	233 PINE ST	ELIZABETH	CO	80107
0.333	213	S		WAGNER MATTHEW G		3961 LAZY K DRIVE	CASTLE ROCK	CO	80104
0.143	146	W		ERJAVEC TARA A		PO BOX 863	ELIZABETH	CO	80107
0.143	134	W		HARRISON GARY NELSON	HARRISON CONNIE G	146 W BROADWAY ST	ELIZABETH	CO	80107-7555
0.143	128	W		SCHMIDT AMY L		134 WEST BROADWAY STREET	ELIZABETH	CO	80107
0.143	122	W		GARRETT TAYLOR		128 W BROADWAY ST	ELIZABETH	CO	80107-7555
0.287	235	S		WOLNER JOHN M	SCHUTTER RHONDA A	122 WEST BROADWAY STREET	ELIZABETH	CO	80107
0.214	133	E		SABO JOHN P		235 S ELBERT	ELIZABETH	CO	80107
0.167	191	S		A AND M PROPERTY LLC		133 E BROADWAY ST	ELIZABETH	CO	80107
0.167	188	S		PLATERO JOAQUIN ALFONSO	PLATERO SARAH ELIZABETH	616 CONESTOGA RD	FRANKTOWN	CO	80116
0.204	152	S		ARANIA LLC		107 PRAIRIE FALCON PARKWAY	BRIGHTON	CO	80601
0.333	131	S		STINNETTE IDA	C/O DONALD R STINNETTE	124 S ELBERT ST	ELIZABETH	CO	80107
4.237	589	S		ELIZABETH SCHOOL DISTRICT		PO BOX 513	WILBUR	WA	99185
						PO BOX 520	ELIZABETH	CO	80107-0520

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

Michael B. Patterson on Behalf of MBP Enterprises inc], being over the age of twenty-one (21) and duly sworn upon my oath, states as follows:

1. I am the applicant or applicant representative in the Town of Elizabeth land use application known as [**350 S. Elbert st. Subdivision and rezoning.**]

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

[MBP Entreprises Inc. Michael Patterson 8888 inspiration dr. Parker CO. 80138

3. In doing so, I specifically sent such notices via Certified mail with proper postage affixed to each mailing, and such notices were deposited for mailing on [**July 21st 2025 Certified mail**]

FURTHER AFFIANT SAYETH NAUGHT.

By: Michael B. Patterson

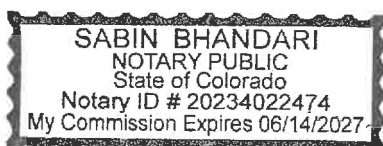
STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

Subscribed and sworn to before me this 30 day of July, 2025, by
Michael Patterson.

Witness my hand and official seal.

My commission expires: 06/14/2027
(SEAL)

By: Sabin Bhandari



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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Surprise, AZ 85388

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®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

07/22/2025

USPS

4589 0710 5270 2007 6949 44

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Elizabeth, CO 80107

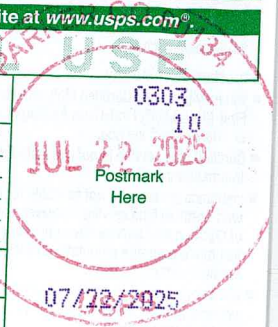
Certified Mail Fee	\$5.30
\$	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78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

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



4589 0710 5270 2007 6949 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

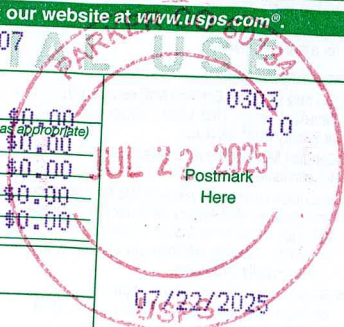
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 2007 6949 20

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0303 10

JUL 22 2025

Postmark Here

07/22/2025

USPS

9589 0710 5270 2007 6949 13

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

\$0.78

Total Postage and Fees

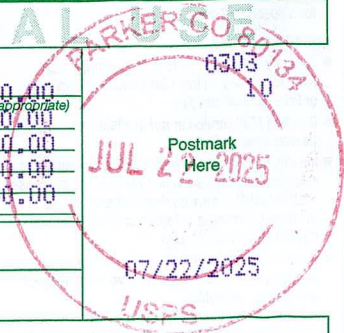
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6949 06

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

07/22/2025

USPS

9589 0710 5270 6948 90

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

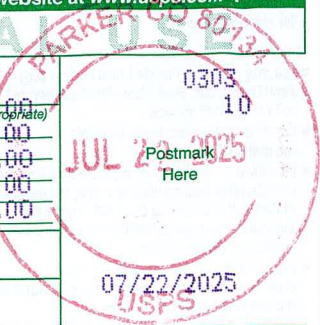
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 2007 6948 83

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

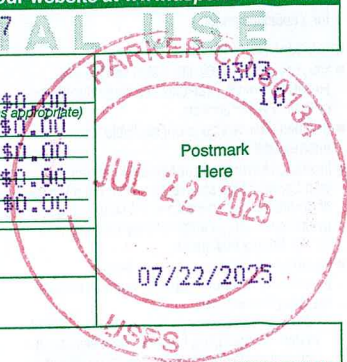
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 2007 6948 76

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

\$ Total Postage and Fees

\$6.08

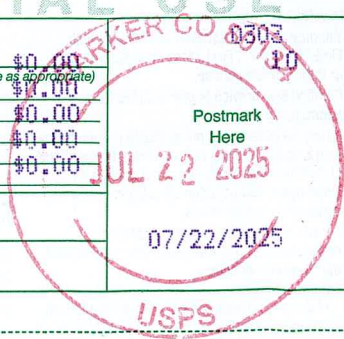
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 6948 69

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

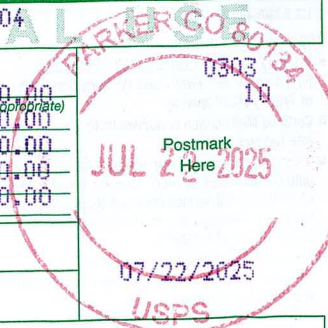
Total Postage and Fees \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6948 52

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

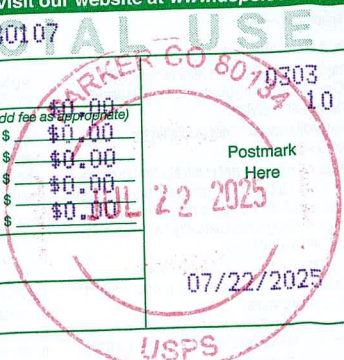
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6948 45

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6948 38

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

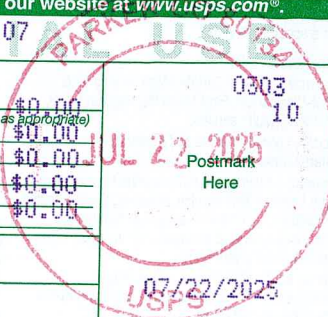
\$

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6948 21

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

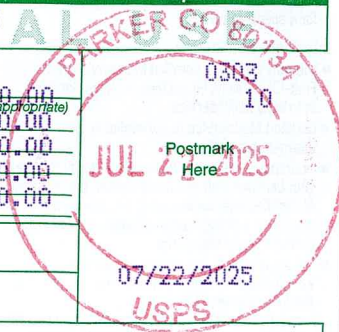
Postage		\$0.78
\$		
Total Postage and Fees		\$6.08
\$		

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6948 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

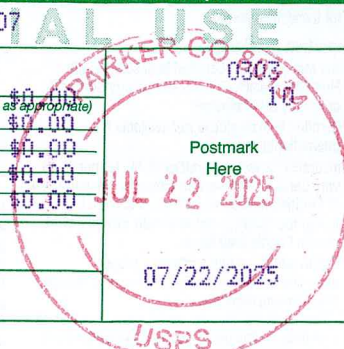
\$6.08

Sent To

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

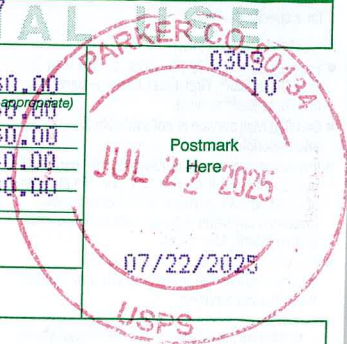
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6948 07

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
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
\$	\$0.00
Total Postage and Fees	\$6.08
\$	\$0.00
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



9589 0710 5270 2007 6947 91

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]
Elizabeth, CO 80107

Certified Mail Fee	\$5.30	0303 10 JUL 22 2025 Postmark Here 07/22/2025
\$	\$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	\$	
Postage	\$0.78	
\$		
Total Postage and Fees	\$6.08	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4 [®]		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2007 6947 84

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

0303

10

Postmark
Here

USPS 07/22/2025

9589 0710 5270 2007 6947 77

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

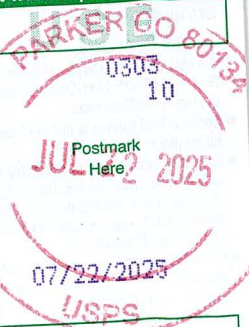
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0730 5207 6947 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Elizabeth, CO 80107

Certified Mail Fee \$5.30

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

07/22/2025

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Sent To

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

City, State, ZIP+4®

Postmark
Here

07/22/2025

USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5207 6947 46

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

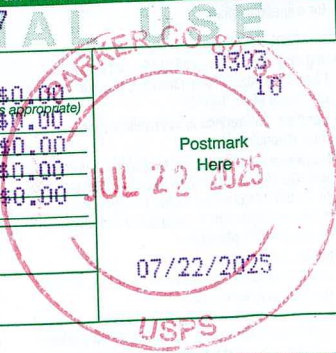
\$6.08
Total Postage and Fees

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Postmark
Here

07/22/2025

USPS

9589 0710 2007 6947 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6947 22

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Total Postage and Fees \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0303
10

Postmark
Here

07/22/2025

USPS

9589 0710 5270 6947 15

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

\$

Total Postage and Fees

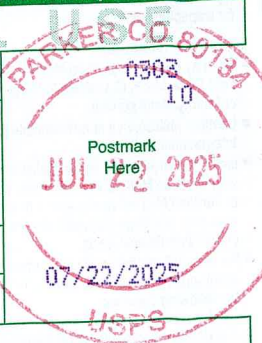
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6947 08

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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

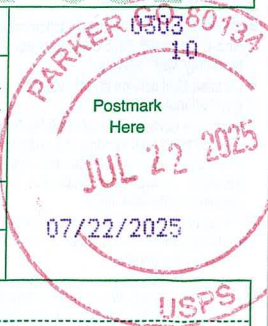
Postage	\$0.78
\$	
Total Postage and Fees	\$6.08
\$	

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6946 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

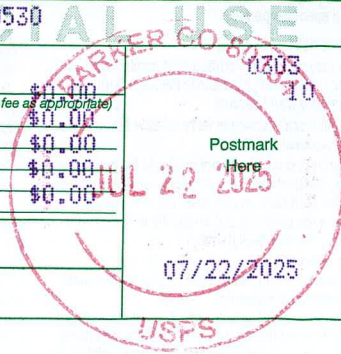
Total Postage and Fees
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Parker, CO 80134

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

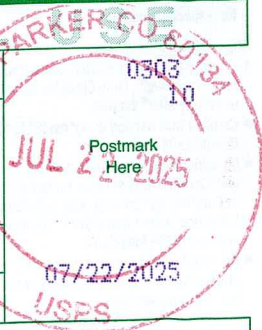
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5207 6946 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

\$

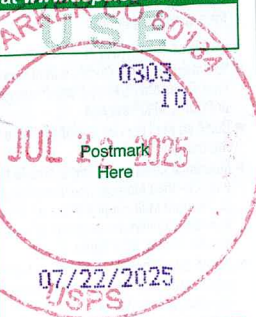
Total Postage and Fees

\$6.08

Sent To

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

City, State, ZIP+4®



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 6946 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

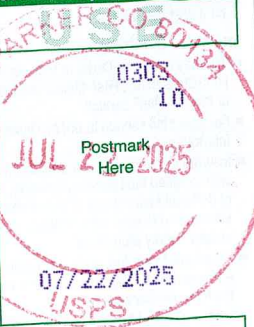
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6946 54

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5207 6946 30

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

Sent To

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

City, State, ZIP+4®

Postmark
Here
JUL 22 2025

07/22/2025

USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5207 6946 23

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Total Postage and Fees

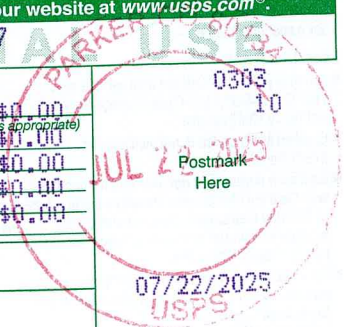
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6946 16

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 2007 6946 09

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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)	\$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

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

City, State, ZIP+4®

0303
10

Postmark
Here

JUL 22 2025

USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2007 6622 40

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

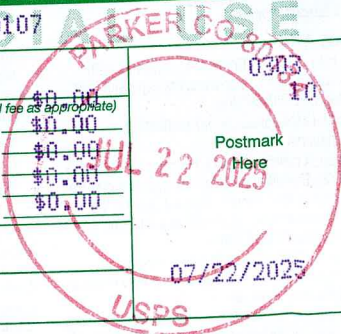
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5207 6622 33

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

\$

Total Postage and Fees \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0420 6222 26

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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
\$	
Total Postage and Fees	\$6.08
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4 [®]	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE

PARKER CO 80134

Postmark Here

JUL 22 2025

07/22/2025

USPS

9589 0710 5270 6622 02

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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)	\$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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0303
10
JUL 22 2025
Postmark
Here

07/22/2025
USPS

9589 0710 5270 2007 6622 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Franktown, CO 80116

Certified Mail Fee	\$5.30
\$	
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

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0303
10

Postmark
Here

USPS
07/22/2025

9589 0710 5270 2007 6621 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

Total Postage and Fees \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0308 10 34

Postmark Here

JUL 22 2025

USPS

9589 0710 5270 2007 6621 89

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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

Postage \$0.78

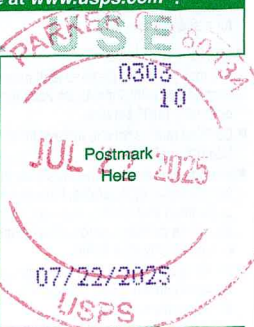
\$
Total Postage and Fees
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6621 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

PARKER 0303

160134

Postmark
Here

JUL 22 2025

07/22/2025

USPS

9589 0710 5270 2007 6621 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Total Postage and Fees \$6.08

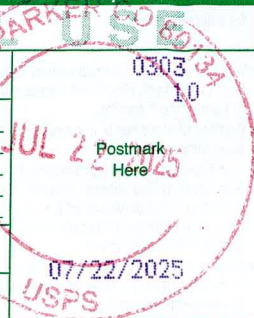
\$

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6621 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Total Postage and Fees
 \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

0303
 10
 JUL 22 2025
 Postmark
 Here
 07/22/2025

9589 0710 5270 2007 6621 41

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
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.	
City, State, ZIP+4®	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

PARKER CO 8010
03037
10
JUL 22 2025
Postmark Here
07/22/2025
USPS

9589 0710 5270 2007 6621 34

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

\$
Total Postage and Fees
\$6.08

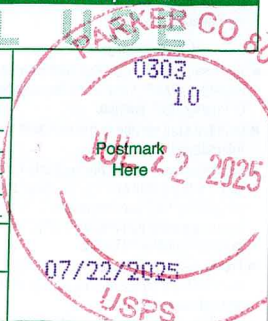
\$

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6621 27

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

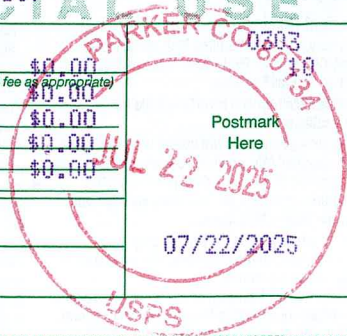
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Postmark
Here

07/22/2025

9589 0710 5270 2007 6621 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Elizabeth, CO 80107

Certified Mail Fee \$5.30

\$

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

☐ 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

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

City, State, ZIP+4®

0309 80134

10

Postmark Here

JUL 22 2025

07/22/2025

USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 2007 6621 03

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

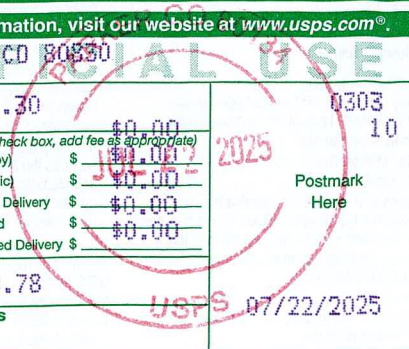
Total Postage and Fees
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6620 97

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

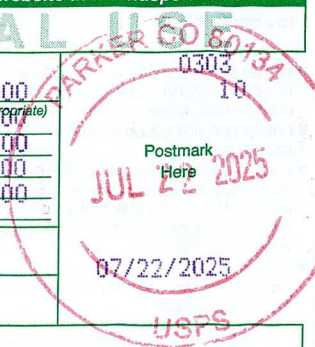
Total Postage and Fees

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6627 21

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

0303
10

JUL 22 2025
Postmark
Here

07/22/2025
USPS

7567 0710 5270 6627 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

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

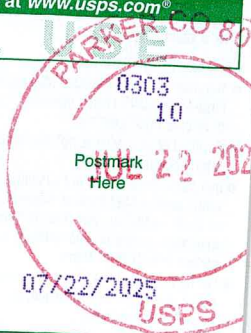
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



7584 0710 5270 2007 6627 07

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

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

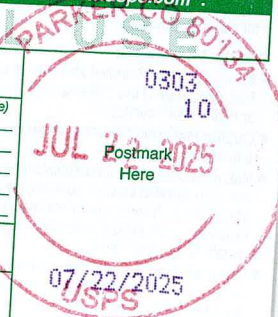
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 2007 6626 911

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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
\$	
Sent To	

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 6626 84

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

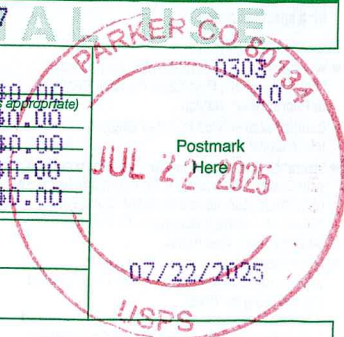
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 6626 77

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

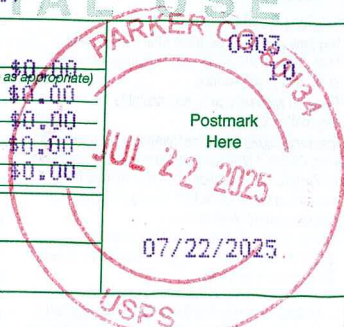
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 6626 60

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

\$

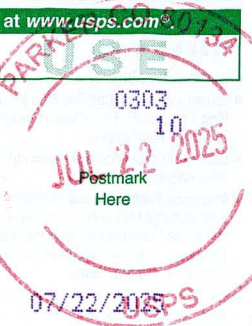
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



9589 0710 5270 6626 53

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

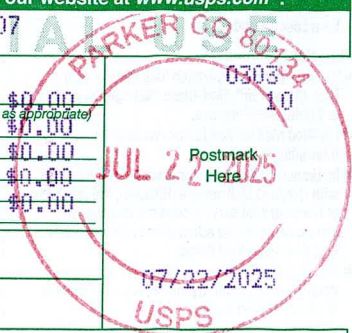
\$
Total Postage and Fees
\$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6626 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Kiowa, CO 80117

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**

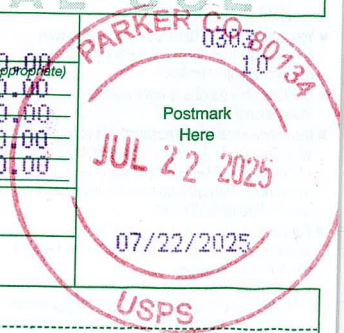
Total Postage and Fees
\$ \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 2007 6626 39

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

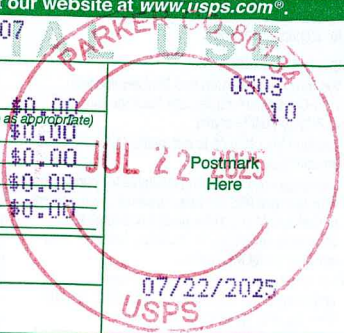
Total Postage and Fees \$6.08

Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 : See Reverse for Instructions



9589 0710 5270 2007 6626 22

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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

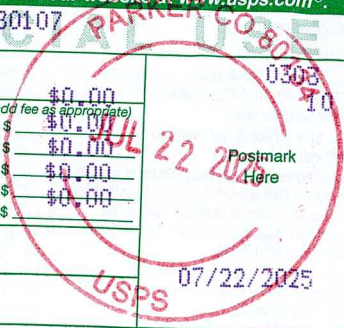
Sent To

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

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



[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]

RESOLUTION 25R25

A RESOLUTION MAKING FINDINGS OF FACT MEMORIALIZING THE BOARD OF TRUSTEES' DECISION TO GRANT A USE BY SPECIAL REVIEW FOR THE PROPERTY LOCATED AT 350 SOUTH ELBERT STREET

WHEREAS, this matter was heard on August 12, 2025 upon the request for Use by Special Review in accordance with Article IX, Chapter 16 of the Town of Elizabeth's Municipal Code to permit single-family dwellings, located on said property, in the Commercial Mixed-Use (CMU) zoning district; and

WHEREAS, the Town of Elizabeth Board of Trustees, having heard the evidence presented at the public hearing and being fully advised in the premises, enters the following Findings of Fact, Conclusions and Order.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The recitals set forth above are hereby incorporated herein by this reference.

Section 2. The Board makes the following Findings of Fact:

1. The Applicant, Michael Patterson of MBP Enterprises Inc. ("Applicant") submitted to the Town of Elizabeth a land use application requesting a Use by Special Review in accordance with the Municipal Code to allow single-family dwellings on the properties located at 350 S Elbert Street.
2. The Property is zoned CMU (Commercial Mixed-Use).
3. Article 1, Table 16-5 of the Elizabeth Municipal Code allows for single-family dwellings by special review in the CMU District.
4. Notice of the date, time and place of the public hearing based on the applicant request was published in accordance with the Elizabeth Municipal Code at least fifteen (15) days preceding the public hearing.
5. At the public hearing, testimony was presented for the application. The Planning Commission recommended approval by a vote of 4-0. At the conclusion of the public hearing, the Board of Trustees determined to approve based on these Findings of Fact, Conclusions, and Order.
6. The Board of Trustees finds and determines that approval of the Application does meet the following requirements pursuant to Section 16-9-20 of the Elizabeth Municipal Code based on the following factors:
 - a) Will be in harmony and compatible with the character of the surrounding areas and neighborhood;
 - b) Will not result in an over-intensive use of land;
 - c) Will not have a material adverse effect on community capital improvement programs;
 - d) Will not require a level of community facilities and services greater than is available;
 - e) Will not result in undue traffic congestion or traffic hazards;

- f) Will not cause significant air, water or noise pollution;
- g) Will be adequately landscaped, buffered and screened; and
- h) Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the Town.

Section 3. The Board therefore Orders that the application for a Use by Special Review in accordance with Article IX, Chapter 16, of the Elizabeth Municipal Code is GRANTED.

PASSED, APPROVED, and ADOPTED this 12th day of AUGUST 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk

RESOLUTION 25R26

A RESOLUTION APPROVING A MINOR DEVELOPMENT SUBDIVISION FOR THE PROPERTY LOCATED AT 350 SOUTH ELBERT STREET

WHEREAS, Michael Patterson of MBP Enterprises Inc. has submitted an application for a Minor Development Subdivision to subdivide the property located at 350 South Elbert Street into four (4) residential lots; and

WHEREAS, the application has been reviewed in accordance with Section 16-3-70 of the Elizabeth Municipal Code; and

WHEREAS, the Planning Commission recommended approval by a vote of 4-0; and

WHEREAS, the Board of Trustees finds that the subdivision meets all applicable requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The recitals set forth above are hereby incorporated herein by this reference.

Section 2. The Board finds that the Minor Development Subdivision meets the requirements of Section 16-3-70 of the Elizabeth Municipal Code.

Section 3. The Board hereby approves the Minor Development Subdivision for the property located at 350 South Elbert Street, creating four (4) residential lots as shown in the subdivision plat attached hereto as Exhibit A and incorporated herein by this reference.

Section 4. This approval is conditional upon: (a) the applicant providing an updated title commitment demonstrating clear and marketable title free of all liens and encumbrances to the Town within ten (10) days of this conditional approval; (b) satisfaction and release of all outstanding municipal liens totaling \$1,266.11 as shown in the title commitment prior to final plat recordation; and (c) compliance with all applicable building codes, design guidelines, and subdivision improvement agreements.

PASSED, APPROVED, and ADOPTED this 12th day of AUGUST 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk



TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor Ternus, Members of the Board of Trustees
FROM: Patrick Davidson, Town Administrator
Hannah Bruce, Finance Officer
DATED: August 12, 2025
SUBJECT: Update to Financial Policy Regarding GASB 34

BACKGROUND

The Governmental Accounting Standards Board ("GASB") as an entity seeks to establish "Generally Accepted Accounting Principles" for state and local governmental entities. Within the framework of GASB, there exists policies and procedures which are recommended and those which are mandatory. In addition, there are those that may be deemed "mandatory" within the broader framework of the organization, which do not ultimately impact the validity of the financial documents kept of maintained by a state or municipality.

GASB 34 is an example of such a policy. GASB 34 recommends a Manager's Discussion & Analysis to place the overall financial statements into economic and historical context. As such, neither the underlying audit nor the financial statements depend on the opinions of management. In 2022 and in 2023 a member of the Board of Trustees requested that GASB 34 be included in future audits. Due to the fact of no majority of the Board of Trustees sought its inclusion, it has not been included within the audit documents. During the Board's meeting on July 22, 2025, a specific motion was made to include the Manager's Discussion & Analysis in future reporting. The motion itself was tabled until August 12, 2025. This memorandum and Resolution 25R25 follow.

ANALYSIS

GASB provides the following summary of what should be included in the Manager's Discussion & Analysis for purposes of clarity for the public:

- *Management's discussion and analysis (MD&A).* MD&A should introduce the basic financial statements and provide an analytical overview of the government's financial activities. Although it is RSI, governments are required to present MD&A *before* the basic financial statements.
- *Basic financial statements.* The basic financial statements should include:
 - *Government-wide financial statements*, consisting of a statement of net assets and a statement of activities. Prepared using the economic resources

measurement focus and the accrual basis of accounting, these statements should report all of the assets, liabilities, revenues, expenses, and gains and losses of the government. Each statement should distinguish between the governmental and business-type activities of the primary government and between the total primary government and its discretely presented component units by reporting each in separate columns. Fiduciary activities, whose resources are not available to finance the government's programs, should be excluded from the government-wide statements.

- Fund financial statements consist of a series of statements that focus on information about the government's major governmental and enterprise funds, including its blended component units. Fund financial statements also should report information about a government's fiduciary funds and component units that are fiduciary in nature. *Governmental* fund financial statements (including financial data for the general fund and special revenue, capital projects, debt service, and permanent funds) should be prepared using the current financial resources measurement focus and the modified accrual basis of accounting. *Proprietary* fund financial statements (including financial data for enterprise and internal service funds) and fiduciary fund financial statements (including financial data for fiduciary funds and similar component units) should be prepared using the economic resources measurement focus and the accrual basis of accounting.
- Notes to the financial statements consist of notes that provide information that is *essential* to a user's understanding of the basic financial statements.
- *Required supplementary information (RSI)*. In addition to MD&A, this Statement requires budgetary comparison schedules to be presented as RSI along with other types of data as required by previous GASB pronouncements. This Statement also requires RSI for governments that use the modified approach for reporting infrastructure assets.

Special-purpose governments that are engaged in only governmental activities (such as some library districts) or that are engaged in both governmental and business-type activities (such as some school districts) generally should be reported in the same manner as general-purpose governments. Special-purpose governments engaged only in business-type activities (such as utilities) should present the financial statements required for enterprise funds, including MD&A and other RSI.

MD&A should provide an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions. MD&A should include comparisons of the current year to the prior year based on the government-wide information. It should provide an analysis of

the government's overall financial position and results of operations to assist users in assessing whether that financial position has improved or deteriorated as a result of the year's activities. In addition, it should provide an analysis of significant changes that occur in funds and significant budget variances. It should also describe capital asset and long-term debt activity during the year. MD&A should conclude with a description of currently known facts, decisions, or conditions that are expected to have a significant effect on financial position or results of operations.

Governments should report all capital assets, including infrastructure assets, in the government-wide statement of net assets and generally should report depreciation expense in the statement of activities. Infrastructure assets that are part of a network or subsystem of a network are not required to be depreciated as long as the government manages those assets using an asset management system that has certain characteristics, and the government can document that the assets are being preserved approximately at (or above) a condition level established and disclosed by the government.

The net assets of a government should be reported in three categories—invested in capital assets net of related debt, restricted, and unrestricted. This Statement provides a definition of the term *restricted*. Permanent endowments or permanent fund principal amounts included in restricted net assets should be displayed in two additional components—expendable and nonexpendable.

The government-wide statement of activities should be presented in a format that reports expenses reduced by program revenues, resulting in a measurement of "net (expense) revenue" for each of the government's functions. Program expenses should include all direct expenses. General revenues, such as taxes, and special and extraordinary items, should be reported separately, ultimately arriving at the change in net assets for the period. Special items are significant transactions or other events that are either unusual or infrequent and are within the control of management.

To report additional and detailed information about the primary government, separate fund financial statements should be presented for governmental and proprietary funds. Required governmental fund statements are a balance sheet and a statement of revenues, expenditures, and changes in fund balances. Required proprietary fund statements are a statement of net assets; a statement of revenues, expenses, and changes in fund net assets; and a statement of cash flows. To allow users to assess the relationship between fund and government-wide financial statements, governments should present a summary reconciliation to the government-wide financial statements at the bottom of the fund financial statements or in an accompanying schedule.

Each of the fund statements should report separate columns for the general fund and for other major governmental and enterprise funds. Major funds are funds whose revenues, expenditures/expenses, assets, or liabilities (excluding extraordinary items) are at least 10 percent of corresponding totals for all governmental or enterprise funds and at least 5 percent of the aggregate amount for all governmental and enterprise funds. Any other fund may be reported as a major fund if the government's officials believe that fund is particularly important to financial statement users. Nonmajor funds should be reported in the aggregate in a separate column. Internal service funds also should be reported in the aggregate in a separate column on the proprietary fund statements.

Fund balances for governmental funds should be segregated into reserved and unreserved categories. Proprietary fund net assets should be reported in the same categories required for the government-wide financial statements. Proprietary fund statements of net assets should distinguish between current and noncurrent assets and liabilities and should display restricted assets.

Proprietary fund statements of revenues, expenses, and changes in fund net assets should distinguish between operating and nonoperating revenues and expenses. These statements should also report capital contributions, contributions to permanent and term endowments, special and extraordinary items, and transfers separately at the bottom of the statement to arrive at the all-inclusive change in fund net assets. Cash flows statements should be prepared using the direct method.

Separate fiduciary fund statements (including component units that are fiduciary in nature) also should be presented as part of the fund financial statements. Fiduciary funds should be used to report assets that are held in a trustee or agency capacity for others and that cannot be used to support the government's own programs. Required fiduciary fund statements are a statement of fiduciary net assets and a statement of changes in fiduciary net assets.

Interfund activity includes interfund loans, interfund services provided and used, and interfund transfers. This activity should be reported separately in the fund financial statements and generally should be eliminated in the aggregated government-wide financial statements.

To demonstrate whether resources were obtained and used in accordance with the government's legally adopted budget, RSI should include budgetary comparison schedules for the general fund and for each major special revenue fund that has a legally adopted annual budget. The budgetary comparison schedules should present both (a) the original and (b) the final appropriated budgets for the reporting period as well as (c) actual inflows, outflows, and

balances, stated on the government's budgetary basis. This Statement also requires RSI for governments that use the modified approach for reporting infrastructure assets.¹

STAFF RECOMMENDATION

As a financial policy determination by the Board of Trustees, Staff takes no position on the inclusion of GASB 34.

BUDGET CONSIDERATIONS

N/A

ATTACHMENTS

Resolution 25R27, A Resolution Adopting Governmental Accounting Standards Board (GASB) Statement 34 and Incorporating the Same into the Town's Comprehensive Financial Policies.

¹ Summary <https://www.gasb.org/page/PageContent?pagelId=/standards-and-guidance/pronouncements/summary-statement-no-34.html>- Statement No. 34

RESOLUTION 25R27

A RESOLUTION ADOPTING GOVERNMENTAL ACCOUNTING STANDARDS BOARD (GASB) STATEMENT 34 AND INCORPORATING THE SAME INTO THE TOWN'S COMPREHENSIVE FINANCIAL POLICIES

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Board of Trustees hereby adopts Governmental Accounting Standards Board (GASB) Statement 34, as may be amended, and incorporates the same into the Town's Comprehensive Financial Policies.

PASSED, APPROVED, and ADOPTED this 12 day of August 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Honorable Mayor Ternus, Members of the Board of Trustees
FROM: Alex Cramer, AICP, Planner / Project Manager
Patrick Davidson, Town Administrator
DATED: August 12, 2025
SUBJECT: Resolution 25R28 - PROST Master Plan Adoption

Purpose

This memorandum presents the final Greater Elizabeth PROST (Parks, Recreation, Open Space, and Trails) Plan for formal adoption by the Board of Trustees, incorporating revisions from previous Board review and finalized community input.

Background on Master Plan Adoption

Adoption of master plans establishes them as official policy documents that guide municipal decision-making and resource allocation. Adopted plans provide the foundation for grant applications and demonstrate municipal commitment to planned improvements. This adoption represents the culmination of our planning process and positions the Town for strategic implementation over the next 10-20 years.

Partnership Success and Future Opportunities

This PROST Plan represents a collaboration between the Town of Elizabeth, Elizabeth Parks and Recreation District, and Elizabeth School District. This multi-jurisdictional partnership was instrumental in securing our GOCO grant and establishes a model of regional cooperation that enhances our positioning for future funding opportunities.

The collaborative framework demonstrates to GOCO and other funders the coordinated approach they prioritize in implementation grants. Our partnership with EPR District and the School District, combined with community engagement, positions all three entities for future collaborative funding applications. GOCO prioritizes jurisdictions with adopted master plans and demonstrated partnership capacity for implementation grants, making adoption of this plan important for accessing future funding streams.

Community-Driven Process

The plan's recommendations are based on community engagement conducted over ten months. The consultant team's outreach—including community events, public workshops, student engagement, district-wide mailings, and an updated project website—generated public participation. The recommendations reflect the priorities expressed by residents through surveys and public input sessions, with final revisions incorporating Board feedback from the review process.

Plan Components

The master plan provides three essential components to guide informed decision-making for serving our community's recreation needs over the next decade: recreation trends and data analysis, comprehensive inventory and assessment of all Town parks and facilities, and strategic improvement recommendations for existing and proposed parks. The PROST Plan directly supports the Board's 2025 Strategic Plan by providing groundwork for the facilities master plan, Wade Park improvement guidance, Running Creek Park enhancement framework, and South 40 development direction that align with your strategic initiatives. Adoption formalizes this alignment and establishes clear policy direction for future decision-making.

Planning Context

The plan serves as a comprehensive guide rather than a mandate for immediate implementation. The numerous recommendations provide flexibility for selective implementation based on Board priorities, community needs, and available resources. This approach allows for strategic phasing of improvements over time while maintaining a cohesive long-term vision. Adoption establishes the plan as official Town policy while preserving implementation flexibility.

Implementation Framework

Upon adoption, the plan will serve as the foundation for annual budget discussions, capital improvement programming, and grant application strategies. Staff will develop annual implementation priorities aligned with available resources and community needs, bringing specific projects to the Board for consideration through the standard budget and approval processes.

Staff Recommendation

Staff recommends the Board adopt Resolution 25R28 formally adopting the Greater Elizabeth PROST Master Plan as the official parks, recreation, open space, and trails master plan for the Town of Elizabeth.

Budget Considerations

Adoption of the master plan establishes policy direction but does not commit the Town to specific expenditures. All implementation projects will be subject to separate budget approval processes and Board authorization. The plan enhances grant eligibility and provides the framework for strategic resource allocation in future budget cycles.

ATTACHMENTS

Resolution 25R28

Greater Elizabeth PROST Master Plan -- Final Version

RESOLUTION 25R28

A RESOLUTION ADOPTING THE GREATER ELIZABETH PROST MASTER PLAN AS THE OFFICIAL PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN FOR THE TOWN OF ELIZABETH

WHEREAS, the Town of Elizabeth has completed the Greater Elizabeth PROST (Parks, Recreation, Open Space, and Trails) Master Plan through a collaborative community planning process; and

WHEREAS, the PROST Master Plan provides guidance for parks, recreation, open space, and trails planning and development within the Town.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

SECTION 1. The Board of Trustees hereby adopts the Greater Elizabeth PROST Master Plan, attached hereto as Exhibit A, as the official Parks, Recreation, Open Space, and Trails Master Plan for the Town of Elizabeth.

SECTION 2. This Resolution shall take effect immediately upon passage.

PASSED, APPROVED, and ADOPTED this 12th day of AUGUST 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk

Greater Elizabeth Area of Colorado

Parks, Recreation, Open Space, & Trails Master Plan

August 2025



Project Information

Project: Greater Elizabeth Area of Colorado Parks, Recreation, Open Space, and Trails (PROST) Master Plan

Prepared for: Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

Elizabeth Park and Recreation District
34201 County Road 17
Elizabeth, CO 80107

Elizabeth School District
634 S. Elbert Street
Elizabeth, CO 80107

Project Representative

Prepared by: SCJ Alliance
523 Riverland Dr, Suite 3B, PO Box 4184
Crested Butte, CO 81224
970.641.2499
scjalliance.com

Contact: Jena Biondolilo, PLA, SCJ Alliance



Credits & Acknowledgements

Client Team

Town of Elizabeth Community Development Department

Alexandra Cramer

Zach Higgins

Elizabeth Park and Recreation District

Mike Barney

Kurt Prinslow

Elizabeth School District

Franziska Johnson

Consultant Team



SCJ Alliance

Alicia Ayars

Jena Biondolilo

Jay Cordovado

Lauren Schubring

Talon Smith



Catamount Studio

Sara "Smmo" Ozawa

Critter Thompson

Credits & Acknowledgements (cont.)

Stakeholder Groups

Thank you to the people from the following groups who took the time to represent their communities through direct conversation with us, in promoting materials, and while attending public meetings.

Stakeholders

Elizabeth Park and Recreation District Board
Town of Elizabeth Board of Trustees
Town of Elizabeth Planning Commission
Main Street Board of Directors
Historic Advisory Board
Elizabeth Stampede Rodeo
Elbert County Wranglers
Seniors at Meals on Wheels
Elbert County Commissioners
Elbert County Planning Department, Public Works + Engineering
American Legion Post 82
Elizabeth Pines and Plains Library District
Town of Elizabeth Public Works Department
Elizabeth Park and Recreation District Maintenance Team
Elizabeth School District Board of Directors
The Gold Creek Commons Development Team
The Crescence Development Team
Spring Valley Ranch HOA

Credits & Acknowledgements (cont.)

Elizabeth High School

Staff

Steve Beaudoin

Robyn Poirier

Autumn Wendler

Alana Wolner

Student Council PROST Committee

Bailey Barnhart

Kody Bauer

Calla Crookshanks

Adeline Edwards

Maison Luck

Noah Monchak

Landon Tobler

Special thanks to the 50+ students in the **Culinary Classes** for preparing and serving the food for the two Community Workshops. Additional thanks to the **World Geography** mapping group and the **Environmental Science** class.

Table of Contents

1.0 Overview.....	1
1.1 Introduction	2
1.2 Purpose and Vision	2
1.3 Methods and Rationale.....	4
Requirements of GOCO Grant	4
Community Support.....	5
1.4 Process & Objectives of the Process	6
Phase 1: Trends, Context, and Data	6
Phase 2: Inventory and Assessment	6
Phase 3: Community Engagement.....	6
Phase 4: Vision, Goals, and Objectives	6
Phase 5: Implementation Strategy	6
1.5 Executive Summary.....	7
Summary of Goals and Objectives.....	8
Summary of the Implementation Strategy	8
2.0 Trends, Context, and Data	10
2.1 Context.....	11
Review of Previous Community Plans	11
Demographic Context Review.....	19
Historical Context and Timeline	20
Economic Drivers.....	21
Physical Context	21
Peer Community Comparisons.....	22
Examples of Multi-Use Trails	25
2.2 Trends and Planning Concepts	27
Recreation Trends.....	27
Relevant Planning Concepts	28
2.3 Park Classifications	35
Classification System	35
Other Existing Public Spaces	36
3.0 Inventory & Assessment	37
3.1 Existing PROST System Inventory	38
Introduction.....	38
Town Overview	38
District Overview	39

PROST System Assessment.....	39
3.2 Parks	40
Parks System Inventory Profiles	40
Parks System Assessment.....	59
3.3 Recreation.....	62
Recreation Facility and Program Inventory.....	62
Recreation Facility and Program Assessment.....	63
3.4 Open Space	63
Open Space Inventory	63
Open Space Assessment	78
3.5 Trail System.....	78
Trail System Inventory.....	78
4.0 Community Engagement.....	82
4.1 Intro and Engagement Goals.....	83
4.2 Public Participation Process	83
Project Website.....	84
Stakeholder Interviews	85
Student Involvement.....	86
Community Events	87
PROST Priorities Survey	87
Community Workshops.....	88
4.3 Feedback from Engagement Efforts	89
Themes From Stakeholder Interviews.....	89
Student Insights.....	90
Feedback from Community Events	94
Conversations from Community Workshops	97
PROST Priorities Survey Results	99
4.4 Community Input Summary and Conclusions.....	119
Main Themes of Public Input.....	119
Community Concerns & Challenges	120
Recommendations Based on Feedback.....	120
Most Desired Amenities.....	120
5.0 Vision, Goals, & Objectives	121
5.1 Vision.....	122
Vision Process: Community, Trends, and Experts.....	122
5.2 Goals and Objectives	123
6.0 Implementation Strategy	127
6.1 Introduction and Summary.....	128

6.2 Park Implementation	128
Improving Existing Parks.....	128
Proposed New Parks	154
6.3 Recreation Implementation	173
Recreation Center Implementation	173
6.4 Open Space Implementation	177
Preserving and Improving Existing Open Space	177
Future Preservation of Open Space.....	181
6.5 Trail Implementation	183
Regional Trails Implementation.....	183
Future Options for Developing Nature Trails.....	191
Town of Elizabeth Trails Implementation.....	191
Town of Elizabeth Sign Program Implementation	192
6.6 Systemwide Implementation Summary	196
Overall Cost Analysis & Phasing.....	196
Who can help create the PROST network this community deserves? ...	196
Funding Opportunities	199
Appendices & Attachments	207
Appendix A: Community Engagement Materials & Data	208
Engagement Timeline	209
Student Assignments & Activities	210
Build-a-Park Creations	260
Screenshots from Project Website	274
Survey Results - Raw Data.....	282
Advertisement Materials	311
Appendix B: Full-Size Implementation Plans.....	315

Table of Figures

Figure 1-1: Overall Study Area	3
Figure 1-2: PROST Plan Chapter Order.....	6
Figure 2-1: Age Demographics within Zip Code 80107	20
Figure 2-2: Wild Land Urban Interface Risk Map	23
Figure 2-3: FEMA Flood Zone Map	23
Figure 2-4: St. Vrain Greenway	25
Figure 2-5: County Line Rd / S Sampson Gulch Way.....	25
Figure 2-6: Western Gwinnett Bikeway	26
Figure 2-7: Norco Greenway	26
Figure 2-8: Prioritization of Types of Outdoor Recreation Amenities ..	28
Figure 3-1: Walkability to Parks and Public Facilities	81
Figure 4-1: Screenshot of the Mapping Activity.....	84
Figure 4-2: A Sample Piece from the Dream Park Exercise	86
Figure 4-3: Linear Park Charette	86
Figure 4-4: Harvest Fest / Boo Bash.....	87
Figure 4-5: Tree Lighting.....	87
Figure 4-6: Senior Luncheon	87
Figure 4-7: Catering Provided by High School Students	88
Figure 4-8: Build-a-Park Station.....	88
Figure 4-9: Student-Led Workshop Station	88
Figure 4-10: % of Students Able to Access PROST Components.....	90
Figure 4-11: Students' Favorite Public Outdoor Spaces.....	91
Figure 4-12: Amenities Identified as Missing/Needing Improvement.....	91
Figure 4-13: Components Included in Dream Park(s).....	92
Figure 4-14: Top Considerations or Concerns of Students	92
Figure 4-15: Top Park Usages by Community Event Attendees	94
Figure 4-16: Distribution of Respondents by Place of Residence.....	99
Figure 4-17: % of Respondents Living in an HOA Community.....	99
Figure 4-18: Cross-Streets Where Non-HOA Respondents Live	100
Figure 4-19: Distribution of Residents by HOA Community	101
Figure 4-20: Age Range of Survey Respondents	102
Figure 4-21: Ages of Children <18 in Respondents' Households	102
Figure 4-22: Respondents' Length of Residency in Elizabeth	102
Figure 4-23: Locations Respondents Use Amenities (Local)	107
Figure 4-24: Locations Respondents Use Amenities (General)	107
Figure 4-25: Locations of Amenities Used Outside Elizabeth.....	109
Figure 4-26: Barriers to Using Parks and Recreation in Elizabeth.....	109
Figure 4-27: Most Important Types of Spaces for Elizabeth	109

Figure 4-28: Most Needed Amenities in the Elizabeth Community	110
Figure 4-29: Community Support /Approval for a Rec Center	110
Figure 4-30: Maximum Willingness to Pay in Taxes for a Rec Center ..	111
Figure 4-31: Respondents' Top Reasons for Not Supporting	111
Figure 6-1: Overall Projects Map	129
Figure 6-2: Bandt Park Concept Plan	136
Figure 6-3: Bandt Park Cost Estimate	137
Figure 6-3: Bandt Park Cost Estimate (cont.).....	138
Figure 6-4: Running Creek Event Park Concept Plan.....	141
Figure 6-5: Running Creek Event Park Cost Estimate	142
Figure 6-5: Running Creek Event Park Cost Estimate (cont.)	143
Figure 6-6: Arapahoe-Dawson Well Site Cost Estimate.....	145
Figure 6-7: Wade Park Cost Estimate	146
Figure 6-8: Cimarron Park Concept Plan	149
Figure 6-9: Cimarron Park Cost Estimate.....	150
Figure 6-9: Cimarron Park Cost Estimate (cont.)	151
Figure 6-10: Evans Park Skatepark Cost Estimate	152
Figure 6-11: Elizabeth High School Turf Field Estimate.....	153
Figure 6-12: Linear Park Concept Plan	157
Figure 6-13: Linear Park Cost Estimate	158
Figure 6-13: Linear Park Cost Estimate (cont.).....	159
Figure 6-14: School Site Concept Plan	161
Figure 6-15: School Site Cost Estimate	162
Figure 6-15: School Site Cost Estimate (cont.).....	163
Figure 6-16: Legacy Pond Concept Plan.....	165
Figure 6-17: Legacy Pond Cost Estimate	166
Figure 6-18: County Site Concept Plan.....	169
Figure 6-19: County Site Cost Estimate.....	170
Figure 6-19: County Site Cost Estimate (cont.)	171
Figure 6-20: Elizabeth Senior Center Cost Estimate	174
Figure 6-21: Frontier Center Cost Estimate.....	175
Figure 6-22: Casey Jones Recreation Center Cost Estimate.....	176
Figure 6-23: South 40 Concept Plan.....	179
Figure 6-24: South 40 Cost Estimate	180
Figure 6-25: District Wide Trail Plan	184
Figure 6-26: District Wide Trail Plan - Connection Points.....	185
Figure 6-27: Typical Trail Sections Option A (Preferred)	186
Figure 6-28: Typical Trail Sections Option A (Alternative)	187
Figure 6-29: Typical Trail Sections Option B (Slower Speeds)	188
Figure 6-30: District Wide Trail Plan - Phasing	189
Figure 6-31: District Wide Trail System Cost Estimate.....	190

Figure 6-32: Town Trail Plan	193
Figure 6-33: Town Trail Plan - Wayfinding.....	194
Figure 6-34: Town Trail System Cost Estimate.....	195
Figure 6-35: Overall Cost Estimate.....	197
Figure 6-35: Overall Cost Estimate (cont.)	198

Table of Tables

Table 2-1: Previous Community Plans Reviewed	11
Table 2-2: Goals, Policies, and Actions from PROS Chapter	13
Table 2-3: Plan Priority Shifts	16
Table 2-4: County-Level Job Trends & Population Projections.....	19
Table 2-5: Demographic and Economic Profile.....	19
Table 2-6: Benchmarking Table	24
Table 2-7: Top Ten Activities in Colorado (% Participating).....	27
Table 2-8: Benefits of High Performance Public Spaces	29
Table 2-9: What Makes a Successful Place?.....	30
Table 2-10: Health Benefits of Parks	34
Table 3-1: Residents & Park Land Compared with NPRA Averages.....	40
Table 3-2: Cimarron Park - Park Overview	41
Table 3-3: Cimarron Park - Existing Conditions	41
Table 3-4: Casey Jones Park - Park Overview	43
Table 3-5: Casey Jones Park - Existing Conditions	43
Table 3-6: Evans Park - Park Overview.....	45
Table 3-7: Evans Park - Existing Conditions	45
Table 3-8: Larmer Park - Park Overview	47
Table 3-9: Larmer Park - Existing Conditions.....	47
Table 3-10: Floyd Shepard Memorial Park - Park Overview	49
Table 3-11: Floyd Shepard Park - Existing Conditions	49
Table 3-12: Bandt Park - Park Overview.....	51
Table 3-13: Bandt Park - Existing Conditions.....	51
Table 3-14: Wade Park - Park Overview.....	53
Table 3-15: Wade Park - Existing Conditions.....	53
Table 3-16: Running Creek Park - Park Overview.....	55
Table 3-17: Running Creek Park - Existing Conditions	55
Table 3-18: Arapahoe Dawson Well Site - Park Overview	57
Table 3-19: Arapahoe Dawson Well Site - Existing Conditions	57
Table 3-20: Outdoor Public Facilities – Population per Facility.....	60
Table 3-21: Indoor Public Facilities – Population per Facility.....	61
Table 3-22: Programming Offered by Park & Recreation Agencies	62
Table 3-23: Targeted Programing.....	63
Table 3-24: South 40 - Open Space Overview	64
Table 3-25: South 40 - Existing Conditions	64
Table 3-26: Linear Park - Open Space Overview	66
Table 3-27: Linear Park - Existing Conditions.....	66
Table 3-28: Town Trail Open Space - Open Space Overview	68

Table 3-29: Town Trail Open Space - Existing Conditions.....	68
Table 3-30: Legacy Village Pond - Open Space Overview.....	70
Table 3-31: Legacy Village Pond - Existing Conditions	70
Table 3-32: O.S. Spring Valley Ranch - Open Space Overview.....	72
Table 3-33: O.S. Spring Valley Ranch - Existing Conditions	72
Table 3-34: Sun Country Meadows O.S. - Open Space Overview	74
Table 3-35: Sun Country Meadows O.S. - Existing Conditions	74
Table 3-36: Elizabeth in the Pines - Open Space Overview	76
Table 3-37: Elizabeth in the Pines - Existing Conditions.....	76
Table 3-38: Town Trail - Trail Overview	79
Table 3-39: Town Trail - Existing Conditions	79
Table 4-1: Amenities or Improvements Desired.....	95
Table 4-2: Sites Noted as Examples or Inspiration for Elizabeth.....	96
Table 4-3: Frequency of Use of PROST Elements by Respondents	103
Table 4-4: Frequency of Use of Specific Amenities by Respondents ..	105
Table 4-5: Preferred Recreation Locations/Example Areas.....	112
Table 5-1: PROST Plan Goals	123
Table 6-1: Existing Parks to Be Improved.....	130
Table 6-2: New Parks and Open Spaces.....	131
Table 6-3: New Recreation Facilities & Trail Network Plans	132

Glossary of Terms

TERM	DEFINITION
PROST	Parks, Recreation, Open Space, and Trails
Town	Town of Elizabeth
EPR/EPRD	Elizabeth Park and Recreation District
County	Elbert County
ESD/SD	Elizabeth School District

1.0 Overview

In this section, you'll find:

- ◆ 1.1 Introduction
- ◆ 1.2 Purpose and Vision
- ◆ 1.3 Methods and Rationale
- ◆ 1.4 Process and Objectives of the Process
- ◆ 1.5 Executive Summary



1.1 Introduction

This document provides a comprehensive look at the parks, recreation, open space, and trails system in the Greater Elizabeth Area, which is defined by the Elizabeth Park and Recreation District and School District Boundary as shown in Figure 1-1. It includes a detailed inventory and assessment of existing assets and captures the community's needs, priorities, and aspirations—gathered through broad public engagement efforts such as stakeholder interviews, community workshops, school-based outreach, and online surveys.

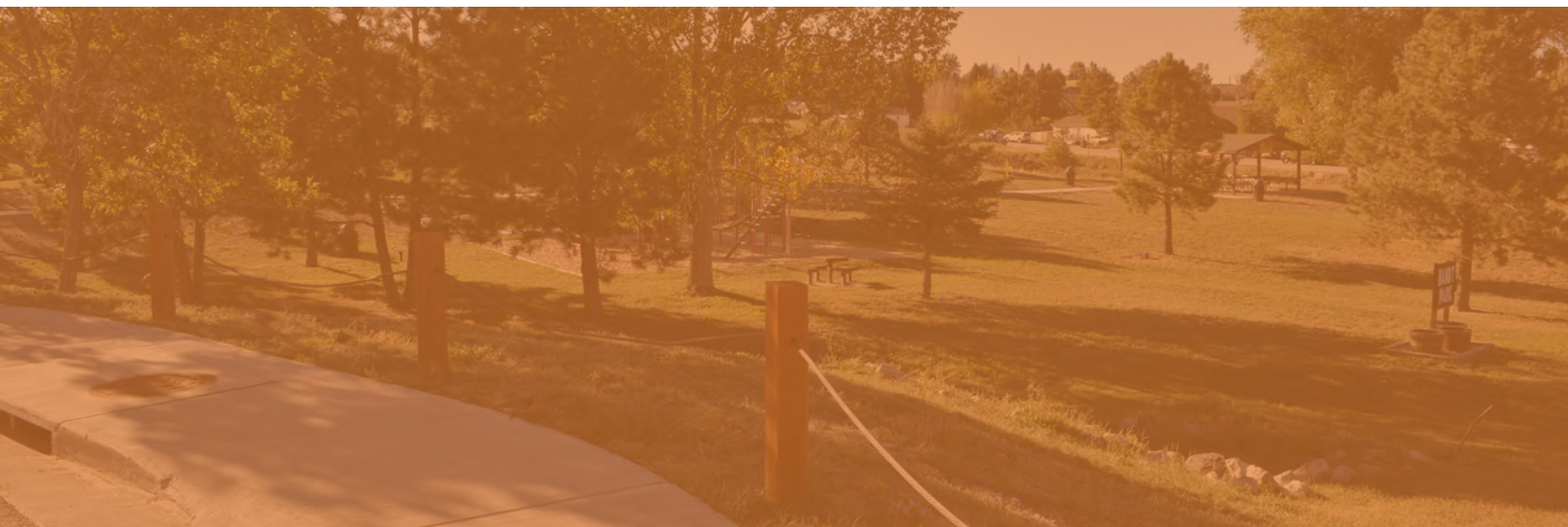
The plan establishes a unifying vision and planning framework, evaluates current levels of service, and identifies critical gaps and opportunities throughout the system. It also presents targeted recommendations for both renovating existing parks and developing new ones. Each recommendation includes a clear implementation strategy, cost estimate, and phasing plan, all designed to enhance the PROST system and better serve the evolving needs of the Greater Elizabeth community.

1.2 Purpose and Vision

The Greater Elizabeth Parks, Recreation, Open Space, and Trails (PROST) Master Plan is a forward-looking and community-focused initiative designed to guide the future of parks, recreation, open space, and trails in the Greater Elizabeth Area of Colorado. As the region experiences rapid growth and evolving community needs, this plan provides a comprehensive framework for preserving the area's rural character while enhancing access to quality recreational amenities and natural open spaces.

At its core, the PROST Master Plan represents a collaborative effort among the Town of Elizabeth, the Elizabeth Park and Recreation District, and the Elizabeth School District, reflecting a shared commitment to invest in the health, well-being, and quality of life of all residents of the Greater Elizabeth Area. Supported by a Planning and Capacity Grant from Great Outdoors Colorado (GOCO), the plan integrates local values with best practices in park and trail development, placemaking, and community engagement.

Drawing from extensive public input, demographic analysis, and environmental context, the PROST Master Plan outlines key goals, strategies, and priority projects designed to create a more connected, resilient, and inclusive system of public spaces. Whether it's enhancing neighborhood parks, expanding multi-use trails, protecting habitat areas, or developing a potential recreation center, this plan serves as a roadmap for thoughtful, equitable growth and environmental stewardship, ensuring long-term community resilience and livability.



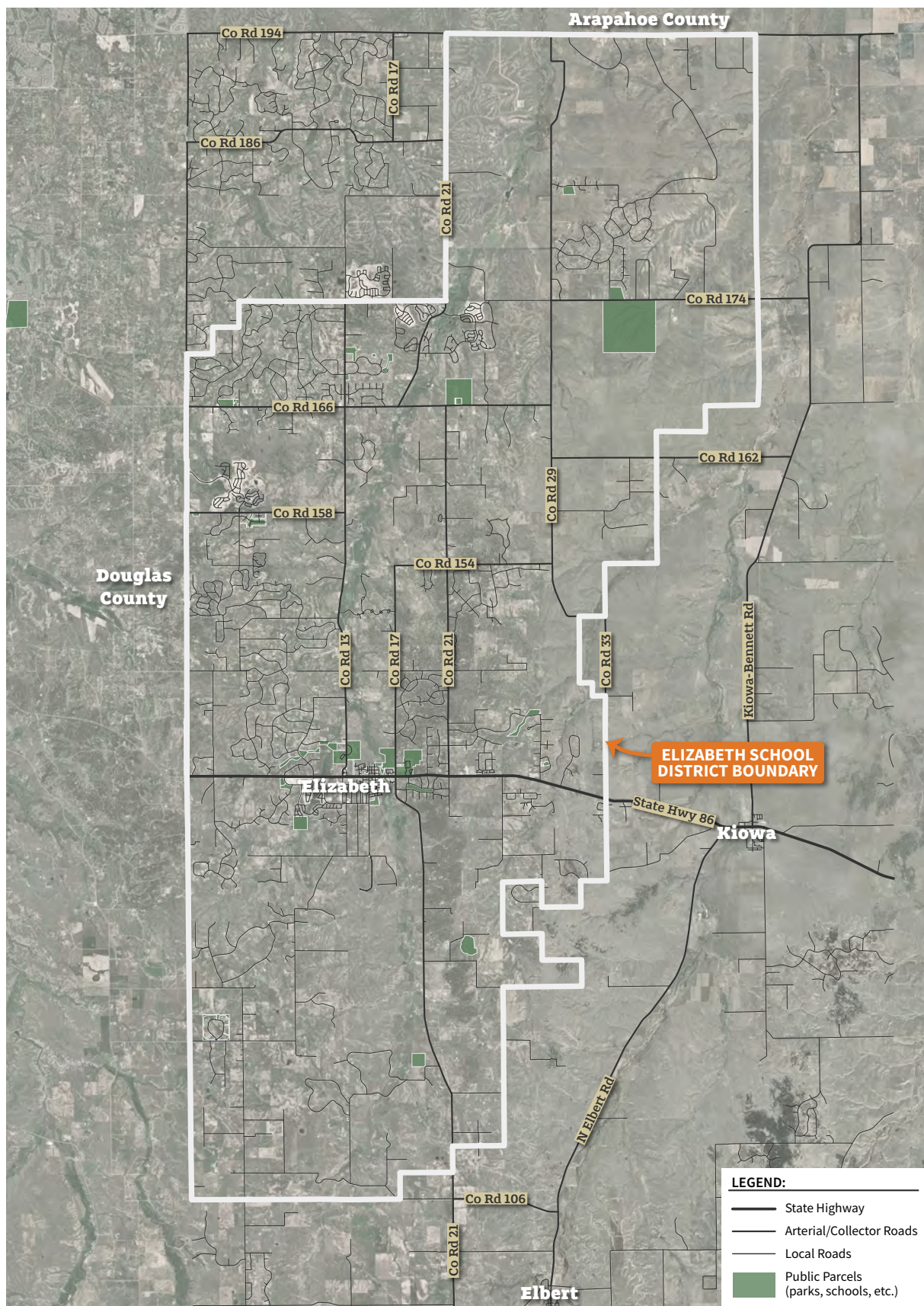


Figure 1-1: Overall Study Area



1.3 Methods and Rationale

The Greater Elizabeth Area PROST Plan was developed using a methodology refined from our team's experience with similar successful projects. Our work followed a structured, phased approach that began with a comprehensive evaluation of the area's existing parks, recreation, open space, and trail resources and comparing these current conditions against anticipated future needs. This analysis formed the basis for aligning community priorities with strategic development recommendations and organizational cooperation.

Robust community engagement was integral to the planning process. We actively sought input through stakeholder interviews, public workshops, local student involvement, and on-site visits, ensuring the plan reflects the desires and values of Greater Elizabeth's residents, visitors, and local stakeholders.

Our approach was structured in distinct phases:

- ♦ **Assessment:** Evaluating the current state of park, recreation, open space, and trail facilities. This included extensive community outreach and engagement.
- ♦ **Visioning:** Establishing a clear, shared vision for the future of the PROST system.
- ♦ **Demand Analysis:** Analyzing projected future needs and usage patterns.
- ♦ **Project Identification:** Recommending specific projects to support both short- and long-term improvements.

While there are no specific requirements for the number of pages, chapters, or format for PROST plans, it is essential that the plan captures the needs of the partner organizations and, more importantly, the quality of life desired by the community. This plan is the result of a collaborative effort between the Town of Elizabeth, the Elizabeth Park and Recreation District, and the Elizabeth School District. The outcome is a cohesive document that articulates a shared vision, along with clearly defined goals, objectives, and implementation strategies.

Requirements of GOCO Grant

The Town of Elizabeth, in partnership with the Elizabeth Park and Recreation District and the Elizabeth School District, applied for and received a Great Outdoors Colorado (GOCO) Planning & Capacity Grant to develop a comprehensive Parks, Recreation, Open Space, and Trails Master Plan.

The project aims to address the challenges of rapid development, geographic division in the region, limited resources and recreational infrastructure, and safety concerns by creating a unified vision for outdoor spaces across the Greater Elizabeth Area. The project's goal is to build on previous planning efforts while identifying opportunities for new parks, trail corridors, and open space areas, ensuring long-term community resilience and livability.

A central component of the GOCO grant is a robust and inclusive community engagement strategy. The grant emphasizes the need for a comprehensive outreach approach that connects with residents of all ages — reaching seniors through programming, hearing from families through neighborhood events, engaging adults through public meetings and surveys, and involving youth in an unprecedented way through tailored school programming,

In addition to outreach, the initiative includes data collection, surveys, meetings with stakeholder groups, and an assessment of both public and private lands to identify opportunities for conservation.

Outcomes sought by project partners:

- ♦ A sense of community ownership and empowerment, especially through the involvement of students throughout the process
- ♦ Connectivity within community to overcome the division caused by Highway 86 and disparate development
- ♦ Consideration of wildlife habitat and a preliminary assessment that may need elaboration in a future plan
- ♦ An inventory and assessment of existing infrastructure and gaps
- ♦ An understanding of the community's priorities for desired amenities and objectives
- ♦ Conceptual designs for nine priority locations for future park and open space improvements and possible wayfinding locations





The GOCO Grant seeks a master plan that **“epitomizes a shared vision that encapsulates the very essence of Elizabeth,”** creating a blueprint for **“forging a future where our parks, trails, and recreational spaces authentically reflect the heartbeat of our community”** and that will **“steer the project partners in their implementation efforts for the foreseeable future.”**

Community Support

Town of Elizabeth Board of Trustees

Resolution 24R11 supporting the grant application and completion of the project if awarded was unanimously passed, approved, and adopted on February 27, 2024.

Elizabeth Park and Recreation District Board of Directors

Resolution 2024-001 supporting the submission of the grant application with project partners and to provide allocated funding if approved was adopted on February 22, 2024.

Elizabeth School Board of Education of the Elizabeth School District

Resolution in Support of the Great Outdoors Colorado grant for the Town of Elizabeth strongly supporting the application and fulfillment of the project was passed and approved February 26, 2024.

Additional letters of support were written by representatives from:

- ◆ Elizabeth High School Student Council
- ◆ Elbert County Department of Community and Economic Development
- ◆ Elizabeth Main Street Board
- ◆ Elizabeth School District
- ◆ Elizabeth Park and Recreation District Board of Directors



1.4 Process & Objectives of the Process

Phase 1: Trends, Context, and Data

We began by reviewing existing plans, examining regional and national recreation trends, and analyzing the local economic, demographic, and physical context of the region. This established a foundation for understanding community needs and future demands.

Phase 2: Inventory and Assessment

To broaden the understanding of the current conditions of the Greater Elizabeth Area's parks, recreation, open space, and trails system, we conducted on-site inspections, GIS map analyses, and stakeholder conversations to confirm existing conditions. The local park and recreation system was then compared against national benchmarks from the 2024 National Park and Recreation Agency Performance Review to identify gaps and opportunities for improvement.

Phase 3: Community Engagement

A robust engagement strategy was implemented to ensure inclusive participation across the community. Objectives included informing residents, gathering diverse input, integrating youth voices, and ensuring broad accessibility. Engagement results directly shaped the vision, goals, and priorities of the plan.

Phase 4: Vision, Goals, and Objectives

The planning process established a shared vision focused on preserving rural character, improving connectivity, and meeting growing demands. This vision emerged from community input and was refined through stakeholder collaboration to reflect the area's values and aspirations.

Phase 5: Implementation Strategy

The primary purpose of the implementation strategy is to improve the existing Elizabeth Area PROST system to better meet the top needs identified through the Inventory and Assessment and Community Engagement phases. Through collaboration with the Town of Elizabeth, the Elizabeth Park and Recreation District, and the Elizabeth School District, specific projects were identified, including renovations to existing parks and the development of new parks, open spaces, recreation facilities, and trail networks. Community priorities and system needs guided the identification of the system's top needs—such as infrastructure improvements and expanded access—ensuring targeted, strategic investments throughout the Greater Elizabeth area.

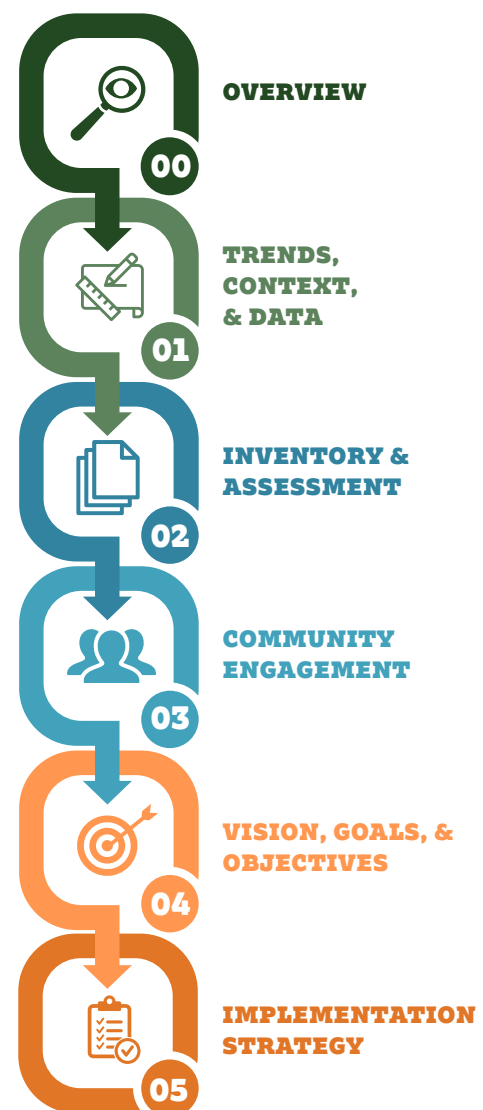


Figure 1-2: PROST Plan Chapter Order



1.5 Executive Summary

The Greater Elizabeth Parks, Recreation, Open Space, and Trails (PROST) Master Plan provides a long-range vision for how the Greater Elizabeth community can create a more connected, equitable, and resilient PROST system. Grounded in a shared community vision and shaped through extensive outreach and assessment, the plan outlines a strategic approach for developing a robust network of parks, trails, recreation facilities, and conserved open spaces.

A key finding is the need to address gaps in access, especially for residents in growing areas north of town, and to invest in new infrastructure that reflects community values — including preserving the area’s rural character and improving opportunities for recreation, wellness, and nature-based experiences. This plan emphasizes partnership, phased implementation, and sustainable management practices to ensure community needs are met over time.

The vision guiding this effort is:

“The Elizabeth community envisions a future where the rural countryside thrives through preserved landscapes, connected parks, trails, and open spaces that foster community, promote well-being, and sustain our unique character for generations.”

Refer to Section 5.1 for more information on how this vision was developed.



Summary of Goals and Objectives

The PROST Master Plan is built around six interrelated goals, each supported by a detailed set of objectives — the core of each is summarized below:

Build a Comprehensive Trail Network

- ♦ Design safe, connected, multi-use trails
- ♦ Partner with county and local stakeholders
- ♦ Prioritize trail continuity and access for all
- ♦ Secure easements and funding opportunities

Protect Open Space & Natural Resources

- ♦ Conserve critical landscapes and habitats
- ♦ Collaborate with land trusts and nonprofits
- ♦ Promote development that prioritizes open space and ecological health
- ♦ Plan for future acquisition and stewardship

Plan for a Community Recreation Center

- ♦ Explore partnerships and shared use
- ♦ Identify location, funding models, and implementation plan
- ♦ Phase development and assess cost feasibility

Upgrade Existing Parks & Open Spaces

- ♦ Improve amenities, wayfinding, and signage
- ♦ Enhance access and inclusivity
- ♦ Seek funding for capital improvements

Bring New Park Designs from Concept to Reality

- ♦ Finalize designs with community input
- ♦ Secure funding from public and private sources
- ♦ Prioritize maintenance readiness before launch

Ensure Long-Term Stewardship & Management

- ♦ Develop a unified Park Maintenance Plan
- ♦ Establish shared design and assessment standards
- ♦ Form a PROST Advisory Committee and volunteer trail/park stewards

Summary of the Implementation Strategy

Through the planning process, specific projects were identified and prioritized to meet the Goals and Objectives listed above. The proposed implementation projects are summarized below and further detailed in Chapter 6.

Park Implementation Projects

Improvement of Existing Parks

- ♦ Bandt Park (*Town*)
- ♦ Running Creek Event Park (*Town*)
- ♦ Arapahoe-Dawson Well Site (*Town*)
- ♦ Wade Park, a.k.a. Hillside Pocket Park (*Town*)
- ♦ Cimarron Park (*EPRD*)
- ♦ Evans Park Skatepark (*EPRD*)



New Parks

- ♦ Linear Park (*Town*)
- ♦ School District Owned Site at Sun Country Meadows (*EPRD / ESD*)
- ♦ Legacy Pond (*EPRD*)
- ♦ County-Owned Site south of Spring Valley Ranch (*EPRD*)
- ♦ Community Park at the New Crescence Neighborhood, a.k.a. EC West (*Private Developer / EPRD*)

Recreation Implementation Projects

- ♦ Elizabeth Senior Center (*Town*)
- ♦ The Frontier Center (*Town / ESD*)
- ♦ Casey Jones Recreation Center (*EPRD*)

Open Space Implementation Projects

- ♦ South 40 Open Space (*Town*)
- ♦ Elizabeth in the Pines Park (*EPRD*)

Trail Implementation Projects

- ♦ District Wide Trail System (*EPRD / Elbert County*)
- ♦ Town of Elizabeth Trail System (*Town*)
- ♦ Town of Elizabeth Wayfinding Plan (*Town*)

Summary of PROST Amenities Provided with the Implementation Projects

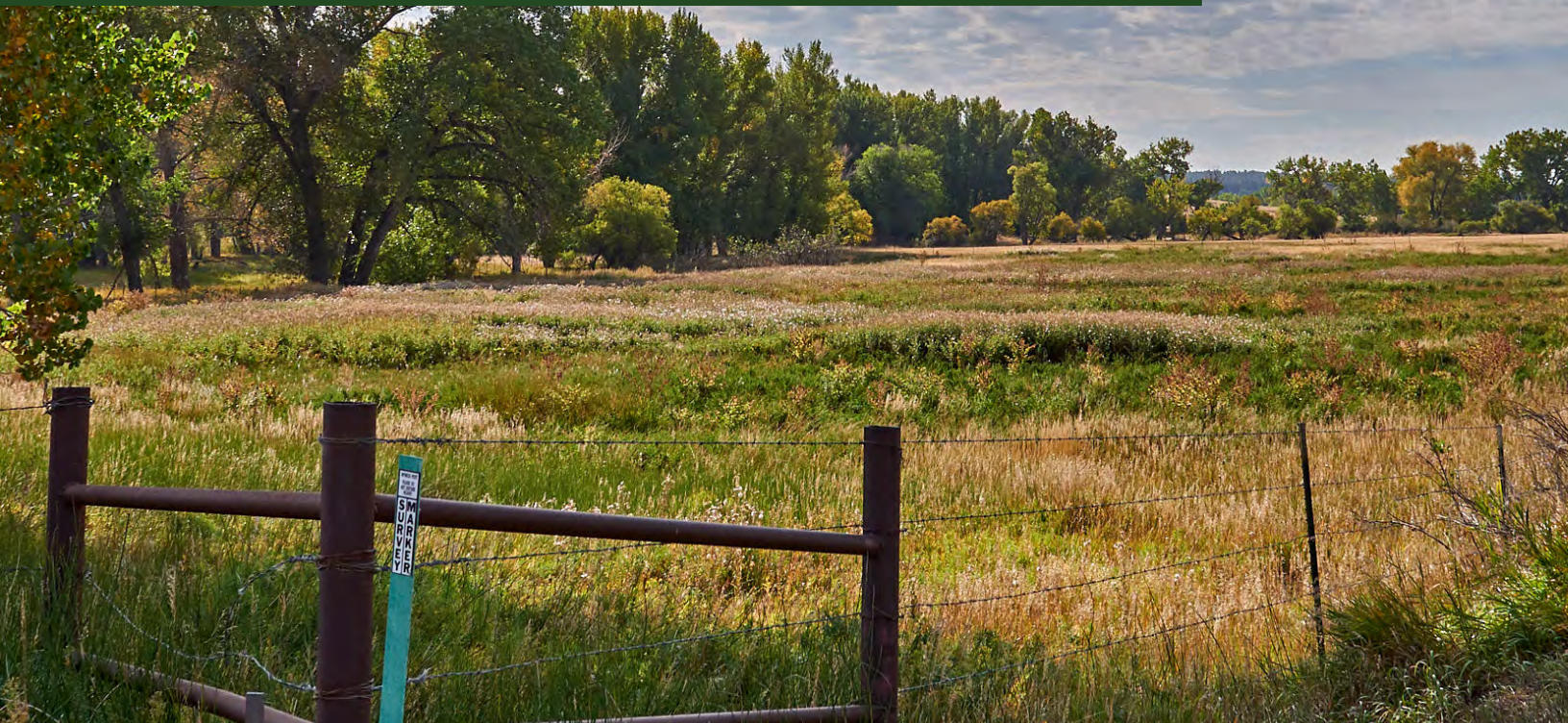
- ♦ Recreation center
- ♦ Indoor pool
- ♦ Community spaces
- ♦ More open space accessible to the public
- ♦ Long trail networks and improved connectivity
- ♦ Short walking and hiking trails
- ♦ Additional sport courts and athletic fields
- ♦ Updated playgrounds
- ♦ Additional nature/arts/culture programming
- ♦ Bike facilities and mountain biking trails
- ♦ Spaces for teens
- ♦ Equestrian trails
- ♦ Archery range
- ♦ Wayfinding and interpretive signage



2.0 Trends, Context, and Data

In this section, you'll find:

- ◆ 2.1 Context
- ◆ 2.2 Trends and Highlights
- ◆ 2.3 Park Classifications



2.1 Context

Review of Previous Community Plans

A key starting point for any plan is to understand previous community conversations through the plans that have been recently published.

Parks, recreation, open space, and trails are important components of a community's context that are often considered during the creation of plans with other focal points. The consulting team reviewed relevant plans created for the Town of Elizabeth and the Elizabeth Parks and Recreation District, two of the partners behind this PROST Plan, and Elbert County, who is not a partner but whose jurisdiction overlaps with the study area for the plan. As such, goals and recommendations identified by the County should be taken into consideration while determining the potential for the study area. Plans reviewed during this process are listed in Table 2-1.

Table 2-1: Previous Community Plans Reviewed	
Jurisdiction	List of Plans
The Town of Elizabeth	♦ 2011 Design Review Standards + Guidelines ♦ 2015 Strategic Downtown Plan ♦ 2019 Town of Elizabeth Comprehensive Plan ♦ 2020 Town of Elizabeth 2040 Transportation Plan ♦ 2020 Water and Sewer System Master Plan ♦ Town of Elizabeth Municipal Code
Elizabeth Parks and Recreation District	♦ 2022 Casey Jones Park Master Plan
Elbert County	♦ 2019 Elbert County Comprehensive Plan Update ♦ 2021 Elbert County Transportation Master Plan ♦ 2024 Northwest Elbert County Sub-Area Transportation Plan ♦ Elbert County Zoning Regulations - Amendment 4 ♦ Elbert County Subdivision Regulations - Amendment 4

Town of Elizabeth

2011 Design Review Standards and Guidelines

These standards and guidelines offer **aesthetic and environmental best practices** that were referenced during the drafting of the conceptual site plans for this PROST Plan and that will be particularly useful in ongoing refining and implementation of the site concepts in the future.

Chapters that are particularly relevant are:

- ♦ **Chapter 3:** Site Design Standards + Guidelines
- ♦ **Chapter 6:** Landscape Design Standards + Guidelines
- ♦ **Chapter 7:** Sign Design Standards + Guidelines
- ♦ **Chapter 8:** Circulation Design Standards + Guidelines





2015 Downtown Strategic Plan

The improvements of Running Creek Park and Bandt Park can help create more appeal for people to spend time on Main Street to patronize businesses.

Activating the nearby parks to serve as destinations for even more community gathering opportunities was heavily emphasized in the 2015 Downtown Strategic Plan. This PROST Plan will continue the Town's efforts to **improve its PROST network as a way of increasing the appeal and access of Main Street**—efforts like the development of the Town Trail, which was a result of the 2015 Downtown Strategic Plan.

- ♦ Creating more events downtown
- ♦ Incorporating students into the planning + implementation process
- ♦ Activation through the arts
- ♦ Improved wayfinding to Main Street
- ♦ Developing place-based improvements that fortify Elizabeth's distinct character

2019 Town of Elizabeth Comprehensive Plan

The following priorities were recurring themes throughout the document:

- ♦ An emphasis on **conservation-oriented development** recommendations, especially around preservation of creek corridors and pine forests.
- ♦ Community-backed enthusiasm for **continuous open space and trail corridors** along all the waterways to protect water health, improve resident quality of life, provide pedestrian transportation modes, and attract recreational visitors.
- ♦ A strong desire for **connected pedestrian and bike routes** throughout Town and connecting to outlying areas.

- ♦ Efforts around **developing the Old Town area and Main Street** to become a community hub and attract visitors were a main focus throughout the Plan, including visions of improving Running Creek Park to become a more robust “heart” of the community.
- ♦ An interest in **placemaking** by using public art in the form of benches, signs, trashcans, etc. and for historic character to be represented throughout. Historical signage and branded wayfinding throughout the Old Town (Historic District) area.
- ♦ A belief that **new developments should contribute amenities** to a PROST network that meets industry standards for quality and access throughout the Greater Elizabeth Area.
- ♦ The area is notably prone to drought, floods, blizzards, tornadoes, hailstorms, and other extreme weather events. The plan put a considerable **emphasis on emergency preparedness**.

Primary resident concerns voiced during the Comp Plan process:

- ♦ Impacting water supply and infrastructural systems
- ♦ Worsening traffic congestion (especially along State Highway 86)
- ♦ Becoming another suburb—new residential development occurring next to existing neighborhoods
- ♦ Losing rural, historic, western, small-town character, especially its association with equestrian activities
- ♦ Infringement of private property rights for public land acquisition

Goals, policies, and actions from the Parks, Recreation, and Open Space Chapter are listed in Table 2-2. Some of the shifts since the last plan are detailed in Table 2-3.



Table 2-2: Goals, Policies, and Actions from PROS Chapter					
Policy / Action	Description	Already in progress or completed	No longer relevant	To be addressed as part of future planning efforts	Addressed in this PROST Plan
Goal #1: Create a well-connected community.					
Policy 1.1	Ensure that trail, sidewalk, and pathway connections are made to key destinations, and through Town, as development and redevelopment occurs.	X			X
Action 1.1.a	Create trail corridors along Gold and Running Creeks for tourism and recreation-based public benefits.		X		
Action 1.1.b	Create a multi-modal transportation plan that details a system of accessible, walkable and bikeable connections.	X		X	X
Goal #2: provide a high-quality system of parks, open space, trails, and recreation facilities and amenities.					
Policy 2.1	Work with land owners and other partners to help preserve the existing forest in the Town and surrounding areas.			X	
Policy 2.2	Create a shared community vision for protecting natural resources and providing parks, recreation, trails, and tourism.			X	X
Policy 2.3	Partner with neighboring jurisdictions to preserve valued lands for natural and public benefits.			X	X
Policy 2.4	Partner with EPRD to provide park and recreation services to the community.	X			X
Action 2.1	Adopt policies that protect space for healthy trees while removing hazardous or low-quality ones.	X		X	
Action 2.2	Encourage tree preservation plans in development reviews.	X		X	
Action 2.3	Develop a Parks, Recreation, Open Space, Trails and Tourism Master Plan.	X			X



Table 2-2: Goals, Policies, and Actions from PROS Chapter					
Policy / Action	Description	Already in progress or completed	No longer relevant	To be addressed as part of future planning efforts	Addressed in this PROST Plan
Action 2.4	Establish design and construction standards that align with the Town's brand.	X		X	
Action 2.5	Use tools like conservation easements to preserve public lands.			X	
Action 2.6	Work with organizations like the Trust for Public Lands on land transactions.			X	
Action 2.7	Develop an Intergovernmental Agreement defining roles in managing parks and open space			X	
Action 2.8	Increase funding to improve substandard facilities and amenities.			X	
Goal #3: Nurture a healthy natural resource environment.					
Policy 3.1	Understand protected and special concern species in the planning area.	X		X	
Policy 3.2	Study riparian corridor species to guide development and management.			X	X
Policy 3.3	Maintain existing tree canopy in the area.	X		X	
Action 3.1	Collaborate with Colorado Parks and Wildlife to gather species data.			X	
Action 3.2	Monitor species data annually with staff or volunteers.			X	
Action 3.3	Implement a pine tree planting program on public lands.			X	
Action 3.4	Define riparian zones in the Land Development Code (150–300 ft buffers).	X		X	
Action 3.4.a	Allow existing structures within riparian zones to remain.			X	
Action 3.5	Time land management activities to avoid critical wildlife periods.			X	



Table 2-2: Goals, Policies, and Actions from PROS Chapter					
Policy / Action	Description	Already in progress or completed	No longer relevant	To be addressed as part of future planning efforts	Addressed in this PROST Plan
Action 3.6	Encourage natural materials in park and trail construction.				X
Action 3.7	Leave large dead trees in place to support wildlife.			X	
Action 3.8	Maintain wildlife movement corridors along both creeks.			X	X
Action 3.8.a	Design ground-level crossings and reduce noise/light at pinch-points.			X	X
Goal #4: Leverage parks, recreation, & open space to make elizabeth a desirable place to live.					
Policy 4.1	Preserve historic character through aligned branding and marketing.	X			X
Policy 4.2	Expand and assess the impact of community festivals and celebrations.	X			X
Policy 4.3	Use existing facilities for creative recreational programming.			X	X
Policy 4.4	Partner with EPRD for collaborative events and activities.				X
Action 4.1	Incorporate agricultural, railroad, and pioneer themes in parks.				X
Action 4.2	Collaborate with the Historic Preservation Board for interpretive signage.			X	X
Action 4.3	Build more public gathering places in Old Town.			X	X
Action 4.4	Partner with EPRD to host sports tournaments.			X	
Action 4.5	Promote historical sites for events via the Town's website and other media.			X	
Action 4.6	Explore building a community center with EPRD and other partners.	X			X
Action 4.7	Measure the economic impact of parks and recreation services.			X	



Table 2-3: Plan Priority Shifts	
From...	To...
Creating more trails with the capacity to accommodate equestrian commuting for ranching operations...	... Developing more equestrian trails in the Town of Elizabeth may be less desirable to riders and challenging for the Town to maintain. Locating equestrian trails in open spaces throughout the EPRD is preferred..
Expanding tourism opportunities by preserving the vistas and advantageous scenery and developing, branding, and programming high quality outdoor facilities...	... Creating high quality recreational opportunities for locals from the Greater Elizabeth Area and surrounding counties to enjoy large swaths of preserved open space.
An underlying framework for developing a “PROST” system focused on acquiring privately owned land, specifically prioritizing potential for preserving open space corridors along Running Creek, Gold Creek, Dry Creek, and tributaries, along with areas of pine forest concentration...	... Focus PROST efforts on publicly owned land rather than private land, including the proposed Confluence Park and creek corridor preservation, based on public response to these recommendations in the Comprehensive Plan.

2020 Town of Elizabeth 2040 Transportation Plan

- ◆ Provides **analyses of pedestrian and cyclist movement** and advocates for multi-modal connectivity throughout the area.
- ◆ **Outlines the challenges with CO 86**, including traffic congestion that is only projected to increase and the division it creates between the northern and southern sections of the Greater Elizabeth Area.
- ◆ Illustrates **cross sections for each type of road classification** that provide helpful visual references for multi-modal transportation corridors in the Greater Elizabeth Area.
- ◆ Suggests that **developers should be responsible for road improvements** to mitigate the increase in traffic that the development causes, and to simultaneously incorporate the bike and pedestrian infrastructure that the community desires .

Elizabeth Parks + Recreation District

2022 Casey Jones Park Master Plan

The Casey Jones Park Master Plan recommends considerable effort to place amenities where pine stands won't be impacted, or to relocate pines whenever disturbing treed portions of the site is necessary.



In 2022 conceptual plans were developed for Casey Jones Park with specific emphasis on providing a new recreation center and field house. The proposed improvements include in the master plan are listed below:

- ◆ Recreation center
- ◆ Fieldhouse
- ◆ Rodeo area, grandstand, and equestrian facility improvements
- ◆ Campground expansion (*completed*)
- ◆ Additional baseball field (*completed*)
- ◆ Improved off-leash dog park (*completed*)
- ◆ Trail improvements
- ◆ Maintenance facility

The design for the recreation center included two phases.

- ◆ **Phase 1:**
 - Indoor leisure, activity pool and water slide
 - Gymnasium with a two-lane surface walk/jog track
 - Weights and cardio fitness area
 - Locker rooms
 - Party room
 - Staff offices
 - Child care area
- ◆ **Phase 2:**
 - Weight room expansion
 - Group exercise room/meeting room
 - Second water slide

Elbert County

2019 Elbert County Comprehensive Plan Update

Much emphasis was placed throughout the plan on:

- ◆ Ensuring developers provide appropriate infrastructural improvements so as to not tax public resources
- ◆ Collaborating with other entities and districts to provide adequate community services and amenities
- ◆ Prioritizing habitat and natural resources and the protection of open space



2021 Elbert County Transportation Master Plan

Relevant goals:

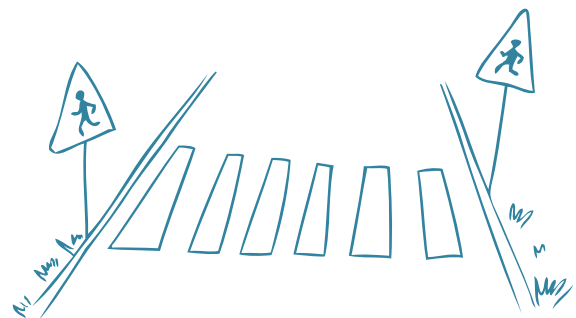
- ◆ Develop transportation facilities that provide **safe travel options** for all residents and visitors.
- ◆ Promote growth in the economy, development, and tourism by providing a transportation system that **accommodates current and future demand** for the movement of residents, visitors, and goods.
- ◆ Develop and maintain a **multimodal transportation system** that provides direct, continuous, and safe connections between local and regional destinations and services.
- ◆ Integrate **transportation and land use decisions** to create and preserve neighborhoods that promote vibrant community character and encourage active living.
- ◆ Provide travel choices that are **accessible** to all travelers, promote local mobility, and reduce the impacts of transportation on the environment and neighborhoods.

In addition to recommended roadway improvements, recommendations for future transit and non-motorized travel enhancements included:

- ◆ Develop an Active Transportation and Open Space Plan within the next five years to **identify potential recreational corridors, intentionally preserve open spaces, elevate**

coordination between adjacent jurisdictions, and leverage new developments to increase the amount of nonmotorized infrastructure in the County.

- ◆ **Conduct a trail feasibility study** to identify, prioritize, and estimate costs for high-impact trails within the county for recreational or commuting purposes. These trails would ideally enhance recreation opportunities, promote healthy living, and create connections between key locations within and outside of the county.
- ◆ **Review the County's subdivision code** to determine if including sidewalks, trails, or bicycle facilities is appropriate in certain areas of the county or subdivisions developing at certain densities. **Defining connectivity standards for new subdivisions** could help increase the potential for non-vehicular trips on foot or bicycle on residential streets.
- ◆ Coordinate with municipalities within the county and with adjacent counties to increase non-motorized access across jurisdictions to major activity centers such as parks, schools, and cultural institutions.



Demographic Context Review

During the post-pandemic period from 2022 to 2023, Elbert County had the 3rd-fastest population growth of all counties in Colorado. The County grew by 3.5%, or 975 people. Bent County grew by 4.6% and Custer County grew by 3.9%¹.

Table 2-4: County-Level Job Trends & Long-Term Population Projections			
County	Total Change in Number of Jobs (2019-2023)	Total Change in Number of Jobs (2022-2023)	Projected Population Change (2020-2050)
Elbert	1k-5k	100-500	10k-20k
El Paso	20k-41,270	10k-14,783	>200k
Douglas	10k-20k	5k-10k	50k-200k
Arapahoe	5k-10k	5k-10k	50k-200k
Adams	20k-41,270	5k-10k	>200k
Denver	20k-41,270	10k-14,783	>200k
Jefferson	1k-5k	5k-10k	50k-200k

Source: DOLA. [Crosstabs](#). 2023 Population Summary Report January 2025.

Table 2-5: Demographic and Economic Profile			
Metric	Town of Elizabeth	Elizabeth School District	Elbert County
Population	2,304	17,463	28,795
Households	825	6,028	10,332
Median Household Income	\$110,227	\$140,333	\$129,477
Homeownership Rate	88.4%	96.8%	94.4%
Mean Travel Time to Work	40.7 minutes	42.6 minutes	41.6 minutes

Source: U.S. Census Bureau. "Age and Sex," "Households and Families," "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)," and "Commuting Characteristics by Sex." 2023 American Community Survey 5-Year Estimates.

¹ "Census Bureau 2023 County Population Estimates, March 2024." Colorado Department of Local Affairs, State Demography Office.



The Greater Elizabeth Area, the area that encompasses the Elizabeth Park and Recreation District and Elizabeth School District, is also roughly the area within the 80107 zip code. Based on Census Data for the Elizabeth School District and 80107 zip code area, the district:

- ♦ Has a population of roughly **17,463 residents**
- ♦ Has a **median age of 41.9 years**, though there's an equitable spread among age groups as shown in Figure 2-1.
- ♦ Is **predominantly white (83.5%)**, with **7.2% of residents identifying as Hispanic or Latino**, and **5.9% identifying as two or more races**
- ♦ Has a **median household income of \$137,886** which is higher than that of Elbert County or the Town of Elizabeth, suggesting that the unincorporated households in the Greater Elizabeth Area have a higher income
- ♦ Has a **high homeownership rate of 96.8%**
- ♦ Has a **high median commute time of 43.4 minutes**, indicating that residents travel to work in Denver, Colorado Springs, or their suburbs, and that living in this area requires the normalization of long drive times.

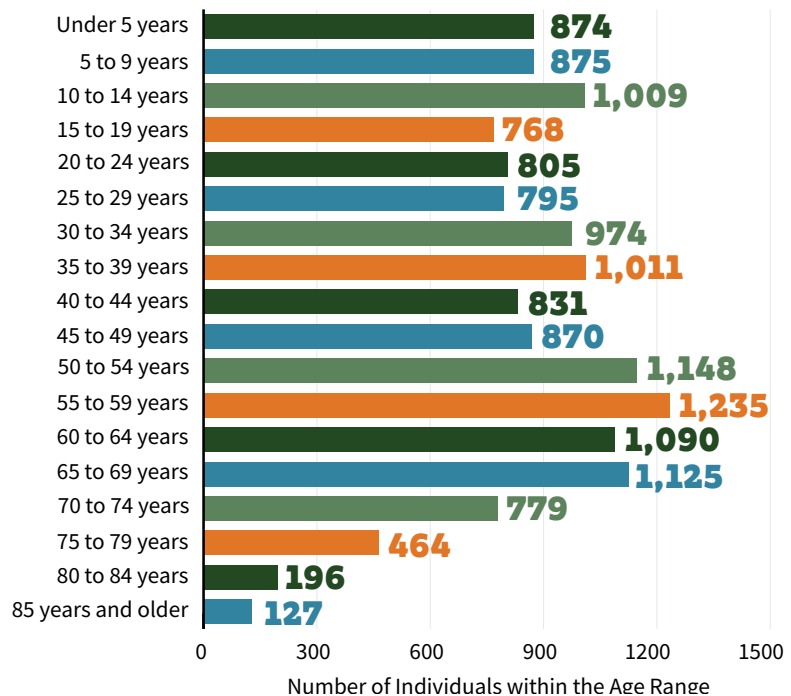


Figure 2-1: Age Demographics within Zip Code 80107

Source: U.S. Census Bureau. "Age and Sex." 2023 American Community Survey 5-Year Estimates.

Historical Context and Timeline

Elbert County was originally home to several Native American tribes including Cheyenne, Ute, Lipan Apache, and Arapahoe until the mid 1800s when the Colorado Gold Rush brought new white migrants to the area forcing out native populations.^{2, 3}

The Town of Elizabeth began as a sawmill camp along Running Creek in 1855. In 1858 gold was found in the creek spurring a mini gold rush in the area. After the original camp flooded, the town moved to its current location along the Colorado and Southern Railway. In the early 1880s, two local ranchers donated land for annexation to the town and the town was officially incorporated in 1890 with a population of 300. Elizabeth suffered an economic decline throughout much of the 20th century due to falling cattle prices, the Great Depression, and a flood that destroyed the railroad tracks. After regional transportation improvements in the 1960s, the area began to steadily grow throughout the rest of the 20th century, eventually becoming a "bedroom" community rather than its historically rural and agricultural workforce.⁴ Tension due to this transition from rural character to "bedroom" community is still experienced today. The area has experienced significant growth recently with the Town's population nearly doubling over the past 15 years.⁵

² Native Land Digital: <https://native-land.ca/>.

³ Colorado Encyclopedia: <https://coloradoencyclopedia.org/article/treaty-fort-laramie>.

⁴ Town of Elizabeth 2017 Historic Context Study: <https://www.townofelizabeth.org/community/page/history-elizabeth>.

⁵ Colorado Department of Local Affairs State Demography Office: <https://demography.dola.colorado.gov/assets/html/muni.html>.



Economic Drivers

Elizabeth is in Elbert County, Colorado, about 50 miles northeast of Colorado Springs and 50 miles southeast of Denver. It lies in proximity to the Denver Metropolitan area, which is home to about 3.05 million people. This location is attractive to those seeking a small-town feel within commuting distance of urban amenities. This has spurred new demand for housing, infrastructure, and local services. Small businesses form a core part of the local Elizabeth economy, and large retailers such as Walmart and Safeway provide both shopping and jobs. Elizabeth benefits from visitors drawn to rural tourism and outdoor recreation, and local attractions bring economic activity. Historically, the area has been a ranching and farming community, and livestock-related businesses remain staples in the Town's economy.

The Colorado Main Street Program helps Elizabeth manage growth and maintain the Town's historic character. This program focuses on revitalizing downtown areas through historic preservation, beautification projects, and economic development to ensure that both small businesses and the community thrive.

In September of 2018, the Town conducted a market analysis to identify opportunities for business diversification. Strategies include attracting unique retail establishments, supporting entrepreneurial ventures, and enhancing the downtown area to increase its appeal to residents and visitors.⁶

Physical Context

The Town of Elizabeth, Colorado is located in central Colorado within the western portion of Elbert County and on the eastern edge of the Front Range Urban Corridor, approximately 45 miles southeast of Denver and 20 miles east of Castle Rock.

The Town is positioned between the more densely populated areas along the Interstate 25 corridor and the vast, open plains that extend further east into rural Colorado. The town is accessible via Colorado State Highway 86, which runs east-west and connects it to nearby communities such as Kiowa to the east and Franktown to the west.

The Town of Elizabeth and surrounding area is located in the heart of the **Palmer Divide** between 6,200' to 6,700', a region of high plains and low, rolling hills characterized by grasslands and scattered ponderosa pine forests, indicative of the transition zone between the mountainous terrain of the forested Rockies to the west and the flatter plains that dominate much of eastern Colorado.⁷

Elizabeth experiences a **semi-arid climate**, with hot summers, cold winters, and moderate precipitation, mostly in the form of snow and summer thunderstorms. The area receives an average of 19-20 inches of precipitation per year which is slightly higher than the state average and typically receives more snowfall than the Denver-metro area. July is the warmest month with average highs in the mid 80s degrees Fahrenheit.⁸ Temperature lows in the winter average 17-19 degrees Fahrenheit. The USDA Plant Hardiness Zone in 5B.⁹

The South Platte River and its tributaries shape the broader hydrology of the region. Running Creek and Gold Creek are the primary tributaries that run through the greater Elizabeth area, though most waterways that run through the area are seasonal and intermittent. Though Elizabeth itself is not directly adjacent to any major bodies of water, it sits atop the Denver Basin aquifer which also serves as the source of water for the area. The area's geography supports a mix of agricultural activity, equestrian properties, and small-town residential living, with a growing suburban influence due to its proximity to Denver and Colorado Springs.

⁶ "Town of Elizabeth: Market Analysis & Opportunity Assessment". September 2018. RPI Consulting.

⁷ ABC 7 News: <https://web.archive.org/web/20110902032233/http://www.thedenverchannel.com/weather/14144667/detail.html>

⁸ U.S. Climate Data: <https://www.usclimatedata.com/climate/elizabeth/colorado/united-states/usco0522>. WorldClimate.com: <http://www.worldclimate.com/climate/us/colorado/elizabeth>.

⁹ Plantmaps.com: <https://www.plantmaps.com/hardiness-zones-for-elizabeth-colorado#:~:text=According%20to%20the%202023%20USDA,to%20%2D10%C2%B0F>.



The Elizabeth area's ecosystems are primarily composed of **grasslands, shrublands, and scattered ponderosa pine forests**, creating a diverse habitat for both plant and animal life. The ecology is shaped by its location in the Colorado Piedmont section of the Great Plains and a long history of disturbance: indigenous peoples stewarded the area for centuries using recurring low-intensity fire to clear brush, fertilize soil, and regenerate ponderosa stands. Following the removal of indigenous peoples and bison from the area, settlers introduced cattle to the area along with preferred dryland forage crops, resulting in a heavily altered plant composition and habitat prone to the spread of invasive, exotic species.¹⁰

Flora (Plant Life)

- ♦ **Shortgrass Prairie:** The lower elevations around Elizabeth support native grasses such as buffalograss, blue grama, and western wheatgrass, which are well-adapted to the semi-arid climate.
- ♦ **Ponderosa Pine Woodlands:** In slightly higher or more protected areas, ponderosa pines provide a more forested environment.
- ♦ **Riparian Areas:** Along creeks and seasonal waterways, cottonwood, willows, and sedges thrive, creating important wildlife corridors.

Fauna (Wildlife)

- ♦ **Mammals:** The region is home to mule deer, pronghorns, coyotes, red foxes, raccoons, and small mammals like rabbits and prairie dogs. Occasional sightings of black bears and mountain lions occur, though they are less common.
- ♦ **Birds:** A variety of birds inhabit the area, including red-tailed hawks, Steller's jays, western meadowlarks, western bluebirds, and wild turkeys.
- ♦ **Reptiles & Amphibians:** Species such as bullsnakes, garter snakes, and leopard frogs are found in the region, especially near water sources.

Elizabeth's ecology reflects a blend of prairie and woodland environments, supporting a diverse range of wildlife while facing ecological pressures from

development and the variability of water resources and changing climate. Human impact has led to increased suburban development, affecting overall native ecosystem health and leading to the decline of more sensitive species through habitat fragmentation and the introduction of non-native species. The presence of neighborhoods and commercial buildings in fire-adapted ecosystems creates some Wildland Urban Interface risk as shown in Figure 2-2. Long term management of forested areas is a key aspect mitigating wildfire risk.

There are few instances of significantly steep slopes (>25%) within the area and they are primarily located along creek ways. FEMA Flood Hazard Zone A (high-risk) exists along the Running Creek and Gold Creek and some of their tributaries as shown in Figure 2-3. Refer to the Elizabeth Comprehensive Plan Appendix A for more detailed information regarding the physical landscape and environment hazard risks of the Greater Elizabeth Area.

Peer Community Comparisons

Elizabeth's current conditions and offerings have been compared to those of nearby communities and communities of similar size and character. Table 2-6 on Page 24 illustrates these comparisons in full:

- ♦ **Parker** and **Castle Rock** are adjacent communities with much larger populations, but they provide a sense of amenities near Elizabeth.
- ♦ **Monument, Sheridan, Payson, Pinehurst,** and **Los Alamos County** are communities of similar size and character. Some have dedicated parks and recreation districts like Elizabeth.

As seen in the table, a few peer communities have strong recreation centers.



¹⁰ Colorado Natural Heritage Project, <https://cnhp.colostate.edu/download/documents/EcolSystems/EcologicalSystemsofColorado2020.pdf>.



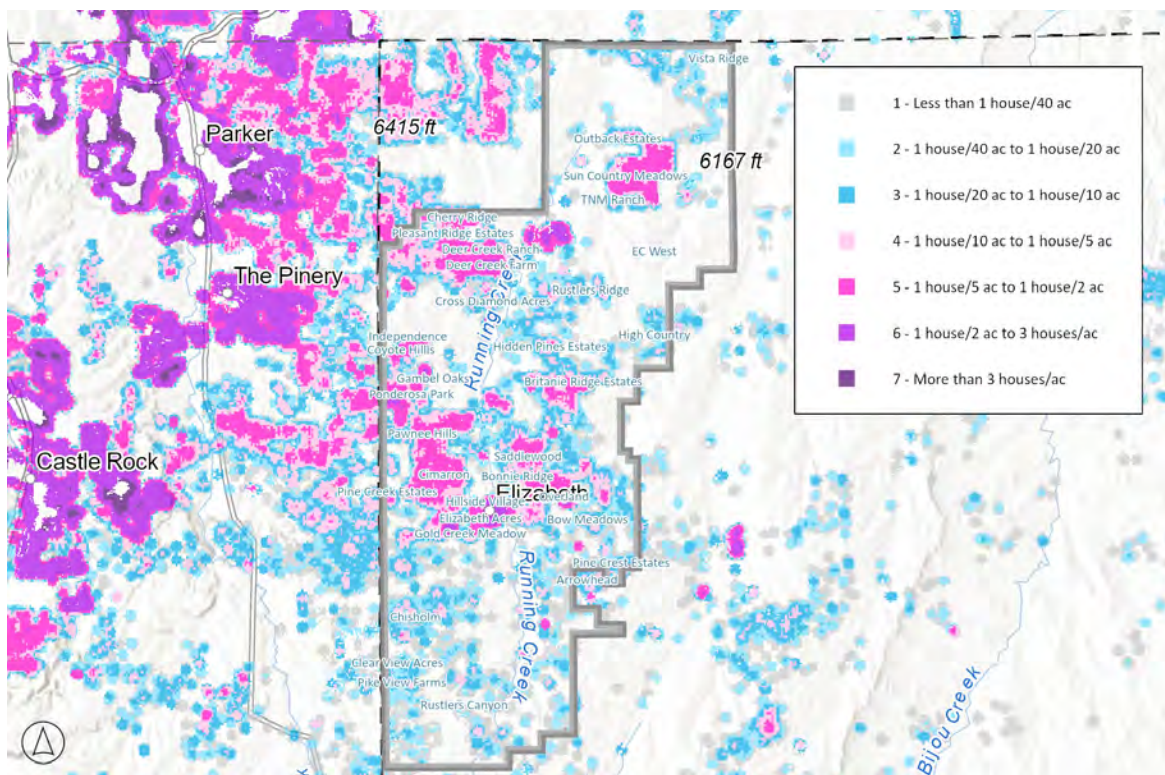


Figure 2-2: Wild Land Urban Interface Risk Map

Source: Colorado State Forest Service - <https://csfs.colostate.edu/wildfire-mitigation/colorados-wildland-urban-interface/>.

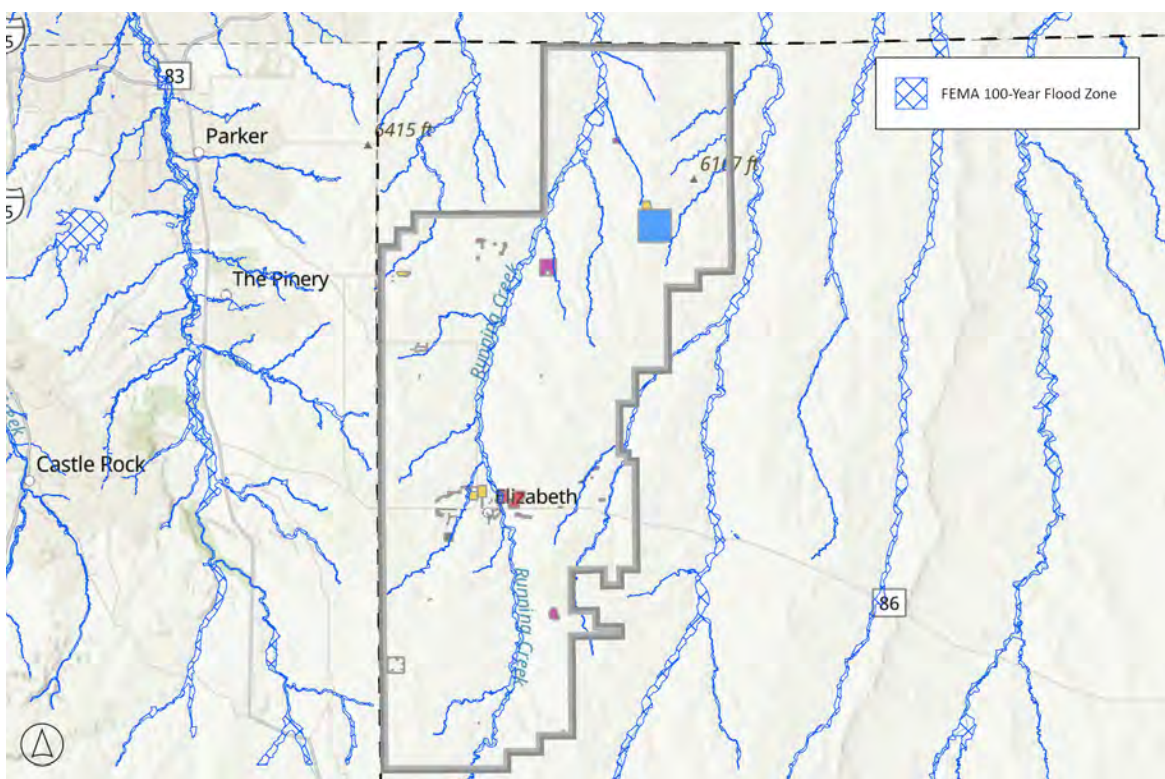


Figure 2-3: FEMA Flood Zone Map

Source: FEMA - <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>.



Table 2-6: Benchmarking Table

Location	Does it have a District?	Population	Parkland Volume	Trail Miles	Number of Parks	Volume of Open Space	Does it have a Rec Center?
Elizabeth, CO	Yes - Elizabeth Parks & Rec District (EPRD)	~17,000 in District, ~2,000 in Town	190 acres	3.7 miles	9 parks	327 acres	No
Parker, CO	No	~60,000	398 acres	41 miles	14 parks	1,144 acres	Yes
Castle Rock, CO	No	~73,000	265	130 Miles	60 parks	6,900 acres of open space	Yes
Monument, CO	Yes - Triview Metropolitan District & Monument Parks and Rec	~7,500 in district, ~10,000 in Town	234.5 acres (district)	99 miles in Monument	11 parks	238.24 acres	No (Tri-Lakes YMCA)
Sheridan, WY	Yes - Sheridan Recreation District (SRD)	~19,543	103 acres	43 miles:	10 parks	3,800 acres in Sheridan County	No, but has rec amenities, aquatics, athletics, etc
Payson, AZ	No	~15,813	126 acres	41.45 proposed bike/ped network (8 miles existing)	4 parks	Surrounded by Tonto National Forest	No, but Rumsey Park includes many rec activities.
Pinehurst, NC	No	~17,581	232 acres	9 miles	5-8 park facilities	unknown	Yes, Cannon Park
Los Alamos County, NM	No - division	~19,419	600	58 miles	29 parks	4,000 acres	Yes - aquatic center, ice rink, golf course.



Examples of Multi-Use Trails

These examples highlight collaboration with local park and recreation districts to develop multi-use trails within county ROWs, enhancing recreational opportunities and community connectivity.

St. Vrain Greenway - Longmont, CO

The St. Vrain Greenway is a trail which extends approximately 8 miles from Golden Ponds Nature Area (at Third Avenue, west of Hover Street) to Sandstone Ranch Nature Area, with portions of the trail located within the right-of-way of N 119th St and Quicksilver Rd. It is part of the Front Range Trail plan, a regional trail system planned to connect Wyoming to New Mexico.

The current trail was developed by the City of Longmont and is currently being maintained by the City. Future phases will be completed in collaboration with Boulder County and Colorado State Parks, eventually connecting to the Town of Frederick's trail system.

County Line Road / South Sampson Gulch Way - Aurora, CO

Starting at the NW corner of Elbert County, a shared-use path runs along the north side of County Line Rd. It continues onto S Sampston Gulch Way and eventually connects to S Aurora Parkway, which has bike lanes and walks on either side.

An intergovernmental agreement was put in place between Douglas County and the City of Aurora to develop the trails. Developments including Whispering Pines and High Plain Country Club were required to construct the path. The City of Aurora is responsible for maintaining the hardscape, signs and drainage, while adjacent HOAs are responsible for maintaining the landscape along the path.

This project illustrates how intergovernmental agreements can be used to develop trails that are located in one jurisdiction's right-of-way, but built by developers and maintained by another jurisdiction.



Figure 2-4: St. Vrain Greenway

Source: Google Streetview image from N 119th St.



Figure 2-5: County Line Rd / S Sampson Gulch Way

Source: Google Streetview Image from County Line Rd near the NW corner of Elbert County.



Western Gwinnett Bikeway – Georgia

The Western Gwinnett Bikeway project is a collaborative effort between Gwinnett County and local municipalities to create a multi-use trail along Peachtree Industrial Boulevard, a road concurrent with SR 141. It currently extends 6.4 miles and will be approximately 18.9 miles when completed. This trail will connect several suburban cities northeast of Atlanta and serve as a backbone for regional trails and greenways.

As of 2018, phases I and II were completed, with funding provided by the City, County, and the Atlanta Regional Commission. Phase III is funded through a voter-approved program (SPLOST, or Georgia's special-purpose local-option sales tax). This project shows how effective collaboration between county governments and local entities can be used to develop multi-use trails within existing right-of-ways.



Figure 2-6: Western Gwinnett Bikeway

Source: “[Western Gwinnet Pathway Ribbon Cutting Ceremony](#).” Chattahoochee River Lands.



Figure 2-7: Norco Greenway

Source: City of Norco [Comprehensive Trail Master Plan](#).

Pedestrian/ Equestrian Trail Circulation System – Norco, CA

The City of Norco, California, also known as “Horsetown USA,” is committed to preserving an equestrian-oriented lifestyle, even as it urbanizes. The city has a comprehensive network of equestrian-oriented trails that enable residents to enjoy pleasure rides throughout town, to commute to errands by horse, to engage in an active lifestyle, and to connect with community members outside.

Almost all residential lots have direct access to the trail system, which links residents to commercial areas and larger open space recreation areas. Most trails are for pedestrian and equestrian use only to prevent conflict between cyclists and riders, though the City aspires to incorporate buffers to allow for full multi-use capabilities.

The City's Department of Public Works completed a Comprehensive Trail Master Plan in 2018 defining design standards, maintenance approaches, and enforcement protocols for the City to uphold as they improve the trail network in the future. This document is a helpful resource for outlining considerations for high-quality trail design to accommodate equestrian use.



2.2 Trends and Planning Concepts

Recreation Trends

A review of national and regional recreation trends offers another strategic avenue for identifying potential future park needs. These insights can be evaluated alongside survey findings and relevant plans. A summary of national trends, state trends, and emerging issues and needs are highlighted below and warrant consideration as the Greater Elizabeth Area’s specific needs are addressed.

National Trends

The National Recreation and Park Association (NRPA) releases predictions in recreation for the upcoming year. In November 2024, they announced the trends they see for recreation in 2025. These predictions are detailed on the following page.

Swimming and Aquatics

Developing opportunities for public swimming is an increasingly important priority for public park and recreation agencies. This has become a higher priority as temperatures increase.

Short Mat Bowling and Walking Soccer

These variations of popular sports have become popular for baby boomers and those who are retiring. They are new activities to add to traditional older adult programs. Both of these games are played indoors on turf or a carpet-like mat.

Therapeutic Recreation Programs Surge

More agencies are kicking off new community-based therapeutic recreation programs, adaptive sports programs, and specialized recreation programs. The number of programs is increasing, and also new activities are being introduced, such as inclusive & adaptive surfing and climbing, or inclusive swim or dance nights.

Arts Programming

Park and recreation agencies are bringing vibrant visual and performing arts to their communities. The value is being realized of community-based arts programming in placemaking and revitalization.

Table 2-7: Top Ten Activities in Colorado (% Participating)

Rank	%	Activity
1	84%	Walking
2	61%	Hiking
3	48%	Picnicking
4	44%	Swimming
5	38%	Wildlife Viewing
6	35%	Biking
7	32%	Playground Activities
8	30%	Running/Team or Individual Sports
9	29%	Fishing/Off-Highway Vehicle Use/ Birdwatching
10	28%	Tent Camping

Source: Colorado SCORP 2025-2029, page 34.



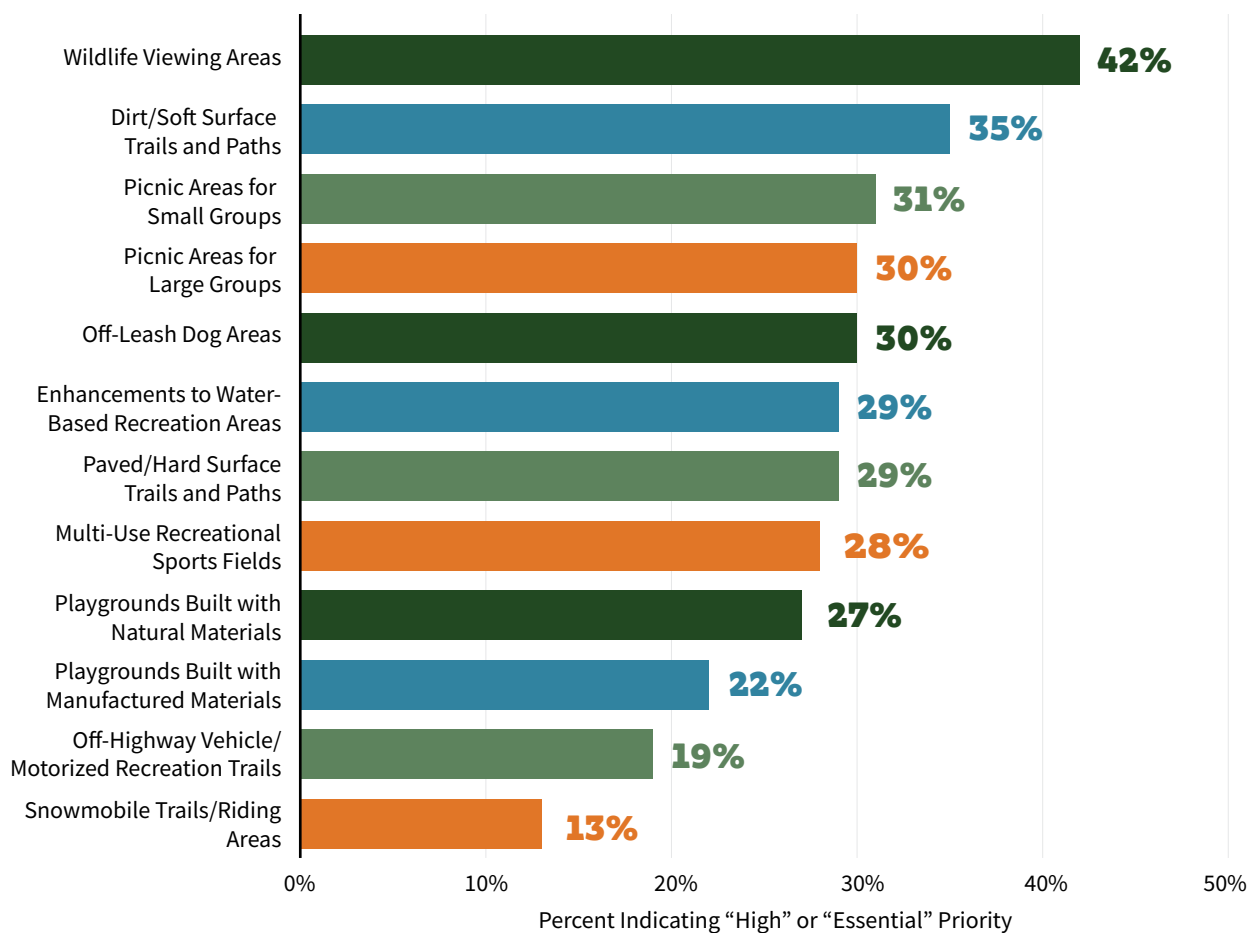


Figure 2-8: Prioritization of Types of Outdoor Recreation Amenities

Source: Colorado SCORP 2025-2029, page 35.

Colorado State Trends

Colorado released their 2025-2029 Statewide Comprehensive Outdoor Recreation Plan (SCORP). In their public survey, the top ten activities in Colorado (based on percent that are participating in them) are seen in Table 2-7 on the previous page.

Additionally, respondents in Colorado shared that the types of outdoor recreation areas they use most are wildlife viewing areas, dirt/soft surface trails and paths, and picnic areas for both small and large groups (*Figure 2-7, above*). These SCORP survey results are important to keep in mind while thinking of Colorado state as a whole and what people might like to see in the Elizabeth area.

Relevant Planning Concepts

Placemaking and High Performance Public Spaces

High Performance Public Spaces

Public spaces provide communities with a multitude of benefits. Through his research, David Barth developed the concept of “High Performance Public Spaces (HPPS)©” and identified 25 key benefits described on the following page. (Barth, 2014).



Table 2-8: Benefits of High Performance Public Spaces

Economic Benefits	Environmental Benefits	Social Benefits
♦ The space creates and facilitates revenue-generating opportunities the public and/or the private sectors. ♦ The space creates meaningful and desirable employment. ♦ The space indirectly creates or sustains good, living wage jobs. ♦ The space sustains or increases property values. ♦ The space catalyzes infill development and/or the re-use of obsolete or under-used buildings or spaces. ♦ The space attracts new residents. ♦ The space attracts new businesses. ♦ The space generates increased business and tax revenues. ♦ The space optimizes operations and maintenance costs (compared to other similar spaces).	♦ The space uses energy, water, and material resources efficiently. ♦ The space improves water quality of both surface and ground water. ♦ The space serves as a net carbon sink. ♦ The space enhances, preserves, promotes, or contributes to biological diversity. ♦ Hardscape materials were selected based on longevity of service, social/ cultural/ historical sustainability, regional availability, low carbon footprint and/or other related criteria. ♦ The space provides opportunities to enhance environmental awareness and knowledge. ♦ The space serves as an interconnected node within larger scale ecological corridors and natural habitat.	♦ The space improves the neighborhood. ♦ The space improves social and physical mobility through multimodal connectivity – auto, transit, bike, pedestrian. ♦ The space encourages the health and fitness of residents and visitors. ♦ The space provides relief from urban congestion and stressors such as social confrontation, noise pollution, and air pollution. ♦ The space provides places for formal and informal social gathering, art, performances, and community or civic events. ♦ The space provides opportunities for individual, group, passive and active recreation. ♦ The space facilitates shared experiences among different groups of people. ♦ The space attracts diverse populations. ♦ The space promotes creative and constructive social interaction.

Placemaking Principles

Various aspects within parks, trails, and open spaces work together to create a gathering space for communities. These include benches, art, large and small gathering spaces, pathways, lighting, and more. Project for Public Spaces, a national leader in making great places, says the following:

“Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.”¹¹

Several critical features contribute to the development of exceptional spaces, including accessibility and connectivity, social engagement, comfort, and functional versatility. Below is a brief summary of concepts, metrics, and considerations involved in placemaking.

¹¹ “What is Placemaking?” Project for Public Spaces, <https://www.pps.org/category/placemaking>.



Table 2-9: What Makes a Successful Place?¹²

	Core Concepts	Measurable Data	Considerations
Uses & Activities	Fun, active, vital, special, real, useful, indigenous, celebratory, sustainable	local business ownership, land use patterns, property values, rent levels, retail sales	♦ Are people using the space or is it empty? ♦ Is it used by people of different ages? ♦ Are people in groups? ♦ How many different types of activities are occurring - people walking, eating, playing baseball, chess, relaxing, reading? ♦ Which parts of the space are used and which are not? ♦ Are there choices of things to do? ♦ Is there a management presence, or can you identify anyone in charge of the space?
Comfort & Image	Safe, clean, green, walkable, sittable, spiritual, charming, attractive, historic	Crime statistics, sanitation rating, building conditions, environmental data	♦ Does the place make a good first impression? ♦ Are there more women than men? ♦ Are there enough places to sit? Are seats conveniently located? Do people have a choice of places to sit, either in the sun or shade? ♦ Are spaces clean and free of litter? Who is responsible for maintenance? What do they do? When? ♦ Does the area feel safe? Is there a security presence? If so, what do these people do? When are they on duty? ♦ Are people taking pictures? Are there many photo opportunities available? ♦ Do vehicles dominate pedestrian use of the space, or prevent them from easily getting to the space?
Access & Linkages (Visual & Physical)	Continuity, Proximity, connected, readable, walkable, convenient, accessible	Traffic data, mode splits, transit usage, pedestrian activity	♦ Can you see the space from a distance? Is its interior visible from the outside? ♦ Can people easily walk to the place? For example, do they have to dart between moving cars to get to the place? ♦ Do sidewalks lead to and from the adjacent areas? ♦ Does the space function for people with special needs? ♦ Do the roads and paths through the space take people where they actually want to go? ♦ Can people use a variety of transportation options - bus, train, car, bicycle, etc. - to reach the place?
Sociability	Diverse, stewardship, cooperative, neighborly, pride, friendly, interactive, welcoming	Number of women, children & elderly, social networks, volunteerism, evening use, street life	♦ Is this a place where you would choose to meet your friends? Are others meeting friends here or running into them? ♦ Are people in groups? Are they talking with one another? ♦ Do people seem to know each other by face or by name? ♦ Do people bring their friends and relatives to see the place or do they point to one of its features with pride? ♦ Are people smiling? Do people make eye contact with each other? ♦ Do people use the place regularly and by choice? ♦ Do people tend to pick up litter when they see it?

¹² "What Makes a Successful Place?" Project for Public Spaces, <https://www.pps.org/article/grplacefeat>.



Connectivity and Integrated Public Realm

Having a well cared for network of publicly accessible parks, recreational facilities and programs, open spaces, and trails is critical for creating an intentional, well-connected “public realm.”

An integrated public realm:

- ◆ **Supports activities** like shopping and dining at local businesses, recreating and enjoying the outdoors, and attending events that foster a sense of community connection
- ◆ Provides **spaces for people of all ages and abilities** to engage with the community
- ◆ Increases community members ability to **access to amenities** without relying on vehicles
- ◆ **Reduces the environmental impacts** of developed areas
- ◆ Creates **attractive, well-maintained spaces** that reflect the character of the town.

Ideally, these PROST elements should link residents and visitors to the places that make the area special, enhance the day-to-day experience, and create more opportunities for people to connect with each other through providing quality amenities for recreating or to just enjoy being outside. Yale University’s Alexander Garvin notes that:

“... the public realm is our common property. It is the fundamental element in any community – the framework around which everything grows” (Garvin, 2013, p. 14).

Peter Harnik of the Trust for Public Land stated that there are seven measures of an excellent city park system:¹³

1. A **clear expression of purpose**
2. **Ongoing planning and community involvement**
3. **Sufficient assets** in land, staffing, and equipment to meet the system’s goals
4. **Equitable access**
5. **User satisfaction**
6. **Safety** from physical hazards and crime
7. **Benefits for the city** beyond the boundaries of the parks.



¹³ Source: Peter Harnik, *The Trust for Public Land*, http://cloud.tpl.org/pubs/ccpe_excellentcityparks_2006.pdf.



Healthy Communities Depend on Recreation

There is broad consensus – and compelling research and scientific evidence – that a well-planned and maintained public realm contributes to healthier communities. Various organizations have established specific principles and policies for designing communities to generate health benefits. For example, the American Planning Association’s Healthy Communities Policy Guide states that the design of a community:

“... has a direct effect on the health of its residents. Land development patterns, zoning ordinances, and land use classifications impact walkability, access to key services like healthy food, and access to transportation options. An understanding of how the built environment affects public health is a vital component in the creation of vibrant, active spaces, and places that have a strong positive impact on an individual’s health. It is also critical for planners to use this understanding, and the guide generally, as the standard for creation of good public policy.”¹⁴

Specific healthy community policy outcomes related to parks and recreation include:

- ◆ **Compact urban areas and complete neighborhoods** that meet the daily needs of all people within comfortable walking or bicycling distance of their homes.
- ◆ Redevelopment of suburban areas to make them **more walkable and bikeable** through plans, regulations, and incentives that encourage more compact development forms.
- ◆ Communities designed so that physical activity is a part of everyday activities and is the easy choice.
- ◆ Prioritization of funding for infrastructure that helps communities build more compact, walkable neighborhoods, and provides robust transit and active transportation options.
- ◆ **Engagement** of local residents in planning for more walkable and bikeable urban environments, including place-based health strategies that facilitate the design of healthy communities and healthy housing for people of all ages and abilities.
- ◆ Development of trail systems and other publicly accessible community amenities in urban, suburban, and rural areas that **enable residents to participate in robust exercise**.
- ◆ Adoption of **placemaking strategies and policies** that advance equitable, healthy designs for public spaces in order to create safe and comfortable places with a sense of community for people of all ages and abilities, regardless of their mode of transportation choice.
- ◆ Development of **effective and efficient public transportation networks** at the local and regional scale that are supported by location-efficient development practices, such as Transit Oriented Development, affordable housing, and functional public space.
- ◆ Policies that provide options to all people, especially those at higher risk for poor health outcomes, for **access** to: affordable housing; safe and convenient transportation; safe and healthy places for work, life, and play; a healthy environment, especially clean air and water; health care; social interaction; and opportunities for inclusion and culture.
- ◆ **Incentives to attract other organizations to provide community recreation facilities** in areas not served by public recreation centers in order to improve opportunities for physical activity in underserved communities.

¹⁴Source: Peter Harnik, *The Trust for Public Land*, http://cloud.tpl.org/pubs/ccpe_excellentcityparks_2006.pdf.



Role of PROST in Sustainability and Resilience

NPS Parks, Trails, and Health

A workbook was developed in partnership with the National Park Service and the Centers for Disease Control and Prevention (CDC) to assist jurisdictions in explicitly incorporating health into parks and trails planning projects. The workbook reports that parks and trails can provide health benefits by:

- ◆ Providing opportunities to practice healthy lifestyles
- ◆ Creating destinations and venues for physical activity
- ◆ Reducing stress and improving mental wellness
- ◆ Fostering community interaction & social support networks
- ◆ Providing beneficial, low impact use of sensitive areas, reducing injury and property loss if the land was used for other functions
- ◆ Reducing air and water pollution
- ◆ Mitigating urban heat islands
- ◆ Preserving important habitat, environmental, and cultural sites¹⁵

Parks and open spaces create spaces for natural processes that have inherent benefits to the well-being of people, also called ecosystem services:¹⁶

- ◆ Water filtration
- ◆ Soil stabilization—preventing catastrophic landslides, water sedimentation, dust pollution
- ◆ Carbon storage and sequestration
- ◆ Air purification
- ◆ Biodiversity + microclimates

The research nonprofit Urban Institute published a research report in 2022 reviewing existing literature

regarding the health benefits of parks and their economic impacts.¹⁷

A summary of the impacts are listed in Table 2-10 on the following page.

Civic Benefits

People living near popular parks report greater community connection and greater satisfaction with local government. To increase park popularity, consider incorporating park assets that reflect the culture and interests of the local community and create a sense of vibrancy—such as public art, events, and programming.

Parks that are easily accessible are associated with greater civic trust and appreciation. Explore opportunities to improve park access, for example through traffic calming, pedestrian improvements, and creating additional entrances.

Park conditions may also impact civic life. Amenities catering to children and families—such as playgrounds, recreation centers, sports fields, and bathrooms—are associated with high levels of civic trust and appreciation when they are in good condition, but much lower levels when they are in bad condition. To reinforce civic trust, allocate sufficient maintenance and operations budgets to support these critical amenities.¹⁸



¹⁵ National Parks Service (2020). "Parks, Trails, and Health Workbook". Retrieved from https://www.nps.gov/subjects/healthandsafety/upload/Parks-Trails-and-Health-Workbook_2020.pdf.

¹⁶ The Power of Land Conservation to Address the Climate Crisis by the Trust for Public Land. Retrieved from https://www.tpl.org/wp-content/uploads/2024/08/073124_Green-Papers_Climate-Crisis_FINAL.pdf.

¹⁷ Urban Institute (2022). The Health Benefits of Parks and their Economic Impacts. Retrieved from https://www.urban.org/sites/default/files/2022-03/the-health-benefits-of-parks-and-their-economic-impacts_0.pdf.

¹⁸ Source: The Assembly Civic Engagement Survey, Page 19. Retrieved from <https://cdn.plataformaurbana.cl/wp-content/uploads/2017/07/assembly-civic-engagement-survey.pdf>.



Table 2-10: Health Benefits of Parks

	Benefits and Impacts
Physical Health	◆ Spending 120 minutes per week in green spaces has been associated with higher levels of reported good health and well-being. ◆ Evidence has associated time spent in parks and green spaces with reductions in complications caused by chronic diseases such as diabetes and heart disease. ◆ Evidence from a large-scale Dutch survey suggests that proximity to green space has a positive effect on self-perceived general physical health, with a larger effect for the elderly, youth, and families with low incomes.
Mental Health	◆ Several international studies have linked access to green space, whether through physical presence or views, to reduced stress levels. ◆ A study of office workers in Seoul, South Korea, found that those who had natural view from their windows had lower stress levels and higher job satisfaction. ◆ A case study in Belgrade, Serbia, found that the installation of a park within a business district had a direct impact on stress relief. ◆ The frequency, duration, and activity of open space usage reduced the stress levels and stress-related experiences of employees in the workplace as recorded by a self-reported questionnaire. ◆ Open space, including greenery and outdoor space, fostered overall improvements to employee health and well-being.
Social Health	◆ Social Cohesion: Park spaces were significantly correlated with positive impacts on stress and social support, suggesting that programmed park space may have a greater impact on overall health than general levels of neighborhood vegetation. ◆ Social Capital: Environmental education programs, volunteer programs, and community-led stewardship are associated with increased levels of social capital. Urban parks can serve as an access point to social participation through nature-based recreation that might otherwise be inaccessible, particularly to people in lower-income neighborhoods.
Environmental Health	◆ Air Quality: There is a relationship between exposure to air pollution and higher cardiovascular mortality and an association between green space and a reduction in air pollution. ◆ Climate Adaptations: Parks and green spaces can serve as natural ways to increase urban hazard resiliency. Green space can serve a crucial role in protecting against flood risk by reducing runoff. Case studies of parks that act as natural infrastructure show that these spaces can improve water filtration and curb runoff. Surfaces such as pavement and gravel do not absorb water, whereas soil, grassy areas, and wetlands act as natural absorbent materials for runoff water during storms. ◆ Disaster Planning and Social Resilience: Disasters cause physical damage but also cause psychological damage and trauma, strain social connections, and damage livelihoods. Faced with increased social and psychological strain, emerging research indicates people seek out parks and green spaces as restorative resources.



2.3 Park Classifications

Classification System

The 2019 Town of Elizabeth Comprehensive Plan defines five classifications for parks, recreation, and open space: Neighborhood Parks, Community Parks, Regional Parks and Open Space, and Open Space Corridors. Existing publicly owned lands with the Elizabeth Park and Recreation District primarily falls within the first three classifications as well as a new classification, Pocket Parks as defined by this PROST master plan. Below is a description of each park classification. Refer to the Elizabeth Comprehensive Plan for a more detailed definition of Neighborhood Parks, Community Parks, Regional Parks, and Open Space Corridors.

Pocket Parks

- ♦ **Typical Size:** <5 Acres
- ♦ **Existing Pocket Parks:** Larmer Park, Floyd Shepard Memorial Park, Wade Park (Hillside Pocket Park), and the Arapahoe Dawson Well Site (former community garden)

Pocket Parks are small isolated public spaces that provide unique opportunities to nearby residents. They often provide just one or two uses rather than a variety of different uses. When located in neighborhoods they could include small playgrounds such as Larmer Park or small sport courts such as Wade Park (Hillside Pocket Park). When pocket parks are adjacent to commercial or public areas such as downtown corridors, they are the ideal locations for incorporating public art, memorials, historic markers, and interpretive elements.

Neighborhood Parks

- ♦ **Typical Size:** 5-10 Acres
- ♦ **Existing Neighborhood Parks:** Cimarron Park, Bandt Park

Neighborhood parks serve nearby residential neighborhoods within approximately one quarter mile. They serve as a focal point for individual neighborhoods and can provide one or more uses that strengthen the character and identity of local areas. Neighborhood parks should be walkable with connections to trails and sidewalks. Potential facilities include playgrounds, sport courts or limited athletic fields, picnic pavilions, and spaces for community gatherings.

Community Parks

- ♦ **Typical Size:** >10 Acres, often 30 – 80 Acres
- ♦ **Existing Community Parks:** Evans Park, Running Creek Event Park

Community Parks serve as the main venues for community recreation and provide a variety of programmed facilities. They are often more activated than neighborhood parks, including amenities such as athletic fields and sport courts, large play areas, internal trail networks and some specialized uses such as skate parks or bike courses. They should meet the needs of an entire local community in the way that Evans Park serves the entire Town of Elizabeth. While Running Creek Event Park is only 4 acres and currently does not provide a variety of facilities, it is still considered a Community Park because it is a venue for events that attracts attendees from throughout the community and adjacent areas.

Regional Parks

- ♦ **Typical Size:** >100 Acres
- ♦ **Existing Regional Parks:** Casey Jones Park

Regional Parks serve multiple communities within a region such as the Elizabeth Park and Recreation District. They provide a broad spectrum of recreational needs with facilities and events that draw residents and tourists from farther distances. Examples of facilities/events with regional draw include the campground and the Elizabeth Stampede at Casey Jones park. Other amenities of Regional Parks could include a recreation center, aquatic facilities, golf courses, and extensive trail networks.



Open Space Corridors

Open Space Corridors are connected open areas that protect natural resources and are accessible to everyone in the community via trails. Open Space Corridors in the Greater Elizabeth Area primarily exist along major drainageways including Running Creek and Gold Creek, on privately-owned or HOA/Metro-district maintained properties. Per the Elizabeth Comprehensive Plan, the Town of Elizabeth and the Elizabeth Park and Recreation District should work with developers to maintain open space corridors that connect transportation networks, community destinations and parks, and residential neighborhoods.

Other Existing Public Spaces

Schools

- ♦ **Existing Schools:** Elizabeth High School, Elizabeth Middle School, Running Creek Elementary, Singing Hills Elementary, Legacy Academy, Frontier School

Schools within communities are often noted as alternative recreation providers. Though schoolyards and play equipment are not available at all hours of the day, communities may develop agreements with schools to use school grounds for youth sports and other programmed activities. These agreements may include an exchange of maintenance responsibilities and/or funding.

Undeveloped Public Open Spaces

There are currently five undeveloped, publicly-owned sites within the Elizabeth Park and Recreation District that are being considered for future park, recreation, and/or trail development. These spaces include the following:

- ♦ 148 acre Elbert County owned parcel off of County Road 166, south of the Spring Valley Ranch Neighborhood
- ♦ 38 acre Elizabeth School District owned parcel within the Sun Country Meadows neighborhood
- ♦ 42 acre Town of Elizabeth owned parcel south of the Gold Creek Valley neighborhood known as the South 40

- ♦ 5 acre linear piece of land that connects Elizabeth Highschool to Highway 86, owned by the Town of Elizabeth.
- ♦ 26 acre open space within the Elizabeth in the Pines neighborhood, currently owned by Elbert County

Refer to Chapter 6 for proposed improvements and classifications of these sites.

Semi-Public Parks and Open Spaces within HOAs and Metro Districts

There are more than 50 individual neighborhoods with Home Owner's Associations or Metro Districts within the Elizabeth Park and Recreation District. Several more are expected to be developed within the next 10 years. Many of these neighborhoods include parks, community facilities and trails that are owned and maintained by the HOA. Some of these amenities are open to the greater public, however most are intended to serve the local residents. Some notable HOAs/Metro Districts include Legacy Village within the Town of Elizabeth which has open space along Gold Creek, a few pocket parks throughout the community, and a spring fed pond, Independence which is located at Hilltop Road and Hancock Way and includes an extensive trail network that is open to the public, and the proposed Crescence (EC West) development at County Road 29 and County Road 174 which has plans for a 40+ acre Community Park and public trail system.

It is recommended that the Elizabeth Park and Recreation District coordinate with Elbert County and developers as new developments are proposed within unincorporated Elbert County to ensure alignment with the goals and objectives set in this Master Plan.



3.0 Inventory & Assessment

In this section, you'll find:

- ◆ 3.1 Existing PROST System Inventory
- ◆ 3.2 Parks: Inventory & Assessment
- ◆ 3.3 Recreation: Inventory & Assessment
- ◆ 3.4 Open Space: Inventory & Assessment
- ◆ 3.5 Trails System: Inventory & Assessment



3.1 Existing PROST System Inventory

Introduction

This chapter aims to broaden the understanding of the current conditions of the Greater Elizabeth Area's parks, recreation, open space, and trails system. To best understand the current level of service and the conditions of the entire existing park system and recreation assets, the following steps were completed:

- ♦ On site investigation and assessment.
- ♦ Mapping and Analysis using Geographic Information Systems.
- ♦ Confirmation of existing site conditions and uses with Town of Elizabeth and Elizabeth Park and Recreation District staff and key stakeholders.
- ♦ Comparison of the existing park system with national averages based on the National Recreation and Park Association's 2024 Agency Performance Review.

Town Overview

The Town of Elizabeth had a population of 2,304 in 2023, with a current population estimated more than 3,000, and covers an area of approximately 2 square miles.

The **departments of the town staff** that are most integral in developing and maintaining the PROST network are Community Development and Public Works.

- ♦ The **Community Development Department** is responsible for providing planning services to the community. Services include short and long range planning, zoning, building, economic development, and historic preservation.
- ♦ The **Elizabeth Public Works Department** is responsible for managing the maintenance and construction of public infrastructure and facilities within the Town of Elizabeth. This includes maintenance such as mowing, snow plowing, tree maintenance, but also long-term planning for street and sidewalk replacement, upgrades to parks to meet changing safety needs, and assist in relations with CDOT, the Elizabeth School District, and developers. Has 3 full-time maintenance staff.

The **branches of town governance** most integral in developing and maintaining the PROST network are the Board of Trustees and the Planning Commission.

- ♦ The elected **Board of Trustees** is the ultimate decision-making authority. All Board members are residents, with the Mayor and 6 trustees voted at-large. As the legislative body of the Town, the Board has the power and authority to adopt laws, ordinances and resolutions. The Board also creates and appoints boards and commissions, including the Planning Commission, the Historic Advisory Board, and the Main Street Board of Directors.
- ♦ The Town of Elizabeth's **Planning Commission** is made up of 7 commissioners and serves as a legally mandated group who acts in an advisory capacity for the Town's Board of Trustees. The Planning Commission addresses issues directly related to planning and zoning, land use regulation, building and housing codes, and community development. Their role is limited to land use within the Town of Elizabeth, and do not work in attracting business to the community or in long-term planning and development of the Town as a municipality or as an organization.
- ♦ The Town of Elizabeth is a member of the **Colorado Main Street Program** which allows the Town access to special assistance and funding opportunities with the intention to protect, sustain, and revitalize Main Street through historic preservation, beautification projects, promotion of the local economy, and inviting thoughtful development. The **Main Street Board of Directors** is made up of 7 members. It is responsible for governing the Elizabeth Main Street Program and reports to the Board of Trustees.
- ♦ As a **Certified Local Government** through History Colorado, the Town of Elizabeth created a **Historic Advisory Board** made up of 7 member to preserve the Town's architectural and cultural heritage by protecting its historic resources and providing incentives for historic preservation.



District Overview

The **Elizabeth Park and Recreation District** serves a population of approximately 17,000, covering an area of roughly 160 square miles.

EPR's team consists of:

- ◆ 5 board members
- ◆ 3 administrative staff
- ◆ 2 full-time programmatic staff
- ◆ Additional programming leads
- ◆ 3 year-round, full-time maintenance staff
- ◆ 1 year-round, part-time maintenance staff
- ◆ 1-3 seasonal maintenance employees

EPR's operating budget for 2025 is \$2,108,738.

Additional organizations servicing the Greater Elizabeth Area by offering recreational opportunities and help to maintain parts of the PROST system include:

- ◆ **Stampede:** volunteer rodeo + community organization
- ◆ **Wranglers:** competitive youth sports

While not an active partner for this plan, **Elbert County staff** is integral to the conversation about possibilities for expanding the PROST network in the area around Elizabeth.

PROST System Assessment

The National Recreation and Park Association (NRPA) is a 60 year old not-for-profit organization with a mission to “advance parks, recreation and environmental conservation efforts that enhance the quality of life for all people” (nrpa.org). Each year, NRPA gathers data through the use of surveys distributed to park and recreation agencies to assess performance. The 2024 Agency Performance Review presents data from nearly 1,000 agencies nationwide from 2021-2023.¹⁹ Metrics from the Greater Elizabeth Area are compared to the national averages produced from 2024 NRPA Agency Performance Review in the following table (Table 3-1).

¹⁹ Source: 2024 NRPA Agency Performance Review.



Table 3-1: Residents & Park Land Compared with NRPA Averages					
	Town of Elizabeth (Pop. 2,304 in 2023)	Elizabeth School District (Pop. 17,463 in 2022)	NRPA Median for Population Less than 20,000	Elizabeth School District 20-Year Projection (Pop. 31,912)*	NRPA Median for Population 20,000–49,999
Total Residents	2,304	17,463	--	32,687	--
Total Number of Public Parks	9	9	--	9	--
Total Acres of Public Parks	190	190	--	190	--
Total Acres of Public Open Space	101	327	--	46	--
Total Miles of Recreational Trails	3.7	3.7	4.5	3.7	10
Residents per Public Park	256	1,940	1,172	3,632	2,062
Acres of Public Parks per 1,000 Residents	82.5	10.9	12.6	5.8	11.2
Table Key					
Color	Significance				
Green	Better than the National Average				
Yellow	On Par with the National Average				
Red	Worse than the National Average				

*Based on approved PUDs in 2023 and 2024: 5,496 approved residential units x 2.77 average household (per 2020 census data for Elbert County) = 15,224 potential new residents.

Source: 2024 NRPA Agency Performance Review.

3.2 Parks

Parks System Inventory Profiles

The programmed public park spaces available in the Greater Elizabeth Area are all located in or directly adjacent to the town of Elizabeth. These park spaces provide access to recreation for not just the population of the town of Elizabeth (2,304 people), but the entire the Elizabeth School District (17,463 population as of 2023).

At this time, there are **9 public parks** covering **190 acres**, to support the total residential population of **over 17,000 people**, along with additional park space located in surrounding HOA neighborhoods. The following pages contain inventories for each existing park.



Cimarron Park

Table 3-2: Cimarron Park - Park Overview

Site Data		Description
Ownership	Elizabeth Parks & Recreation District	The main ballfield at Cimarron Park is primarily maintained and used seasonally by the Elbert County Wranglers. A second field is being developed. A dry creek bed runs along the south edge of the property and is used as an equestrian trail. County owned open space continues along the creek bed to the east and west of the site.
Location	Near Morgan Tr. & Cimarron Tr.	
Area	10.2 acres	
Park Classification	Neighborhood Park	
Irrigation	No (water rights are available)	

Table 3-3: Cimarron Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Parking	Gravel lot, approx. 20-30 parking spaces	15-20 years
Main Ballfield	Gravel infield mix, chain link backstop, metal framed dugouts	0-5 years
Bleachers	Prefabricated metal bleachers	10-15 years
Shed	Aging prefabricated wood shed with shingle roof	0-5 years
Park Sign	New sign installed in 2025	20+ years
Site Furniture	Trash receptacles and dog waste station	10-15 years
Landscape	Patchy lawn outfield transition to native, dense trees along creek	Varies
Drainage	Natural creek bed runs along south edge	N/A
Horse Trail	Follows dry creek bed and continues out of park east and west	0-5 years



Cimarron Park - Site Map



Casey Jones Park

Table 3-4: Casey Jones Park - Park Overview

Site Data		Description
Ownership	Elizabeth Parks & Recreation District	Casey Jones Park is the only Regional Park in the District. It hosts the Elizabeth Stampede Rodeo every summer. Other primary uses include a campground and indoor pavilion. The Parks and Recreation District developed a master plan for the park in 2022, including a recreation center, that is in the process of being planned and designed.
Location	CO State Hwy 86 & County Rd 17	
Area	103 acres	
Park Classification	Regional Park	
Irrigation	Yes	

Table 3-5: Casey Jones Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Natural Ballfields	(2) softball fields with covered backstops, shared outfield, in good condition	15-20 years
Turf Ballfield	New artificial turf softball field in excellent condition	15-20 years
Recreational Trail	Approx. 1.5 mile natural-surface loop through northern and eastern portions of park	N/A
Campground	24 RV sites and 3 tent sites, renovated in 2023	20+ years
Rodeo Arena	Approx. 46,000 SF with corrals, pens, bucking shoots, and announcers booths & practice arena, cooperatively managed with the Elizabeth Stampede	N/A
Grandstands	Metal bleachers, seating for approx. 2250 people	0-5 years
Indoor Pavilion	Approx 1600 sq ft, hosts programs and events year round	15-20 years
Pickleball Courts	(4) built in 2024	20+ years
Dog Park	2 fenced areas for rotating use	15-20 years
Storage Sheds/ Garage	(4) storage sheds + (1) garage for district equipment, supplies, and tools	15-20 years
Concessions Stand	Used during Stampede and other large events	0-5 years
Restrooms	4-unit restroom / shower facility for campground, built in 2021	20+ years
Playground	Standard post & platform equipment with wood chip surfacing	5-10 years
Parking Lot	Gravel parking lot near pavilion, 15-20 spaces	5-10 years
Site Furniture	Picnic tables, trash receptacles, and dog waste stations	Varies
Maintenance Yard	Fenced in outdoor storage area	15-20 years



Casey Jones Park - Site Map



Evans Park

Table 3-6: Evans Park - Park Overview

Site Data		Description
Ownership	Elizabeth Parks & Recreation District	Evans Park is located at the north end of the Town Trail. It is well used by the community and offers a variety of amenities for all ages including athletic facilities, play features, and a skate park, a splash pad, fishing pond, and popular disc-golf course. It is also home to the Elizabeth Park and Recreation District's offices.
Location	34201 CO Rd 17	
Area	58 acres	
Park Classification	Community Park	
Irrigation	Yes	

Table 3-7: Evans Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Ballfields	(2) baseball/softball fields with covered dugouts, in good condition	15-20 years
Rectangular Fields	South and west multi-pitches, used for soccer, football, and other activities	N/A
Playground	One structure for ages 2-5 and one structure for ages 5-12 in good condition, pea gravel surfacing	15-20 years
Recreational Trail	Approx. 1/3 mile natural surface trail on north side, need improvements	0-5 years
Concrete Paths	Approx. 1/3 mile connector trail from pond to town trail + internal park paths	20+ years
Park Office Building	Approx. 3200 SF with office, storage, concessions, and restroom	20+ years
Maintenance Garage	Approx. 1000 SF, stores equipment, tools, and supplies	10-15 years
Sheds	(2) sheds in poor condition	0-5 years
Fishing Pond	Approx. 1/3 acre	N/A
Splashpad	Spray features on 2700 SF concrete slab	10-15 years
Sportcourt	(2) pickleball courts and (1) basketball court	0-5 years
Picnic Shelters	(3) wood structures with metal roofs	20+ years
Batting Cage	Metal frame and netting	10-15 years
Parking Lot	Asphalt lot, 110-140 spaces	20+ years
Disc-golf Course	18-hole course with varied basket placements in good condition	N/A
Skatepark	Wooden half-pipe and metal ramps on approx. 4000 SF concrete slab	0-5 years
Site Furniture	Picnic tables, trash receptacles, bleachers, benches, and dog waste stations	Varies



Evans Park - Site Map



Larmer Park

Table 3-8: Larmer Park - Park Overview

Site Data		Description
Ownership	Town of Elizabeth	Larmer park is centrally located in the Town of Elizabeth and includes a small playground and seating serving the nearby neighborhood. As the only Town of Elizabeth owned/maintained park with irrigation, it has lush lawn and numerous healthy trees. The park was recently renovated in 2018.
Location	340 Tabor Street	
Area	0.8 acres	
Park Classification	Pocket Park	
Irrigation	Yes	

Table 3-9: Larmer Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Parking	6 diagonal spaces on Tabor St.	20+ years
Playground	Post & platform structure, swings, and teeter-totter installed in 2018	15-20 years
Concrete Paving	Accessible paths installed in 2018	20+ years
Site Furniture	Tables, benches & trash receptacles installed in 2018	15-20 years
Landscape	Lawn with trees, in good condition	N/A
Fence	Chainlink fence around perimeter of park	20+ years



Larmer Park - Site Map



Floyd Shepard Memorial Park

Table 3-10: Floyd Shepard Memorial Park - Park Overview

Site Data		Description
Ownership	Town of Elizabeth	Memorial Park is a passive park primarily used for sitting and detention. There are several trees on site that are unhealthy that the Town of Elizabeth Public Works Department is trying to save but may need to be replaced.
Location	226 S Elbert Street	
Area	0.8 acres	
Park Classification	Pocket Park	
Irrigation	No	

Table 3-11: Floyd Shepard Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Detention Infrastructure	(2) large concrete culverts at the north and south ends of the site	N/A
Park Sign	Wooden sign with painted lettering	5-10 years
Site Furniture	(2) picnic tables and (2) trash receptacles	Varies
Landscape	Lawn with trees, many trees are unhealthy	5-10 years



Floyd Shepard Memorial Park - Site Map



Bandt Park

Table 3-12: Bandt Park - Park Overview

Site Data		Description
Ownership	Town of Elizabeth	Bandt Park is centrally located in the Town of the Elizabeth and provides detention and drainage as well as park amenities for Town residents. It was originally built in the 1980's but has recent upgrades including the parking lot and concrete walkways. Additional upgrades are needed to improve the aging amenities and attract more users.
Location	South of W Poplar St between S Elbert St and Tabor St	
Area	10 acres	
Park Classification	Neighborhood Park	
Irrigation	No	

Table 3-13: Bandt Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Parking	Approx. 10-12 spots in lot + street parking	20+ years
Playground	Dated equipment, sand surfacing, timber edge	0-5 years
Basketball Court	Aging concrete and hoops, faded striping	5-10 years
Tennis Court	Recently converted to pickleball courts	5-10 years
Volleyball Court	Aging posts/net, sand surfacing, weedy	0-5 years
Restrooms	Concrete block structure with metal roof in good condition	20+ years
Concrete Walks	New ADA walks in good condition	20+ years
Picnic Shelter	(2) Wood frame with shingle roof	5-10 years
Site Furniture	Benches, picnic tables, and trash receptacle, varying age and condition	Varies
Landscape	Mostly lawn with trees, lawn is patchy in spots, a few dead trees and shrubs	Varies
Drainage	Drainage swale through southern part of site, detention pond at northeast corner	20+ years
Park Sign	Small and dated, but nice character	0-5 years



Bandt Park - Site Map



Wade Park

Table 3-14: Wade Park - Park Overview

Site Data		Description
Ownership	Town of Elizabeth	Wade Park (AKA Hillside Pocket Park) is a small park located within the Hillside Village neighborhood in Elizabeth. The property was originally owned and maintained by the neighborhood HOA but has recently transitioned to Town of Elizabeth ownership. It provides some park amenities as well as detention.
Location	207 W Logan Street	
Area	0.4 acres	
Park Classification	Pocket Park	
Irrigation	No	

Table 3-15: Wade Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Detention Infrastructure	Concrete channel through the park, culvert and rip rap at the south end	N/A
Path	Narrow gravel path with timber edge, gravel is weedy and uneven, timber is cracked and rotting in places	0-5 years
Volleyball Court	Sand court is weedy, no net	0-5 years
Basketball Court	Concrete half-court is cracked	0-5 years
Landscape	Lawn and a few trees, several trees are unhealthy	5-10 years
Site Furniture	(2) bench and (1) trash receptacle	5-10 years



Wade Park - Site Map

Liberty Ct

Liberty St

Lionel Ln

BASKETBALL COURT
VOLLEYBALL COURT
GRAVEL PATH
DRAINAGE CULVERT

W Logan St



Running Creek Event Park

Table 3-16: Running Creek Park - Park Overview

Site Data		Description
Ownership	Town of Elizabeth	Running Creek Park is located along the Town trail south of CO-86 and East of Main Street. It is an open lawn with seating and stage at the south end. It is used for community events such as live music and shows. The Town is in the process of extending the E Elm St sidewalk to provide access to the park from Main Street.
Location	500 E Kiowa Ave	
Area	3.9 acres	
Park Classification	Community Park	
Irrigation	No	

Table 3-17: Running Creek Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Stage	Wood frame and raised deck, metal backdrop, electrical connection	10-15 years
Portable Restrooms	5 portable restrooms + hand washing station	N/A
Landscape	Mostly open lawn with a couple of shrubs, trees along creek	20+ years
Dumpsters	(2) dumpsters for events	N/A
Site Furniture	Picnic tables and Adirondack chairs	10-15 years



Running Creek Event Park - Site Map



Arapahoe Dawson Well Site

Table 3-18: Arapahoe Dawson Well Site - Park Overview

Site Data		Description
Ownership	Town of Elizabeth	The Arapahoe Dawson Well Site was formerly the location of the Elizabeth Community Garden which has since been abandoned. Currently the site includes a neighborhood mailbox kiosk and a community installed stone labyrinth. Elizabeth Public Works has plans to use this site for a small tree farm.
Location	NE corner of Pine Ridge St & Count Rd 136	
Area	0.4 acres	
Park Classification	Pocket Park	
Irrigation	No (water available from well)	

Table 3-19: Arapahoe Dawson Well Site - Existing Conditions

Amenity	Description	Replace/ Renovate
Well	City well facility with chainlink fencing at NW corner of the site	N/A
Parking	Newer asphalt lot, 15 spaces	20+ years
Shed	Plywood storage shed with metal roof at former community garden	5-10 years
Mailbox Kiosks	(3) metal mailbox kiosks for adjacent neighborhood	20+ years
Fencing	Wire fencing around former community garden	0-5 years
Labyrinth	Community installed stone labyrinth feature	N/A
Landscape	Mostly open native landscape with nice pine trees, a few unhealthy trees in the former community garden area	10-15 years
Site Furniture	(2) metal benches	10-15 years



Arapahoe Dawson Well Site - Site Map

Pine Ridge St

PARKING LOT

WELL SITE
SHED
WIRE FENCING

MAILBOX KIOSKS
LABYRINTH
BENCHES

County Rd 136



Parks System Assessment

The Town and EPR have made significant investments to bring park features up to conventional standards and to meet community demand for recreational amenities in the Greater Elizabeth Area. The splash pad and playground at Evans park, the pickleball courts and athletic fields at Casey Jones, and the Town Trail are all examples of recent efforts to improve the quality of the public amenities they offer for the Greater Elizabeth Area.

While dedicated maintenance crews have kept facilities and landscapes in the best shape possible, much of the infrastructure and many park features are reaching the end of their lifespans. Adding more parks throughout the whole district area to provide closer public park access for neighborhoods further from the concentration of parks in town and strategically phasing the replacement of aging components, particularly those with safety implications, should be factored in while considering how to respond to community desires.



Table 3-20: Outdoor Public Facilities - Population per Facility						
	# in Greater Elizabeth	Town of Elizabeth (Pop. 2,304 in 2023)	Elizabeth School District (Pop. 17,463 in 2022)	NRPA Average, for Population Less than 20,000	Elizabeth School District 20-Year Projection (Pop. 32,687)*	NRPA Average for Population 20,000 – 49,999
Playgrounds or play structures	4	576	4,366	1,990	8,172	3,105
Diamond fields	6	384	2,911	1,833	5,448	3,007
Basketball courts	3	768	5,821	4,366	10,896	7,501
Rectangular fields	3	768	5,821	2,493	10,896	3,333
Dog park	1	2,304	17,463	10,327	32,687	27,508
Community gardens	0	--	--	8,800	--	27,262
Pickleball	6	384	2,911	3,390	5,448	7,737
Sand Volleyball	2	1,152	8,732	5,248	16,344	15,531
Tennis Courts	1	2,304	17,463	4,634	32,687	13,000
18-Hole Golf Courses	0	--	--	9,626	--	32,812
Driving range stations	0	--	--	2,122	--	12,700
Playgrounds (aged 5-12)	0	--	--	2,417	--	3,089
Inclusive Playgrounds	0	--	--	9,644	--	19,729
Fitness zones / exercise stations	0	--	--	8,233	--	27,262
Disc golf courses	1	2,304	17,463	11,079	32,687	29,445
Ice rink	0	--	--	8,015	--	19,770
9-Hole Golf Courses	0	--	--	17,750	--	38,333
Racquetball/handball/squash courts	0	--	--	13,350	--	21,791
Table Key						
Color		Significance				
Green		Better than the National Average				
Yellow		On Par with the National Average				
Red		Worse than the National Average				

*Based on approved PUDs in 2023 and 2024: 5,496 approved residential units x 2.77 average household (per 2020 census data for Elbert County) = 15,224 potential new residents.

Source: 2024 NRPA Agency Performance Review.



Table 3-21: Indoor Public Facilities - Population per Facility						
	# in Greater Elizabeth	Town of Elizabeth (Pop. 2,304 in 2023)	Elizabeth School District (Pop. 17,463 in 2022)	NRPA Average, for Population Less than 20,000	Elizabeth School District 20-Year Projection (Pop. 32,687)*	NRPA Average for Population 20,000 – 49,999
Recreation centers (& gyms)	0	--	--	9,685	--	24,486
Community centers	1**	2,304	17,463	8,908	32,687	27,858
Performance amphitheater	0	--	--	12,769	--	32,255
Senior centers	0	--	--	14,286	--	31,985
Nature centers	0	--	--	9,430	--	33,669
Aquatics centers	0	--	--	12,618	--	31,000
Outdoor restrooms	1	2,304	17,463	2,579	32,687	4,905
Stadiums	0	--	--	10,633	--	32,299
Public restrooms within facility	2	1,152	8,732	5,642	16,344	8,468
Indoor ice rink	0	--	--	8,004	--	23,512
Teen centers	0	--	--	14,797	--	31,785
Arena	1***	2,304	17,463	7,057	32,687	24,838
Table Key						
Color		Significance				
Green		Better than the National Average				
Yellow		On Par with the National Average				
Red		Worse than the National Average				

* Based on approved PUDs in 2023 and 2024: 5,496 approved residential unit x 2.77 average household (per 2020 census data for Elbert County) = 15,224 potential new residents.

** Casey Jones Pavilion.

*** Rodeo Arena at Casey Jones Park.

Source: 2024 NRPA Agency Performance Review.



3.3 Recreation

Recreation Facility and Program Inventory

Elizabeth Parks and Recreation provides a variety of programs for people to participate in. NRPA collects data on which Park and Recreation agencies provide certain programs. Table 3-24 highlights these programs, and then Table 3-25 additionally shows programs specifically provided for children, older adults, and people with disabilities.

The NRPA data on percentage of agencies that provide these programs based on population are shown for agencies with under 20,000 in population and for those between 20,000-49,999 in population. This is because the Greater Elizabeth Area currently has a population under 20,000, but is expected to grow to a population of more than 30,000 within the next ten years. Elizabeth Parks and Recreation can be intentional to keep growing their program offerings as their population grows, knowing that an increased variety and increasingly diverse population base will have different needs and desires for programming than might currently exist.

Table 3-22: Programming Offered by Park and Recreation Agencies

Programming Offered	Does Elizabeth Area offer this program?	% of Agencies with < 20,000 Population w/ these Programs	% of Agencies with 20,000–49,999 Population w/ these Programs
Themed special events	✓	83%	89%
Social recreation events	✓	82%	91%
Team sports	✓	81%	90%
Fitness classes	✓	69%	84%
Health & wellness classes	✓	64%	78%
Individual sports	✓	57%	73%
Racquet sports	✓	36%	71%
Safety training	✗	52%	63%
Natural/cultural history activities	✓	43%	60%
Aquatics	✗	45%	62%
Cultural crafts	✗	43%	57%
Visual arts	✓	45%	58%
Performing arts	✓	39%	63%
Trips and tours	✗	42%	64%
Martial arts	✗	36%	61%
Running/cycling races	✓	42%	44%
Golf	✗	22%	42%
eSports/eGaming	✗	14%	22%

Source: 2024 NRPA Agency Performance Review.



Table 3-23: Targeted Programs for Children, Older Adults, and People with Disabilities

Programming Offered	Does Elizabeth Area offer this program?	% of Agencies with < 20,000 Population with these Programs	% of Agencies with 20,000 – 49,999 Population with these Programs
Summer camp	✓	65%	86%
Specific senior programs	✓	63%	79%
Programs for those with disabilities	✗	37%	62%
Specific teen programs	✗	50%	64%
STEM programs	✗	41%	49%
After school programs	✓	44%	41%
Preschool	✗	26%	34%
Before school programs	✓	17%	17%
Full daycare	✗	7%	2%

Source: 2024 NRPA Agency Performance Review.

Recreation Facility and Program Assessment

Elizabeth Parks and Recreation currently offers eleven out of eighteen of the programs that NRPA tracks for the overall population. They also offer four out of nine of the programs focused on children, older adults, and people with disabilities.

EPR can be intentional about increasing and adapting their program offerings as their population grows, knowing that an increasingly diverse population base will have different needs and desires for programming than might currently exist.

3.4 Open Space

Open Space Inventory

There are **100 acres of public open space in or near the Town of Elizabeth** and **226 additional acres of public open space in the Greater Elizabeth Area**. However, the publicly owned open spaces are all undeveloped and minimally accessible by the public at this time. The following pages contain inventories for each existing open space site.



South 40

Table 3-24: South 40 - Open Space Overview

Site Data		Description
Ownership	Town of Elizabeth	The South 40 is a roughly 40 acre open space along Gold Creek. It is accessible from the Gold Creek Valley neighborhood but is unmarked and has no defined trails. Bat boxes were installed on the property by a local Boy Scout troop.
Location	South of Gold Creek Valley Neighborhood	
Area	41.6 acres	
Park Classification	Open Space	
Irrigation	No	

Table 3-25: South 40 - Existing Conditions

Amenity	Description	Replace/ Renovate
Landscape	Native landscape	N/A
Fencing	Log fencing along north edge	10-15 years
Bat boxes	Installed by local Boy Scout troops	N/A



South 40 - Site Map



Linear Park

Table 3-26: Linear Park - Open Space Overview

Site Data		Description
Ownership	Town of Elizabeth	This linear open space is approximately 100 feet wide along the west edge of the Hillside Village neighborhood. It stretches from Elizabeth High School to the north to CO State Highway 86 to the south. The property is currently undeveloped.
Location	South of Elizabeth High School & West of Hillside Village Neighborhood	
Area	4.6 acres	
Park Classification	Open Space	
Irrigation	No	

Table 3-27: Linear Park - Existing Conditions

Amenity	Description	Replace/ Renovate
Landscape	Native landscape	N/A



Linear Park - Site Map



Town Trail Open Space

Table 3-28: Town Trail Open Space - Open Space Overview

Site Data		Description
Ownership	Town of Elizabeth	This open space adjacent to the Town Trail is dedicated for the endangered Preble's Meadow Jumping Mouse. In 2023 a flood washed out the bridge over the creek and it had to be rebuilt. As part of a CDOT and Colorado Fish & Wildlife grant, the Town installed 500 willow plugs along Running Creek which they continue to monitor.
Location	Along Running Creek between Evans Park and CO State Highway 86	
Area	6.7 acres	
Park Classification	Open Space	
Irrigation	No	

Table 3-29: Town Trail Open Space - Existing Conditions

Amenity	Description	Replace/ Renovate
Town Trail	Concrete Paving	20+ years
Bridge Infrastructure	Rebuilt in 2024	20+ years
Landscape	Native landscape + 500 willow plugs that are monitored	N/A



Town Trail Open Space - Site Map



Legacy Village Pond

Table 3-30: Legacy Village Pond - Open Space Overview

Site Data		Description
Ownership	Lennar Colorado LLC	The spring fed pond and surrounding open space area is located within the Legacy Village neighborhood and is currently owned by the HOA. There is a new HOA pocket park and detention area just north of the pond and a paved sidewalk along the west edge. Gold Creek runs along the east edge of the pond.
Location	South of County Rd 136 and Corkscrew St in Legacy Village	
Area	Approx. 20 acres	
Park Classification	Open Space	
Irrigation	No (potential HOA connection)	

Table 3-31: Legacy Village Pond - Existing Conditions

Amenity	Description	Replace/Renovate
Pond	Approximately 2.3 acres spring-fed pond	N/A
Concrete Path	8' wide concrete path build in 2024	20+ years
Landscape	Native landscape	N/A



Legacy Village Pond - Site Map



Open Space South of Spring Valley Ranch

Table 3-32: O.S. South of Spring Valley Ranch - Open Space Overview

Site Data		Description
Ownership	Elbert County	This large County-owned parcel is located south of Spring Valley Ranch. There is a small out-parcel at the south for the Rattlesnake Fire Protection Station 255. There is a natural drainage way along the east edge that is dry most of the year except during storm events and a high point near the center of the site.
Location	Northeast corner of County Rd 166 and County Rd 21	
Area	148 acres	
Park Classification	Open Space	
Irrigation	No (no water rights)	

Table 3-33: O.S. South of Spring Valley Ranch - Existing Conditions

Amenity	Description	Replace/ Renovate
Landscape	Native landscape, natural drainage ways, and moderate slopes	N/A



Open Space South of Spring Valley Ranch - Site Map

**SPRING VALLEY METRO
DISTRICT OWNED LAND**

DRAINAGE WAY

FIRE STATION

County Rd 166



Sun Country Meadows Open Space

Table 3-34: Sun Country Meadows O.S. - Open Space Overview

Site Data		Description
Ownership	Elizabeth School District	This site is owned by the school district; any planned infrastructure will be designed in cooperation with the school district to complement and integrate into the future construction of a school campus. There is currently no water service for the site, but the school district likely has water rights and could build a well in the future. The site is used primarily for recreational motorbikes and ATVs by nearby residents.
Location	Northeast corner of County Rd 174 and Saddlehorn Drive	
Area	38.1 acres	
Park Classification	Open Space	
Irrigation	No (potential water rights)	

Table 3-35: Sun Country Meadows O.S. - Existing Conditions

Amenity	Description	Replace/ Renovate
Trail	Dirt loop trail used primarily for motorbikes	N/A
Landscape	Native landscape	N/A



Sun Country Meadows Open Space - Site Map



Elizabeth in the Pines Park

Table 3-36: Elizabeth in the Pines - Open Space Overview

Site Data		Description
Ownership	Elbert County	Although this linear parcel is located in the middle of the Elizabeth in the Pines neighborhood, it is owned by the County. It is currently unmaintained and loosely wooded with social trails. Maintenance of the property is a concern for wildfire mitigation/management.
Location	At Park Ln and Hummingbird Dr in the Elizabeth in the Pines neighborhood	
Area	25.7 acres	
Park Classification	Open Space	
Irrigation	No	

Table 3-37: Elizabeth in the Pines - Existing Conditions

Amenity	Description	Replace/ Renovate
Trails	Natural surface social trails	N/A
Landscape	Native landscape, loose pine forest	N/A



Elizabeth in the Pines - Site Map



Open Space Assessment

The public open space in and around Elizabeth is currently unmarked and undeveloped, and is used minimally by the community as a result. These sites should prioritize preserving habitat and developing low-impact recreational opportunities, but could also be considered for placing high demand, high impact recreational opportunities if compatible with ecological and neighborhood conditions.

Open space and riparian corridors are critical for maintaining healthy ecosystems and supporting diverse wildlife habitats. These natural areas provide essential shelter, food sources, and migration pathways for a variety of species, many of which rely on undisturbed environments to thrive. They are also key components that sustain the rural character of the Greater Elizabeth Area.

Open spaces act as buffers against habitat fragmentation, enabling species to move and adapt in response to environmental changes while enhancing climate resilience and overall ecosystem health. Riparian corridors—vegetated areas along rivers, streams, and wetlands—play a particularly critical role by facilitating habitat movement, filtering pollutants, and maintaining water quality, all of which are essential for aquatic life and the broader ecological community. Preserving these landscapes ensures the long-term survival of native species and strengthens the connections between people, wildlife, and the land.

While there is limited public open space in and around the Greater Elizabeth Area, prioritizing and preserving habitat should be a key focus for the community. Tools such as conservation easements, land trusts, and other efforts that support the protection of open space should be considered.



3.5 Trail System

Trail System Inventory

There is a **1.3 mile multi-use trail, known as the “Town Trail”** in the town of Elizabeth and **approximately 2.4 miles of recreation trails at Evans Park and Casey Jones Park**. Additionally, there are trails located within private HOA neighborhoods.

To understand the overall pedestrian connectivity throughout the area, we developed walkability maps using GIS showing 1/4 mile and 1/2 mile walk-sheds from parks and public facilities based on existing trails and sidewalks (Figure 3-1). These maps reveal gaps in pedestrian connectivity within the Town of Elizabeth, and the lack pedestrian access to parks and public facilities for those living outside of the Town.



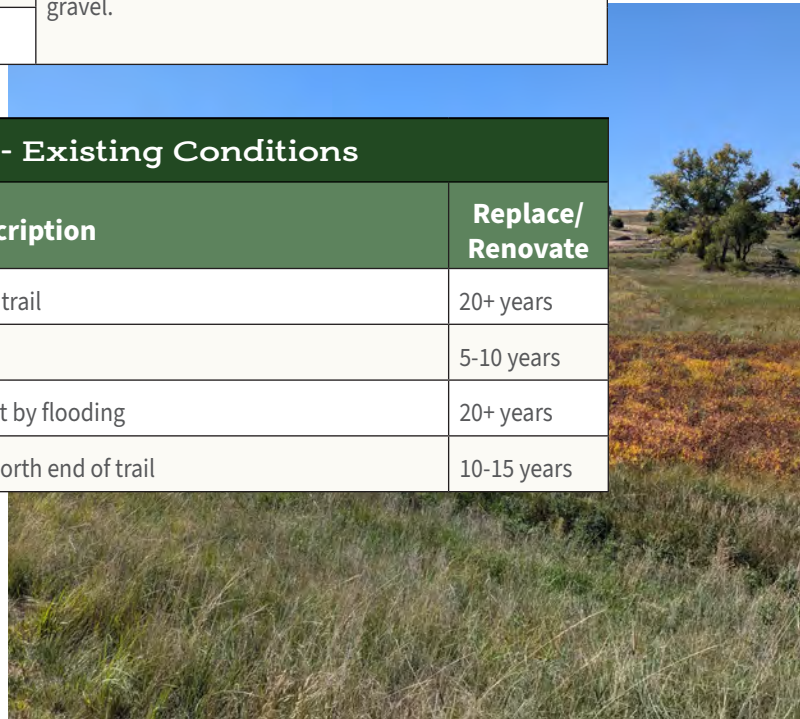
Town Trail

Table 3-38: Town Trail - Trail Overview

Site Data		Description
Ownership	Town of Elizabeth	The Town Trail runs along a historic rail line between Evans Park to the North and Running Creek Elementary to the South. It crosses over Running Creek and under CO state highway 86. The northern portion of the trail is concrete while the southern portion of the trail is gravel.
Location	From Evans to Running Creek Elementary	
Area	1.3 miles	
Park Classification	Trail	
Irrigation	No	

Table 3-39: Town Trail - Existing Conditions

Amenity	Description	Replace/ Renovate
Paved Trail	Approx. 1/3 mile long 10' wide concrete trail	20+ years
Gravel Trail	Approx. 1 mile long 10' wide gravel trail	5-10 years
Bridge Infrastructure	Replaced in 2024 after being washed out by flooding	20+ years
Sign	Small metal trail sign on metal post at north end of trail	10-15 years



Town Trail - Site Map



Trail System Assessment

The Greater Elizabeth Area has 3.7 miles of public trails. The NRPA provides medians for miles of trail in communities of various sizes. For communities with less than 20,000 in population, the median amount of recreational trails is 4.5 miles. For communities with a population between 20,000 to 49,999, the median is 10 miles of trail.

The Elizabeth's school district population is currently around 17,000 people; therefore, the Greater Elizabeth Area is under the average trail miles for communities of similar size. As the area continues to grow, it will soon find itself in that next population category, with an expected population of more than 30,000 in ten years. Given these projections, Elizabeth should continue to prioritize public recreational trail access to continue to meet the needs of its growing community.

Currently, there is minimal trailhead signage and amenities, and limited designated trailhead parking within the area. However, the Town had taken strides to create uniform graphic design standards for wayfinding and Main Street that could be incorporated into trail head signage in the future.

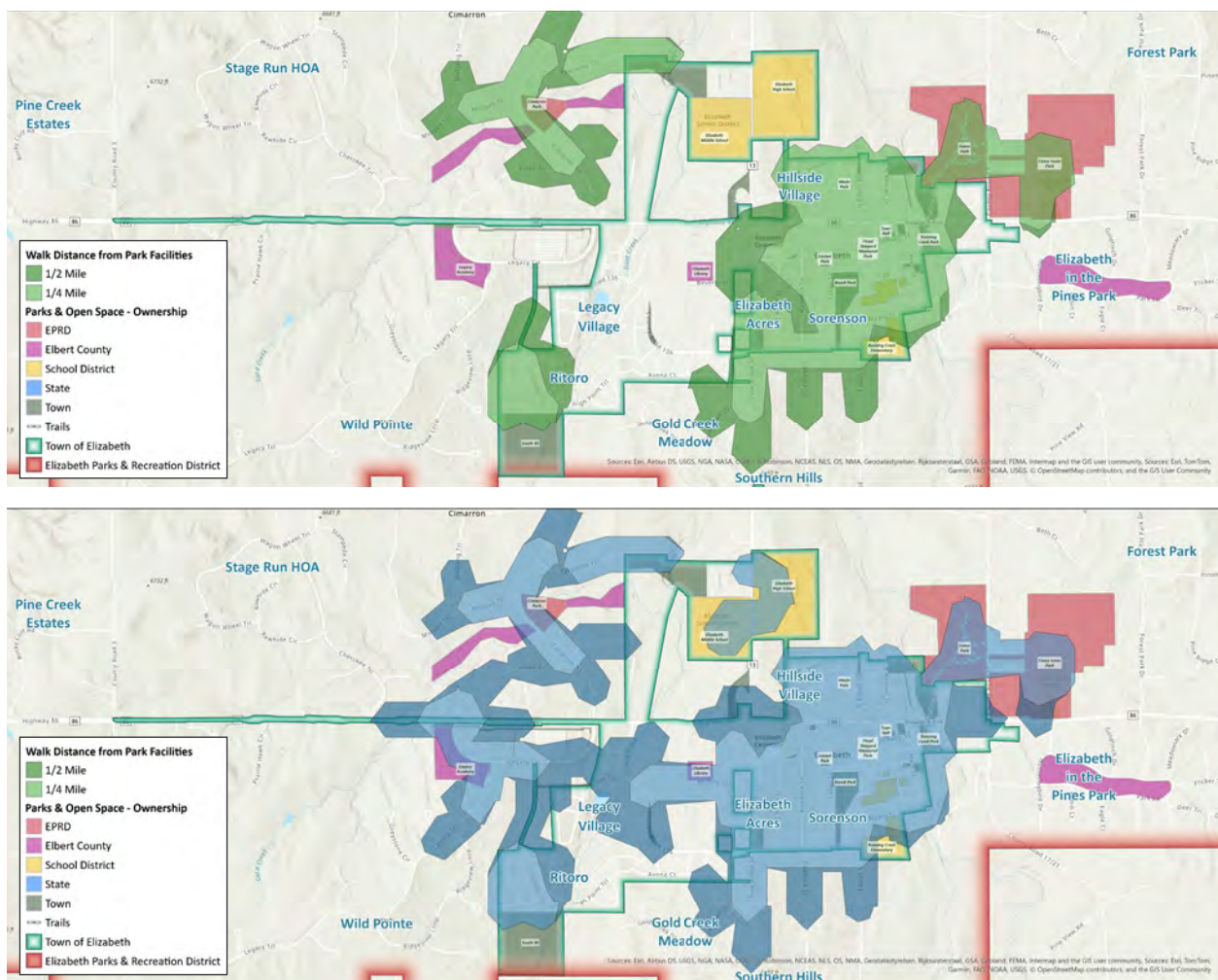


Figure 3-1: Walkability to Parks (Top) and Public Facilities (Bottom)



4.0 Community Engagement

In this section, you'll find:

- ◆ 4.1 Introduction and Engagement Goals
- ◆ 4.2 Public Participation Process
- ◆ 4.3 Engagement Efforts - Overview & Summary
- ◆ 4.4 Key Priorities as Result of the Summary



4.1 Intro and Engagement Goals

Robust community engagement was a clearly stated priority from the beginning for the project partners—the Town of Elizabeth, Elizabeth Park and Recreation District, and Elizabeth School District. They specifically sought to:

- ♦ Uniquely include students into the planning process.
- ♦ To ensure representation across the entire district.

The objectives of engagement were to:

- ♦ **Inform residents of the PROST plan, the intentions, process, and updates**, using a variety of outreach methods to alert residents and property owners of the variety of participation opportunities.
- ♦ **Conduct collaborative events** which use conversation to exchange ideas and information, giving participants more ownership in the outcomes and producing more effective planning documents.
- ♦ **Reflect a range of perspectives**, by engaging residents in unique ways to reach a broader audience and understand their goals, needs, and desires.

- ♦ **Uniquely include students into the planning process** to provide unique educational opportunities and to open the door for younger residents to contribute meaningfully to local governance efforts.
- ♦ **Provide access to engagement opportunities, events, and participation for all residents** within the Greater Elizabeth Area, including disadvantaged groups and individuals and those who have historically been left out of community planning processes.
- ♦ **Be transparent about the Town's and Districts' next steps** for developing and implementing the PROST master plan.

4.2 Public Participation Process

The team approached community engagement in a number of ways:

- ♦ Creating and maintaining a **project website**
- ♦ Conducting **one-on-one interviews** with local organizations who hold particular insights and relationships to the PROST system
- ♦ Facilitating regular Elizabeth High School **student engagement** efforts
- ♦ Talking with people at **community events**
- ♦ Hosting two PROST-specific **community workshops**.
- ♦ Distributing a **community-wide survey**



Project Website

To kick-off the public engagement process, the consultant team developed a designated project website using Social Pinpoint, a digital platform specifically designed to facilitate public participation in planning processes. The website included a homepage with general information about the project and tabs with more detailed information such as the project timeline and dates of upcoming events, and a specific public input to date. There were also a variety of ways for community members to provide input on the website throughout the project lifecycle, including:

- ♦ **Email Sign-Up:** On the home page visitors to the website could enter their email address to be added to the mailing list. Emails were sent out to the mailing list to remind people of upcoming events such as the workshops and the survey.
- ♦ **Mapping Activity:** The mapping activity was available at the start of the process. Participants could add points to a map of the entire district and make anonymous comments in real time that were visible to everyone. Examples of activity on the map included suggested locations for wayfinding and trail connections.
- ♦ **Short-Answer Questions:** Questions were posed along with the mapping activity related to how residents currently use parks, what would make their experience better, and what are examples of parks to emulate. People were free to respond to these questions with short answers.
- ♦ **PROST Priorities Survey:** The community-wide PROST Priorities Survey was available on the project website for about 6 weeks in January and February of 2025. More information about the survey is included later in this chapter.
- ♦ **Open Comments on Draft Master Plan:** After the second community workshop, the presentation outlining the proposed content for the masterplan, including draft Vision, Goals, and Objectives, and draft park and trail concept plans, was upload to the website. The public was able to make anonymous comments on the presentation that were visible to everyone in real time. This allowed anyone to provide to feedback on the draft master plan, even if they were not able to attend the workshop.

A QR code was created for the website to include on flyers that were handed out at various community events. These flyers are shown in Appendix A. The URL was also sent out to key stakeholders via email. The website was updated monthly to summarize the input to date and provide information on upcoming events. This allowed for a more transparent planning process.

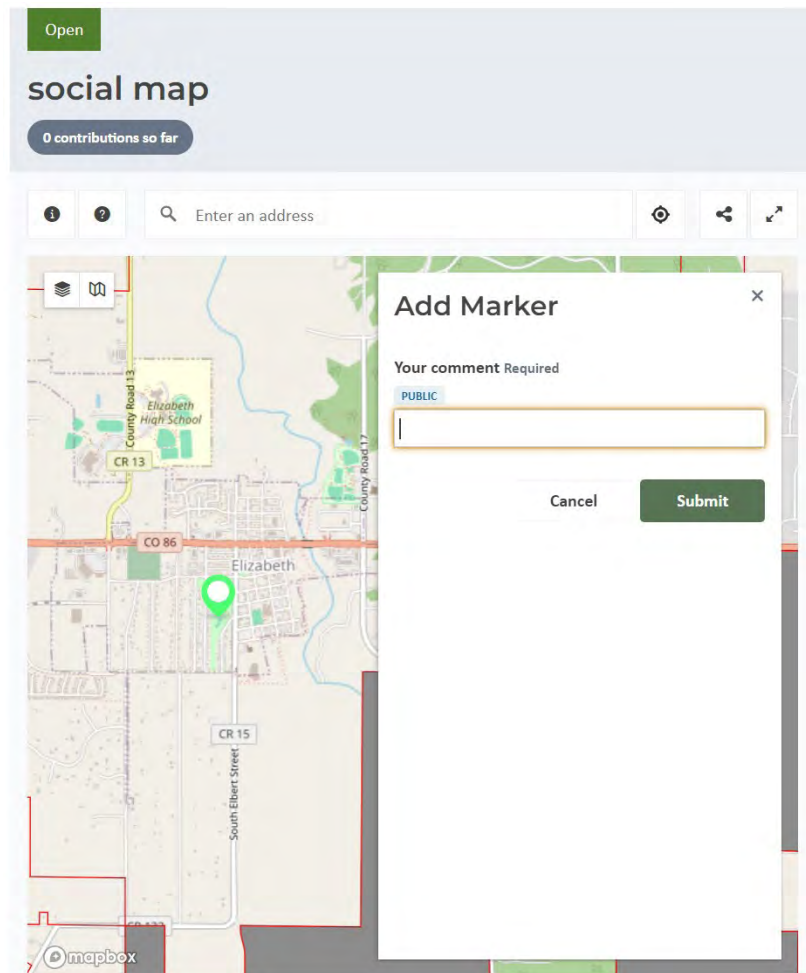


Figure 4-1: Screenshot of the Mapping Activity





Stakeholder Interviews

Conducting interviews with representatives from local organizations and different subsets of the community provided detailed insights on specific sites, areas of concern, and desired improvements.

The following list of stakeholder groups was developed with input from the Project Partners.

Group A: On-going collaboration throughout the process

- ◆ Town of Elizabeth Community Development Department
- ◆ Elizabeth School District
- ◆ Elizabeth High School Student Council PROST Committee
- ◆ Elizabeth Park and Recreation District Board
- ◆ Town of Elizabeth Board of Trustees

Group B: 1-2 meetings throughout the process and email & phone correspondence

- ◆ Town of Elizabeth Planning Commission
- ◆ Main Street Board of Directors
- ◆ Historic Advisory Board
- ◆ Elizabeth Stampede Rodeo
- ◆ Elbert County Wranglers
- ◆ Seniors at Meals on Wheels
- ◆ Elbert County Commissioners
- ◆ American Legion
- ◆ Elbert County Commissioners
- ◆ Elbert County Planning Department, Public Works + Engineering
- ◆ Elizabeth Pines and Plains Library District
- ◆ Town of Elizabeth Public Works Department
- ◆ EPR Maintenance

Group C: Email and phone correspondence, invitation to all community events, meetings upon request

- ◆ Daughters of the American Revolution
- ◆ Elizabeth Chamber of Commerce
- ◆ Local Churches
- ◆ Dads of Elbert County
- ◆ Local HOAs and Metro Districts
- ◆ Developers of Approved subdivisions

The consultant team hosted introductory meetings with Groups A and B stakeholders throughout October and November. During these meetings we shared the district map, the project timeline, and goals for the planning effort to familiarize people with the project. We also posed questions to each group to get targeted feedback early on in the engagement process and made them aware of ways to engage moving forward.

Follow up meetings were held in April, toward the end of the engagement process with Group A stakeholders. We had a preliminary draft of the master plan and nine site concept plans to share with the stakeholders. These meetings were facilitated to receive input on the draft master plan and concept plans to incorporate into the final documents.

The planning team also connected with developers of already approved subdivisions to discuss the potential for connecting parks, recreation, open space, and trails through their properties.



Student Involvement

Incorporating students into the planning process was a priority to the planning team. The consultant team did so using a variety of methods:

Class Engagement

- ♦ **World Geography:** presented on the overlaps between geography and planning
 - Facilitated a mapping activity to understand areas in town students use most for recreation and leisure and areas they wish they could walk and bike between
- ♦ **Environmental Science:** presented on the environmental analyses that guide good land use planning
 - Advised the design for research projects and presentation on species of Elizabeth and their habitat requirements to advise areas to prioritize open space
 - Co-developed a board game activity with Ms. Wendler to introduce the considerations planners make to balance generating revenue, protecting environmental health, and improving the quality of life for residents
- ♦ **Catering:** made the menu, budget, and spread of food, and catered for the Community Workshops

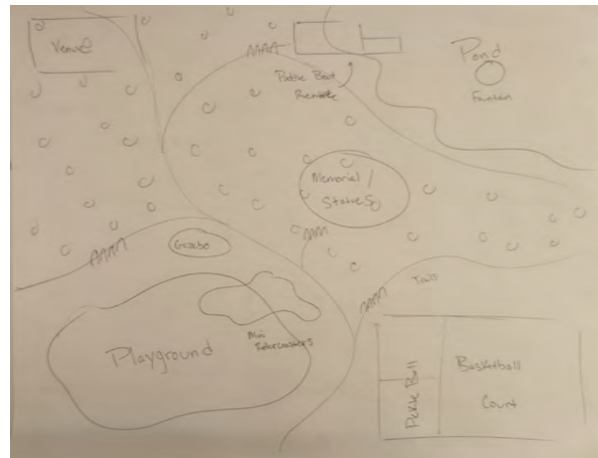


Figure 4-2: A Sample Piece from the Dream Park Exercise



Figure 4-3: Linear Park Charette

Student Council PROST Committee

- ♦ **Dream Park exercise:** illustrated which PROST elements they appreciated most or desired more access to.
- ♦ **Community Workshop booths:** tabled to promote the community benefits of a rec center.
- ♦ **Peer survey push:** rallied school staff and over 60 high-school aged students to respond to the community survey
- ♦ **Engagement of younger students:** facilitated engagement of elementary and middle school students to understand preferences of types of playground equipment and dream park elements.
- ♦ **Trail groundtruth:** studied areas where the consultant team was considering proposing new trails.
- ♦ **Linear Park charrette:** studied the new “Linear Park” to consider which of the PROST components desired by the community might be compatible to include in the conceptual design for that site.
- ♦ **Plan promotion:** students helped promote the plan and community workshops to their communities using social media, flyers, and word of mouth.



Community Events

Attending popular community traditions and events allowed for a more casual way to connect residents with the PROST Plan, including children, and to get initial feedback about their preferences and needs at the beginning of the planning process.

The consultant team handed out candy, stickers, and fliers, which displayed the project statement, website URL and QR code, and an email address for questions to be sent directly to the Project Partners. Community members were able to contribute their responses on boards that posed three preliminary questions to the public.

Members of the planning team attended:

- ◆ **Harvest Fest/Boo Bash**
- ◆ **Brewery Trivia Night**
- ◆ **Tree Lighting**
- ◆ **Senior Luncheon**

PROST Priorities Survey

The consultant team developed a needs assessment survey to get a thorough, quantitative snapshot of how the community currently uses its parks and recreation facilities and programs and what people believe needs to be added.

The survey included a set of open- and closed-ended questions exploring:

- ◆ Where respondents live.
- ◆ Which facilities they use.
- ◆ What they value most in the existing recreation, parks, and open spaces system.
- ◆ What amenities they don't have access to in the Greater Elizabeth Area.
- ◆ What amenities would be priorities to improve the PROST network in the Greater Elizabeth Area.
- ◆ How they would suggest funding or otherwise supporting any proposed improvements.



Figure 4-4: Harvest Fest / Boo Bash



Figure 4-5: Tree Lighting



Figure 4-6: Senior Luncheon





Figure 4-7: Catering Provided by High School Students



Figure 4-8: Build-a-Park Station

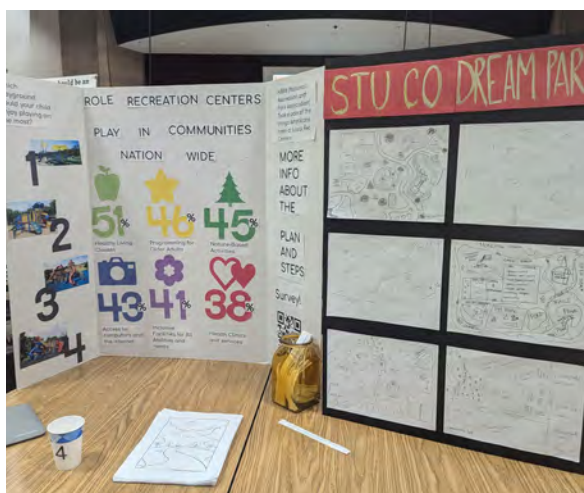


Figure 4-9: Student-Led Workshop Station

The survey was offered both online and in the form of hard copies, specifically distributed to seniors at Senior Luncheon and were made available at Town Hall. In all, there were **689 participants in the survey**. We analyzed the results and provided a summary of the results on the website.

Community Workshops

The client and consultant team hosted two community wide workshops at the Elizabeth High School Cafetorium. Both events took place in the evening and offered child care and food, including appetizers and desserts by the high school catering class.

Initial Workshop, December 2024

The goal of this workshop was to initiate opening up a more public conversation beyond the more direct stakeholder interviews about the PROST planning process. It was an open house style workshop with different stations including and interactive “build-a-park” station, and a booth lead by the Student Council PROST Committee. This meeting oriented participants to the larger PROST context and vision and offered opportunities to contribute ideas and information to guide the project team. This workshop helped:

- ◆ Establish a deeper, foundational understanding of the community’s values, issues, and desires
- ◆ Provide direction on how to adjust the PROST vision and process
- ◆ Plant the seeds for a conversation that continued throughout the project’s duration

Follow-Up Workshop, April 2025

The purpose of this second workshop was to present a summary of community engagement to date, including the results of the survey, and a draft of the Goals and Objectives and Implementation Strategy. The event started with a presentation by the consultant team and then transitioned to a more open house style format to allow community members to review printed boards and discuss thoughts and input with members of the consultant team directly.



4.3 Feedback from Engagement Efforts

Themes From Stakeholder Interviews

Town- and County-owned land is extremely minimal.

- ♦ **The lack of public land makes it challenging to create a connected PROST network** across the Greater Elizabeth Area.
- ♦ **Current opportunities lie primarily in discussions with developers** to include public recreation and open space amenities in their design.
- ♦ **Conservation and trail easements are mechanisms for protecting open space from development** and extending low-impact trails across a landscape of privately-owned parcels; however, this option has historically been met with resistance by local residents.

Recreational facilities and athletic fields for sports programming are in extremely high demand.

- ♦ **There are not enough indoor fields and courts during the winter and on inclement weather days** for organized teams and the community to use.
- ♦ **EPR and the Wranglers have to limit their offerings because of lack of practice space.** The schools, EPR teams, and Wrangler teams all have to compete for space within Elizabeth, often having to look to spaces in Douglas County to practice. A lack of turf fields and facilities up to conventional standards results in teams not being able to host. This means teams they must always travel for high-level competitions.
- ♦ **Residents must travel 20-25 minutes to access aquatic and recreation centers.**

Opportunities to commute and recreate safely across the Greater Elizabeth Area by foot and bike are deeply desired by a wide spread of residents.

- ♦ **Safe paths for students to commute to and from school from neighborhoods and town were repeatedly mentioned** as a high priority by a wide variety of stakeholders.
- ♦ **Crossing Highway 86, particularly from the north, is currently a major obstacle** for residents to easily access different parts of the district without driving.

The growing concentration of residents in the northern end of the district is currently far from PROST amenities. Many fill the gap by commuting to Douglas County.

- ♦ **By providing more convenient amenities in that area as part of the EPR district, connected to a larger PROST network** could help develop a more cohesive sense of identity with Greater Elizabeth Area.
- ♦ **Improving amenities** around the Town of Elizabeth could draw more residents in the outer reaches to Main Street to spend dollars locally.





Uplifting community destinations, histories, and gathering spaces, like the rodeo and Friday Night Markets, is a common goal among stakeholders.

- ◆ **Town traditions and opportunities to gather as a community are highly valued** by all. Park improvements should be oriented around enhancing these events.
- ◆ **Signage to inform people** about where to find different amenities, trails, and key destinations and to educate people about Elizabeth's history and wildlife is currently lacking.
 - **Trail markers and identifiers** so people know which trails are public (rather than restricted to HOA residents' use) and which forms of recreation they're suited for would help with clarity.
 - **Wayfinding signage in hotspots of use** could help not just improve access to the PROST network, but to bring more people to Main Street and local businesses.
 - **Highlighting the history of the Denver-New Orleans railroad** that passed through town could be among the interesting stories to tell about Elizabeth on interpretive signage along trails and in parks and open spaces.

Student Insights

Students' Existing Access

Percentage of Students Able to Access PROST Amenities by Foot or Bike from/within their Neighborhood

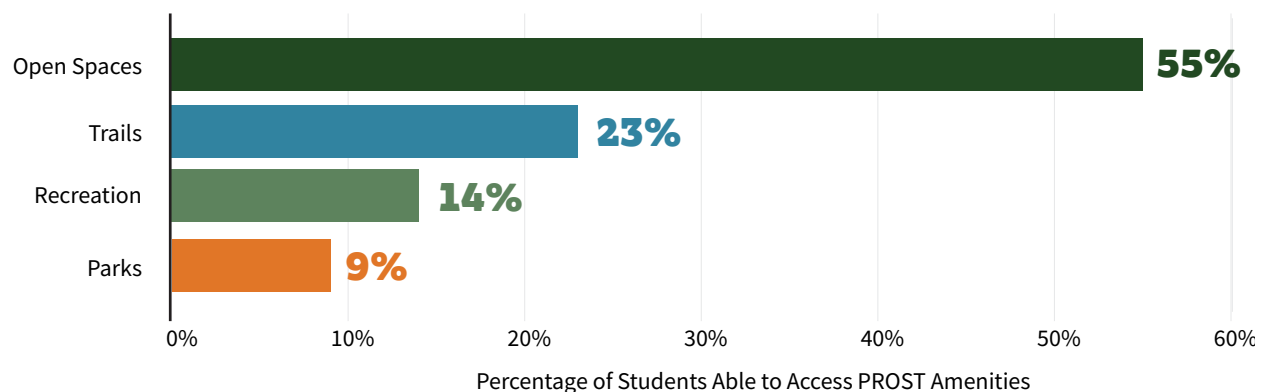


Figure 4-10: Percentage of Students Able to Easily Access PROST Components



Students' Favorite Public Outdoor Spaces in the Greater Elizabeth Area

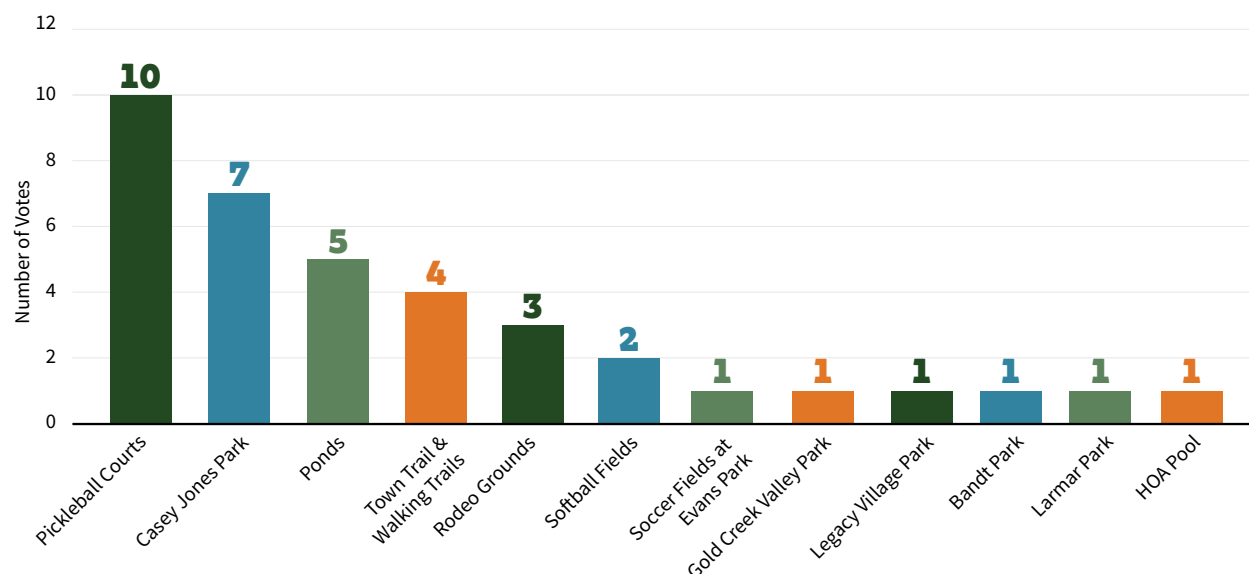


Figure 4-11: Students' Favorite Public Outdoor Spaces

What Students Think Needs Improvement/is Missing from the Current PROST Network

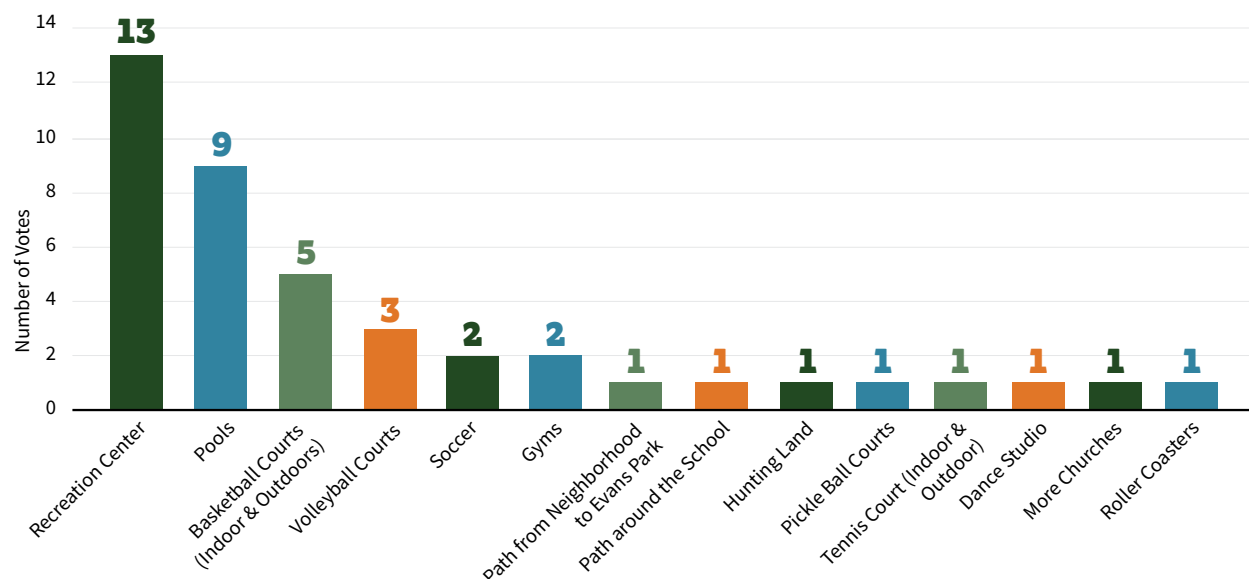


Figure 4-12: Amenities Identified as Missing or Needing Improvement By Students



Components Present in Students' Dream parks



Priority	Number of Votes	Category
The Wellbeing of Plants and Animals	23	Other Mentions
Protecting Open Space and Natural Resources/ Limiting Development, Population Growth	18	Beauty
Trails for Biking, Running, and Walking	14	Other Mentions
Cleanliness	11	Cost
Accessibility (Convenience of Location, Usable for All Abilities and Demographics, Dffordability)	9	Other Mentions
Safety	8	Beauty



Students’ Environmental Planning Priorities

Throughout the course of the plan, Environmental Science students were engaged in discussion about the role of parks and open space in protecting habitat in the face of development. They completed two projects related to the PROST Plan, each of which sparked different conversations about students’ planning priorities.

Ponderosa Pine-Shortgrass Prairie Poster Project

Students researched and presented on native species in the Ponderosa Short Grass Prairie ecosystem around their community. In groups, students created tri-fold poster presentations about assigned flora or fauna, focusing on each species’ habitat needs, how urbanization impacts them, and why they should be prioritized in conservation efforts. The project culminated in class presentations: a 2-minute professional pitch to actual town representatives advocating for their species’ protection in local park development.

The activity aimed to help students understand ecological relationships and the differences of habitat requirements between generalist and specialist species in their local environment while developing research, communication, and advocacy skills that connect classroom learning to real-world conservation and community planning decisions.

Students were staunch advocates for the protection of wildlife habitat and open space. While they learned about the complications of how human development creates habitat for adaptable, generalist species like house sparrows, the students were more concerned

with protecting habitat for species like swift foxes, which were almost extirpated in the early 1900s and continue to be extremely vulnerable to the impacts of habitat loss and fragmentation due to human development. Students advocated heavily for the protection of the rural landscape, for their own benefit as well as that of the flora and fauna they’ve grown up with.

Town Planning Board Game Activity

Students were asked to do research on different utopian planning theories and to compare fictional depictions of cities with real examples of intentional city design. In class, they formed teams of five to play a game intended to help them understand the real-world challenges of urban planning when it comes to balancing economic development, livability, and environmental protection.

The student’s responses to the urban planning research prompts and to the game itself illuminated several key values:

Accessibility and Convenience

Students consistently prioritized placing essential services like hospitals in central locations for equal access, and clustering complementary businesses and services near residential areas. They emphasized walkability and reducing travel distances for daily needs and reflected on how public transportation could positively impact Elizabeth.

Strategic Zoning and Separation

They demonstrated thoughtful consideration of what should and shouldn’t be placed together, like separating competing businesses geographically, and avoiding inappropriate pairings (like placing sewage facilities near housing).



Community-Centered Design

The students valued creating connected neighborhoods through trails, parks, and shared spaces and prioritized providing these free recreational opportunities. They perceived denser housing clusters or mixed-use developments as opportunities to foster community building, offer convenient access to green space and shopping, and to be a more cost- and space-efficient development so more land could be preserved as public green space.

Economic Pragmatism

While before doing this activity, students generally felt very strongly about limited growth to protect rural lifestyles and landscapes. Interestingly, while doing this activity, many teams consistently prioritized economic growth to enable them to invest

more in quality of life and environmental amenities. They viewed business clustering as mutually beneficial for commerce and convenience.

Youth and Entertainment Considerations

Students' responses reflected the lack of entertainment options for teenagers in their own community and specifically identified this as both an economic opportunity and quality-of-life issue.

Throughout the duration of the game, the students intuitively came up with strategies that reflected practical urban planning best practices, while displaying clear values around community well-being, economic resilience, and preserving public green space for the benefit of humans and nonhumans alike. See Appendix A for assignment material and student examples.

Feedback from Community Events

Community Event attendees currently use parks for:

Top 5 Park Usages by Event Attendees

#1 Playing on Playgrounds

#2 Hiking

#3 Reading Books

#4 Using the Splash Pad or Dog Walking

#5 Playing on Slides

Other Usages

Flying Drones
Pickleball Courts
Playing Soccer, T-Ball, or Frisbee Golf
Playing on Slides, Ladders, or Swings
Visting Legacy Park or the Skate Park
Walking the Path under the Highway
Walking the Town and/or Casey Jones Trail

Figure 4-15: Top Park Usages by Community Event Attendees



Community event attendees desire more:

Table 4-1: Amenities or Improvements Desired		
Category	Amenity or Improvement	Rank
Trail Connections (26 votes)	Extending trails & paths	1
	Connections	
	Walking trails	2
	From Walmart to school	3
	From Gold Creek to town	
	Sidewalks	4
	Crossing over creek/highway	
	Accessible trails	
	Connection to Park	
	To Ponderosa Park and Independence	
Natural Features (6 votes)	Fishing pond	1
	Open Space	2
	River access	
	More ag	
	Community garden	
Park Components (70 votes)	Pool	1
	Rec center	2
	Playground	3
	Bike park	

Park Components (cont.)	Tall slides	4
	Pickleball	5
	Volleyball	
	Climbing	
	Dog park	6
	Racquetball	
	Indoor basketball	
	Batting cages	
	Hockey rink	
	Monkey bars	
	Splash pad for toddlers	
	Skate park	
	Tennis	
	Trampoline	
	Parks with ballfields and trails	
	Equipment rental	
Unique Components (8 votes)	Shade	1
	Trail map	2
	Interactive art	
	Carnival space	
	Artist space	
	Parks next to library	
	Teen hangout spot	



Community event attendees think the following sites are examples Elizabeth could learn from:

Table 4-2: Sites Noted by Community Event Attendees as Examples or Inspiration for Elizabeth to Learn From		
Location or Jurisdiction	Site/Amenity	Rank
Castle Rock, CO	MAC	1
Parker, CO	O'Brien Park	2
Parker, CO	Ponderosa Park	3
Parker, CO	Rec Center	
Denver-Aurora Metropolitan Area, CO	Highline Canal	
Castle Rock, CO	Trails	
Castle Rock, CO	Senior Center	
Multi-Jurisdictional	Cherry Creek Trail	
Clear Creek Canyon Park, CO	Climbing Park	
Douglas County, CO	Trails	
Centennial, CO	Castlewood Canyon State Park	
Parker, CO	Main Street	
Centennial, CO	New South Suburban Rec Center	
Littleton, CO	Gallup Park	
Kiowa, CO	Playground + Fitness Equipment	
Thornton, CO	Community Park	
Jackson Hole, WY	Bike Trails	
Norco, CA	Bridle Paths	
Livermore, CA	Sycamore Grove Park	



Conversations from Community Workshops

Initial Workshop (December 2024)

The need for a recreation center was largely understood by attendees, though the proposed location was a concern for some.

Concerns around habitat preservation were expressed, especially in regards to the possibility of developing more amenities in Casey Jones.

Discussion around playground quality was a topic of concern with several attendees.

While many families within a homeschooling group seem to be able to find activities for all age groups at the playgrounds throughout the network, the area would benefit from providing more up-to-date options for play equipment accommodating a variety of ages. Young families feel isolated from the community due to the lack of indoor or four-season outdoor spaces to bring children.

Some attendees expressed concerns around capacity for maintenance as the PROST network grows.

An attendee vocalized a desire for higher quality restroom facilities as part of improvements and wanted to ensure that the Town and District would adequately have the capacity to maintain these and other improvements or additions in the future.

Attendees helped us see their vision for the parks of their dreams by engaging with the interactive “Build A Park” station.

Elements that attendees included:

- ♦ Local history-themed education and play features (train and railroad were specific examples)
- ♦ Trails (some people specified theirs as being for biking and equestrian use)
- ♦ Playgrounds (some people included sensory/musical features)
- ♦ Multipurpose field
- ♦ Rec center with indoor pool and athletic facilities
- ♦ Firepits
- ♦ Natural areas
 - Wildlife corridor
 - Native plant garden
 - Stream
 - Ponds
- ♦ Functional elements
 - Perimeter fencing
 - Restrooms
 - Benches

See Appendix A for images of people’s creations.



Follow-Up Workshop (April 2025)

Attendees expressed that they love the rural community feel of the Greater Elizabeth Area.

Many people commented that they were happy to see that the plan prioritizes preserving and creating more open space & low-impact outdoor recreation. The overwhelming priority on people's minds is to protect open space from being developed.

While almost all attendees recognized the need for a recreation center, there were differing opinions about the location and scale of the future facility.

Most attendees preferred the Casey Jones location for the Rec Center due to convenience, especially for students who could walk there after school. One person felt that locating the rec center at Casey Jones so 2,000 people might be able to walk to it didn't account for the full 17,000 people in the district. Another attendee thought that the proposed site south of Spring Valley Ranch felt more like a regional park destination where a rec center would make more sense. One person was concerned that the proposed rec center at Casey Jones and additional pedestrian crossings would exacerbate existing traffic and safety issues on Highway 86. One person said they support the rec center ballot but believe the ballot question should be strictly focused on a rec center and nothing else. They believe more people would be comfortable with the ballot question included a sunset on the mill levy increase. One person suggested South 40 as a better location for the rec center, as the residents in the southern part of the region would not benefit from a location further north of town.

Inquiries were made by attendees about partnerships with other landholders and entities.

Multiple attendees asked why the County was not one of the project partners and expressed the need for the County to require more from developers in terms of park and recreation amenities.

A resident of Elizabeth in the Pines was supportive of the District owning and managing the open space and hopes the County will approve. An attendee with the Eastern Grassland Coalition suggested coordinating with the lessees of the State Land Trust land and other large private landholders to allow seasonal/limited-access public use of the land for trails.

Attendees made comments about other proposed amenities.

Two people asked that the archery range be at South 40 or somewhere else closer to town. One person discussed the need for public equestrian facilities for new residents living on small lots that are seeking the "old Elizabeth" lifestyle. While one resident questioned the need for additional dog parks, another resident noted their support for the proposed dog parks. A horse enthusiast suggested focusing on improving the rodeo grounds rather than building another similar type of equestrian park to the north. They felt building a covered arena in that proposed location instead, would help improve year-round access to horse riding.

Attendees were thinking about safety throughout the proposed PROST network.

An attendee mentioned concern about how people will remain safe along trails, proposing bike police to monitor the trail system and adding lighting and emergency call stations along the proposed paths. Someone wanted to make sure the intermittent flooding in the washes during intense storms were being considered in the trail concept planning, mentioning Cimarron specifically as having experienced intense flooding in recent years.



PROST Priorities Survey Results

Demographics of Survey Respondents

Where Respondents Live

- ♦ HOA residents and residents who do not live in HOAs were equally represented.
- ♦ The quarter of survey respondents live in town, but the majority of respondents (62%) live in the Greater Elizabeth Area (within the Parks and Recreation District and/or School District.)
- ♦ Most HOA respondents are from Gold Creek Valley, Wild Pointe Ranch, and Sun Country Meadows though several other HOAs were well represented.

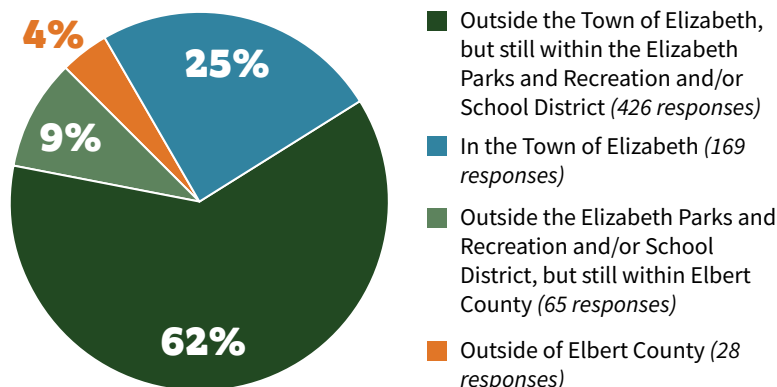


Figure 4-16: Distribution of Survey Respondents by Place of Residence

49%

of respondents live in an HOA community (341 responses)

51%

of respondents do not live in an HOA community (352 responses)

Figure 4-17: Percent of Survey Respondents Living in an HOA Community



Where Non-HOA Respondents Live

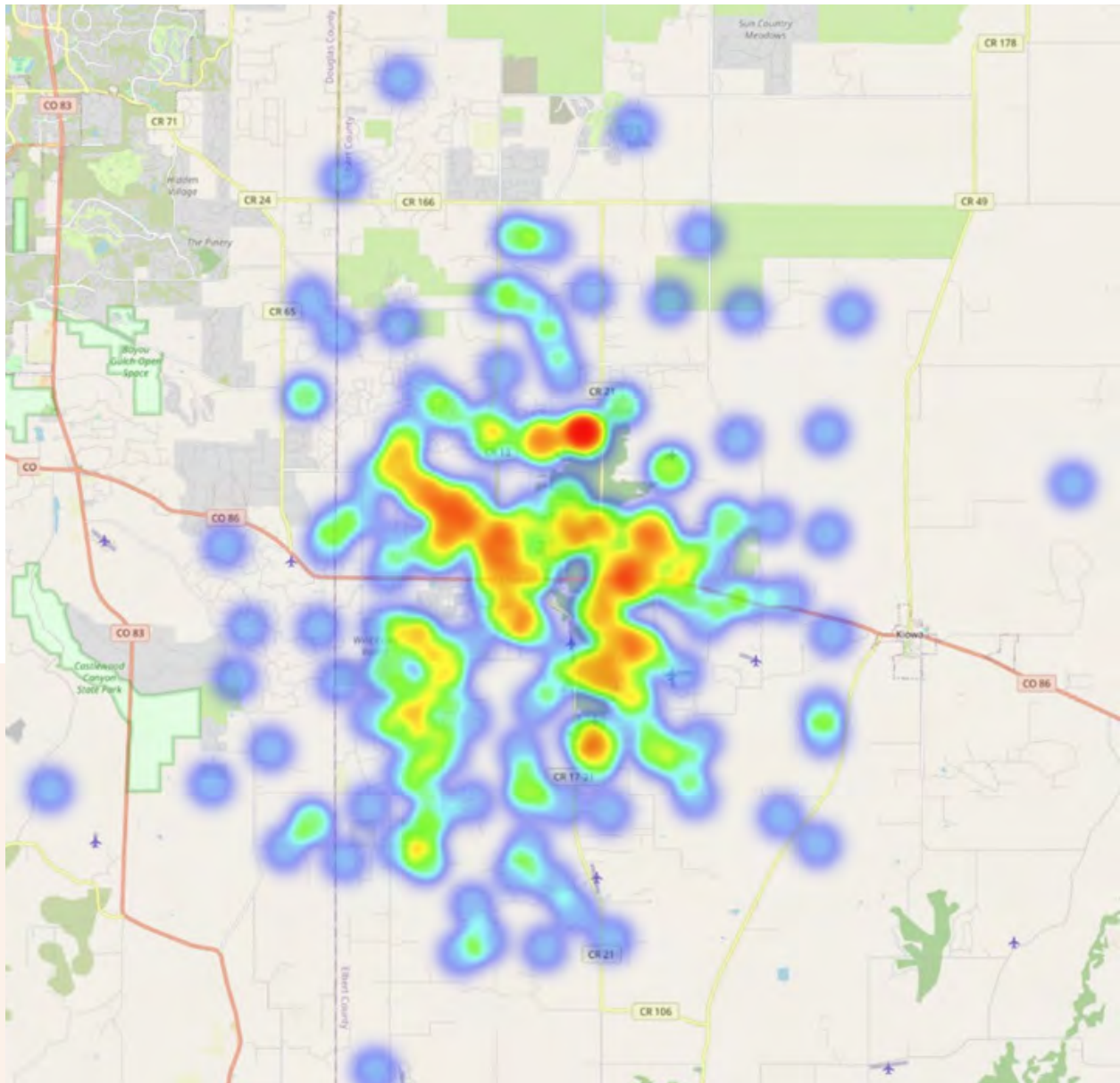


Figure 4-18: Cross-Streets Where Non-HOA Respondents Live



Neighborhoods Where HOA Respondents Live

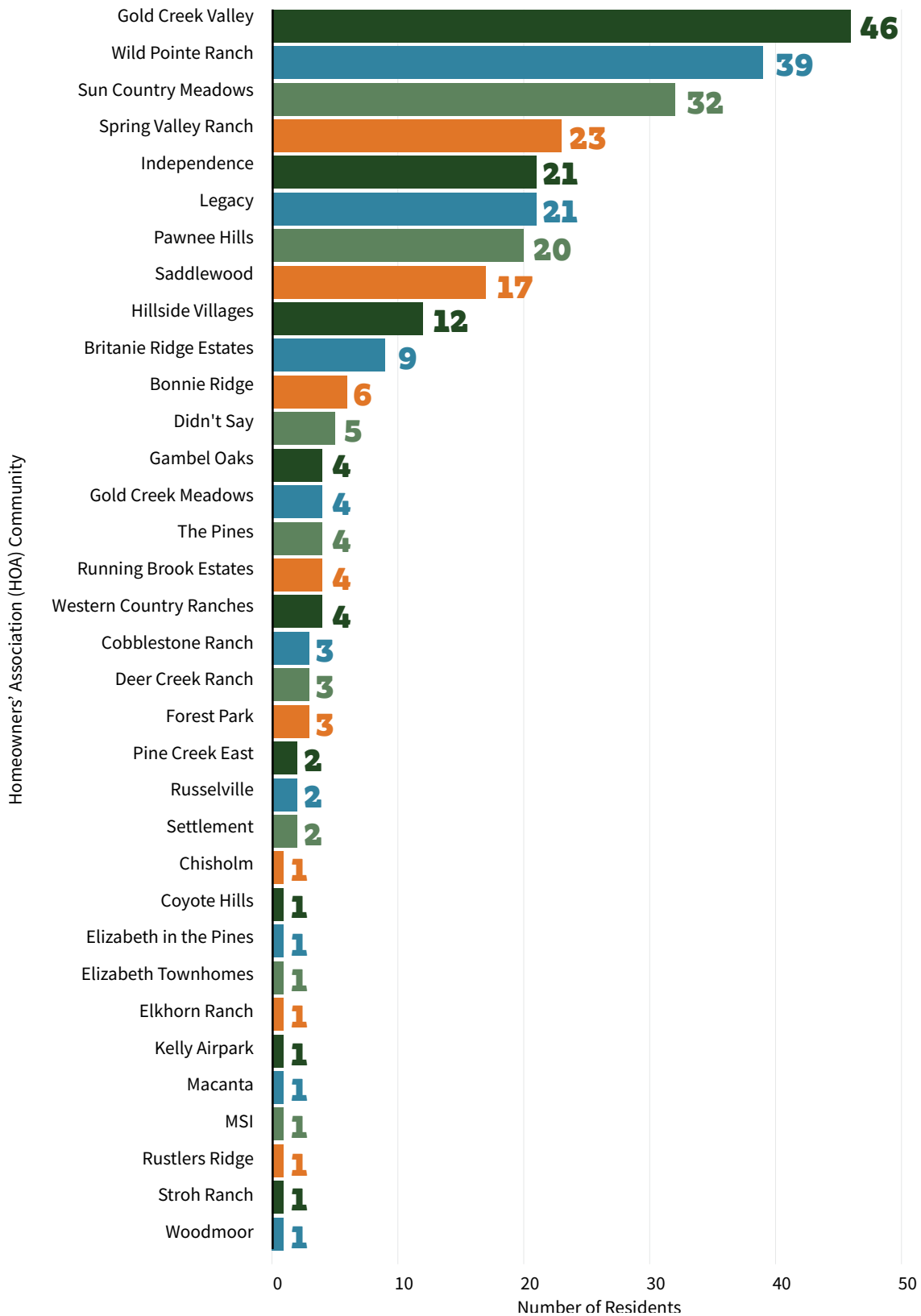


Figure 4-19: Distribution of Residents by HOA Community



Age of Respondents

- ♦ The largest number of respondents (23%) are between 35 and 44 years old.
- ♦ The fewest number of respondents were 75 and older (3%) or between the ages of 18 and 24 (2%).
- ♦ Elizabeth High School's Student Council PROST Committee was responsible for organizing their peers to respond, ensuring we have an often overlooked demographic represented in these results.

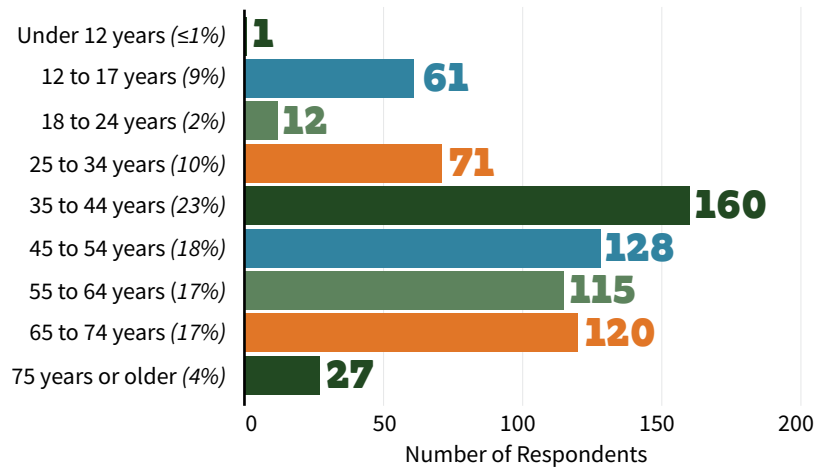


Figure 4-20: Age Range of Survey Respondents

- ♦ While over 40% of respondents are within the age window to have school-aged children and 9% of respondents were children under the age of 18, almost half of respondents (47%) came from childless households.
- ♦ Each age group is well-represented in Elizabeth. The presence of younger children in Elizabeth supports the need to provide adequate recreational opportunities for a generation of young people who will grow up in the Elizabeth Parks and Rec and School Districts.

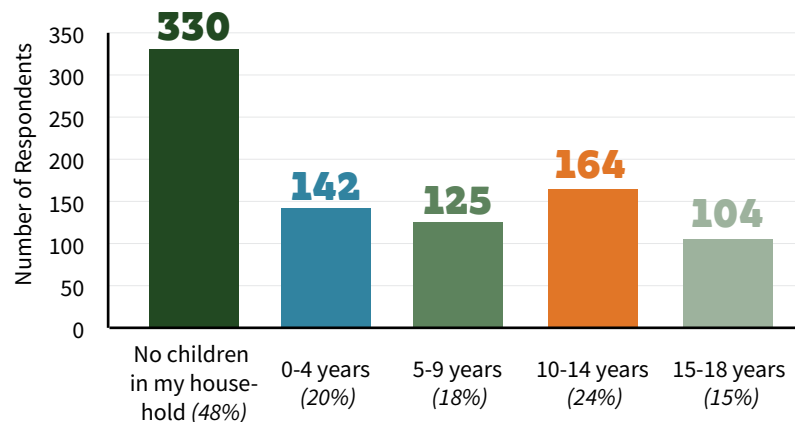


Figure 4-21: Ages of Children Under 18 in Survey Respondents' Households

Length of Residence

- ♦ 46% of respondents are long-time residents who have lived in Elizabeth for over a decade.
- ♦ 60% of survey respondents had lived in the Elizabeth area for at least 7 years.

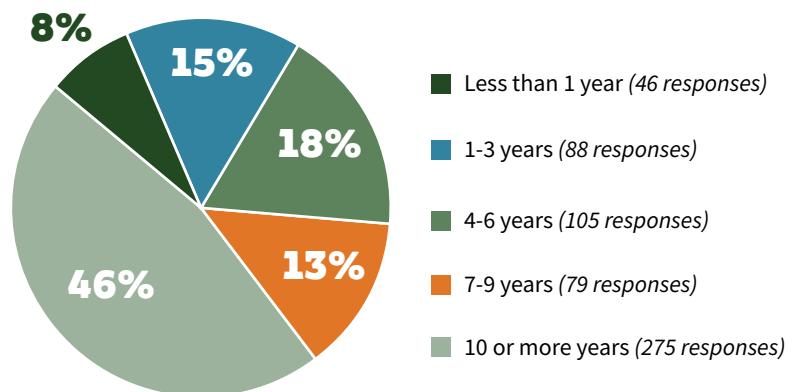


Figure 4-22: Survey Respondents' Length of Residency in the Elizabeth Area



Recreational Amenity Usage

Frequency of Use of the Parks & Trails in the Elizabeth Area

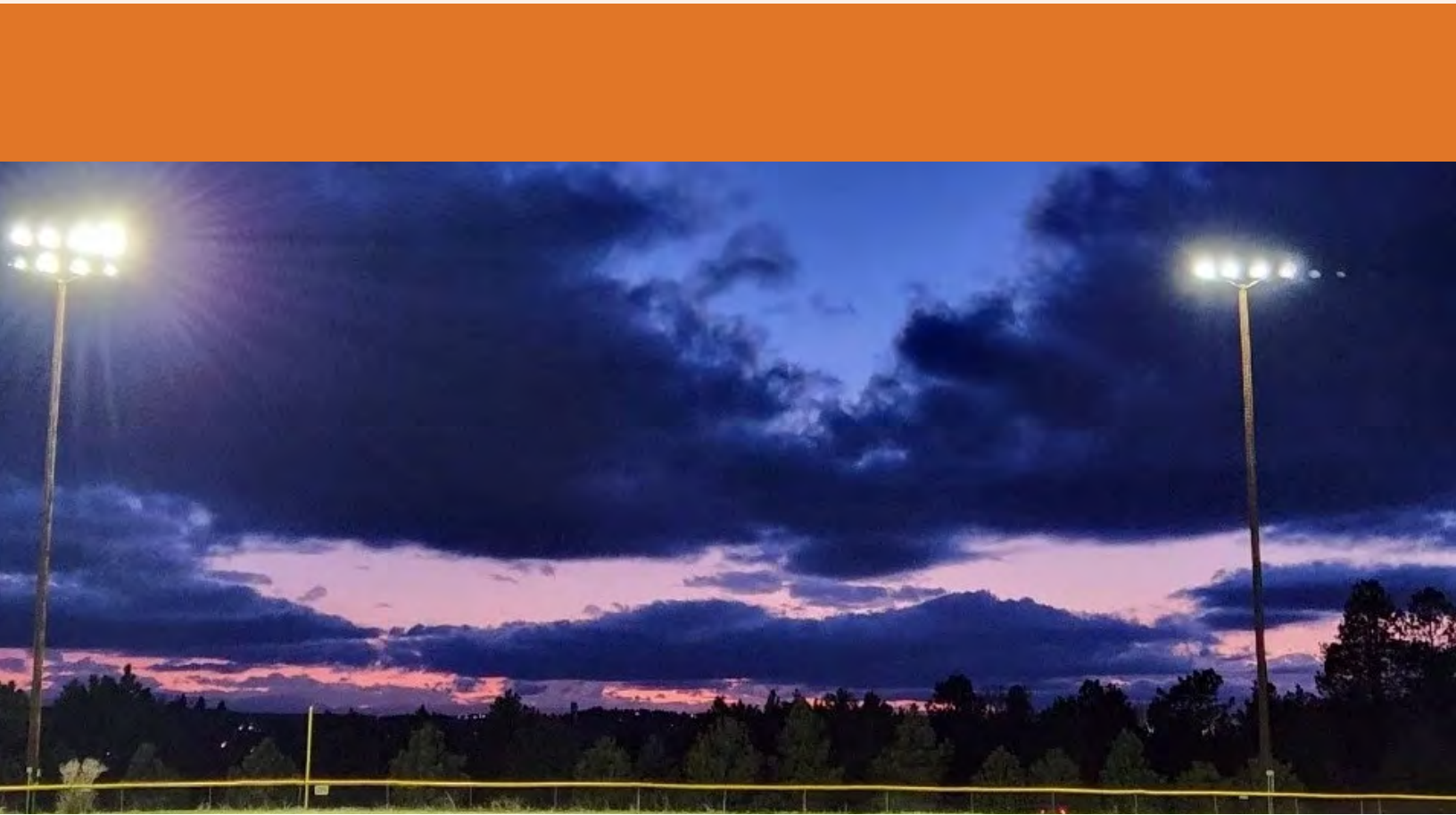
Table 4-3: Frequency of Use of Public Parks, Trails, and Open Spaces in the Elizabeth Area by Survey Respondents								
	Daily (Rain or Shine)	Daily During Peak Season	Weekly	Monthly	Yearly	Never	Count	Score
Evans Park	1.46% 10	9.08% 62	15.52% 106	28.99% 198	22.84% 156	22.11% 151	683	4.29
Casey Jones Park	1.17% 8	6.72% 46	11.53% 79	26.57% 182	37.81% 259	16.20% 111	685	4.42
Cimarron Park	0% 0	0.93% 6	2.16% 14	4.63% 30	13.58% 88	78.70% 510	648	5.67
Bandt Park	0% 0	0.61% 4	1.08% 7	7.07% 46	14.90% 97	76.34% 497	651	5.65
Floyd O Shepherd Memorial Park	0% 0	0% 0	0.62% 4	2.64% 17	8.53% 55	88.22% 569	645	5.84
Running Creek Park	0.76% 5	2.74% 18	4.26% 28	11.70% 77	18.24% 120	62.31% 410	658	5.31
Larmer Park	0.16% 1	0.31% 2	0.31% 2	3.11% 20	7.15% 46	88.96% 572	643	5.84
Hillside Pocket Park (AKA Wade Park)	0% 0	0% 0	0.31% 2	2.79% 18	6.2% 40	90.7% 585	645	5.87
Town Trail	0.46% 3	4.26% 28	7.90% 52	17.93% 118	20.52% 135	48.94% 322	658	5.01
South 40	0.47% 3	0.31% 2	1.09% 7	3.88% 25	8.23% 53	86.02% 554	644	5.77
Other	2.01% 10	3.01% 15	7.63% 38	9.24% 46	5.02% 25	73.09% 364	498	5.32

Based on 685 survey responses to Question 10; darker orange indicates higher percentage of responses.



Frequency of Use (Parks, Trails, & Open Space) Key Findings:

- ♦ **Evans Park is the most frequently used park** with 26% of respondents visiting weekly or more often
- ♦ **Casey Jones Park has the second-highest regular visitation rate** with 19% of respondents visiting weekly or more often. 38% of people visit on an annual basis, likely for the Stampede rodeo.
- ♦ **Each of Elizabeth's parks and trails are most likely to be used on a monthly or annual basis.** This suggests that specific programs or community gatherings may be the primary reason that many locals use these amenities.
- ♦ **Hillside Pocket Park (Wade Park) has the lowest usage** with over 90% never visiting.
- ♦ **7 of 10 parks are never used by the majority of respondents.** The majority of respondents exclusively use Evans Park, Casey Jones, and the Town Trail.



Frequency of Use of Recreational Amenities (Generally)

The results (illustrated in Table 4-4 on the following page) are ranked based on combined “Daily” and “Weekly” usage percentages, which indicate regular use. These results show which amenities are most valued and frequently used by the community, regardless of how far they have to go to access them. Understanding which amenities are most regularly used helps inform which amenities to prioritize for the future recreational sites and facilities in the Greater Elizabeth Area.



Table 4-4: Frequency of Use of Specific Amenities by Survey Respondents

	Daily (Rain or Shine)	Daily During Peak Season	Weekly	Monthly	Yearly	Never	Count	Score
Long trail networks	2.72% 18	9.37% 62	16.01% 106	26.89% 178	19.49% 129	25.53% 169	662	4.28
Short walking trails	6.4% 43	10.42% 70	22.77% 153	26.49% 178	15.77% 106	18.15% 122	672	3.89
Pools / Aquatics	2.46% 16	13.06% 85	15.51% 101	17.51% 114	14.29% 93	37.17% 242	651	4.40
Rec centers	7.18% 47	5.95% 39	19.69% 129	18.78% 123	13.89% 91	34.50% 226	655	4.30
Sport courts (tennis, pickleball, basketball, volleyball, etc)	4.87% 32	7.91% 52	14% 92	19.94% 131	14.76% 97	38.51% 253	657	4.47
Golf	0.46% 3	2.91% 19	4.75% 31	10.28% 67	12.42% 81	69.17% 451	652	5.39
Disc golf	0.46% 3	1.38% 9	2.31% 15	4.62% 30	11.23% 73	80.00% 520	650	5.65
Skate parks or bike parks	0.46% 3	3.51% 23	6.25% 41	16.31% 107	12.8% 84	60.67% 398	656	5.20
Art and cultural programming	0.91% 6	1.67% 11	4.55% 30	17.27% 114	24.85% 164	50.76% 335	660	5.16
Club sports	4.90% 32	8.27% 54	12.10% 79	8.58% 56	10.72% 70	55.44% 362	653	4.78
Open space / natural areas	6.56% 44	9.54% 64	22.65% 152	26.68% 179	17.14% 115	17.44% 117	671	3.91
Dog-oriented spaces	5.31% 35	3.64% 24	11.84% 78	14.87% 98	10.77% 71	53.57% 353	659	4.83
Playgrounds	3.78% 25	8.17% 54	13.31% 88	18.61% 123	13.77% 91	42.36% 280	661	4.57
Archery Range	2.75% 18	2.44% 16	6.41% 42	8.40% 55	8.70% 57	71.30% 467	655	5.32
Other	2.36% 9	2.36% 9	6.04% 23	5.51% 21	2.36% 9	81.36% 310	381	5.47

Based on 692 survey responses to Question 12 and ranked by combined Daily & Weekly usage (most to least); darker orange indicates higher percentage of responses.



Frequency of Use (Recreational Opportunities) Key Findings:

- ♦ **Most frequently used:** Short walking trails and open spaces (nearly 40% use at least weekly). This supports the findings in question 18 where passive open spaces are identified by the community as the most important type of space (59%).
- ♦ **Strong regular usage:** Rec centers, long trail networks, and pools/aquatics (28-33% use at least weekly). In question 15, these amenities were the most popular amenities that required people to travel outside the Elizabeth area to be able to access. This suggests that usage of these amenities would likely be even more frequent if they were more conveniently located.
- ♦ **Least used:** Specialized amenities, like disc golf, golf, and art programming are used the least. Less than 10% of respondents use more than on a monthly basis.
- ♦ **Facility gap:** The frequent usage of pools/aquatics and rec centers explains why these facilities were identified as top needed amenities in the community in question 19.

Activities Respondents Do During the Winter

The greater Elizabeth community is active, no matter the temperature.

Survey respondents expressed that they are avid four-season:

- ♦ Archers + shooters
- ♦ Cyclists
- ♦ Disc golfers
- ♦ (Dog)Walkers
- ♦ Hikers
- ♦ Horse riders
- ♦ Runners

They seek out indoor recreation like:

- ♦ Basketball
- ♦ Bowling
- ♦ Go-karting
- ♦ Golf
- ♦ Gymnastics
- ♦ Hockey
- ♦ Pickleball
- ♦ Soccer
- ♦ Swimming
- ♦ Tennis
- ♦ Volleyball
- ♦ Weight lifting

Those who play team sports also use indoor athletic facilities/field houses for winter sports practices and competitions, or off-season training before the spring season.

Respondents also enjoy seasonal sports, such as:

- ♦ 4-wheeling/ATVing + snowmobiling
- ♦ Cross country skiing
- ♦ Downhill skiing and snowboarding
- ♦ Ice skating
- ♦ Ice fishing
- ♦ Sledding
- ♦ Snowshoeing
- ♦ Tubing

To do these off-season activities locally, respondents visit:

- ♦ Local walking paths
- ♦ Prickly Pines Disc Golf Course
- ♦ Sledding hill at Evans Park

But mostly reported needing to leave Elizabeth to recreate, frequenting:

- ♦ National forests
- ♦ Private recreation facilities
- ♦ Open spaces and recreation centers in nearby communities
- ♦ Ski resorts
- ♦ State parks



Access to Recreational Amenities

These results show where residents access various recreational amenities, highlighting the contrast between what's available locally versus what people need to travel outside the Elizabeth area to use.

Local Usage (In Elizabeth + HOA Communities)

- ♦ Short walking trails are the most used local amenity (55.9% combined usage).
- ♦ Playgrounds rank second for local usage (40.3%).
- ♦ Open spaces/natural areas come in third (32.3%).
- ♦ These results suggest that respondents rely on town and Parks and Rec District amenities than HOA amenities.
- ♦ HOAs seem to be providing options for short and long trails, open spaces, dog-oriented spaces, and pools.

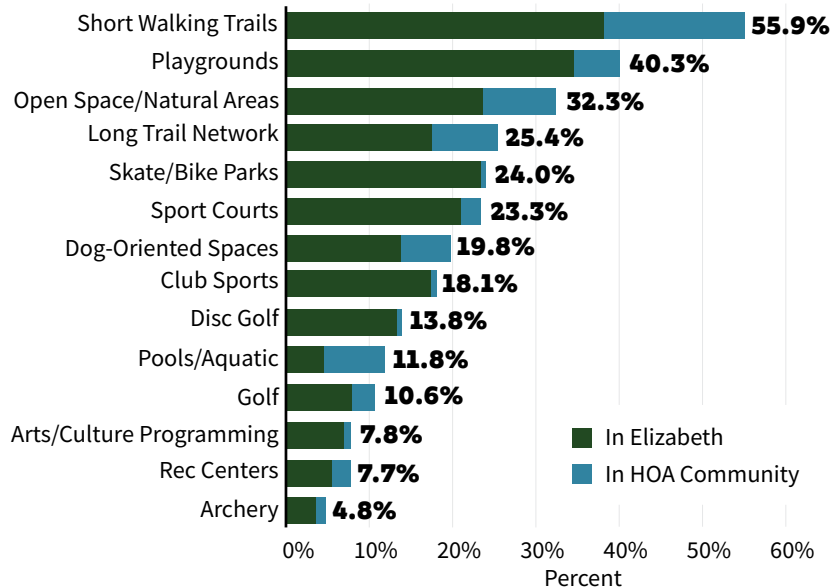


Figure 4-23: Locations Where Respondents Use Amenities (Local Usage)

Overall Usage (Any Location)

- ♦ Open spaces/natural areas have the highest overall usage (84.9%). This supports overwhelming feedback that Elizabeth is a community that values open space, even if they have to mostly leave the area to access them.
- ♦ Short trails (84.5%) and long trail networks (80.7%) follow closely.
- ♦ Rec centers and pools/aquatics facilities show high usage (70.9% and 69.8% respondents use them) but very few respondents can access these amenities locally.

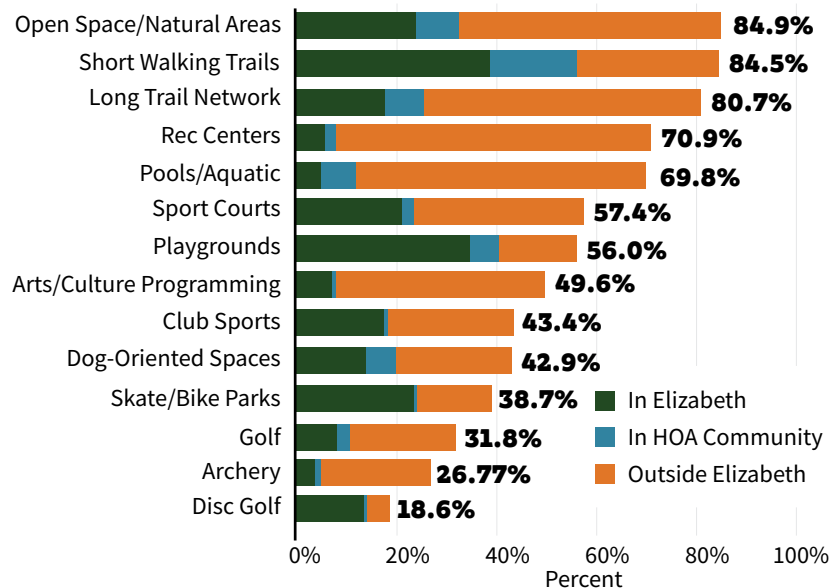
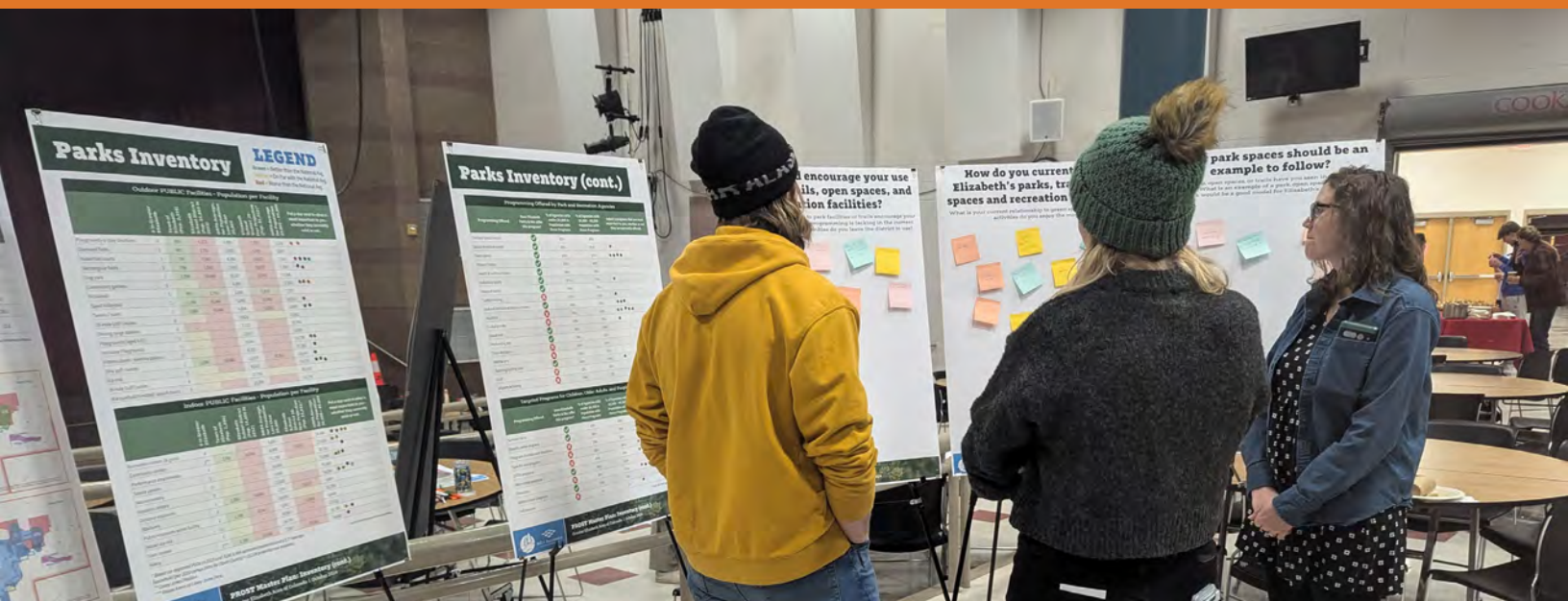


Figure 4-24: Locations Where Respondents Use Amenities (General Usage)



Usage and Access Key Insights:

1. **Local access:** Short walking trails and playgrounds are well-provided and well-utilized locally but residents must travel for other amenities. Short walking trails have the best local availability, with nearly 56% of residents able to access them either in Elizabeth proper (38%) or in their HOA communities (17%).
2. **Significant travel requirements:** For many popular amenities, residents must travel outside the Elizabeth area:
 - a. 63% travel outside for rec centers
 - b. 58% travel outside for pools/aquatics
 - c. 55% travel outside for long trail networks
 - d. 53% travel outside for open spaces/natural areas
3. **Limited HOA amenities:** While some HOAs provide recreational facilities, the offerings are generally limited. Walking trails (17%) and pools/aquatics (7%) are the most common HOA-provided amenities.
4. **Local facility gaps:** Despite being among the most frequently used amenities (as shown in the previous visualization), rec centers and pools/aquatics have very limited local availability:
 - a. Only 8% have local access to rec centers
 - b. Only 12% have local access to pools/aquatics
 - c. This access may correlate with the 13.5% of respondents who live outside of the Parks and Rec District, or those who have access through their HOAs.
5. **Alignment with needs:** This visualization helps explain why rec centers (72%) and pools/aquatics (67%) were identified as the most needed amenities in question 19 - they're popular amenities that most residents currently have to travel outside the area to use.



Respondents' Destinations for Amenities Unavailable in the Greater Elizabeth Area

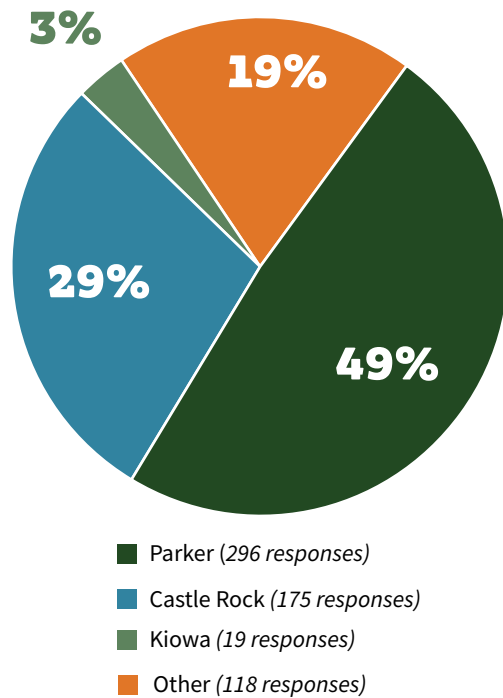


Figure 4-25: Locations of Amenities Used Outside the Elizabeth Area

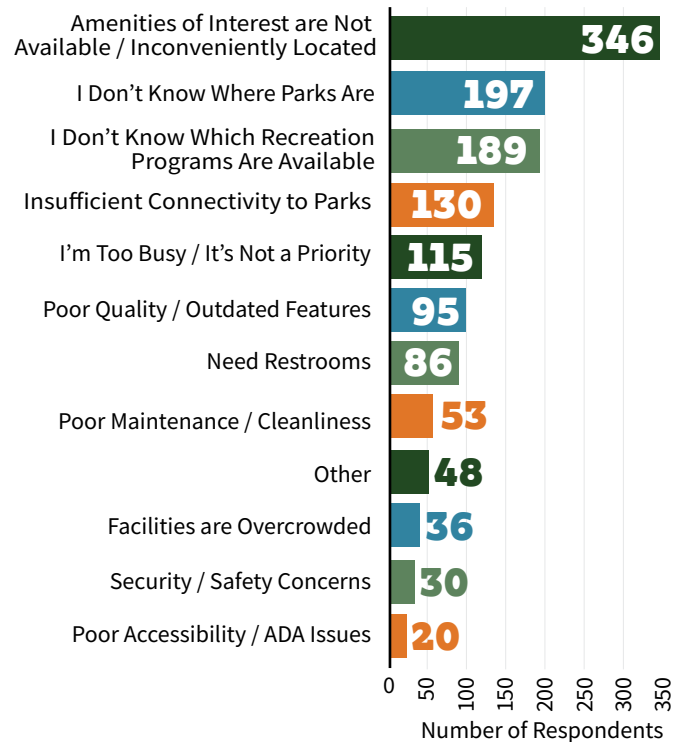


Figure 4-26: Barriers to Using Parks and Recreation in the Elizabeth Area

Desired Amenities for the Greater Elizabeth Area

Types of Spaces Most Important to the Elizabeth Community

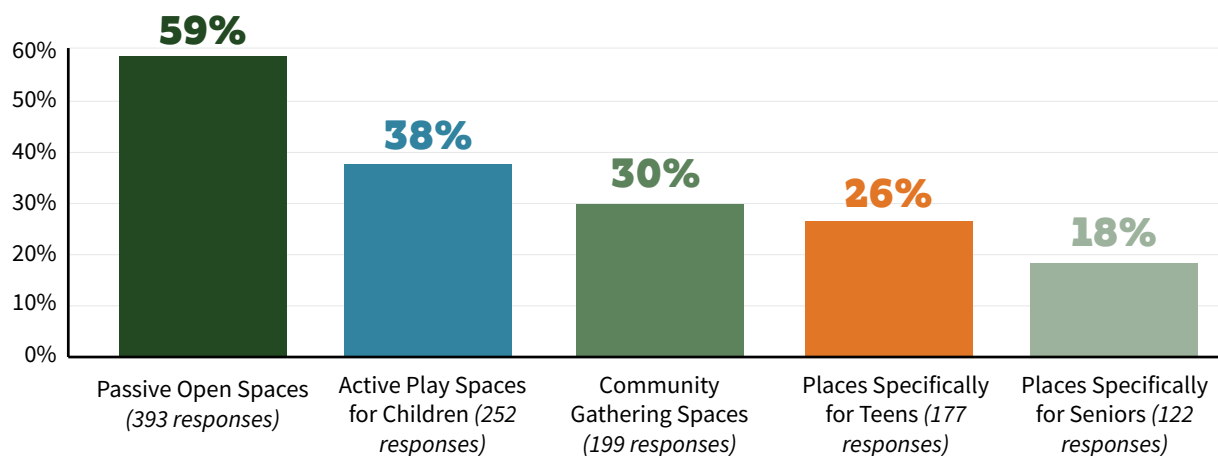


Figure 4-27: Most Important Types of Spaces for the Elizabeth Community



Most Needed Amenities in the Elizabeth Community

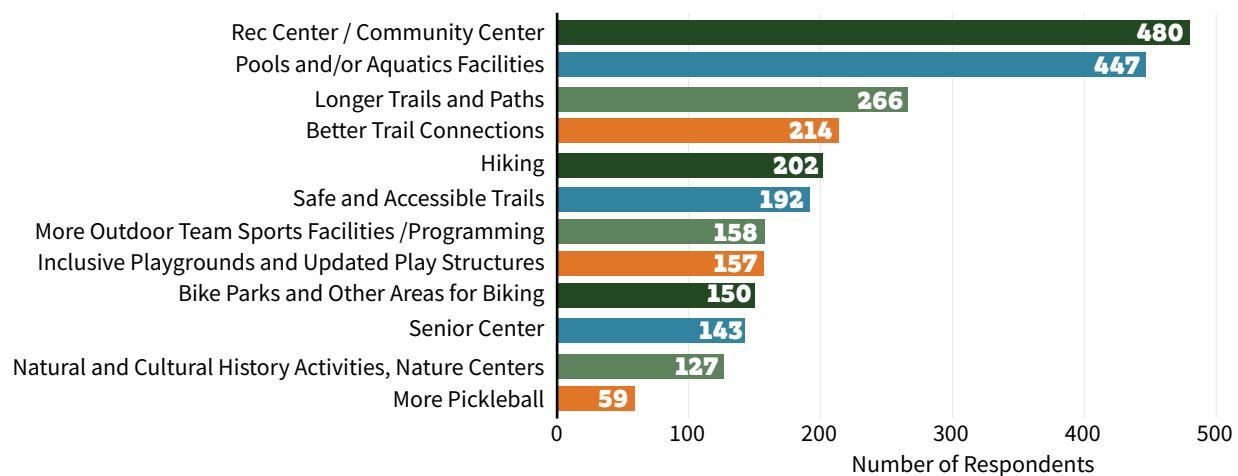


Figure 4-28: Most Needed Amenities in the Elizabeth Community

Support for a Recreation Center With an Indoor Pool and Local Willingness to Approve Funding

80%

of respondents said “Yes” to the development of a recreation center and would vote to approve funding (*549 responses*)

20%

of respondents said “No” to the development of a recreation center and would not vote to approve funding (*134 responses*)

Figure 4-29: Community Support and Funding Approval for a Recreation Center



Maximum Willingness to Pay in Local Taxes for a Rec Center

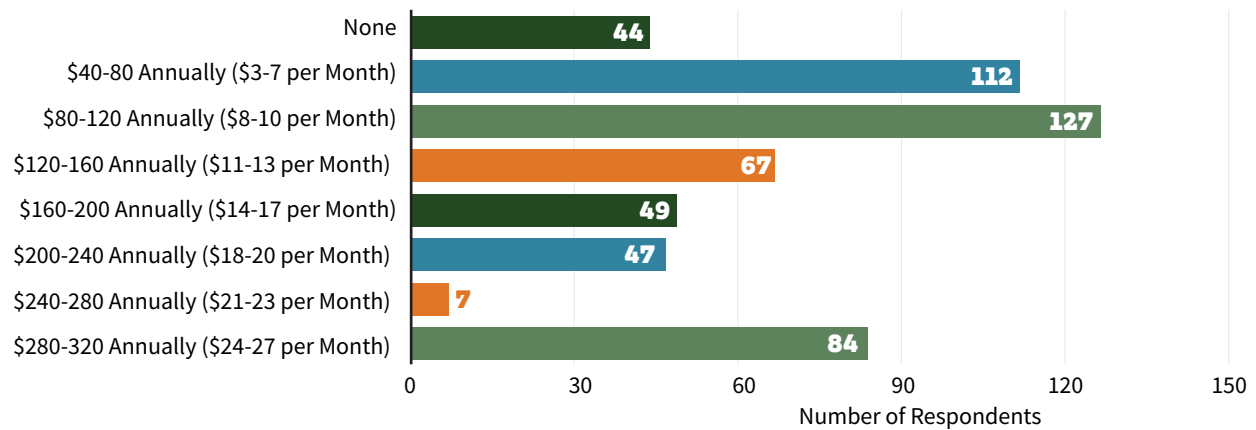


Figure 4-30: Survey Respondents' Maximum Willingness to Pay in Local Taxes for a Recreation Center

Opposition to a Recreation Center

Top 5 Reasons

#1 Concerns with Overall Cost

#2 A Desire to Limit Local Growth

#3 Wouldn't Use or Be Interested in

#4 Would Rather Preserve Local Open Space

#5 Displeasure with/Distrust in the Local Government

Other Reasons

Other Priorities

Location Concerns

Can't Vote or Already Voted Down

Lack of Clarity with the Proposal Wording

Could Exacerbate Issues with the Local Water Supply

Prefer to Use Nearby Services in Parker and/or Castle Rock

Confusion Regarding Who Will Be Taxed and/or Allowed Amenity Usage

Figure 4-31: Survey Respondents' Top Reasons for Not Supporting Funding for a Recreation Center



Event Attendees and Survey Respondents' Preferred Recreation Locations and Examples for Elizabeth to Emulate

Table 4-5: Preferred Recreation Locations and Example Areas Identified by Event Attendees and Survey Respondents				
# of Mentions	Name	Location	Jurisdiction	Type of Amenity
Town of Elizabeth				
4	Pickleball courts	Elizabeth	Town/District	Courts
3	Basketball courts at schools	Elizabeth	Town/District	Courts
2	Playground on Tabor Street (either Larmar or Bandt)	Elizabeth	Town	Playground
3	Casey Jones' wooded trails	Elizabeth	District	Trails
2	Therapy business	Elizabeth	Private	Business
1	Behind True Value	Elizabeth	Private	Open space
1	Stayin Fit	Elizabeth	Private	Business
1	Casey Jones pavillion	Elizabeth	District	Pavilion
1	Dragonfly pond	Elizabeth	District	Pond
1	Paws & Pines Dog Park	Elizabeth	District	Dog park
1	The frisbee course	Elizabeth	District	Frisbee course
Greater Elizabeth Area				
5	Personal property	Greater Elizabeth Area	Private	Open space
5	Neighborhood roads or nearby dirt roads	Greater Elizabeth Area	HOA/County	Trails
3	Independence parks and trails	Greater Elizabeth Area	HOA	Parks, trails
2	Neighborhood parks and trails	Greater Elizabeth Area	HOA	Parks, trails
2	Pawnee Hills bridle trails	Greater Elizabeth Area	HOA	Trails
1	Gold Creek trail system	Greater Elizabeth Area	HOA	Trails
1	Playground at Son Country Community Church	Greater Elizabeth Area	Private	Playground
1	Spring Valley Golf	Greater Elizabeth Area	HOA	Golf course
1	Cimarron open space	Greater Elizabeth Area	District	Open space
1	Wildpointe trails	Greater Elizabeth Area	HOA	Trails



Table 4-5: Preferred Recreation Locations and Example Areas Identified by Event Attendees and Survey Respondents

# of Mentions	Name	Location	Jurisdiction	Type of Amenity
Elbert County				
3	Kiowa parks	Elbert County	Town	Parks, playground, fitness equipment
1	Silver Creek Range shooting	Elbert County	Private	Range
1	Elbert County Fairgrounds	Elbert County	County	Fairgrounds
Douglas County				
14	General parks, open space, and trails	Douglas County	County	Parks, open space, trails
4	Columbine Archery Range	Douglas County	Multi-jurisdiction	Archery range
4	HRCA Backcountry Archery Range	Douglas County	District	Archery range
3	Lincoln Mountain Open Space	Douglas County	County	Open space, trails
2	Spruce Mountain Open Space	Douglas County	County	Open space, trails
1	Reuter-Hess Incline	Douglas County	County	Open space, trails
1	Dawson Butte Open Space	Douglas County	County	Open space, trails
1	Lone Tree Rec Center	Douglas County	District	Rec center
1	HRCA Rec Centers	Douglas County	District	Rec center
1	Centennial Center Park	Douglas County	Town	Parks
1	Castle Pines - open space and dog park	Douglas County	Town	Open space, dog park
Parker				
15	Parker Recreation Center	Douglas County	District	Rec center
10	General parks, open space, and trails	Douglas County	District	General
8	Bayou Gulch Regional Park	Douglas County	District	Park, trails, bike park
4	O'Brien Park	Douglas County	District	Park
2	Tallman Meadow Park	Douglas County	District	Park, trail



Table 4-5: Preferred Recreation Locations and Example Areas Identified by Event Attendees and Survey Respondents

# of Mentions	Name	Location	Jurisdiction	Type of Amenity
2	Parker Fieldhouse	Douglas County	District	Rec center
1	Railbender Skate and Tennis Park	Douglas County	District	Park, skate park, courts
1	Sulphur Gulch trail	Douglas County	District	Trail
1	Lifetime Fitness	Douglas County	Private	Rec center
1	Kids swim class	Douglas County	Unknown	Program
Castle Rock				
9	Hidden Mesa Open Space	Douglas County	Multi-jurisdiction	Open space, trails
9	Castle Rock Community Recreation Center	Douglas County	Town/District	Rec center
5	General parks, open space, and trails	Douglas County	Town/District	General
5	Philip S. Miller Challenge Hill & Park	Douglas County	Town/District	Open space, trails
2	Highline Canal trail	Multi-county	Multi-jurisdiction	Trails
2	Deputy Zack S. Parrish III Park & Pickleball courts	Douglas County	Town/District	Park, courts
2	Ridgeline Open Space	Douglas County	Town/District	Open space, trails
1	Cobblestone Ranch Park	Douglas County	Town/District	Park
1	Mitchell Gulch Park	Douglas County	Town/District	Park, bike park
State Parks				
9	Castlewood Canyon State Park	Douglas County	State	Open space, trails
2	Cheyenne Mountain State Park	Douglas County	State	Open space, trails, archery range
2	General state parks + wilderness areas	Multi-county	State	Open space, trails
1	Staunton State Park	Multi-county	State	Open space, trails
Paths & Trails				
13	Cherry Creek trail	Multi-county	Multi-jurisdiction	Trails



Table 4-5: Preferred Recreation Locations and Example Areas Identified by Event Attendees and Survey Respondents

# of Mentions	Name	Location	Jurisdiction	Type of Amenity
1	Highline Canal trail	Multi-county	Multi-jurisdiction	Trails
Arapahoe County				
1	Arapahoe County amenities	Arapahoe County	County	General
1	Aurora Reservoir	Arapahoe County	Town	Open space, trails
1	Aurora amenities	Arapahoe County	Town	General
1	Dove Valley Regional Park bike park	Arapahoe County	County	Bike park
1	Englewood Rec Center	Arapahoe County	Town/District	Rec center
Beyond				
2	Eaton--Eaton Area Community Center aquatic facilities	Weld County	District	Rec center
2	Salida--Hot Springs Aquatic Center	Chaffee County	Town	Rec center
1	Chatfield Farms	Jefferson County	Nonprofit	Open space, trails
1	Boulder County open space and trails	Boulder County	County	Open space, trails
1	Westminster open space and trails	Multi-county	Town/District	Open space, trails
1	Rocky Mountain National Park	Multi-county	National	Open space, trails
Location Unspecified				
2	Rec centers	Unknown	Unknown	Rec center
1	Water park	Unknown	Unknown	Water park
1	Hiking trails	Unknown	Unknown	Trails
1	Arenas for riding horses	Unknown	Unknown	Equestrian arena
1	Nearby riding trails	Unknown	Unknown	Trails
N/A				
7	Not applicable/never use			



What Respondents Love About Elizabeth

They live there because of its rural, open space and feeling surrounded by undeveloped natural expanses. The presence of ponderosas creates a unique mountain feel within the plains that people rightfully prescribe much value to. They hope the starry skies and intact riparian areas will never be lost.

"Elizabeth is a cute small town, with the small town feel, in a beautiful rural area with many wide open spaces with wildlife and agriculture, which are important to retain the rural feel."

"I love the open spaces, with their vistas and ability to support wildlife. Therefore, I would encourage this Study to consider trails that only lightly impact these open spaces...and help preserve these open spaces."

They praise Evans Park and Casey Jones as the central, robust destinations for recreation. Prickly Pear Disc Golf Course is a point of pride as a high quality, regional attraction. Recent investments like the pickleball courts and trails are much loved and people are generally excited by the potential for expanding on those improvements.

"I love Evans Park on a Saturday morning during soccer season. There is a fun community feel with lots of excitement. Generations coming together to cheer on the young athletes. Friends and neighbors without kids walking the nature paths. Small children on the playground equipment, and playing in the splash pad area. Groups of people gathering for picnics etc. It really has a fun small town community feel!"

"I love the new trail system that loops over to the elementary school. I think it's great we use it daily during the summer and whenever it's nice during the winter. The trail behind the baseball field in Casey Jones park is fantastic as well."

They have much pride in the community, and feel overwhelmingly positive about having a Main Street full of small businesses and the organized gatherings that bring everyone together. Whether regionally renowned events like Celtic Fest and Stampede or the more local celebrations like Friday Night Markets and sporting events, residents care deeply about their community, are proud of their rural camaraderie, and seek more opportunities to connect with their neighbors.

"Our community is very tight in the sports culture. High school home football games are fun to watch the community come and be united. No matter political, religious, or the way one lives and differences, sporting events are where we can all come together."

"I love the small town and rural feel of our community. Hopefully with careful, managed growth we can maintain this characteristic. Friday Night Markets have been a great way for the entire community to enjoy a local event."

"The people are amazing and supportive. I love the Friday night concerts in the summer. We need more community activities to bring us together throughout the year."



Key Priorities as Result of the Survey

Based on analysis of resident feedback, there is overwhelming demand for a **recreation center with indoor pool** as the top priority, followed by expanded trail systems and improved sports facilities. The responses reveal a community experiencing rapid growth that has outpaced recreational infrastructure, forcing residents to travel to Parker, Castle Rock, and other neighboring towns for basic amenities.

Changes Survey Respondents Would Like to See in Elizabeth

Main Priorities

1. Recreation Center with Indoor Pool (Mentioned ~80+ times)

Many residents currently drive 20-30 minutes to neighboring towns for these services and would prefer investing in a local facility to be able to have a hub for their Elizabeth community.

Desires include:

- ◆ An indoor swimming pool was consistently the most requested amenity.
- ◆ Multi-purpose recreation center similar to Parker or Castle Rock facilities.
- ◆ Indoor basketball/volleyball courts.
- ◆ Fitness facilities and workout equipment.
- ◆ Year-round programming for all ages.

2. Expanded Trail System (Mentioned ~40+ times)

Many residents enjoy the existing trail amenities at Casey Jones and Evans Park but lament the absence of contiguous trails to be able to safely commute to town or to exercise. Residents would like to see:

- ◆ Connected trail and sidewalk networks linking neighborhoods with parks and establishments in town.
- ◆ Connections to Douglas County trail systems.
- ◆ Longer trails (5-20 miles) for hiking, biking, and running.
- ◆ Mountain/gravel biking trails.
- ◆ Horse/equestrian trails.*
- ◆ Paved trails suitable for strollers and accessibility.

**There were 16 direct requests for equestrian/horse trails, making it a smaller but significant subset compared to the requests for recreation centers/pools. However, given the rural character of Elbert County and sentiments vocalized about the equestrian community being “completely left out”, this represents a passionate and underserved long-standing constituency in the community.*

3. Youth Sports Facilities (Mentioned ~30+ times)

Many residents feel that local youth are at a disadvantage in developing as athletes unless they commute to Parker or Castle Rock to pursue opportunities. Priority amenities include:

- ◆ Additional baseball fields, football fields, and indoor and outdoor basketball courts.
- ◆ Indoor sports facilities for winter activities, including indoor turf facilities.
- ◆ Astroturf fields for soccer and football.

Secondary Priorities

4. Archery Range (Mentioned ~15+ times)

- ◆ Outdoor archery range with permanent infrastructure.
- ◆ Support for youth programs, 4-H, and school clubs.
- ◆ 3D archery course options.

5. Open Space Preservation (Mentioned ~15+ times)

- ◆ Public entities to purchase large ranches for open space whenever they become available.
- ◆ Minimally developed public lands—a recreation network of primarily open space with trails.
- ◆ Preservation of natural beauty and “small town feel.”

6. Improved Park Infrastructure (Mentioned ~10+ times)

- ◆ Better playground equipment serving all ages at all locations.
- ◆ Covered seating areas and shade structures.
- ◆ Improved parking for large events at Casey Jones, Evans, and Running Creek.
- ◆ Improved bathroom facilities, picnic tables, and pavilions.
- ◆ No more pickleball courts.



Specific Facility Requests Voiced by Survey Respondents

Aquatics (High Priority)

- ♦ Indoor lap pool for year-round swimming.
- ♦ Children's play area with slides.
- ♦ Swimming lessons and water aerobics.
- ♦ Outdoor summer pool option.

Sports & Recreation

- ♦ Indoor fieldhouse/gymnasium.
- ♦ Batting cages and indoor baseball facilities.
- ♦ Sand volleyball courts.
- ♦ Tennis courts (not just pickleball).
- ♦ Dog park with proper oversight.

Community Gathering

- ♦ Community center/senior center.
- ♦ Meeting spaces and banquet facilities.
- ♦ Amphitheater for concerts and movies.
- ♦ Community garden space.
- ♦ Historic markers and interpretive signage about the area.

Opposition & Concerns Voiced by Survey Respondents

Budget/Taxation Issues

- ♦ Some residents oppose tax increases.

- ♦ Concerns about cost overruns and “pie in the sky” facilities.
- ♦ Desire for basic amenities rather than luxury features.
- ♦ Questions about district boundaries and fair taxation.

Development Opposition

- ♦ Strong sentiment to limit growth and preserve rural character.
- ♦ Opposition to improvements to the PROST network that may draw more development.
- ♦ Concerns about increased traffic and crowding.
- ♦ Desire to maintain “small town feel.”

Facility-Specific Opposition

- ♦ The playgrounds at Bandt and Evans were specifically noted as falling short of community needs.
- ♦ Several requests to remove or limit pickleball courts, with specific suggestions to move the pickleball courts from Casey Jones to Bandt or to remove a pickleball court in order to make room for an archery range.
- ♦ Several residents expressed a desire for Casey Jones to remain undeveloped, while others expressed they would like for it to be more of a functional destination beyond for just large annual events.
- ♦ The amphitheater and field vegetation at Running Creek Park needs improvement.
- ♦ While some residents felt the rodeo grounds should be improved, it was also suggested that they be removed and Stampede relocated to the county fairgrounds in order to make space for more needed, year-round amenities.



4.4 Community Input Summary and Conclusions

The survey responses reveal a community at a crossroads - experiencing rapid growth while trying to maintain its rural character. The overwhelming demand for a recreation center with a pool, combined with requests for expanded trails and youth sports facilities, indicates residents are willing to invest in quality-of-life amenities if they're thoughtfully planned and reasonably priced.

The key will be balancing growth management with meeting the evident recreational needs of current and future residents.

Investments in a rec center and sports fields are imperative to adequately close the recreational infrastructure deficit the community has already been experiencing. However, perhaps by proposing a greater strategy for the PROST network that is primarily focused on low-impact trails and increasing acreage of protected open spaces, this plan could create more unified community support. Proposing the development of more desired amenities throughout the district on developers' dimes and/or by building amenities in small chunks dispersed throughout the district could help garner support from the community members concerned primarily by costs for taxpayers and preserving the rural feel.

Main Themes of Public Input

Unity

- ♦ Uplifting community destinations, histories, and gathering spaces (like the rodeo and Friday Night Markets) is a common goal among stakeholders.
- ♦ Opportunities to commute and recreate safely across the area by foot or by bike are deeply desired by a wide spread of residents.

Pressure

- ♦ Recreational facilities and athletic fields for sports programming are in extremely high demand.
- ♦ The growing concentration of residents in the northern end of the district is currently far from PROST amenities, and fill the gap by commuting to Douglas and Arapahoe Counties.

Grounding

- ♦ Improvements should not feel like Parker or Castle Rock or encourage more development.
- ♦ Preserving the rural character of the area is a priority, but town-, county-, and district-owned land is minimal.



Community Concerns & Challenges

Growth Management

- ♦ Rapid development outpacing recreational infrastructure.
- ♦ Need for developers to fund and build improvements to relieve taxpayer burden.
- ♦ Desire to maintain rural character while meeting growing needs.
- ♦ Potential for traffic and parking issues.
- ♦ Some concerns around adequate maintenance of PROST network as it expands.

Current Service Gaps

- ♦ Programming - limited options for year-round programming for all ages, but particularly for teens and seniors. Increasing offerings for recreational sports, visual and performing arts, gardening, yoga/zumba/water aerobics/weight training, and general education.
- ♦ Communication - many residents are unaware of existing park locations and program offerings.
- ♦ Geographic - facilities are currently concentrated in Elizabeth town center and many residents would like for future facilities create more convenient access to services and amenities throughout the full extent of the district.

Recommendations Based on Feedback

Long-Term Planning Priorities

1. **Development of a recreation center with indoor aquatics.**

The overwhelming top priority for the community at large, but particularly contentious for the minority who are opposed.

2. **Expanding the trail system**

An extremely consistent, and seemingly universal desire among residents, especially to create a connected, multi-use network for commuting to different areas without a car and to provide longer options for recreational routes. Equestrian use should be allowed whenever feasible.

3. **Adding youth sports infrastructure.**

A clear need among families with school-aged children, additional (turf) fields, courts, and indoor training facilities are necessary to meet existing demand and to adequately support the development of young athletes who reside in the area.

4. **Acquiring more areas for public open space.**

While several residents expressed concern around the development boom or vocalized the deep value they hold for the natural landscape and the community's small rural feel, a few people specifically mentioned a desire for public entities to take proactive action to protect the landscape of open space by strategically purchasing land from willing landowners who want to sell all or a portion of their land or put it in a conservation easement.

Most Desired Amenities

1. Recreation center
2. Indoor pool
3. More open space
4. Long trail networks and improved connectivity
5. Short walking and hiking trails
6. Additional sport courts (basketball) and fields (football & soccer)
7. Updated playgrounds
8. Additional arts/culture programming
9. Bike park / mountain biking trails
10. Spaces for teens
11. Equestrian trails
12. Archery range
13. Wayfinding and maps of the network



5.0 Vision, Goals, & Objectives

In this section, you'll find:

- ◆ 5.1 Vision
- ◆ 5.2 Goals and Objectives



5.1 Vision

Vision Process: Community, Trends, and Experts

Central to the development of the PROST Plan for the Greater Elizabeth Area was the creation of a unifying vision to guide future planning efforts. One of the core themes that emerged from this process is the community's strong desire to preserve the rural character that makes the Greater Elizabeth Area unique. With its legacy of working lands and ranches, scenic valleys, and rolling ponderosa pine hills, open space is a defining feature of the landscape — one that residents deeply value and are committed to protecting.

At the same time, the community faces a key challenge: the lack of connected parks, trails, and open spaces. Limited publicly owned land and constrained resources have made it difficult to keep pace with the needs of a growing population. As a result, a coordinated vision and strategy are essential for building a more robust and connected system for parks, recreation, open space, and trails.

Early in the planning process, local leaders, stakeholders, and the consulting team worked together to craft a guiding vision statement to shape the plan. Following a comprehensive round of outreach, engagement, and an inventory and assessment of existing assets, the team revisited this vision statement to ensure it remained aligned with the community's evolving values and priorities. The final PROST Vision Statement is as follows:

“The Elizabeth community envisions a future where the rural countryside thrives through preserved landscapes, connected parks, trails, and open spaces that foster community, promote well-being, and sustain our unique character for generations.”



5.2 Goals and Objectives

The vision is anchored by six core goals. When viewed as part of a connected network of parks, trails, and open spaces, these goals have the potential to transform the Greater Elizabeth community — creating vibrant spaces for all ages, expanding access, and protecting the rural character that defines Elizabeth’s unique identity.

- ◆ Promote and implement the continued **development of a comprehensive, connected, multi-use trail system** throughout the Greater Elizabeth Area.
- ◆ Focus land conservation efforts on **preserving landscapes and sustaining the area’s unique character** while also protecting biological and ecological resources.
- ◆ Pursue the **development of a recreation center** at an appropriate location within the Greater Elizabeth Area.
- ◆ **Upgrade existing parks, open space lands, and trails** to meet community needs.
- ◆ Complete detailed **design and secure funding for preferred conceptual park designs**.
- ◆ Provide a focused and clearly defined approach to the **management of parks, recreation, open space, and trail assets**.

To support each goal, a set of corresponding objectives has been identified. The following table summarize these objectives and how they contribute to achieving the goals.

Table 5-1: PROST Plan Goals		
Category	Objectives	Duration
Goal: Promote and implement the continued development of a comprehensive, connected, multi-use trail system throughout the Greater Elizabeth Area.		
Partnerships	Coordinate with Elbert County Road & Bridge Department to facilitate trail design guidelines and regional trail continuity.	Short-Term
	Work with Elbert County to determine and secure the required easements or corridors to develop trail network as outlined in PROST plan.	Mid-Term
Funding	Identify and engage funding and implementation partners , including State, Federal, and public-private partnerships to support trail system development.	Short- to Mid-Term
Strategy	Where possible, connect regional trail system to existing and new neighborhood trail systems in private and local communities.	Long-Term
	Connect trail system to adjacent jurisdiction’s trail systems.	Long-Term
	Implement phased development approach consistent with available funding.	Mid- to Long-Term



Table 5-1: PROST Plan Goals		
Category	Objectives	Duration
Design	Implement on-street trail standards , working in conjunction with appropriate local agencies - Town of Elizabeth, Elbert County, etc.	Short-Term
	As appropriate, identify and build facilities for individual trailheads including, but not limited to, restrooms, signage, wayfinding, bike-friendly amenities, pet waste, parking, rules and regulations, history, etc.	Short- to Mid-Term
	Work with Elbert County and the Town of Elizabeth to implement natural and hard-surface trail standards for separated, multi-use trails.	Short-Term
Goal: Focus land conservation efforts on preserving landscapes and sustaining the area's unique character while also protecting biological and ecological resources.		
Partnerships	Develop and strengthen partnerships with land trusts, nonprofits, and other aligned agencies to support park and open space preservation.	Short-Term
	Work with Elbert County Commissioners and Community & Development Services Department to develop land use and development strategies consistent with the vision and goals of the PROST plan. This could include requiring future development projects to prioritize public open space preservation, new parks, and additional trail development that meet and exceed the needs of the future population.	Short- to Mid-Term
Funding	Identify and engage funding and implementation partners to support the future acquisition and maintenance of PROST facilities.	Mid- to Long-Term
	Develop a capital plan for park, open space, and trail acquisitions, with a focus on preserving rather than developing open space assets.	Mid- to Long-Term
Goal: Pursue the development of a recreation center at an appropriate location within the Greater Elizabeth Area.		
Partnerships	When appropriate, develop recreation center implementation plan with PROST partners to move project towards implementation.	Short- to Mid-Term
Funding	Determine the cost and funding required for the development of a new recreation center, including potential cost sharing by PROST partners.	Short- to Mid-Term
	Explore funding opportunities for the development of a new community-wide recreation center, including public and/or public-private funding.	Mid-Term
Design	Identify potential and appropriate locations within the Greater Elizabeth Area to develop a recreation center , with specific considerations given to the locations studied within the PROST plan.	Short- to Mid-Term

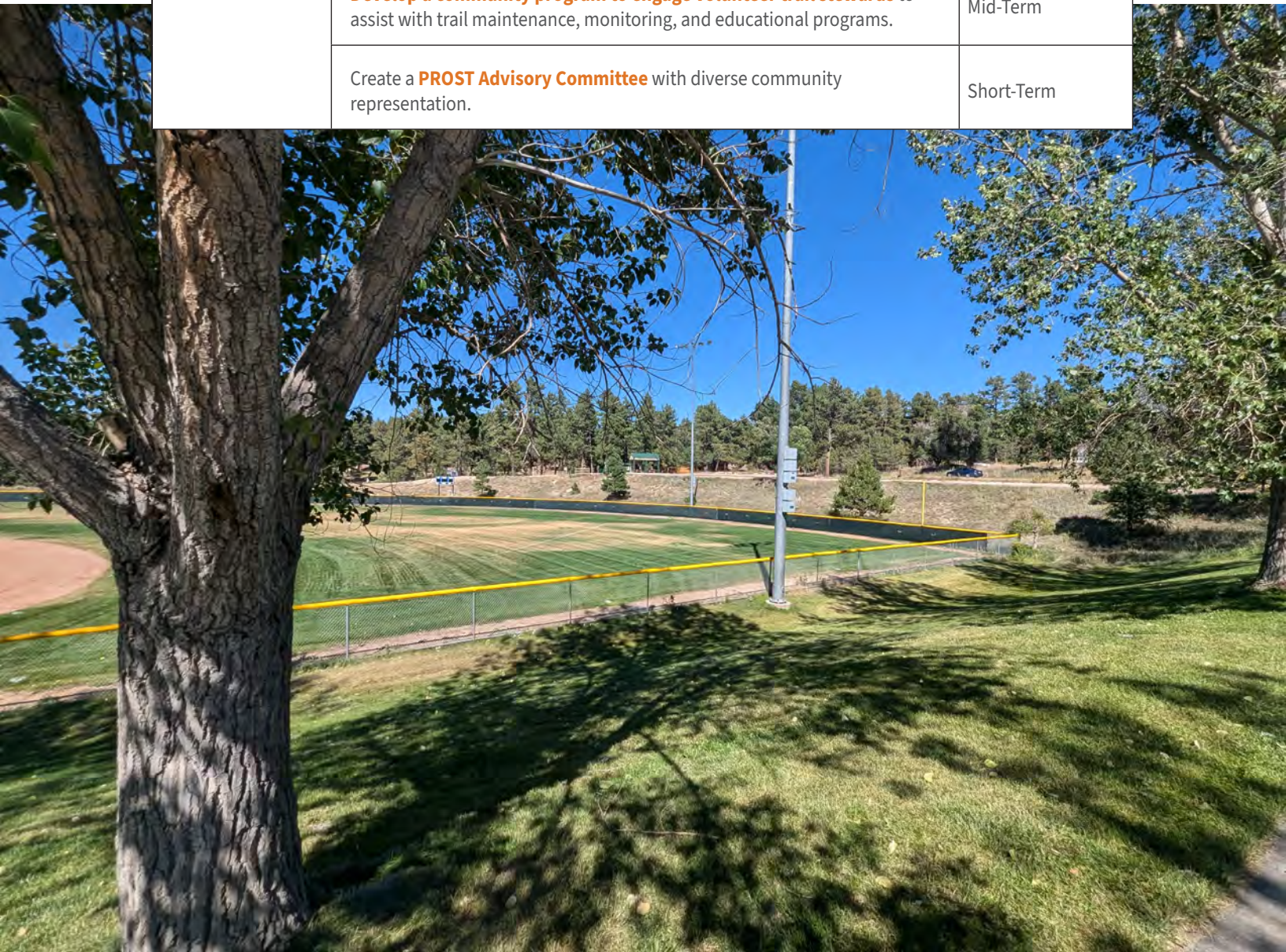


Table 5-1: PROST Plan Goals

Category	Objectives	Duration
Goal: Upgrade existing parks, open space lands, and trails to meet community needs.		
Funding	Identify funding opportunities to support the design and implementation of park amenities that have been identified as needed through the PROST plan.	Short- to Mid-Term
Design	Expand amenities such as short walking and hiking trails, playgrounds, bike parks, spaces for teens, athletic fields, and other features highlighted in the PROST plan.	Short- to Mid-Term
	Develop trails and parks that encourage active living: walking, running, cycling, youth and teen sports, and equestrian uses in the greater Elizabeth Area.	Short- to Mid-Term
	Establish and post a standardized set of graphics and markings that highlight the PROST system so that community members are familiar with the network of trails and connected community amenities, including appropriate rules and regulations.	Short-Term
	Implement consistent wayfinding signage to orient park and trail users throughout the PROST system.	Short- to Mid-Term
	Increase shaded areas where appropriate by adding vegetation and shelters.	Mid-Term
Goal: Complete detailed design and secure funding for preferred conceptual park designs.		
Funding	Secure public and/or public-private funding for park development needs.	Mid-Term
Design	Work with the community to determine appropriate conceptual designs to move towards design and implementation.	Short- to Mid-Term
Management	Ensure the ability to provide adequate maintenance funding prior to the development of new park sites, either through the Town of Elizabeth, the Elizabeth Park & Recreation District, the Elizabeth School District, existing and new Metropolitan Districts or other means.	Mid-Term



Table 5-1: PROST Plan Goals		
Category	Objectives	Duration
Goal: Provide a focused and clearly defined approach to the management of parks, recreation, open space, and trail assets.		
Management	Develop a Park Maintenance Plan to effectively allocate resources between PROST partners.	Short-Term
	Where possible, establish standardized management practices for parks, trails, and open space areas , including regular facility assessments.	Short- to Mid-Term
	Develop a community program to engage volunteer trail stewards to assist with trail maintenance, monitoring, and educational programs.	Mid-Term
	Create a PROST Advisory Committee with diverse community representation.	Short-Term



6.0 Implementation Strategy

In this section, you'll find:

- ◆ 6.1 Introduction and Summary
- ◆ 6.2 Park Implementation
- ◆ 6.3 Recreation Implementation
- ◆ 6.4 Open Space Implementation
- ◆ 6.5 Trail Implementation
- ◆ 6.6 Systemwide Implementation



6.1 Introduction and Summary

The summary of community input and the goals and objectives described in Chapter 5 is a framework to define and prioritize the implementation strategies for the entire Greater Elizabeth Parks, Recreation, Open Space, and Trails network. Through collaboration with the Town of Elizabeth, the Elizabeth Park and Recreation District, and the School District specific projects were identified including renovations to existing parks, and the development of new parks, open spaces, recreation facilities and trail networks. The locations of key projects are shown in Figure 6-1 on the following page.

Through the Inventory and Assessment and Community Engagement phases a list of top needs were identified based on aging existing infrastructure, comparison with national averages, and input from key stakeholders and the community at large. The primary purpose of the implementation strategy is to improve the current Elizabeth Area PROST system to better meet these needs. The tables that follow (Tables 6-1, 6-2, and 6-3) show which PROST needs are addressed with each of the projects.

6.2 Park Implementation

Improving Existing Parks

The Town of Elizabeth and the Elizabeth Park and Recreation District can start to meet the needs identified in the Inventory and Assessment, and Community Engagement phases by improving their existing parks. Most park amenities such as playground equipment and site furniture have a limited lifespan that ranges from 10-20 years. It is important that parks are maintained and updated over time to meet current safety standards and the changing needs of the communities they serve. Six existing parks have been identified as needing renovating over the next 20 years. Comprehensive renovations are recommended for Bandt Park, Running Creek Event Park, Wade Park, and Cimarron Park. Additionally, limited upgrades are proposed for the Arapahoe-Dawson Well Site, and Evans Park. These renovations will help to meet Goal 4, Upgrade existing parks, open space lands, and trails to meet community needs, described in Chapter 5. The proposed park improvements are described on the pages following the tables.



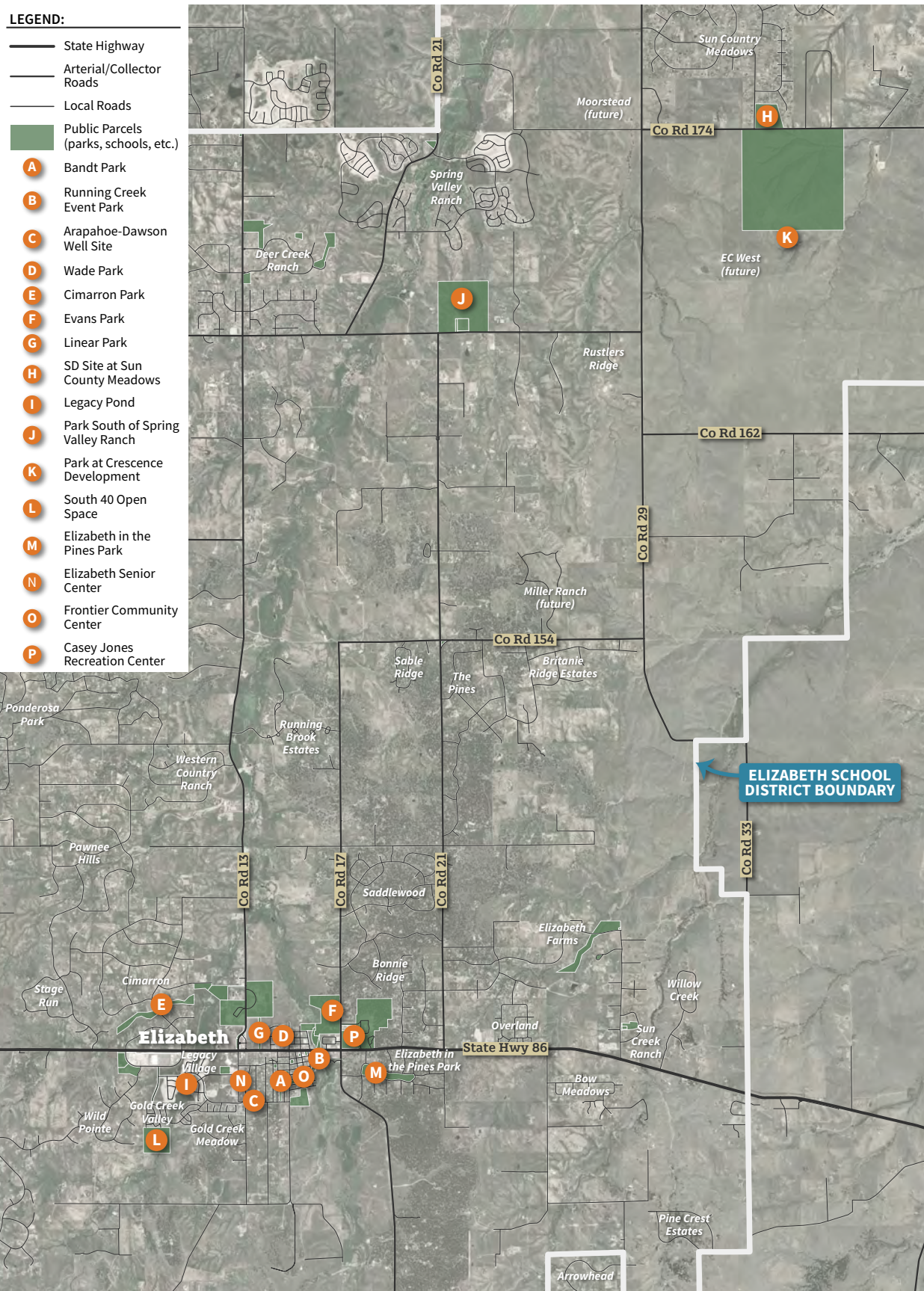


Figure 6-1: Overall Projects Map



Table 6-1: Existing Parks to Be Improved

Top PROST Needs	Bandt Park	Running Creek Event Park	Arapahoe Dawson Well Site	Wade Park	Cimarron Park	Evans Park
Recreation Center						
Indoor Pool						
More Open Space					X	
Long Trail Networks / Improved Connectivity					X	
Short Walking / Hiking Trails	X				X	
Additional Sport Courts	X			X		
Additional Athletic Fields					X	
Updated Playgrounds	X	X			X	
Additional Arts / Culture Programming	X	X				
Bike Park / Mountain Biking Trails					X	
Spaces for Teens						X
Equestrian Trails and Facilities					X	
Archery Range						
Wayfinding						
Places for Dog Walking / Dog Parks					X	



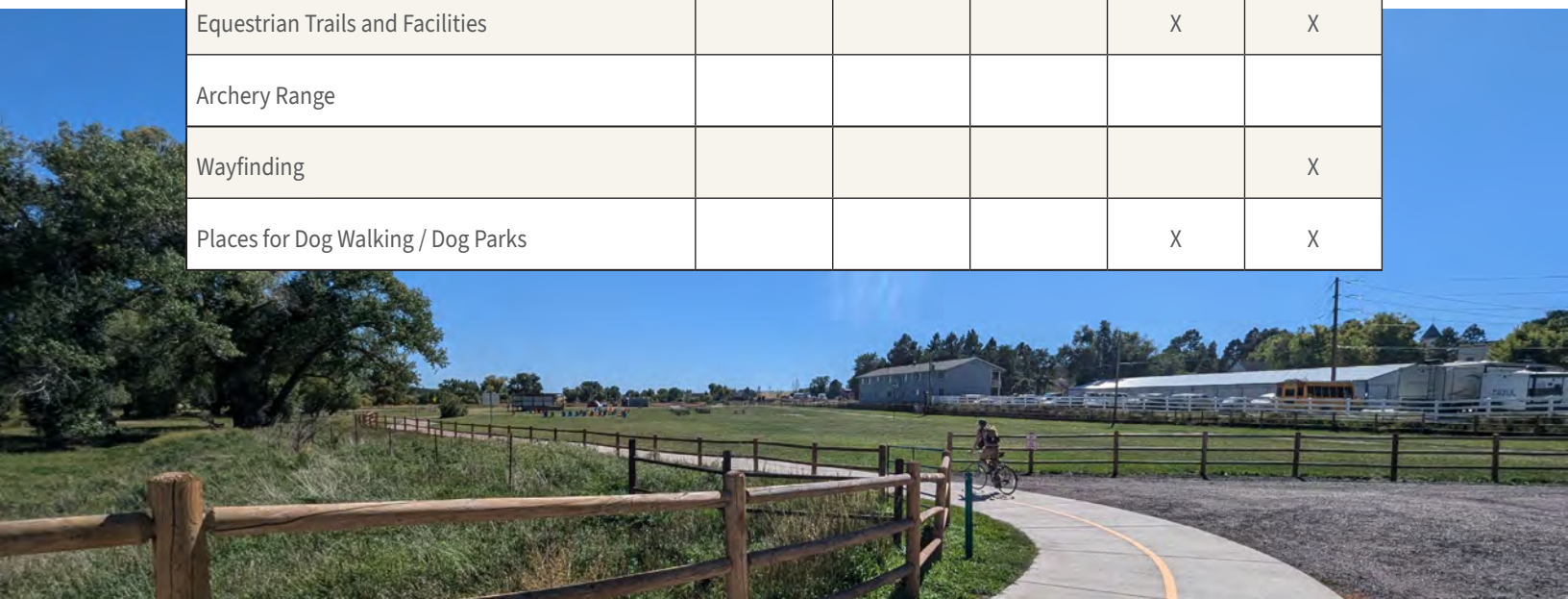
Table 6-2: New Parks and Open Spaces

Top PROST Needs	Linear Park	SD Site at Sun Country Meadows	Legacy Pond	Park South of Spring Valley Ranch	Park at Cresence Development	South 40 Open Space	Elizabeth in the Pines Park
Recreation Center							
Indoor Pool							
More Open Space		X		X	X	X	X
Long Trail Networks / Improved Connectivity	X			X	X		
Short Walking / Hiking Trails			X		X	X	X
Additional Sport Courts					X		
Additional Athletic Fields		X		X	X		
Updated Playgrounds	X	X		X	X		
Additional Arts / Culture Programming	X				X	X	
Bike Park / Mountain Biking Trails	X	X		X	X		
Spaces for Teens	X				X		
Equestrian Trails and Facilities				X		X	
Archery Range				X			
Wayfinding							
Places for Dog Walking / Dog Parks	X	X		X	X	X	X



Table 6-3: New Recreation Facilities & Trail Network Plans

Top PROST Needs	Elizabeth Senior Center	Frontier Community Center	Casey Jones Recreation Center	District Wide Trail Plan	Town of Elizabeth Trail Plan
Recreation Center			X		
Indoor Pool			X		
More Open Space					
Long Trail Networks / Improved Connectivity				X	X
Short Walking / Hiking Trails	X				X
Additional Sport Courts	X	X			
Additional Athletic Fields			X		
Updated Playgrounds					
Additional Arts / Culture Programming	X	X	X		
Bike Park / Mountain Biking Trails					
Spaces for Teens		X	X		
Equestrian Trails and Facilities				X	X
Archery Range					
Wayfinding					X
Places for Dog Walking / Dog Parks				X	X



Bandt Park

Bandt Park is a 10-acre Town-owned park centrally located in the Town of Elizabeth. It provides detention and drainage as well as park amenities for Town residents. It was originally built in the 1980's but has recent upgrades including the parking lot and concrete walkways. Bandt Park was previously identified by Elizabeth Public Works as needing renovation within the next two years. The proposed renovation is an opportunity to meet some of the immediate needs identified during the community engagement phase including sports courts, natural/cultural programming, and updated playgrounds. A list of proposed improvements is below.

Primary Proposed Improvements

New Sport Courts

There are currently 2 separate sport courts on site including a basketball court and a tennis court. Both have been striped for pickleball. There is also an existing sand volleyball court. All three of these athletic facilities are aging and require maintenance or renovation. It is recommended that this area be replaced with new, expanded facilities to meet the growing demand of the community. Two high school size basketball courts, two sand volleyball courts, two tennis courts and three designated pickleball courts are proposed. The tennis courts could be used for pickleball for events or as needed to meet future community demand. It is recommended that high quality construction, including post-tension concrete, be considered to increase the longevity and reduce future maintenance of the sport courts.

Sledding Hill

The existing topography around the southwest corner of the detention pond presents an opportunity to create a sledding hill. Sledding would only occur during certain times when the pond is dry and snowfall is sufficient. Only minimal improvements, including minor grading and seed establishment, would be needed to utilize the existing hillside for sledding.



Source: Ramsey County MN (CC BY-SA 2.0) via Flickr.



Source: Adobe Stock.





Source: [City of Greeley \(PDM 1.0\)](#) via [Flickr](#).



Source: [Wyliepoon \(CC BY-NC-ND 2.0\)](#) via [Flickr](#).



Source: [Adobe Stock](#).

New Playground for Ages 5-12

The existing playground at Bandt Park is small and outdated. It is recommended to replace the playground with a larger play space with updated and engaging play equipment. Due to the proximity to Larmer Park which includes a playground that serves primarily ages 2-5, the proposed playground and Bandt Park should cater primarily to ages 5-12. It is also recommended that the new playground include accessible features to serve children of all abilities.

Native Plant Learning Garden

In the community-wide survey, respondents noted a desire for more passive open spaces, and natural and cultural history activities. The unused space at the northwest corner of Bandt Park is an opportunity to help provide some of these needs in the heart of Elizabeth. The native plant learning garden would consist of native and adapted drought-tolerant plants of the area and educational signage that identifies different plant species and benefits of native plants with regards to water conservation and pollinator habitat. This space could also incorporate a seating area that serves as a small outdoor classroom or a memorial space for quiet contemplation.

Interpretive Nature Play Area

There are currently no other nature play areas within the Greater Elizabeth Area. Nature play offers an alternative to traditional play equipment that encourages ingenuity, exploration, and stewardship. Nature play elements should promote connection to nature while tying into the character and history of the Greater Elizabeth Area, and integrate with the existing topography and vegetation of the site. Educational and interpretive signage and activities can also be incorporated into the play area.



In addition to the main amenities listed above other features are proposed to improve the overall functionality of the park including additional circulation paths and seating areas, updated site furnishings including bike racks, an upgraded restroom facility, new park signage, solar lighting and new trees. It is also proposed that a drip irrigation system be installed to water new planting areas and new and existing trees. New planting areas should be watered regularly for the first two growing seasons for establishment and then only as needed after that. All proposed plants should be native or adapted to the area and drought tolerant to minimize water usage.

The full concept plan for Bandt Park is shown in Figure 6-2 on the following page. The playground and the sports courts are placed on top of these existing uses to take advantage of already relatively flat slopes and compacted soils. The Native Plant Learning Garden is located in the unused space at the northwest corner of the site. The nature play area is located among the existing trees adjacent to the traditional playground and existing picnic pavilion. This layout allows for intergenerational participation in one area. Children of all ages can play while parents and guardians socialize from the picnic area with a clear view of the play areas. Accessible concrete paths connect to the sport courts and seating is added on the outskirts to watch games or await your turn to play. Additional paths connect to the crosswalk at Tabor St and W Poplar St, and to County Rd 136 at the south end of the site increasing pedestrian access to the park.

The estimated budget to implement the full concept plan is nearly three and a half million dollars. However, the project could be phased to work with funding opportunities. It is recommended that the first phase of the project include the most needed amenities as identified during community engagement. This includes the Age 5-12 playground and the sport courts. The nature play area, native plant garden, lighting, and irrigation improvements could be part of a future phase. The proposed cost estimate and phasing is shown in Figure 6-3.



Source: BLMIdaho (CC BY 2.0) via Flickr.



Source: Granger Meador (CC BY-NC SA 2.0) via Flickr.



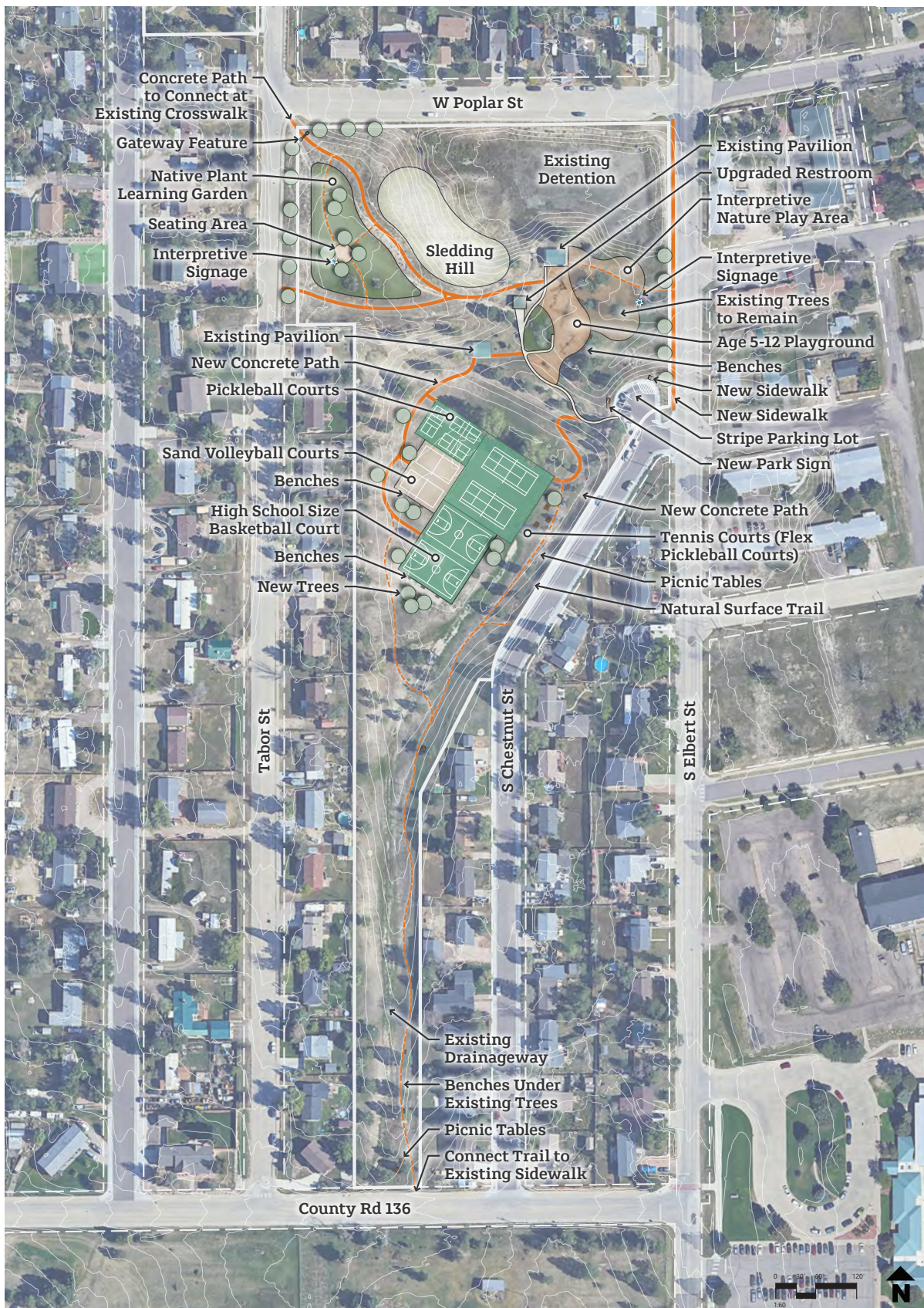


Figure 6-2: Bandt Park Concept Plan

Note: This plan is conceptual and subject to change.



Bandt Park - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Concrete Paths	5-8' wide, min. 4" thick concrete walks, standard gray color with broom finish	LF	\$ 50.00	2000	\$ 100,000.00
Natural Surface Trails	2-4' wide, min. 4" depth gravel, connection to Spring Valley Ranch trail system	LF	\$ 15.00	2000	\$ 30,000.00
Playground	Age 5-12 play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 200,000.00	1	\$ 200,000.00
Sledding Hill	Assumes minimal grading and seed establishment required	SF	\$ 5.00	19,000	\$ 95,000.00
Restrooms	Upgraded restroom building with drinking fountain	LS	\$ 150,000.00	1	\$ 150,000.00
Sport Courts	Post-tension concrete, striping, nets, fencing	SF	\$ 20.00	32,000	\$ 640,000.00
Sand Volleyball Courts	Min. 8" depth clean sand, concrete curb edge, net posts	LS	\$ 80,000.00	1	\$ 80,000.00
Benches		EA	\$ 2,000.00	17	\$ 34,000.00
Picnic Tables		EA	\$ 4,000.00	14	\$ 56,000.00
Trash Receptacles		EA	\$ 1,000.00	5	\$ 5,000.00
Bike Racks		EA	\$ 1,000.00	4	\$ 4,000.00
New Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Parking Lot Striping		LS	\$ 15,000.00	1	\$ 15,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 200,000.00	1	\$ 200,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 200,000.00	1	\$ 200,000.00
Short Term Total					\$ 1,839,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Interpretive Nature Play Area	Natural play features including logs and boulders, public art features	LS	\$ 75,000.00	1	\$ 75,000.00
New Planting Area	Drought tolerant shrubs and perennials, amended top soil, landscape mulch	SF	\$ 15.00	20,000	\$ 300,000.00
Gateway Feature	Columns and overhead signage	EA	\$ 75,000.00	1	\$ 75,000.00
Seating Area	Enhanced paving area within Native Plant Learning Garden	LS	\$ 25,000.00	1	\$ 25,000.00
Interpretive Signage	Custom sign on post	EA	\$ 3,000.00	2	\$ 6,000.00
New Trees	Min. 2" caliper tree, backfill soil	EA	\$ 600.00	32	\$ 19,200.00
Drip Irrigation System	Drip irrigation to new planting areas and new and existing trees	LS	\$ 60,000.00	1	\$ 60,000.00
Lighting Improvements	Solar powered pedestrian lighting	LS	\$ 50,000.00	1	\$ 50,000.00

Figure 6-3: Bandt Park Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Mid Term Subtotal					\$ 810,200.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 129,632.00
Mid Term Total					\$ 939,832.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 2,778,832.00
Contingency			15%		\$ 416,824.80
Design Fees			8%		\$ 222,306.56
Grand Total					\$ 3,417,963.36

Figure 6-3: Bandt Park Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Running Creek Event Park

Running Creek Event Park is a nearly 4-acre Town-owned park located along the Town Trail south of CO-86 and East of Main Street. It is an open lawn with seating and stage at the south end. It is used for community events such as live music and shows. The Town is in the process of extending the E Elm St sidewalk to provide access to the park from Main Street, and will be adding a large parking lot and detention pond at the southwest corner of the park within the next two years. Proposed improvements to Running Creek Event Park included in this plan should be coordinated with these improvements that are already underway.

The main goal for Running Creek Event Park is to accommodate larger events more efficiently including better facilities for vendors and performers, improved pedestrian and vehicular circulation, and better amenities for crowds. In addition to accommodating events, amenities can be added to the park that encourage daily use of the park including play features and permanent seating areas. Below is a list of proposed improvements.

Primary Proposed Improvements

New Stage and Sloped Lawn

A new stage is proposed slightly southeast of the current location and is larger to accommodate different types of performances and events. The stage should include a raised platform, backdrop and overhead coverage for shade and protection from precipitation. It is also recommended that electrical improvements be made to enhance the sound system and lighting for the stage. A gently sloped lawn is proposed fanning out northwest from the stage. The lawn should be no more than 5% slope to allow for comfortable walking while improving views of the stage from farther away.

Event Plaza

The Event plaza is proposed at the north end of the park in close proximity to the existing vehicular access point off of State Highway 86. This hardscape area would provide space for food trucks and other vendors during concerts. It could also accommodate other events such as craft fairs and farmer's markets. The plaza includes a permanent shade shelter and picnic tables so that it can be used by community members and smaller groups when there aren't events. It is recommended that vehicular-rated permeable pavers be used for the event plaza to minimize additional stormwater run-off.



Source: Sanjoy Ghosh (CC BY 2.0) via Flickr.



Source: Adobe Stock.



Playground

A playground is proposed between the sloped lawn and event plaza. This allows a space for children to play while their parents enjoy a concert or walk through a farmer's market. It will also draw users to the park on a more regular basis outside of programmed events. The playground equipment could be a combination of traditional play elements and natural or historical themed equipment that references the character of Elizabeth. It could also utilize the slope on the back side of the lawn to create embankment play features such as climbing ropes and hill slides. It is recommended that the playground primarily cater to children ages 5-12 and include accessible features.

The full concept plan is shown in Figure 6-4. In addition to the amenities listed above, the proposed concept plan includes new concrete paths, permanent site furnishings including bike racks, pedestrian lighting, shade trees, and interpretive signage with information about Running Creek and the historic sawmill.

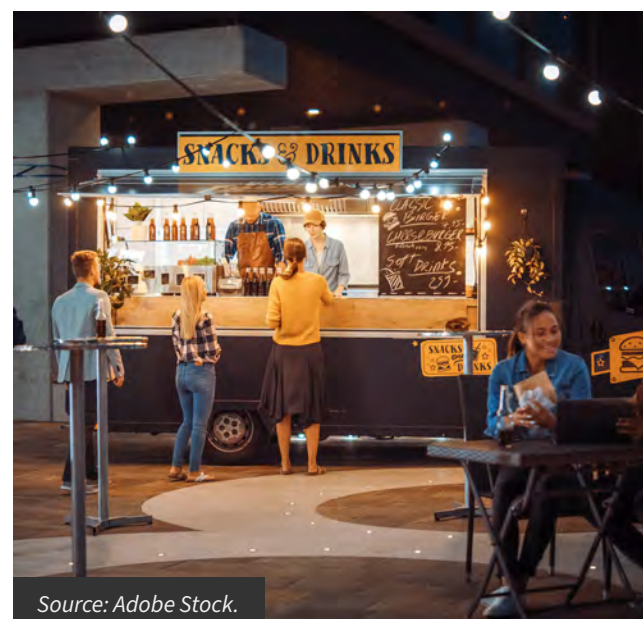
The proposed phasing and cost estimate for Running Creek Park is shown in Figure 6-5. The majority of the park is proposed to be built in the next 8-14 years, however the major earthwork, including the berming to create the sloped lawn, should be timed in coordination with the construction of the parking lot and detention pond. Ideally, excavation from the pond and parking lot can be used to create the sloped lawn to minimize the need for additional fill material. This will also allow time for the grass seed to establish on the hillside so that it is ready by the time the rest of the park is constructed. All disturbed areas should be temporarily seeded to mitigate erosion until phase two of the park is completed.



Source: Adobe Stock.



Source: Adobe Stock.



Source: Adobe Stock.





Figure 6-4: Running Creek Event Park Concept Plan

Note: This plan is conceptual and subject to change.



Running Creek Event Park - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Sloped Lawn	Seed lawn, assumed fill can be used from excavated detention to create berm/slope, amended topsoil	SF	\$ 5.00	26,100	\$ 130,500.00
Grading and Drainage Improvements	grading and drainage in all improved areas + rough grading for entire site to even cut/fill, reseed disturbed areas	LS	\$ 300,000.00	1	\$ 300,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 75,000.00	1	\$ 75,000.00
Short Term Total					\$ 505,500.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Concrete Paths	10' wide concrete path, thickness and subgrade designed for maintenance vehicles	LF	\$ 90.00	800	\$ 72,000.00
Permeable Paver Plaza	Vehicular-rated concrete pavers with free-draining sub-base and edge restraint	SF	\$ 30.00	17,500	\$ 525,000.00
Stage	Raised platform with overhead structure and backdrop	LS	\$ 250,000.00	1	\$ 250,000.00
Picnic Pavilion	Concrete pad, shade structure	LS	\$ 200,000.00	1	\$ 200,000.00
Playground	Age 5-12 play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 200,000.00	1	\$ 200,000.00
Picnic Tables		EA	\$ 4,000.00	20	\$ 80,000.00
Trash Receptacles		EA	\$ 1,000.00	10	\$ 10,000.00
Bike Racks		EA	\$ 1,000.00	8	\$ 8,000.00
Portable Restrooms		EA	\$ 500.00	12	\$ 6,000.00
Interpretive Signage	Custom sign on post	EA	\$ 3,000.00	1	\$ 3,000.00
Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
New Trees	Min. 2" caliper tree, backfill soil	EA	\$ 600.00	14	\$ 8,400.00
Lighting & Electrical Improvements	Wired pedestrian lighting and lighting and sound system for stage	LS	\$ 200,000.00	1	\$ 200,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Mid Term Subtotal					\$ 1,792,400.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 286,784.00
Mid Term Total					\$ 2,079,184.00

Figure 6-5: Running Creek Event Park Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 2,584,684.00
Contingency			15%		\$ 387,702.60
Design Fees			8%		\$ 206,774.72
Grand Total					\$ 3,179,161.32

Figure 6-5: Running Creek Event Park Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.





Source: Adobe Stock.

Arapahoe-Dawson Well Site

The Arapahoe Dawson Well Site was formerly the location of the Elizabeth Community Garden which has since been abandoned. Currently, the site includes a neighborhood mailbox kiosk and a community installed stone labyrinth.

Due to the presence of the well, this is one of the few Town owned sites that can accommodate irrigation. Therefore, Elizabeth Public Works has plans to use this site for a small tree farm to grow trees that can be planted throughout the Town right-of-ways and parks. This will save the Town cost over time by eliminating commercial nursery prices and freight costs for new trees. Figure 6-6 on the following page shows the cost estimate to install the new tree farm including new fencing, drip irrigation, and a new maintenance storage shed.

Wade Park

Wade Park (AKA Hillside Pocket Park) is a small park located within the Hillside Village neighborhood in Elizabeth. The property was originally owned and maintained by the neighborhood HOA but has recently transitioned to Town of Elizabeth ownership. It provides some park amenities including a sand volleyball court, and half-court basketball, as well as stormwater detention. Most amenities in the park are aging and have received minimal maintenance over the past several years. It is recommended that Wade Park is renovated within the next 7 years to help meet the PROST needs of the Hillside Village neighborhood as well as high school students who are within walking distance of the park. Figure 6-7 is a cost estimate for the Wade Park renovation.



Source: Adobe Stock.



Source: Adobe Stock.



Arapahoe-Dawson Well Site - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Town Tree Nursery	Graded area with amended soil, gravel driveways	LS	\$ 50,000.00	1	\$ 50,000.00
New Fencing	Chainlink fencing around nursery	LF	\$ 20.00	700	\$ 14,000.00
Drip Irrigation System	Drip irrigation system for new nursery	LS	\$ 60,000.00	1	\$ 60,000.00
New Shed	Prefabricated shed on concrete pad	LS	\$ 5,000.00	1	\$ 5,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Short Term Total					\$ 229,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Mid Term Subtotal					\$ -
Inflation over 8 years	Assumes 2% per year		16%		\$ -
Mid Term Total					\$ -

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 229,000.00
Contingency			15%		\$ 34,350.00
Design Fees			8%		\$ 18,320.00
Grand Total					\$ 281,670.00

Figure 6-6: Arapahoe-Dawson Well Site Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Wade Park - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
New Gravel Path	Min. 3' wide, min. 4" thick compacted crushed rock path	LF	\$ 15.00	150	\$ 2,250.00
Renovated Volleyball Court	Replace top 4" of sand, replace net	LS	\$ 50,000.00	1	\$ 50,000.00
Renovated Basketball Court	Concrete repairs, striping	LS	\$ 50,000.00	1	\$ 50,000.00
Landscape Clean-up	Remove dead/dying trees, prune trees to remain, weeding	LS	\$ 10,000.00	1	\$ 10,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Short Term Total					\$ 212,250.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Mid Term Subtotal					\$ -
Inflation over 8 years	Assumes 2% per year		16%		\$ -
Mid Term Total					\$ -

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 212,250.00
Contingency			15%		\$ 31,837.50
Design Fees			8%		\$ 16,980.00
Grand Total					\$ 261,067.50

Figure 6-7: Wade Park Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Cimarron Park

Cimarron Park is 10-acre, Park and Recreation District-owned park in the Cimarron neighborhood of Elizabeth. Currently it is used for recreational baseball and horseback riding. The main ballfield at Cimarron Park is primarily maintained and used seasonally by the Elbert County Wranglers. A second ballfield is being developed. A dry creek bed that can flood seasonally, runs along the south edge of the property and is used as an equestrian trail. County-owned open space continues along the creek bed to the east and west of the park providing an opportunity for a trail connection from the high school and middle school through the park and to adjacent neighborhoods. Fortunately, the site has existing water rights. It is recommended that a well be dug on the property so that irrigation, restrooms, and drinking fountains can be added at the park. The full list of proposed amenities is below.

Primary Proposed Improvements

Renovated Ballfields

The addition of irrigation will improve the quality of the ballfields. Additional improvements are proposed to the ballfields including more efficient layout to create a full size baseball field and Little League field with overlapping outfields, new backstop fencing, new dugouts, and new bleachers.

Playground

A small playground is proposed to attract users to the park outside of baseball games and practice. Additionally, it provides a space for children to entertain themselves while their siblings are playing baseball. The playground should include equipment for a range of ages and abilities.

Picnic Pavilions

One picnic pavilion is proposed adjacent to the parking lot, the playground and a restroom building, creating the main activated hub of the park. A second picnic pavilion is proposed along the multi-trail east of the ballfields.





Source: [Florida Fish & Wildlife](#) (CC BY-NC-ND 2.0) via [Flickr](#).



Source: [Adobe Stock](#).



Source: [Adobe Stock](#).

New Paved Parking Lot

Improvements to the park are anticipated to increase the number of visitors, therefore a new paved parking lot is recommended providing space for approximately 40 cars.

Multi-Use Trail

A multi-use trail is proposed through the park along the south side of the ballfields that extends into the County-owned properties to the east and west. This trail will serve as recreation for walkers, cyclists, and equestrian users, while also providing a route to school for students in the Cimarron neighborhood.

Additionally, site furnishings such as benches and bike rack are proposed, and new trees are recommended to provide shade for the parking lot and spectator seating at the ballfields, as well as screening for adjacent neighbors. The proposed concept plan is shown in Figure 6-8. All these new amenities will take Cimarron Park from a Neighborhood Park to a Community Park, helping to fill PROST needs within the community.

The phasing and cost estimate for Cimarron Park is shown in Figure 6-9. Due to the need for ballfields by both the Elbert County Wranglers and the Elizabeth Park and Recreation District, it is recommended that the new well be installed and the fields renovated within the next 7 years. The multi-use trail should also be constructed in this first phase as additional trail connections were a key need identified during the public engagement process. Coordination with Elbert County will be required to install the complete trail through their property. The rest of the park amenities, including the playground and picnic pavilions and new parking lot could be part of a second phase to be built within the next 8-14 years.





Figure 6-8: Cimarron Park Concept Plan

Note: This plan is conceptual and subject to change.



Cimarron Park - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi Use Trail through County Open space	10' wide, min. 4" depth compacted crushed rock trail	LF	\$ 30.00	6,000	\$ 180,000.00
New Well	2-4' wide, min. 4" depth crushed rock paths	LS	\$ 30,000.00	1	\$ 30,000.00
New Ballfields	Assumed natural lawn fields, 1 full size baseball infield and 1 Little League infield with shared outfield, includes infield mix, pitcher's mound, chainlink backstop fencing, dugouts, and new pre-fabricated metal bleachers	LS	\$ 300,000.00	1	\$ 300,000.00
Irrigation for Ballfields	Spray irrigation	LS	\$ 75,000.00	1	\$ 75,000.00
New Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Short Term Total					\$ 815,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Concrete Paths	5-8' wide, min. 4" thick concrete walks, standard gray color with broom finish	LF	\$ 50.00	1200	\$ 60,000.00
Natural Surface Trails	2-4' wide, graded and compacted dirt paths	LF	\$ 10.00	6,500	\$ 65,000.00
Playground	Age 2-12 play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 150,000.00	1	\$ 150,000.00
New Planting Areas	Drought tolerant shrubs and perennials, amended top soil, landscape mulch	SF	\$ 15.00	3,400	\$ 51,000.00
New Lawn Areas	Sod, amended top soil	SF	\$ 5.00	11,300	\$ 56,500.00
Paved Parking Lot	Asphalt with striping, includes new turn-around at existing mailbox kiosk	SF	\$ 10.00	19,000	\$ 190,000.00
Picnic Pavilion	Concrete pad, shade structure, grills	EA	\$ 200,000.00	2	\$ 400,000.00
New Shed	Prefabricated shed on concrete pad	LS	\$ 5,000.00	1	\$ 5,000.00
Benches		EA	\$ 2,000.00	5	\$ 10,000.00
Picnic Tables		EA	\$ 4,000.00	8	\$ 32,000.00
Trash Receptacles		EA	\$ 1,000.00	6	\$ 6,000.00
Bike Racks		EA	\$ 1,000.00	4	\$ 4,000.00
New Trees	Min. 2" caliper tree, backfill soil	EA	\$ 600.00	38	\$ 22,800.00
Irrigation System Expansion	Drip irrigation to new planting areas and new trees, spray irrigation at lawn areas	LS	\$ 25,000.00	1	\$ 25,000.00
Restrooms	New restroom building with drinking fountain	LS	\$ 150,000.00	1	\$ 150,000.00
Lighting Improvements	Solar powered pedestrian lighting	LS	\$ 50,000.00	1	\$ 50,000.00

Figure 6-9: Cimarron Park Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Mid Term Subtotal					\$ 1,477,300.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 236,368.00
Mid Term Total					\$ 1,713,668.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 2,528,668.00
Contingency			15%		\$ 379,300.20
Design Fees			8%		\$ 202,293.44
Grand Total					\$ 3,110,261.64

Figure 6-9: Cimarron Park Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Evans Park Skatepark

Evans Park is a 58-acre Community Park that is owned by the Park and Recreation District. It is well used by the community and offers a variety of amenities for all ages including a popular disc-golf course. Recent improvements have been made to the park including a new playground and splash pad. However, the skatepark is aging and in need of upgrading in the near future. One of the PROST needs identified during the community engagement process, specifically interactions with the high school students, was more spaces for teens to congregate and socialize outdoors. A quality skatepark can fill this need. Therefore, it is recommended that the skatepark at Evan Park be replaced with a modernized design and upgraded features within the next 7 years. The cost estimate for this project is shown in Figure 6-10.

Evans Park Skatepark - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
New Skatepark	Replace existing skatepark with poured-in-place concrete and metal features	LS	\$ 600,000.00	1	\$ 600,000.00
Grading and Drainage Improvements	Grading in drainage in all improved areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Short Term Total					\$ 700,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
					\$ -
Mid Term Subtotal					\$ -
Inflation over 8 years	Assumes 2% per year		16%		\$ -
Mid Term Total					\$ -

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
					\$ -
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 700,000.00
Contingency			15%		\$ 105,000.00
Design Fees			8%		\$ 56,000.00
Grand Total					\$ 861,000.00

Figure 6-10: Evans Park Skatepark Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Elizabeth High School Turf Field

The Elizabeth School District Board of Directors has identified a need for a new artificial turf football/soccer field at the high school. While the field would primarily serve the high school and middle school, it could benefit the community as whole because the school district, EPRD, and Elbert County Wranglers currently share athletic facilities when needed. A cost estimate for the proposed turf field is below in Figure 6-11.

Elizabeth High School Turf Field - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Soccer/football Fields	Artificial turf, includes goal posts	SF	\$ 600,000.00	1	\$ 600,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Short Term Total					\$ 700,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Mid Term Subtotal					\$ -
Inflation over 8 years	Assumes 2% per year		16%		\$ -
Mid Term Total					\$ -

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 700,000.00
Contingency			15%		\$ 105,000.00
Design Fees			8%		\$ 56,000.00
Grand Total					\$ 861,000.00

Figure 6-11: Elizabeth High School Turf Field Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Proposed New Parks

In addition to improving existing parks, it is recommended that the Town of Elizabeth and The Elizabeth Park and Recreation District make use of publicly owned land to create four new parks to meet the growing demand of the community. The implementation of these new parks would occur in phases over the next 20 years and could be funded through a variety of mechanisms, including grants, as described later in this chapter. The four proposed parks are described on the following pages.

Linear Park

The Town of Elizabeth owns a 120 foot wide and approximately 1/3 mile long linear parcel between the Elizabeth High School and State Highway 86, along the Hillside Village neighborhood. Currently the site is a moderately sloping open space with native grassland vegetation. The location of this property presents an opportunity to provide spaces for teens, and a trail connection from CO-86 to the high school. During the community engagement process, high school students performed a site visit and developed proposed programming and a layout for the Linear Park. The planning team used the student's input as a guide for developing the concept plan for the park

shown in Figure 6-12 on Page 159. The following is a list of program elements proposed.

Primary Proposed Improvements

Multi-Use Trail

Providing walking and biking routes to the High School and Middle School are a key priority. The Linear Park provides a critical connection between the school properties and State Highway 86. An approximately 1/2 mile long multi-use trail is proposed through the linear park connecting the existing crosswalk at County Rd 13 between the middle school and high school to the north, and CO-86 to the south where a new pedestrian crosswalk could be added in the future. It is recommended that this trail is a 10' wide concrete path designed to accommodate maintenance vehicles such as snow plows. It is also recommended that the wayfinding and interpretive signage be placed along the trail at regular intervals. The Town could coordinate with the Pines and Plains Library District to develop a "story walk" along the trail, or high school students could be involved in the content for interpretive signage. For example, an art class could be responsible for developing art for the signs that is rotated out annually.



Source: Adobe Stock.



Source: Jim Henderson (CC BY-SA 4.0) via Wikipedia.





Source: [City of Greeley \(PDM 1.0\)](#) via [Flickr](#).

Teen Play Features

One of the top PROST needs identified is additional spaces for teens to hangout. Therefore, play features that cater to ages 12 and up, including a Gaga Pit and bouldering features are proposed in close proximity to the highschool.

Age 2-12 Playground

In addition to the teen play area, a more traditional playground is proposed near the parking lot to serve the general community. The design for this playground should include features for ages 2-12 and consider accessibility.

Pump Track

Bike parks were identified as a top PROST need during the community engagement process, and the highschool students are interested in a pump track for all ages and abilities at the Linear Park. The pump track is proposed to be a combination of dirt and wooden berms, jumps and skills features, however, an asphalt pump track could be considered to reduce maintenance and extend the seasonal use. It is recommended that the pump track should cater to a variety of abilities including a beginner learning area.

Small Amphitheater

To take advantage of the existing slope on site, a small amphitheater is proposed near the north end of the park. The proposed amphitheater includes a small paved stage area with seating built into the hillside. It would serve a place for teens to congregate as well as a space to host small programmed events.



Source: [Richard Masoner \(CC BY-SA 2.0\)](#) via [Flickr](#).



Source: [Adobe Stock](#).





Source: [Katie Day \(CC BY-NC-SA 2.0\) via Flickr](#).



Source: [AAA State of Play, 6-Piece Intermediate BarkPark Kit](#).

Sledding Hill

Similar to the amphitheater, a small sledding hill is proposed to take advantage of the existing topography of the side. This would require minimal grading and reseeding to create and would activate the park during the off season.

Picnic Areas

Upper-classmen at the high school are allowed to leave campus during lunch or breaks. Students expressed interest in additional areas where they could go to eat lunch. Therefore a picnic area, including a shade structure, is proposed at the north end of the park nearest the high school. A second picnic pavilion is proposed near the parking lot for better access to the community. This second picnic area includes an expanded concrete pad for sidewalk chalk which was an idea suggested by the students.

Dog Park

The students also identified a dog park as a desired use at the Linear Park. Currently, dogs are not allowed at any Town-owned parks and this would be the first dog park managed by the Town of Elizabeth. It is proposed at the southern end of the property.

In addition to the amenities listed above, the students expressed a strong interest in a community garden that they could help maintain. However, the Linear Park does not have water service so is not the ideal location for the garden. It is recommended that the School District consider installing an irrigated community garden on the high school property in the future. A joint Community Garden Association with both student and community representation could help ensure continuous care of the space

throughout the growing season, which is primarily during school break. Perhaps student internships or culinary program credit could be offered for students who commit to assisting with maintenance during the summer. The Town of Elizabeth has been working with a local community member regarding the donation of a memorial tree grove. This amenity could potentially work well with the community garden on the school property.

To provide better access to the park, a small parking lot accessed from the Hillside Village neighborhood is proposed on the park property. Additionally, it is recommended that a new pedestrian crosswalk be installed at CO-86 connecting the Linear Park to the cemetery to the south. The multi-use trail could extend through the cemetery and connect to the W Elm Street Sidewalk. This trail connection would provide better access for residents north of CO-86 to Old Town Elizabeth, and an easier route for students living south of CO-86 to walk or bike to school.

The Linear Park is only about 5 acres, but the proposed programming and amenities are extensive and meant to serve the entire Elizabeth community with facilities not currently available elsewhere in the Town such as a pump track, a dog park, and play features specifically geared towards ages 12 and up. This represents a significant cost, roughly \$4 million. Therefore, it is recommended that the park be phased over the next 20 years as shown in Figure 6-13. To provide immediate accessibility to the site, and meet the need for a safe, alternative route to school, the multi-use trail should be installed in Phase 1 in the next 7 years. The rest of the park amenities are proposed in Phase 2. Finally, the crosswalk at CO-86 is proposed in Phase 3 as it will require coordination with CDOT including funding and permitting and approvals which could take time.





Figure 6-12: Linear Park Concept Plan

Note: This plan is conceptual and subject to change.



Linear Park - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi Use Trail from EHS to CO-86	10' wide concrete path, thickness and subgrade designed for maintenance vehicles	LF	\$ 90.00	2,600	\$ 234,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Short Term Total					\$ 434,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Paved Parking Lot	Asphalt with striping	SF	\$ 10.00	5,400	\$ 54,000.00
Pump Track	Assumed dirt pump track with berms and wooded features	LS	\$ 200,000.00	1	\$ 200,000.00
Picnic Pavilion	Concrete pad, shade structure, grills	EA	\$ 200,000.00	2	\$ 400,000.00
Small Amphitheater	Concrete pad stage area, stone or concrete benches built into hillside	LS	\$ 200,000.00	1	\$ 200,000.00
Gaga Pit	Artificial turf, includes goal posts	EA	\$ 5,000.00	1	\$ 5,000.00
Additional Concrete Paths	5-8' wide, min. 4" thick concrete walks, standard gray color with broom finish	LF	\$ 50.00	500	\$ 25,000.00
Age 2-12 Playground	Age 2-12 play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 100,000.00	1	\$ 100,000.00
Age 12+ Playground	Age 12+ play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 300,000.00	1	\$ 300,000.00
Dog Park	Fencing, seating, features	LS	\$ 75,000.00	1	\$ 75,000.00
Community Garden	Fencing, raised beds, shed, wood chip paths	LS	\$ 20,000.00	1	\$ 20,000.00
Sledding Hill	Assumes minimal grading and seed establishment required	SF	\$ 5.00	15,000	\$ 75,000.00
Interpretive Signage	Custom sign on post	EA	\$ 3,000.00	7	\$ 21,000.00
Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Portable Restrooms		EA	\$ 500.00	2	\$ 1,000.00
Benches		EA	\$ 2,000.00	12	\$ 24,000.00
Picnic Tables		EA	\$ 4,000.00	12	\$ 48,000.00
Trash Receptacles		EA	\$ 1,000.00	4	\$ 4,000.00
Bike Racks		EA	\$ 1,000.00	10	\$ 10,000.00
New Trees	Min. 2" caliper trees, backfill soil	EA	\$ 600.00	47	\$ 28,200.00
Lighting Improvements	Solar powered pedestrian lighting	LS	\$ 80,000.00	1	\$ 80,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 200,000.00	1	\$ 200,000.00

Figure 6-13: Linear Park Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 200,000.00	1	\$ 200,000.00
Mid Term Subtotal					\$ 2,100,200.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 336,032.00
Mid Term Total					\$ 2,436,232.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
New Crosswalk at CO-86	Includes HAWK signal and signage, striping, ADA ramps, and CDOT permitting	LS	\$ 200,000.00	1	\$ 200,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Long Term Subtotal					\$ 300,000.00
Inflation over 15 years	Assumes 2% per year		30%		\$ 90,000.00
Long Term Total					\$ 390,000.00

Summary of All Phases					
Subtotal					\$ 3,260,232.00
Contingency			15%		\$ 489,034.80
Design Fees			8%		\$ 260,818.56
Grand Total					\$ 4,010,085.36

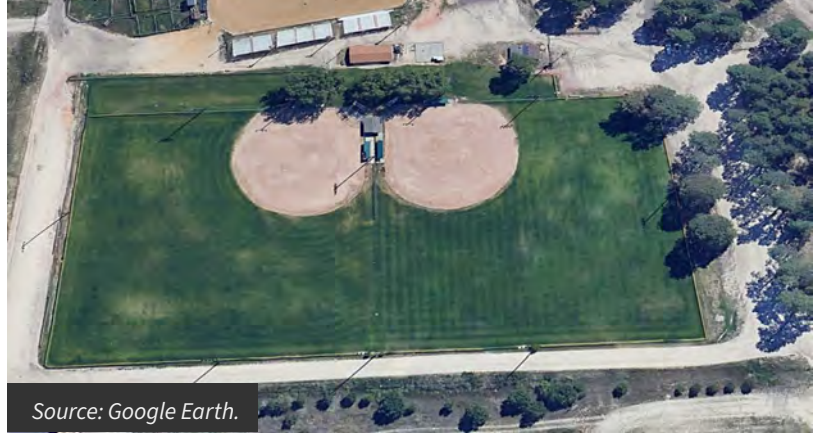
Figure 6-13: Linear Park Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.





Source: Adobe Stock.



Source: Google Earth.



Source: Corey Seeman (CC BY-NC-SA 2.0) via Flickr.

School District Owned Site at Sun Country Meadows

The Elizabeth School District owns a 38 acre property at the northeast corner of County Road 174 and Saddlehorn Drive in the Sun Country Meadows neighborhood. Water service does not exist on site, but the school district likely has water rights and could build a well in the future. The site has an existing loop trail that is used primarily for recreational motorbikes and ATVs by nearby residents. There are currently no immediate plans to develop a school on the site, so the School Board of Directors has requested that a park concept plan be developed for the site. This is a great opportunity to provide much needed park amenities to residents living in the northern portion of the Park and Recreation District. The site is relatively flat through the middle and could accommodate a multi-pitch field for use by EPR and the Wranglers. A full list of proposed amenities is below. Any planned infrastructure will be designed in cooperation with the school district to complement and integrate into the future construction of a school campus.

Primary Proposed Improvements

Multi-Pitch

A multi-pitch refers to a field that can be used for multiple sports at different times. The multi-pitch at this park is proposed to be two softball/t-ball fields with outfields that overlap with a rectangular field that could be used as one full-size soccer field or three youth soccer fields. The district currently maintains a similar type multi-pitch at Casey Jones Park.

Playground

The proposed playground at the park should be large enough to serve all nearby neighborhoods in the north part of the District, not just Sun Country Meadows as there are currently limited amenities in the area. The playground should include equipment for ages 2-12 and accessible features.

Dog Park

A dog park is also proposed at this park to provide are larger space for dogs to those who live in the newer nearby neighborhoods with smaller lots.



In addition to the amenities listed above, a picnic pavilion and restrooms are proposed within close proximity of the playgrounds. A small parking lot is proposed at the southwest corner of the site to make the park more accessible to those living outside of Sun Country Meadows. It is also recommended that a maintenance storage shed be added on site since all other EPR maintenance storage and facilities are located in or near the Town of Elizabeth.

Vegetative screening can be used to help screen the parking lot and structures from County Road and nearby homes. The existing loop trail is recommended to remain except where it needs to be realigned around the proposed multi-pitch. The

concept plan is shown below in Figure 6-14.

While the property is owned by the school district, it is assumed that the Elizabeth Park and Recreation District will install and maintain the new park. This will likely require an official agreement between EPR and the school district. The estimated cost for the entire park is approximately \$2 million dollars and could be completed in one phase. However, if funding is limited and the project needs to be phased, it is recommended that the multi-pitch field, along with the parking lot, be developed within the next 7 years to meet the immediate demand for more athletic fields within the area. A breakdown of the proposed phasing and estimated cost is shown in Figure 6-15.

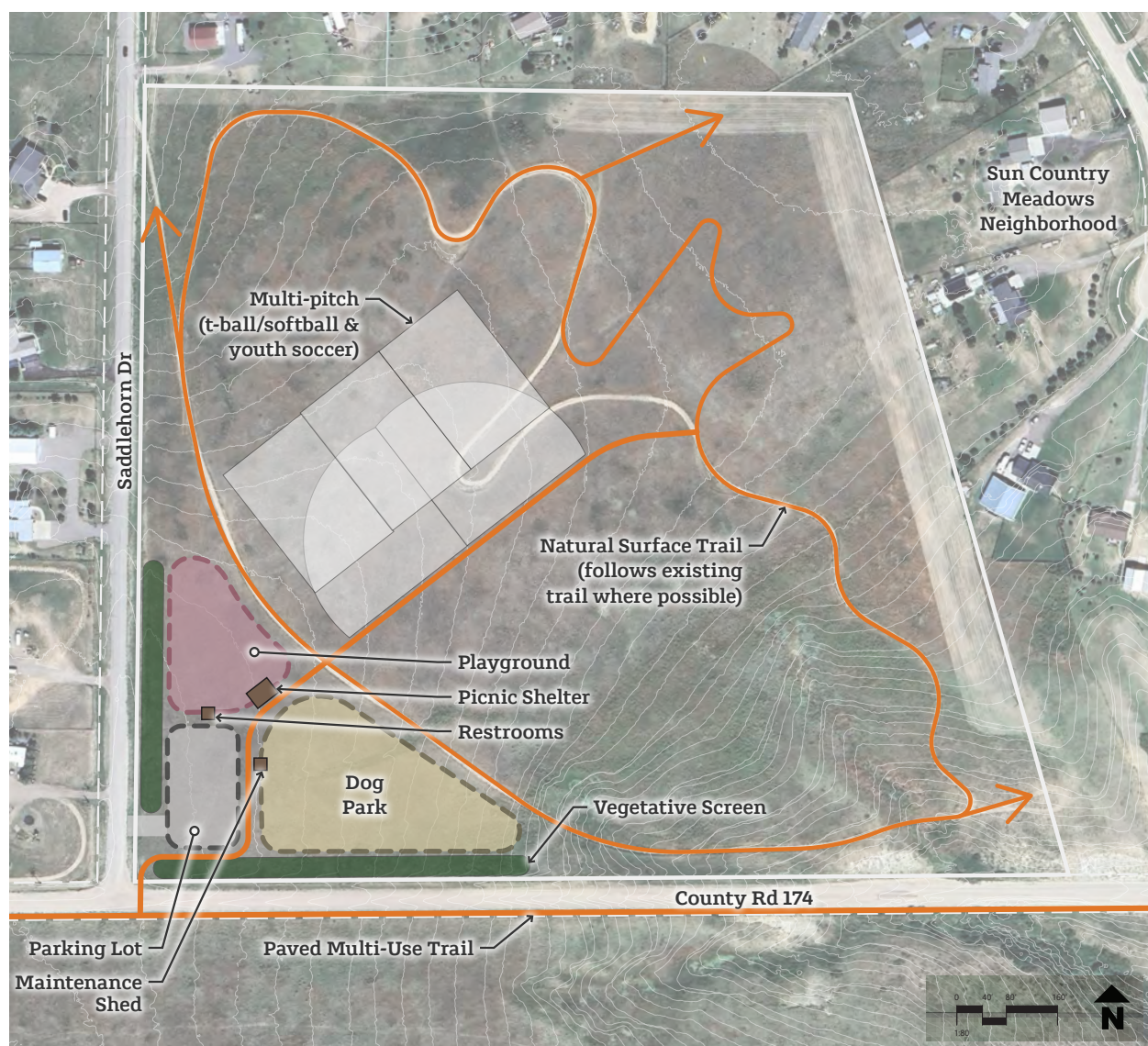


Figure 6-14: School Site Concept Plan

Note: This plan is conceptual and subject to change.



SD Site at Sun Country Meadows - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi-pitch Field	Assumed natural lawn fields, 2 Little League/softball fields with outfield shared with flexible rectangular fields, includes infield mix, pitcher's mound, chainlink backstop fencing, dugouts, and new pre-fabricated metal bleachers	LS	\$ 300,000.00	1	\$ 300,000.00
Gravel Parking Lot		SF	\$ 5.00	8,600	\$ 43,000.00
Concrete Paths	5-8' wide, min. 4" thick concrete walks, standard gray color with broom finish	LF	\$ 50.00	800	\$ 40,000.00
Natural Surface Trails	New 5-8' wide, graded and compacted dirt trail where existing trail is removed for multi-pitch	LF	\$ 12.00	600	\$ 7,200.00
Shed	Prefabricated shed on concrete pad for EPR maintenance	LS	\$ 5,000.00	1	\$ 5,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Short Term Total					\$ 595,200.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Dog Park	Fencing, seating, features	LS	\$ 100,000.00	1	\$ 100,000.00
Playground	Age 2-12 play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 300,000.00	1	\$ 300,000.00
Portable Restrooms		EA	\$ 500.00	2	\$ 1,000.00
Picnic Pavilion	Concrete pad, shade structure, grills	EA	\$ 200,000.00	1	\$ 200,000.00
Benches		EA	\$ 2,000.00	5	\$ 10,000.00
Picnic Tables		EA	\$ 4,000.00	4	\$ 16,000.00
Trash Receptacles		EA	\$ 1,000.00	6	\$ 6,000.00
Bike Racks		EA	\$ 1,000.00	3	\$ 3,000.00
Vegetative Screening	Trees and shrubs	SF	\$ 8.00	12,000	\$ 96,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Mid Term Subtotal					\$ 962,000.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 153,920.00
Mid Term Total					\$ 1,115,920.00

Figure 6-15: School Site Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 1,711,120.00
Contingency			15%		\$ 256,668.00
Design Fees			8%		\$ 136,889.60
Grand Total					\$ 2,104,677.60

Figure 6-15: School Site Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.





Source: *Florida Fish & Wildlife (CC BY-ND 2.0) via Flickr.*



Source: *SCJ Alliance.*

Legacy Pond

Legacy Pond and the surrounding open space are located adjacent to Gold Creek at the new Legacy Village Community in Elizabeth. Based on conversations with community members, it is assumed that the pond is fed by a natural spring and the water level does not fluctuate significantly throughout the year. The area is currently owned by the Legacy Village HOA, but the Elizabeth Park and Recreation District is working with the developer to create a publicly accessible park. There is a new HOA pocket park, small parking lot, and detention area north of the pond, and a new concrete trail along the north and west edges of the pond.

During community events, the consultant team heard from multiple community members that they would like additional places for fishing and water recreation. Therefore, it is recommended that Legacy Pond be open to the public for fishing and non-motorized boating. It is unknown whether fish currently live in the pond and the EPR district may choose to stock the pond. Below is a list of proposed improvements for the pond.

Primary Proposed Improvements

Fishing Dock

A dock, approximately 130' long, is proposed at the north end of the pond. The fishing dock should be made of wood and composite decking and include a railing to provide safety for users of all ages.

Non-Motorized Boat Launch

Adjacent to the dock is the non-motorized boat launch where visitors can easily launch a small watercraft such as a kayak or paddle board onto the lake. The proposed location is close to the parking lot, and takes advantage of existing shoreline that is relatively flat and unvegetated. Stone seating that steps with grade is also proposed in this area to provide a spot for picnicking, or observing the boaters.

In addition to the main amenities proposed at the north side of the pond, a nature surface trail is recommended around the entire pond, with spurs leading to small designated fishing spots along the shoreline. A network of multi-use trails are proposed south of the pond to connect to existing trails that extend north across Country Rd 136 and the rest of the Legacy Village neighborhood, and south along Gold Creek to the South 40 Open Space. Park signage is recommended near the dock and boat launch that includes the boating and fishing rules, fish species information, and a trail map. The full concept plan for the park is shown in Figure 6-16.

While the development of Legacy Pond for fishing and boating is not an immediate priority, the trail connection to South 40 open space is. Therefore, it is recommended that the multi-use trails be installed within the next 7 years. The rest of the proposed amenities could be installed in a future phase as shown in Figure 6-17.





Figure 6-16: Legacy Pond Concept Plan

Note: This plan is conceptual and subject to change.



Legacy Pond - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi Use Trail Connection	8' wide, min. 4" depth compacted crushed rock trail	LF	\$ 25.00	6,000	\$ 150,000.00
Creek Crossing		LS	\$ 20,000.00	1	\$ 20,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Short Term Total					\$ 270,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Natural Surface Trails	2-4' wide, graded and compacted dirt paths	LF	\$ 10.00	1,000	\$ 10,000.00
Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Interpretive Signage	Custom sign on post	EA	\$ 3,000.00	1	\$ 3,000.00
Non-motorized Boat Put-in Area	Approx. 4000 SF sand/gravel area with gradual slope at water's edge	LS	\$ 20,000.00	1	\$ 20,000.00
Stone Seating	Large stone slabs partially buried into slope	LS	\$ 30,000.00	1	\$ 30,000.00
Fishing Dock	Approx. 130' long composite dock	LS	\$ 60,000.00	1	\$ 60,000.00
Fishing Spots with Stone Steps	Stone steps from trail to small flatter area with boulders at water's edge	EA	\$ 10,000.00	3	\$ 30,000.00
Trash Receptacles		EA	\$ 1,000.00	2	\$ 2,000.00
Bike Racks		EA	\$ 1,000.00	3	\$ 3,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 100,000.00	1	\$ 100,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 100,000.00	1	\$ 100,000.00
Mid Term Subtotal					\$ 388,000.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 62,080.00
Mid Term Total					\$ 450,080.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 720,080.00
Contingency			15%		\$ 108,012.00
Design Fees			8%		\$ 57,606.40
Grand Total					\$ 885,698.40

Figure 6-17: Legacy Pond Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.





Source: Adobe Stock.

County Owned Site South of Spring Valley Ranch

This nearly 150-acre Elbert County owned property is the largest public open space in the District. It is located south of Spring Valley Ranch. A small out-parcel exists at the south part of the site for the Rattlesnake Fire Protection Station 255. There is a natural drainage way along the east edge that is dry most of the year except during storm events and a high point near the center of the site. The EPRD is working with the County commissioners to develop the area as a publicly accessible park and open space. This is a critical opportunity for the overall PROST system as it would be only the second regional park in the area, the other being Casey Jones Park, and would provide much needed park and open space amenities to the underserved population in the north half of the District. Below is a list of proposed amenities.

Primary Proposed Improvements

Archery

There is a group of community members within Elizabeth that is very interested in archery facilities and are committed to assisting in the development of an archery range in the area. Archery is proposed at this park because there is plenty of space, and it could be developed immediately. It is recommended to be located at the southeast corner of the site away from other amenities for safety and could include both field and 3D archery.



Source: Adobe Stock.



Source: Adobe Stock.

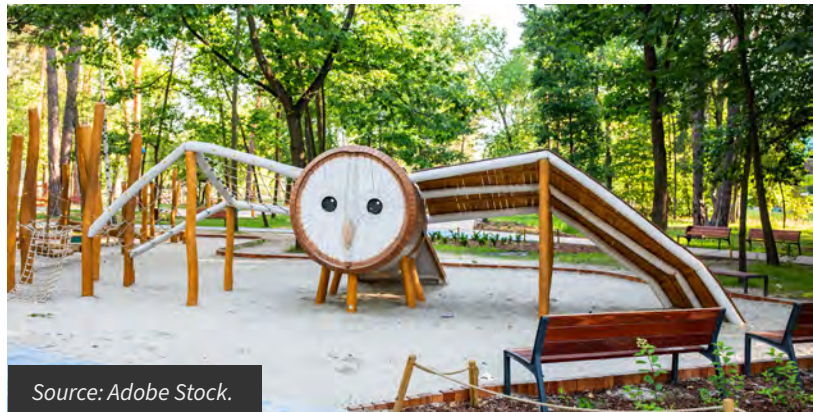




Source: [U.S. Army Corps of Engineers \(PDM 1.0\)](#) via Flickr.



Source: Elizabeth Parks and Recreation District.



Source: Adobe Stock.

Equestrian Park

Another request from community members was more equestrian trails. The proposed equestrian area would provide trails for horseback riding and other equestrian activities, specifically for those living in the newer neighborhoods in the district with smaller lots. The EPRD should work with the local equestrian community to develop the programming and facilities for the proposed equestrian park.

Bike Park

One of the most needed amenities in the Greater Elizabeth Area based on community input is trails for mountain biking. The proposed bike park would help fill this need by designating a xx acre area for mountain bike trails including berms and jumps, and a viewpoint area at the the natural high point of the site.

Athletic Fields

Due to the size of the proposed park, it can accommodate several full-size athletic fields including two baseball fields and three soccer/football fields that can be used by both the Elbert County Wranglers and EPRD. The proposed fields are located in the flattest park of the site north of the fire station. Because there is currently no water service on site, the fields are recommended to be artificial turf. The EPRD currently maintains a non-irrigated artificial turf ballfield at Casey Jones park.

Play Areas

Multiple play areas are proposed at this park including a traditional playground catering to children of all ages and abilities, and a nature play area that interacts with existing ephemeral drainageways. There is also nature play proposed at Bandt Park, but this area would primarily serve the population in the north half of the district. A picnic shelter and restroom facility are recommended near the playground. This area is intended to serve as a destination playground for the district.

Additional amenities could include a skate park, and a maintenance yard for EPRD to store equipment and materials. Multi-use trails are proposed along the east and west edges of the property, extending into the Spring Valley Ranch neighborhood. EPRD should coordinate with the Spring Valley Ranch Metro District and HOAs to connect to neighborhood trail networks. Because this is intended to be a Regional Park, significant parking, including horse trailer parking is proposed off of Country Road 166. Refer to Figure 6-18 for the full park concept plan.

The cost to develop a new regional park of this size is significant, typically ranging from \$5-20 million. Therefore the implementation will likely need to be phased over the next 20 years as shown in Figure 6-19. Potential funding opportunities are outlined later in this chapter.



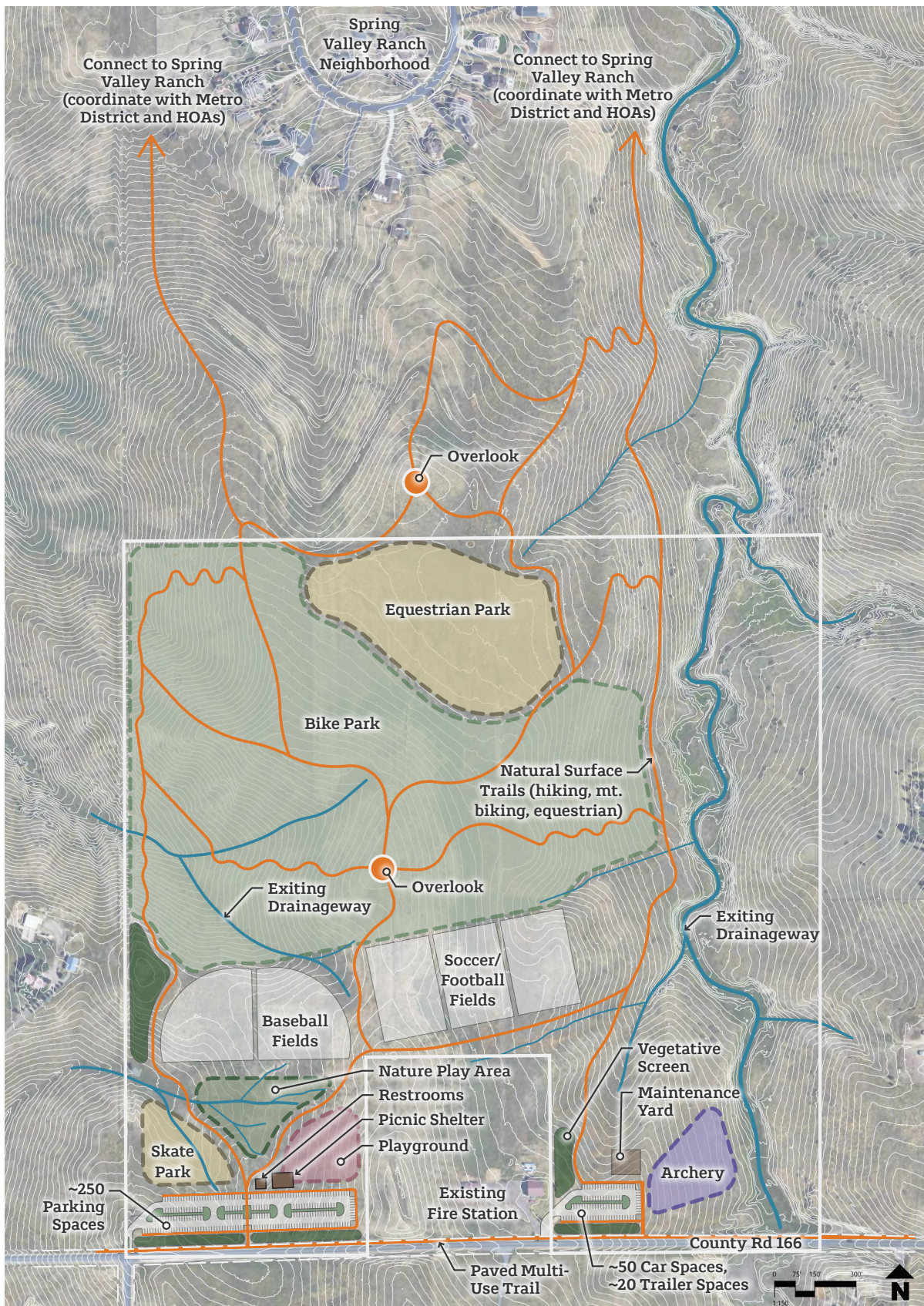


Figure 6-18: County Site Concept Plan

Note: This plan is conceptual and subject to change.



County Site South of Spring Valley Ranch - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Archery Range	Designed and installed with assistance from community members	LS	\$ 50,000.00	1	\$ 50,000.00
Gravel Parking Lot	Gravel lot for archery range	SF	\$ 5.00	20,000	\$ 100,000.00
Natural Surface Trails	2-4' wide, min. 4" depth gravel, connection to Spring Valley Ranch trail system	LF	\$ 15.00	12000	\$ 180,000.00
Portable Restrooms		EA	\$ 500.00	2	\$ 1,000.00
EPR Maintenance Yard	Flat area with chainlink fencing for equipment and material storage	LS	\$ 10,000.00	1	\$ 10,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Short Term Total					\$ 441,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Paved Parking Lot	Primary parking lot for park users including trailer parking, asphalt, striping	SF	\$ 10.00	70,000	\$ 700,000.00
Equestrian Park	Includes trails, features, and signage	LS	\$ 100,000.00	1	\$ 100,000.00
Mountain Bike Park	Includes trails, features, and signage	EA	\$ 200,000.00	1	\$ 200,000.00
Overlooks	Includes seating and interpretive signage	EA	\$ 50,000.00	2	\$ 100,000.00
Baseball Fields	Artificial turf, includes backstops and dugouts	EA	\$ 600,000.00	2	\$ 1,200,000.00
Soccer/football Fields	Artificial turf, includes goal posts	SF	\$ 600,000.00	3	\$ 1,800,000.00
Concrete Paths	5-8' wide, min. 4" thick concrete walks, standard gray color with broom finish	LF	\$ 50.00	3000	\$ 150,000.00
Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 300,000.00	1	\$ 300,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 300,000.00	1	\$ 300,000.00
Mid Term Subtotal					\$ 4,880,000.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 780,800.00
Mid Term Total					\$ 5,660,800.00

Figure 6-19: County Site Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Playground	Age 2-12 play equipment including ADA features, safety surfacing, concrete curb edge	LS	\$ 400,000.00	1	\$ 400,000.00
Nature Play Area	Natural play features including logs and boulders, interpretive signage, public art features	LS	\$ 150,000.00	1	\$ 150,000.00
Skate Park	Poured-in-place concrete and metal features	LS	\$ 600,000.00	1	\$ 600,000.00
Restroom Building	Including water tank and septic system	LS	\$ 300,000.00	1	\$ 300,000.00
Picnic Pavilion	Concrete pad, shade structure, grills	LS	\$ 200,000.00	1	\$ 200,000.00
Vegetative Screening	Trees and shrubs	SF	\$ 8.00	80,000	\$ 640,000.00
Lighting Improvements	Solar powered pedestrian lighting	LS	\$ 75,000.00	1	\$ 75,000.00
Site Furniture	Includes benches, trash receptacles, picnic tables, and bike racks	LS	\$ 150,000.00	1	\$ 150,000.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 200,000.00	1	\$ 200,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 200,000.00	1	\$ 200,000.00
Long Term Subtotal					\$ 2,915,000.00
Inflation over 15 years	Assumes 2% per year		30%		\$ 874,500.00
Long Term Total					\$ 3,789,500.00

Summary of All Phases					
Subtotal					\$ 9,891,300.00
Contingency			15%		\$ 1,483,695.00
Design Fees			8%		\$ 791,304.00
Grand Total					\$ 12,166,299.00

Figure 6-19: County Site Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Public Park at the Crescence Development

The Crescence community (AKA EC West) is a recently approved development in un-incorporated Elbert County that is zoned for 2,850 new homes. It is located southeast of the County Road 29 and County Road 174 intersection wrapping around a large piece of land owned by the State Land Board that is leased for ranching and grazing purposes. The development is currently in the design and engineering stage and is planned to have a mix of residential and retail, and 50% open space with parks and trails.

The Elizabeth Park and Recreation District has been working closely with the developer and their consultant team to ensure that a portion of the proposed open space is accessible to the general public and contributes to the goals and objectives set in Chapter 5. There are two sites being considered for development of a Recreation District. The first site is approximately 40 acres and is located within the community, south of the State Land Board parcel. This site has an existing drainageway, and slopes an average of 10% or more. Therefore, it is not ideal for amenities such as athletic fields and sport courts which require a larger area of flat land, but rather, trails and smaller amenities that can work with the existing landscape.

The second location option for public amenities is on the State Land Board property. This property has some flatter areas that are more suitable for athletic facilities.

However, negotiations between the State Land Board, the Crescence Developer, and the EPRD would be needed to develop anything on this land in the future. It is assumed that any PROST improvements on this land would not occur until the ranching leases expire which could be 10-20 years. The Recreation District within the Crescence development would likely be built sooner. Below is a list of recommended public PROST amenities for the Crescence development. Continued coordination between EPRD and the Crescence developer is recommended to ensure the implementation of a community park that meets the needs of residents in the northern part of the District.

Recommended Programming at Crescence Recreation District

- ♦ Trails
- ♦ Bike park
- ♦ Nature play
- ♦ Picnic shelter
- ♦ Restrooms
- ♦ “Destination” playground

Recommended Potential Programming on State Land Board

- ♦ Athletic fields
- ♦ Sport courts





6.3 Recreation Implementation

One of the main requests from community members from the start of the engagement process was a recreation center with an indoor pool. The PROST priorities survey later confirmed this with 80% of the participants responding “Yes” when asked if they would support the development of a recreation center (with an indoor pool) in the Elizabeth Community, and vote to approve funding. This led to the development of Goal 3 as described in Chapter 5: *Pursue the development of a recreation center at an appropriate location within the Greater Elizabeth Area*. The development of a recreation center is a key component to meeting the immediate needs of the community.

In 2022, the Elizabeth Park and Recreation District had a master plan completed for Casey Jones Park which included a recreation center with an indoor pool, a new fieldhouse, and additional outdoor athletic facilities. This master plan initially received mixed feedback from community members and ultimately failed a vote to be funded. Since 2022, the desire for a recreation center has seemed to increase as shown in the survey results noted above. A few community members have raised concerns about the location of the proposed recreation center, so the consultant team looked into other potential locations such as the South 40 Open Space, and the 150 acre County-owned parcel south of Spring Valley Ranch. However, both sites were determined to be unviable primarily due to the lack of existing utility service to the sites, and no clear path to acquiring water rights for either site. Additionally, the proximity to homes and Gold Creek make South 40 a less desirable location for this type of development, and the parcel south of Spring Valley Ranch is located about 15 minutes from Elizabeth, making it less accessible to those living in or near town.

Ultimately, it was determined that Casey Jones Park is the best location for the recreation center because the land is already owned by the EPRD, all utilities including water already exist on site, and it is easily accessible from Highway 86 where there is already a signaled intersection at County Road 17 with a designated turn-lane and arrow signal. Several community members confirmed that they preferred the Casey Jones location at the second Community Workshop in April 2025. In addition to the recreation center at Casey Jones Park, smaller facilities are proposed within the Greater Elizabeth Area including a new Senior Center, and the conversion of the old Frontier School building into a Community Center. The following pages describe each of these facilities in more detail.

Recreation Center Implementation

Elizabeth Senior Center

According to 2020 U.S. Census data, nearly 30% of the Greater Elizabeth Area’s population is over 55 years old. The consultant team had the opportunity to speak with several of these community members at a Senior Luncheon hosted at Town Hall and other community events. Many seniors in the community feel that there is a lack of facilities and programming catered to their needs. In an effort to meet the needs and desires of its senior population, The Town of Elizabeth worked with the University of Colorado Denver UTAP (University Technical Assistance Program) to develop architectural schematics for a proposed senior center which was completed in 2023. The Town has looked at multiple locations around town for the proposed senior center and is currently working to secure funding for land acquisition and construction in the near future. The estimated costs for the project are shown in Figure 6-20.



The senior center schematic plan includes indoor and outdoor facilities that primarily cater to ages 55 and up, but could serve the entire community. The proposed programming is listed below.

Elizabeth Senior Center Master Plan Proposed Programming

♦ 12,000 SF Community Center Building:

- Main entrance and lobby
- Cafe and kitchen
- Event hall and patio
- Exercise Room

- Tele-health
- Lounge / game room
- Classroom
- Greenhouse

♦ Outdoor Facilities:

- Therapeutic gardens
- Playground
- Horseshoes pits
- Bocce ball
- Tennis/pickleball courts
- Community garden
- Picnic areas
- ADA paths and landscaping

Senior Center - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Senior Center	Placeholder estimate	LS	TBD	1	TBD
Short Term Total					TBD

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Mid Term Subtotal					\$ -
Inflation over 8 years	Assumes 2% per year		16%		\$ -
Mid Term Total					\$ -

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					TBD
Contingency			15%		TBD
Design Fees			8%		TBD
Grand Total					TBD

Figure 6-20: Elizabeth Senior Center Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



The Frontier Center - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Short Term Total					\$ -

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Mid Term Subtotal					\$ -
Inflation over 8 years	Assumes 2% per year		16%		\$ -
Mid Term Total					\$ -

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
The Frontier Center	Placeholder estimate to renovate Frontier School into community center	LS	\$ 20,000,000.00	1	\$ 20,000,000.00
Long Term Subtotal					\$ 20,000,000.00
Inflation over 15 years	Assumes 2% per year		30%		\$ 6,000,000.00
Long Term Total					\$ 26,000,000.00

Summary of All Phases					
Subtotal					\$ 26,000,000.00
Contingency			15%		\$ 3,900,000.00
Design Fees			8%		\$ 2,080,000.00
Grand Total					\$ 31,980,000.00

Figure 6-21: Frontier Center Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.

The Frontier Center

The Frontier Center is owned by the Elizabeth School District and is located in Town off of S Banner St between Spruce St and E Walnut St. It was previously a high school that was built in 1920. An addition, including a gym, was added in 1971. The building was designated as a historic structure by the Elizabeth Board of Trustees in 2000. The School District currently uses and rents out the gym space for basketball and other events.

The School District and the Town of Elizabeth are interested in converting the entire property into a multi-use community facility. The School District currently has some funds budgeted for a few immediate repairs, but not for the entire community center vision which would require significant investment as numerous improvements and renovations are needed to bring the aging building up to current standards. Therefore, the development of the community center is likely a long-term goal. However, it is recommended that the School District and/or Town develop a master plan for the property, and start to pursue funding opportunities sooner. A placeholder cost estimate for the full build-out is shown in Figure 6-21.



Casey Jones Recreation Center

The proposed Casey Jones Recreation Center would be the primary recreation facility in the district. It is critical that this recreation center be bespoke to meet the needs and character of the Greater Elizabeth Area. Community members have expressed the desire for more recreation without becoming just like neighboring, more suburban, communities such as Castle Rock or Parker. The Greater Elizabeth Area is special and people choose to live here for a more small-town, rural lifestyle. Residents do not want Elizabeth to lose its unique character.

It is recommended that the Elizabeth Park and Recreation District reevaluate the Casey Jones Master Plan to ensure that it meets the current needs and desires of the community as laid out in Chapters 4 and 5. The support of the larger community is needed to secure adequate funding for the recreation center. Figure 6-22 shows the estimated cost for Phase 1 of the proposed recreation center and fieldhouse based on the 2022 Master Plan. Refer to the Master Plan available on the EPRD website for more information about the proposed programming and amenities, as well as other proposed improvements throughout the park.

Casey Jones Recreation Center - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Short Term Total					\$ -

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Recreation Center Phase 1	Estimate from 2022 Casey Jones Master Plan (by others)	LS	\$ 27,862,500.00	1	\$ 27,862,500.00
Field House	Estimate from 2022 Casey Jones Master Plan (by others)	LS	\$ 16,543,500.00	1	\$ 16,543,500.00
Mid Term Subtotal					\$ 44,406,000.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 7,104,960.00
Mid Term Total					\$ 51,510,960.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 51,510,960.00
Contingency			15%		\$ 7,726,644.00
Design Fees			8%		\$ 4,120,876.80
Grand Total					\$ 63,358,480.80

Figure 6-22: Casey Jones Recreation Center Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



6.4 Open Space Implementation

Preserving and Improving Existing Open Space

There is currently about 330 acres of undeveloped publicly owned open space land within the district. In accordance with Goals 2 and 4 outlined in Chapter 5, it is recommended open space is preserved and made accessible to the public through low-impact development such as trails, picnic areas, and educational environments. Some existing open space including ~150 acres south of Spring Valley Ranch and the future public spaces at the Crescence Development is proposed to be new parks with a portion of the land developed with higher-impact amenities, while significant acreage remains as open space with trails and limited amenities. These sites are described in Section 6.2. Two additional open space sites, the South 40 and Elizabeth in the Pines Park, are proposed to remain entirely as open space with minimal improvements to make them more accessible to the public.

South 40 Open Space

The South 40 is a 42 acre open space along Gold Creek that is owned by the Town of Elizabeth. It is

accessible from the Gold Creek Valley neighborhood but is unmarked and has no defined trails. Bat boxes were recently installed on the property by a local Boy Scout troop. The property is currently made up of native prairie landscape and riparian landscape along Gold Creek which provides sensitive habitat. It is recommended that the parcel remain mostly undisturbed with some improvements to allow access to the community. A list of proposed improvements is below. The South 40 could also be an alternate location for archery; however, the county owned property south of Spring Valley Ranch is preferred as it has more space and better topography to accommodate a 3D archery range, and is not directly adjacent to homes.

Primary Proposed Improvements

Nature Interpretive Area

The need for more natural and cultural programming within the Greater Elizabeth Area was identified during the Inventory and Assessment and Community Engagement phases. The proposed Nature Interpretive Area at the South 40 Open Space could serve as both a passive educational space that includes informational signage about the local ecosystems, as well as a venue for small programmed classes and events. The Nature Interpretive Area could include a shade structure, seating areas, interpretive signage and interactive educational activities such as plant or animal identification games.



Source: Jena Biondolillo, SCJ Alliance.



Source: USFWS Mountain-Prairie (CC BY 2.0) via Flickr.





Source: [M.O. Stevens \(CC BY-SA 3.0\) via Wikipedia.](#)



Source: Adobe Stock.

1-Mile Loop Trail

The majority of the open space would remain undisturbed with natural surface trails that could be used by pedestrians, cyclists, and horseback riders. A one mile loop trail is proposed with spurs that connect to the Gold Creek Village and Wild Pointe neighborhoods. It is recommended that the trail layout follow existing topography as much as possible and minimize disturbance of existing drainage ways. Signage is proposed at several points along the trail to provide both wayfinding and educational information about native species and habitat.

Dog Park

An off leash dog area is also proposed as an optional amenity within the South 40 Open Space. Currently, dogs are not allowed at any Town-owned parks. The only other dog parks in Town are at Casey Jones Park and one proposed at the Linear Park. A dog park at the South 40 would serve residents in the southern neighborhoods of Elizabeth.

To allow better public access to these proposed amenities, a new drive is proposed off of Highpoint Trail that connects into the South 40 property and terminates at a small parking lot with space for approximately 20-30 cars. This new connection would require coordination and an easement with the Gold Creek Valley HOA. The primary trailhead, portable restroom, and the more active amenities would be located near the parking lot. Refer to Figure 6-23 for the proposed site layout.

While the development of the South 40 Open Space will provide more trails and open space to the community, there are other Town projects that are high priority including Bandt Park and the Linear Park. Therefore, it is recommended that the South 40 Open Space project be completed within 8-14 years as shown in Figure 6-24.



Source: [Central NSW, Gaanha-bula Mount Cabolas.](#)



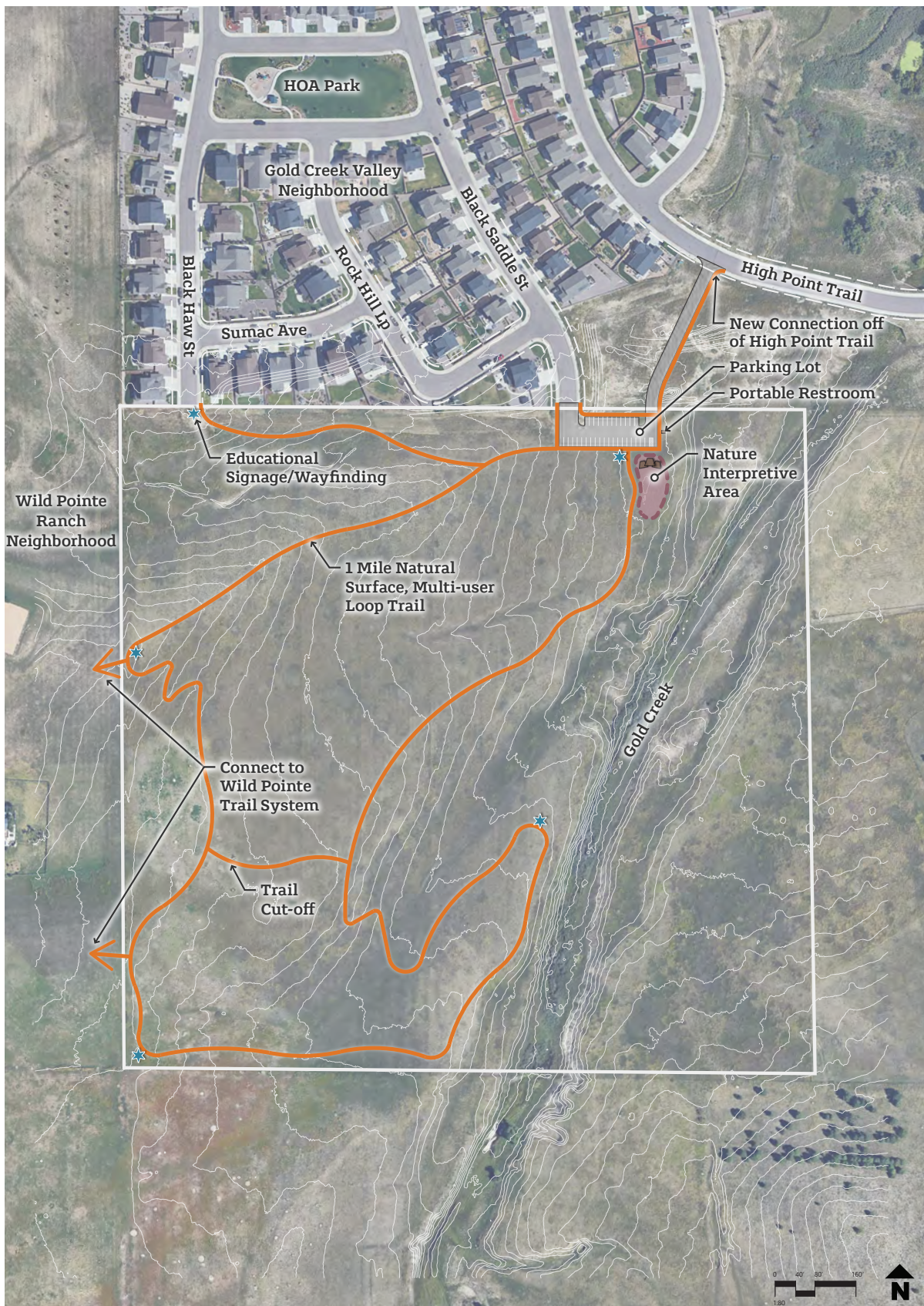


Figure 6-23: South 40 Concept Plan

Note: This plan is conceptual and subject to change.



South 40 Open Space - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Short Term Total					\$ -

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Paved Parking Lot	Asphalt with striping	SF	\$ 10.00	70,000	\$ 700,000.00
Paved Road	24' width, asphalt with concrete curbs	LF	\$ 80.00	50	\$ 4,000.00
Dog Park	Fencing, seating, features	LS	\$ 75,000.00	1	\$ 75,000.00
Nature Interpretive Area	Shade pavilion, seating, outdoor classroom, natural play features including logs and boulders, interpretive signage, public art features	LS	\$ 200,000.00	1	\$ 200,000.00
Natural Surface Trails	2-4' wide, graded and compacted dirt paths	LF	\$ 10.00	6,500	\$ 65,000.00
Benches		EA	\$ 2,000.00	5	\$ 10,000.00
Trash Receptacles		EA	\$ 1,000.00	2	\$ 2,000.00
Bike Racks		EA	\$ 1,000.00	3	\$ 3,000.00
Concrete Paths	5-8' wide, min. 4" thick concrete walks, standard gray color with broom finish	LF	\$ 50.00	900	\$ 45,000.00
Park Sign	Custom sign on plinth	EA	\$ 30,000.00	1	\$ 30,000.00
Interpretive Signage	Custom sign on post	EA	\$ 3,000.00	5	\$ 15,000.00
Portable Restroom		EA	\$ 500.00	1	\$ 500.00
Grading and Drainage Improvements	Grading and drainage in all improved areas, reseed disturbed areas	LS	\$ 50,000.00	1	\$ 50,000.00
Mobilization & Demo	Rough order of magnitude for demolition, dump fees, equipment rental, job site set-up, etc.	LS	\$ 50,000.00	1	\$ 50,000.00
Mid Term Subtotal					\$ 1,249,500.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 199,920.00
Mid Term Total					\$ 1,449,420.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Long Term Subtotal					\$ -
Inflation over 15 years	Assumes 2% per year		30%		\$ -
Long Term Total					\$ -

Summary of All Phases					
Subtotal					\$ 1,449,420.00
Contingency			15%		\$ 217,413.00
Design Fees			8%		\$ 115,953.60
Grand Total					\$ 1,782,786.60

Figure 6-24: South 40 Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



Elizabeth in the Pines Park

There is a 26-acre County-owned open space located within the Elizabeth in the Pines neighborhood. The property is unmaintained and loosely wooded with social trails. Maintenance of the property is a concern for wildfire mitigation/management. The Elizabeth Park and Recreation District is currently in discussions with the Elbert County commissioners to potentially take over the ownership and management of the open space. It is recommended that the EPRD work with nearby residents to develop defined trails and picnic areas on the site while minimizing disturbance of the existing landscape. Existing trees should be evaluated and thinned or pruned as needed for wildfire mitigation.

Future Preservation of Open Space

Reference to Community Priorities

Town of Elizabeth and Elbert County Comprehensive Plans

The preservation of open space within the rapidly growing community of the Greater Elizabeth Area is of significant importance to many, providing a multitude of benefits that extend far beyond mere aesthetics. Open spaces, from working agricultural lands to natural areas, contribute significantly to quality of life, offering recreational opportunities, preserving vital ecosystems, and honoring a sense of community identity rooted in the unique character of the landscape. Protecting these areas ensures that future generations can experience the beauty and tranquility of the grassland and ponderosa pine landscape, connect with the region's agricultural heritage, and enjoy the physical and mental well-being that comes from access to nature.

The value of open space is multifaceted. Environmentally, it supports biodiversity, protects water quality through natural filtration, and mitigates the impacts of development by reducing stormwater

runoff, urban heat island effect, and maintaining habitat for native species. Economically, open space can enhance property values, attract tourism, and support local agriculture. Socially, it provides opportunities for outdoor recreation, promotes community interaction, and preserves the scenic vistas that define the region. By strategically conserving open space, the Greater Elizabeth Area can help create a sustainable and vibrant community that balances growth with the preservation of the area's natural and cultural heritage.

There are numerous strategies for protecting open space within a growing community such as the Greater Elizabeth Area. Some of the most common and relevant to this area:

1. Conservation Easements and Land Acquisition:

- ♦ **Conservation Easements:** Purchase or accept donations of conservation easements, which are **agreements that owners may opt into if they feel strongly about preserving their open land from being developed by future owners. The landowner retains the ownership of the property.** Easements can be tailored to specific conservation goals, such as protecting agricultural land, wildlife habitat, or scenic views. Conservation easements are a powerful way to support the protection of open space while keeping land in private ownership.
- Conservation easements are a legally binding agreement that applies to the land, regardless of who owns it in the future.
- The **landowner retains ownership of the land** and can typically continue to use it, sell it, or pass it on to heirs.
- There are a number of financial and other tools available to help landowners through this process. For example Great Outdoors Colorado and Keep it Colorado have a grant program (Transaction Cost Assistance Program) to help the landowner cover the costs of conservation easement transactions.
- ♦ **Purchase of Development Rights (PDR):** Purchase the development rights from landowners, **compensating them for not developing their land, while allowing them to continue using it** for agriculture or other compatible purposes.



- ♦ **Land Trusts:** **Partner with local or regional land trusts to acquire and manage open space.** Land trusts are nonprofit organizations dedicated to land conservation. While conservation easement agreements can be made with government agencies, they are often made with land trusts.
- ♦ **Direct Purchase:** **Acquire land outright through purchase** by the local government, a land conservancy, or other organization dedicated to open space preservation. This could be a medium- to long-term strategy as properties become available.

2. Regulatory Tools:

- ♦ **Comprehensive Planning:** Integrate open space protection into the community's comprehensive plan, establishing clear goals, policies, and land use designations that prioritize conservation. This is a long-term goal, and since the district includes both the Town of Elizabeth and surrounding unincorporated land, it's a goal that should be addressed at both the Town and the County-scale, as new Comprehensive Plans are completed.
- ♦ **Zoning Regulations:** These are also relevant at both the Town and County-scale depending on location. Implement zoning ordinances that:
 - **Cluster Development:** Concentrate development on smaller portions of a property to preserve larger contiguous open space areas.
 - **Overlay Zones:** Create overlay zones that place additional restrictions on development in sensitive areas, such as riparian corridors or wildlife habitats.
 - **Conservation Zoning:** Designate areas specifically for conservation, limiting or prohibiting development.
- ♦ **Subdivision Regulations:** Require developers to dedicate a percentage of land for open space as part of the subdivision approval process.
- ♦ **Transfer of Development Rights (TDR):** Allow landowners in designated "sending areas" (areas to be preserved) to sell their development rights to developers in "receiving areas" (areas suitable for more dense development).
- ♦ **Tax Incentives:** Offer tax incentives to landowners who donate conservation easements or otherwise protect open space.

3. Funding Mechanisms:

- ♦ **Grants:** **Pursue grants from federal, state, and private sources** to support open space projects.
- ♦ **Bonds:** Issue bonds to finance large-scale open space acquisitions.
- ♦ **Dedicated Funding Streams:** Establish dedicated funding sources for open space acquisition and management, such as:
 - **Open Space Sales Tax:** A dedicated sales tax earmarked for open space.
 - **Property Tax Levy:** A dedicated property tax that supports open space.
 - **Development Impact Fees:** Impose fees on new development to offset the costs of providing open space and recreation facilities.

4. Partnerships and Collaboration:

- ♦ **Intergovernmental Cooperation:** Collaborate with neighboring jurisdictions to protect regional open space corridors and ecosystems. This could work well between the Town of Elizabeth and Elbert County, for example. Similarly, Elbert County coordinating with Elizabeth Park and Recreation District on new development requirements.
- ♦ **Public-Private Partnerships:** Partner with private developers, landowners, and non-profit organizations to leverage resources and expertise for open space protection.
- ♦ **Community Engagement:** Engage residents in the planning and decision-making process to build support for open space initiatives. This plan is an important part in establishing initial support in a regional effort. Ongoing engagement will be important for continued advancement of PROST projects.

By implementing a combination of these strategies, the Greater Elizabeth community can work to protect its valuable open spaces for current and future generations. Note that the most successful approaches are often those that are tailored to the specific needs and circumstances of the community. Open space, once lost, is very difficult to get back, so a coordinated strategy between organizations and private citizens will have the biggest impact. A good resource for information is [Keep It Colorado](#).



6.5 Trail Implementation

Through the site inventory and assessment process and based on community input, a primary goal of developing a comprehensive, connected, multi-use trail system throughout the Greater Elizabeth Area was identified. Trail connectivity is proposed at both a local scale within the Town of Elizabeth and a regional scale incorporating the entire Park and Recreation District.

Regional Trails Implementation

The primary purpose of a regional trail system is to better connect the different communities throughout the District to each other, to the Town of Elizabeth and to adjacent trail systems in Douglas and Arapahoe Counties. The District Wide Trail Plan shown in Figure 6-25 proposes 100 miles of new multi-use trails that fulfills a need for both recreational uses and commuters. Figure 6-26 describes key connection points within the regional trail system.

Due to the limited amount of public land available throughout the District, the majority of regional trails are proposed within County owned right-of-ways. Additional coordination with County staff and commissioners including intergovernmental agreements between the County, the Elizabeth Park and Recreation District, and in some cases, adjacent Homeowners Associations and developers will be required to develop trails within the County right-of-way. Recommendations for how to integrate multi-use trails within existing right-of-way are shown in the Typical Trail Sections in Figures 6-27 (*Page 186*), 6-28 (*Page 187*), and 6-29 (*Page 188*). The new trails should accommodate pedestrians, cyclists, and where appropriate, horseback riders. Reference the Multi-Use Trail Examples in Chapter 2 of this report.



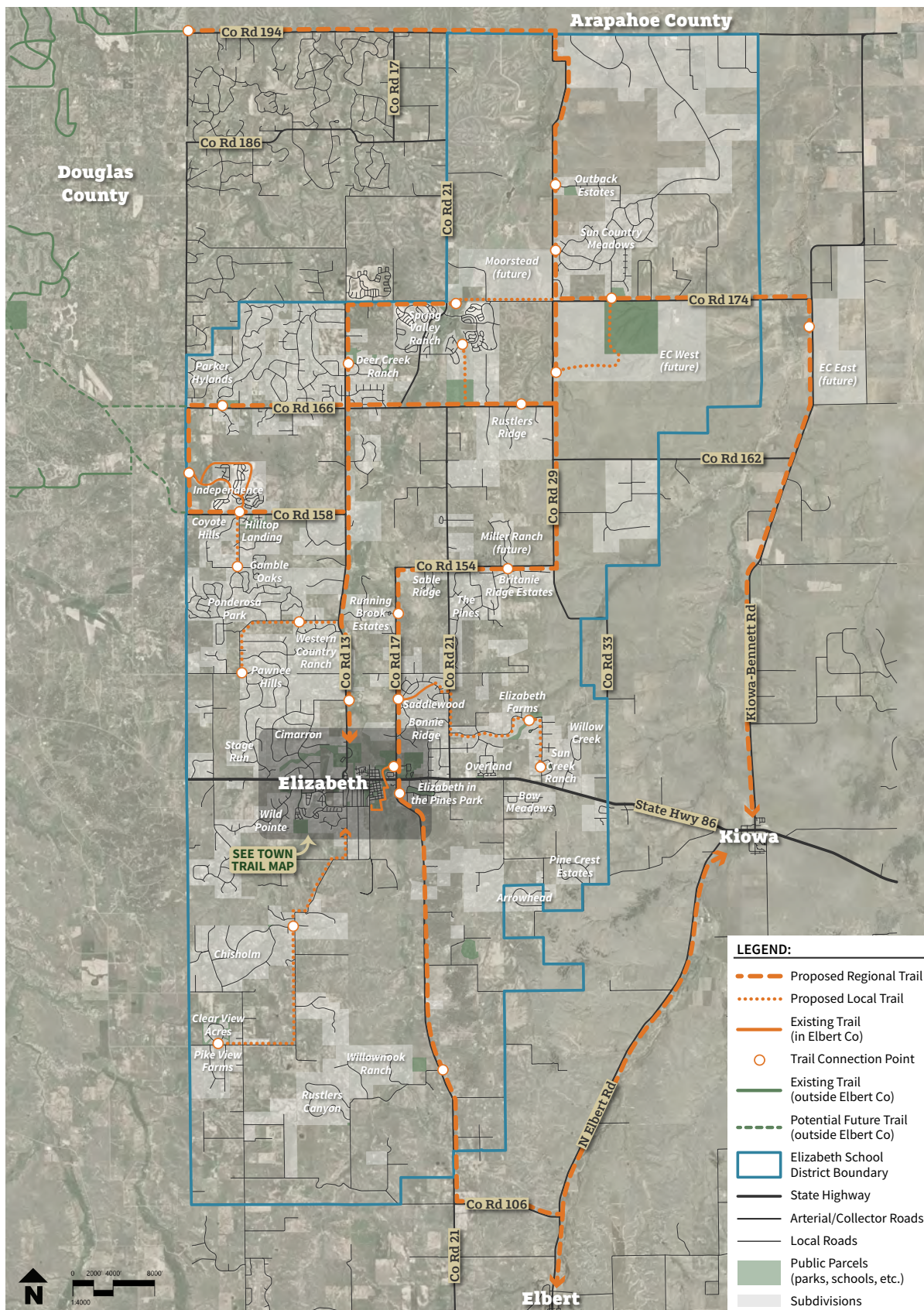


Figure 6-25: District Wide Trail Plan



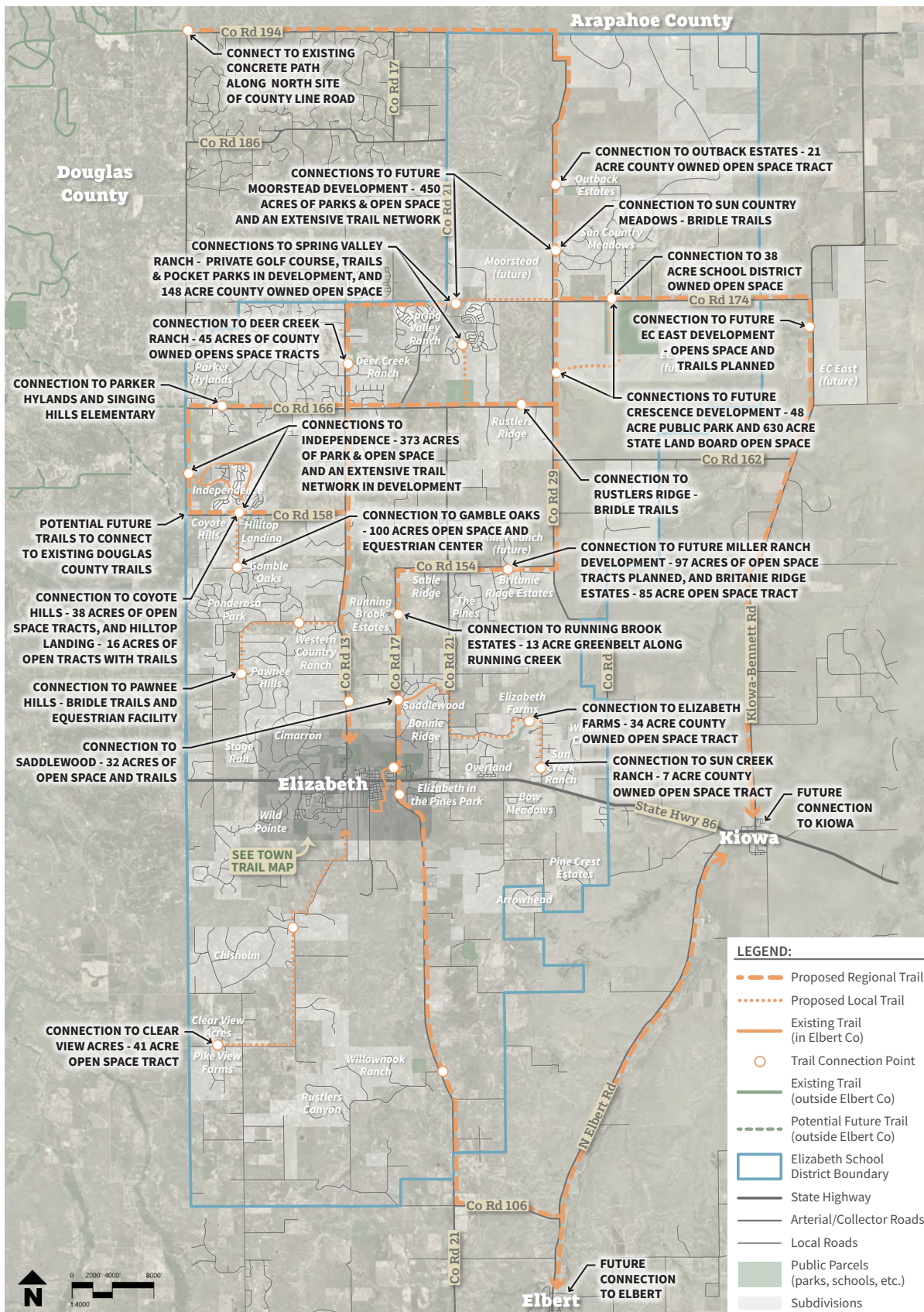
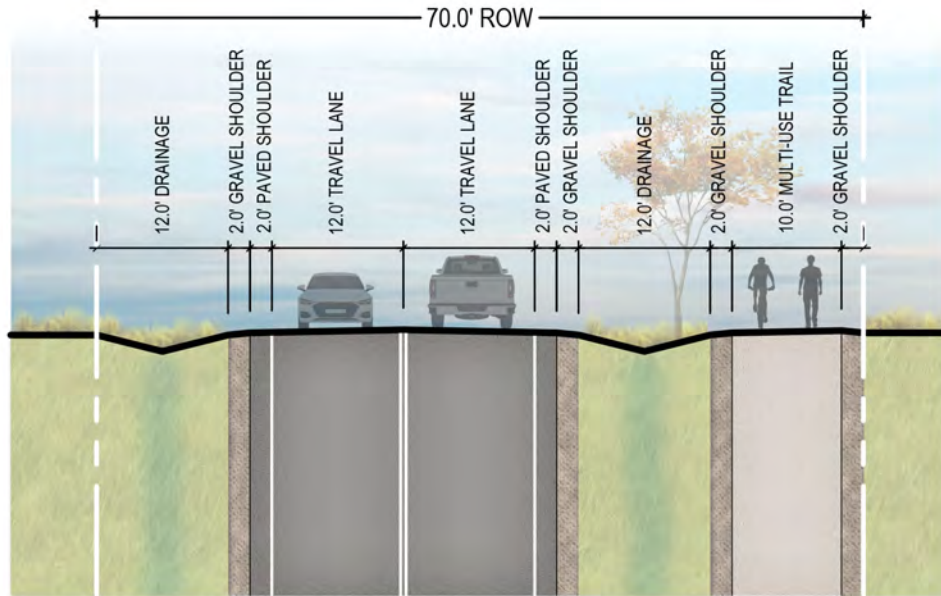


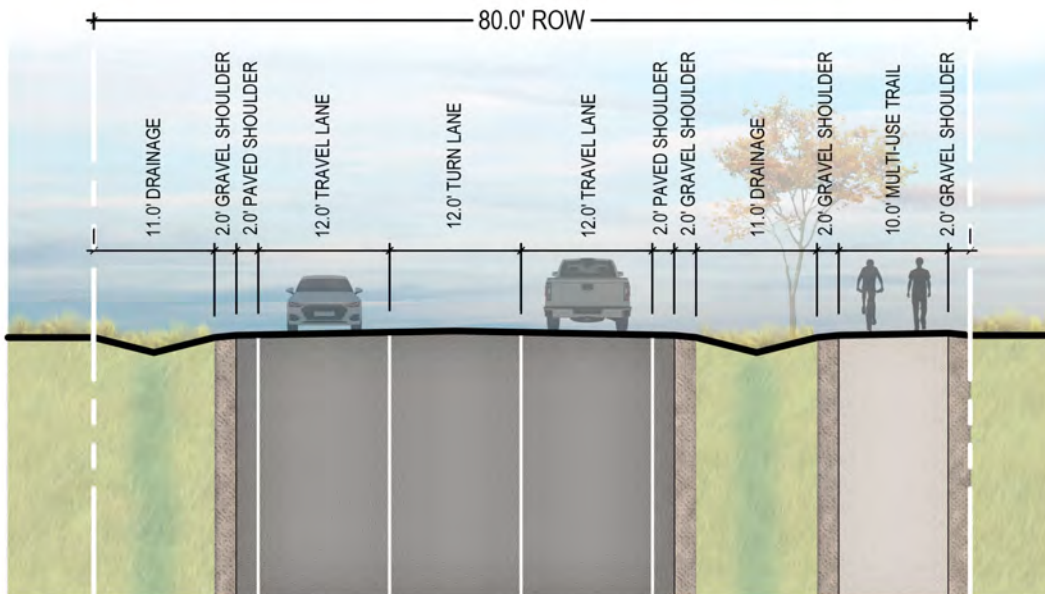
Figure 6-26: District Wide Trail Plan - Connection Points



OPTION A (PREFERRED)



Rural Minor Collector



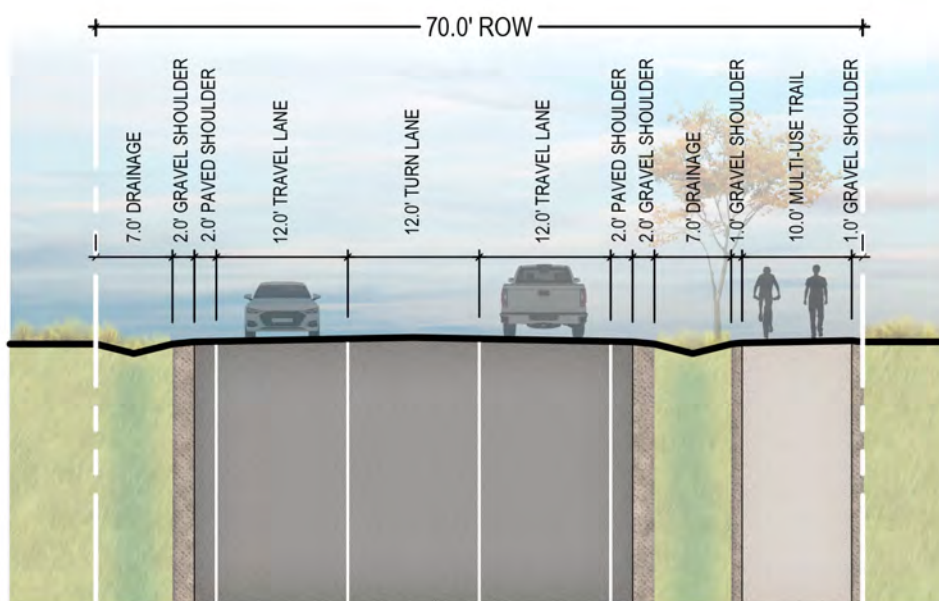
Rural Major Collector

Figure 6-27: Typical Trail Sections Option A (Preferred)

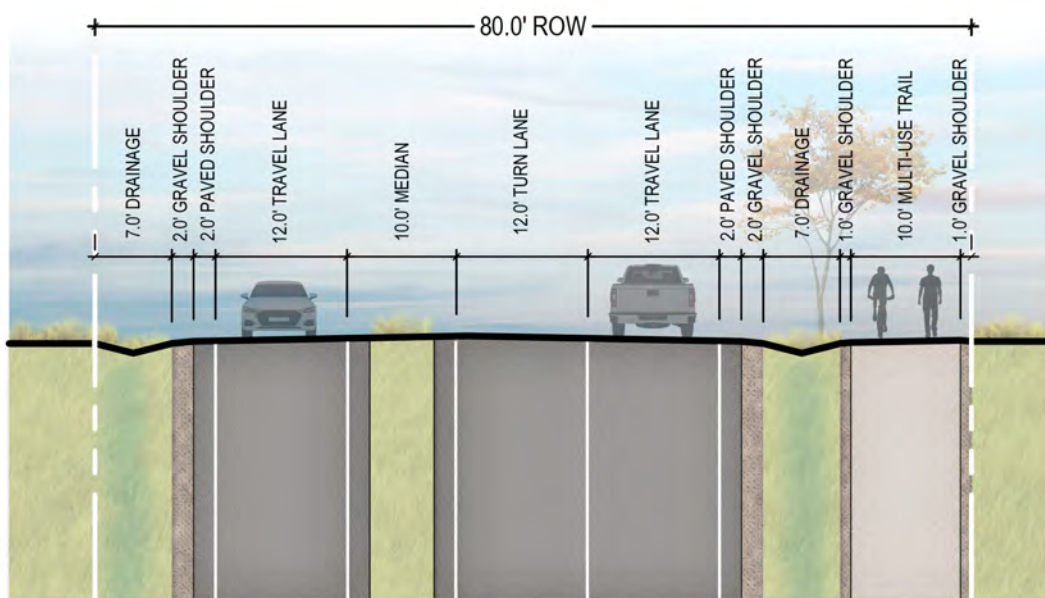
Note: Section are conceptual and subject to change



OPTION A (WIDENED ROAD)



Rural Minor Collector



Rural Major Collector

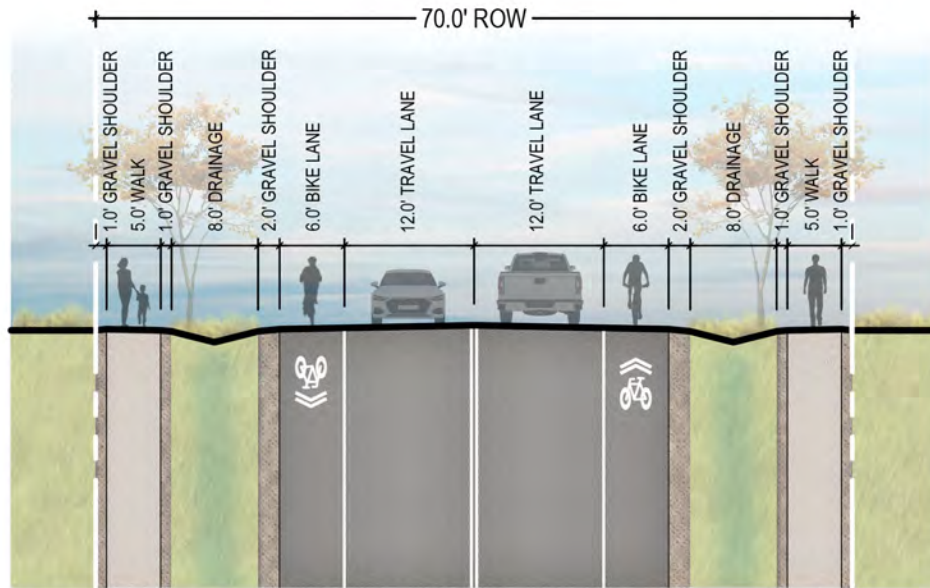
Figure 6-28: Typical Trail Sections Option A (Alternative)

Note: Section are conceptual and subject to change

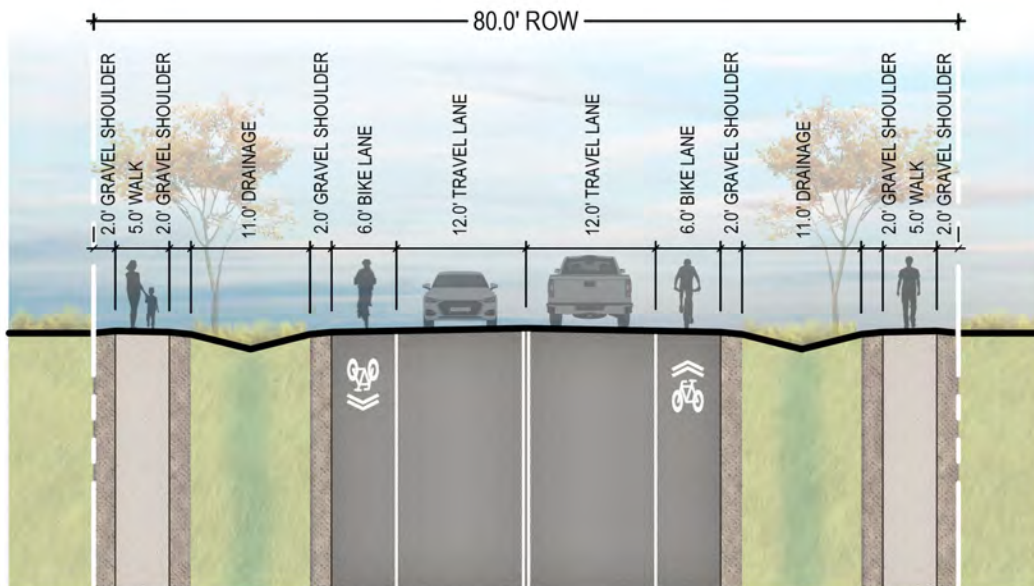


OPTION B

(SLOWER SPEEDS RECOMMENDED)



Rural Minor Collector



Rural Major Collector

Figure 6-29: Typical Trail Sections Option B (Slower Speeds Recommended)

Note: Section are conceptual and subject to change



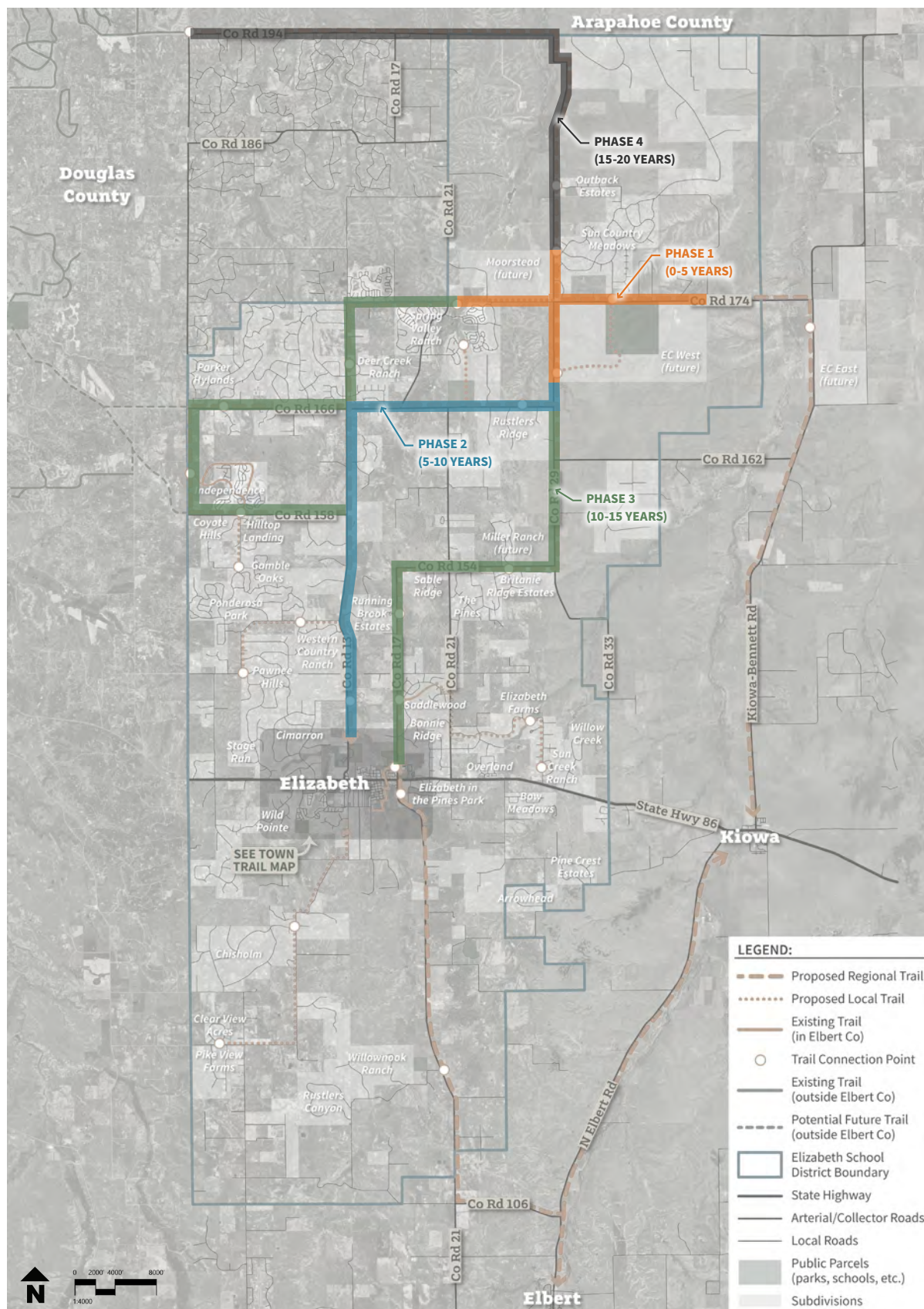


Figure 6-30: District Wide Trail Plan - Phasing



The proposed district wide trail system is extensive to cover the entire Park and Recreation District and will require significant funding (see Cost Estimate below). Therefore, it is recommended that the trail construction be phased over the next 20+ years as shown in the District Wide Trail Phasing Plan in Figure 6-30 on the previous page. Trails should be installed along County roads as they are being paved, widened, or otherwise improved for efficiency. Additionally, it is recommended that the County require developers to construct regional trails adjacent to new communities, and allow public access to trail systems within their communities to help offset this cost.

District Wide Trail System - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi-Use Trail (developer-built)	Includes trails along new Crescence and Moorstead developments	Mile	N/A	8	N/A
Multi-Use Trail (EPRD-built)	Assumes 10' wide concrete trail (alternate options include 10' wide compacted crushed rock trail, or two 5' wide sidewalks and bike lane striping)	Mile	\$400,000.00	11	\$ 4,400,000.00
Short Term Total					\$ 4,400,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi-Use Trail (EPRD-built)	Assumes 10' wide concrete trail (alternate options include 10' wide compacted crushed rock trail, or two 5' wide sidewalks and bike lane striping)	Mile	\$400,000.00	22	\$ 8,800,000.00
Mid Term Subtotal					\$ 8,800,000.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 1,408,000.00
Mid Term Total					\$ 10,208,000.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Multi-Use Trail (County-built)	Includes trails outsided of the EPRD	Mile	N/A	29	N/A
Multi-Use Trail (EPRD-built)	Assumes 10' wide concrete trail (alternate options include 10' wide compacted crushed rock trail, or two 5' wide sidewalks and bike lane striping)	Mile	\$400,000.00	30	\$ 12,000,000.00
Long Term Subtotal					\$ 12,000,000.00
Inflation over 15 years	Assumes 2% per year		30%		\$ 3,600,000.00
Long Term Total					\$ 15,600,000.00

Summary of All Phases					
Subtotal					\$ 30,208,000.00
Contingency			15%		\$ 4,531,200.00
Design Fees			8%		\$ 2,416,640.00
Grand Total					\$ 37,155,840.00

Figure 6-31: District Wide Trail System Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.





Source: Adobe Stock.

Future Options for Developing Nature Trails

In order to develop recreational trails that can offer a more immersive experience in nature in addition to the primarily roadside trails proposed in the District Wide Trail Plan, the County and Park and Recreation District have two options.

They can acquire land as it becomes available for sale by private owners. For this method, it is recommended they prioritize the acquisition of land along riparian corridors, such as Running Creek and Gold Creek. Riparian corridors are ideal locations for trails as they are often not suitable for other types of developments due to flood risk and sensitive ecosystems and habitats. However, acquiring a larger portfolio of connected public space is a lofty challenge for small community governments and districts and could require more tax dollars from residents.

They can work to establish voluntary agreements with private landowners to develop minimal, low-impact public trails within a landscape of privately-owned land. Resources about trail easements and the mutual benefit they can offer should be made readily available for private homeowners to opt into. A campaign to spread awareness of that option should be prioritized; trail and conservation easements on the properties of private landowners who care about the future of open space in the district are the available solutions given limited public resources and the urgency of the threat of development being built on unprotected, private land. Developing partnerships with existing land trusts and conservancies will be critical for messaging and growing interest among landowners as well as potentially supporting maintenance over time.

Town of Elizabeth Trails Implementation

In addition to planning trails at a regional level, the consultant team zoomed in to look at pedestrian and bicycle connectivity at a more local scale focused on the Town of Elizabeth.





First, existing sidewalks and multi-use trails were mapped. Then new sidewalks and multi-use routes were proposed with an emphasis on connecting town residents to Main Street, parks and open spaces, and other public facilities such as schools, Town Hall, and the library. Figure 6-32 shows the full Town Trail Plan including both existing and proposed routes.

Proposed multi-use routes should be either a minimum 10' wide path that accommodates two-way pedestrian and bicycle traffic when space allows, or a combination of a standard 4-6' wide sidewalk and bike lane along streets where the existing right-of-way width does not allow for a 10' wide path on one side. The Town of Elizabeth does not currently have many bike lanes but they should be considered to improve safety by providing dedicated space for cyclists, reducing collisions with motor vehicles and to encourage more people to choose cycling, which helps reduce traffic congestion and pollution. Additionally, bike lanes can boost local economies by increasing foot traffic to nearby businesses.

The Town of Elizabeth should work with the owners of new developments such as Gold Creek Commons on the north side of CO-86, west of the middle school, to ensure that proposed trail connections are made through these new neighborhoods.

The Town Trail Plan includes four new pedestrian crossings along State Highway 86. The first crossing is proposed at Legacy Circle to provide better access to Legacy Academy and the new commercial development for residents of the Cimarron and Stage Run neighborhoods. It is recommended that this crossing go over or under the highway for safety as travel speeds are higher on CO-86 before getting into Town. The second crossing is shown at the future stop light to be added at Hinds Road for the new Gold Creek Commons development. The third crossing is proposed between the new Linear Park and the cemetery which will provide a better route for students residing in old town Elizabeth to get to and from school. The final proposed crossing is at County Road 17 where there is an existing

vehicular signal. A north-south crosswalk is crucial for providing pedestrian access to the new recreation center at Casey Jones Park. The Town of Elizabeth will have to work with the Colorado Department of Transportation to coordinate funding, and permitting and approvals of all new crosswalks and sidewalks within the state-owned right-of-way.

Town of Elizabeth Sign Program Implementation

It is recommended that the Town of Elizabeth develop a wayfinding and signage program in conjunction with the Elizabeth Historic Advisory Board and Main Street Board. Wayfinding signage should be located at key trail intersections to direct people to public spaces such as Main Street, Town Hall, the library, and parks and open spaces. Proposed wayfinding locations are shown in Figure 6-33.

In addition to wayfinding, signage should also be used to provide information about historically and culturally significant features such as the Town Trail along the old rail line, the historic sawmill location at Running Creek Park, and historic buildings along Main Street.

The programming for individual parks and open spaces should include different types of interpretive signage where appropriate. See Sections 6.2 and 6.4 for more detailed information about recommended interpretive signage at specific locations.

When developing the Sign Program, design standards should be established to create a cohesive look and feel of signage throughout the Town. Design standards can define the fonts, materials, colors, and graphics used as well as the overall shapes and sizes of signs. The standards should draw on the history and character of the Greater Elizabeth Area to contribute to placemaking.



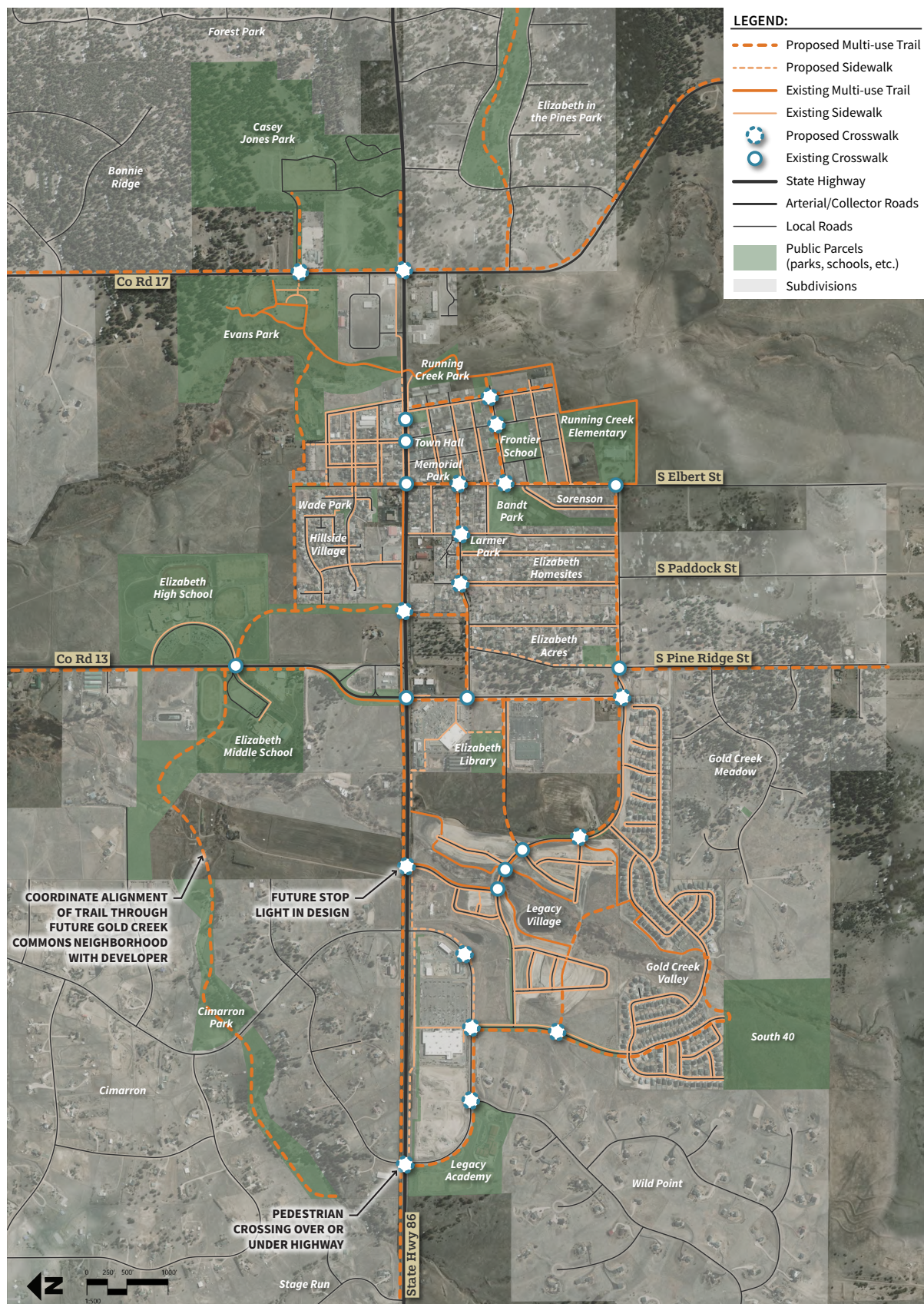


Figure 6-32: Town Trail Plan



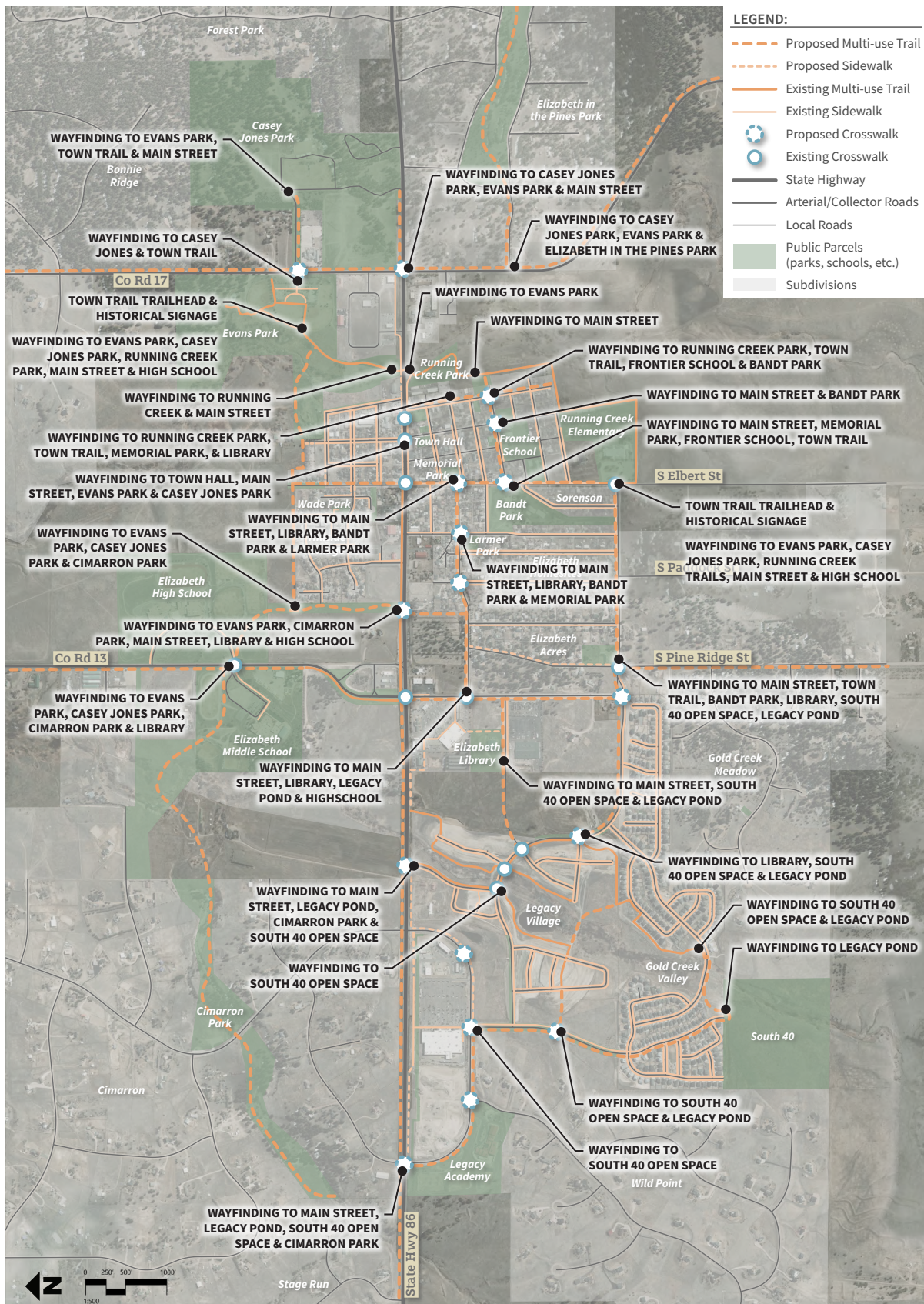


Figure 6-33: Town Trail Plan - Wayfinding



Town Trail System - Cost Estimate

Short Term (0-7 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
Wayfinding	Wayfinding signage throughout the trail system	LS	\$ 30,000.00	1	\$ 30,000.00
Short Term Total					\$ 30,000.00

Mid Term (8-14 years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
New Sidewalk	5' wide concrete	Mile	\$ 200,000.00	0.5	\$ 100,000.00
New Multi-use Trail	Assumes 10' wide concrete trail, or min. 5' wide sidewalk and bike lane striping	Mile	\$ 400,000.00	7	\$ 2,800,000.00
Wayfinding	Wayfinding signage throughout the trail system	LS	\$ 95,000.00	1	\$ 95,000.00
Mid Term Subtotal					\$ 2,900,000.00
Inflation over 8 years	Assumes 2% per year		16%		\$ 464,000.00
Mid Term Total					\$ 3,364,000.00

Long Term (15-20+ years)					
Budget Item	Description / Assumptions	Unit	Unit Cost	Quantity	Total Cost
New Sidewalk	5' wide concrete	Mile	\$ 200,000.00	1	\$ 200,000.00
New Multi-use Trail	Assumes 10' wide concrete trail, or min. 5' wide sidewalk and bike lane striping	Mile	\$ 400,000.00	2	\$ 800,000.00
Wayfinding	Wayfinding signage throughout the trail system	LS	\$ 25,000.00	1	\$ 25,000.00
New Crosswalk at CO-86	Includes HAWK signal and signage, striping, ADA ramps, and CDOT permitting	LS	\$ 300,000.00	2	\$ 600,000.00
Long Term Subtotal					\$ 1,625,000.00
Inflation over 15 years	Assumes 2% per year		30%		\$ 487,500.00
Long Term Total					\$ 2,112,500.00

Summary of All Phases					
Subtotal					\$ 5,506,500.00
Contingency			15%		\$ 825,975.00
Design Fees			8%		\$ 440,520.00
Grand Total					\$ 6,772,995.00

Figure 6-34: Town Trail System Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



6.6 Systemwide Implementation Summary

Overall Cost Analysis & Phasing

Proposed PROST improvements are prioritized into three different phases, Short Term (0-7 years), Mid Term (8-14 years), and Long Term (15-20+ years). Figure 6-35 on the following pages shows a summary of total estimated cost by project and by phase for the Town of Elizabeth and the Elizabeth Park and Recreation District. This cost estimate can be used to better understand funding needs over the next 20 years. Suggested funding opportunities are summarized at the end of this Chapter.

Who can help create the PROST network this community deserves?

Residents

Residents have the ultimate power to determine what the future of their open space is, but they must take action—and soon.

1. Show up to public comment when new developments are proposed to ensure adequate open space and public, recreational amenities are included in the projects.
2. Lobby the county government to establish a higher standard from new development around greater allocation of open space protection and public, recreational amenity development.
3. Consider voluntarily allowing for public access on your land through a trail easement.
4. Consider protecting open space from ever being developed by voluntarily placing a portion of your land into a conservation easement, ideally paired with a trail easement.

Developers

Until regulations align with the residents' desires for the landscape they want to maintain into the future, it is on the developers' good will to preserve more than the minimum amount of open space, to minimally disturb that open space habitat during construction, and to provide adequate recreational amenities for the neighborhood and the greater community. Given the lack of binding regulation and the lack of public resources, it is on developers to consider and care that they currently responsible for:

1. Determining whether this community rapidly transforms into another megaburb of disconnected subdivisions and greenbelts, or if it evolves gently into a connected series of rural neighborhoods with varied densities clustered in a pastoral landscape
2. Meaningfully protecting a habitat that is disappearing at a staggering rate across the country, or contributing to the demise of grassland-reliant species at the hand of sprawling development
3. Providing not just amenities for the new population they are bringing into the area, but compensating for the deficit of adequate amenities in the neighborhoods in proximity



Overall Cost Estimate

Town of Elizabeth Parks							
Project	Short Term Cost	Mid Term Cost	Long Term Cost	Subtotal (all phases)	15% Contingency	8% Design Fees	Grand Total (all phases)
Bandt Park	\$ 1,839,000	\$ 939,832	\$ -	\$ 2,778,832	\$ 416,825	\$ 222,307	\$ 3,417,963
Running Creek Event Park	\$ 505,500	\$ 2,079,184	\$ -	\$ 2,584,684	\$ 387,703	\$ 206,775	\$ 3,179,161
Linear Park	\$ 434,000	\$ 2,436,232	\$ 390,000	\$ 3,260,232	\$ 489,035	\$ 260,819	\$ 4,010,085
South 40 Open Space	\$ -	\$ 1,449,420	\$ -	\$ 1,449,420	\$ 217,413	\$ 115,954	\$ 1,782,787
Arapahoe - Dawson Well Site	\$ 229,000	\$ -	\$ -	\$ 229,000	\$ 34,350	\$ 18,320	\$ 281,670
Wade Park	\$ 212,250	\$ -	\$ -	\$ 212,250	\$ 31,838	\$ 16,980	\$ 261,068
Senior Center	\$ 9,000,000	\$ -	\$ -	\$ 9,000,000	\$ 1,350,000	\$ 720,000	\$ 11,070,000
Town Trail System	\$ 30,000	\$ 3,364,000	\$ 2,112,500	\$ 5,506,500	\$ 825,975	\$ 440,520	\$ 6,772,995
Subtotal (by phase)	\$ 12,249,750	\$ 10,268,668	\$ 2,502,500	\$ 25,020,918			
15% Contingency	\$ 1,837,463	\$ 1,540,300	\$ 375,375	\$ 3,753,138			
8% Design Fees	\$ 979,980	\$ 821,493	\$ 200,200	\$ 2,001,673			
Grand Total (by phase)	\$ 15,067,193	\$ 12,630,462	\$ 3,078,075	\$ 30,775,729			

Elizabeth Parks & Recreation District Parks							
Project	Short Term Cost	Mid Term Cost	Long Term Cost	Subtotal (all phases)	15% Contingency	8% Design Fees	Grand Total (all phases)
Cimarron Park	\$ 815,000	\$ 1,713,668	\$ -	\$ 2,528,668	\$ 379,300	\$ 202,293	\$ 3,110,262
Legacy Pond	\$ 270,000	\$ 450,080	\$ -	\$ 720,080	\$ 108,012	\$ 57,606	\$ 885,698
Park South of SVR	\$ 441,000	\$ 5,660,800	\$ 3,139,500	\$ 9,241,300	\$ 1,386,195	\$ 739,304	\$ 11,366,799
Evan Park Skatepark	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ 90,000	\$ 48,000	\$ 738,000
Casey Jones Recreation Center	\$ -	\$ 51,510,960	\$ -	\$ 51,510,960	\$ 7,726,644	\$4,120,877	\$ 63,358,481
District Trail System	\$ 4,400,000	\$ 10,208,000	\$ 15,600,000	\$ 30,208,000	\$ 4,531,200	\$2,416,640	\$ 37,155,840
Subtotal (by phase)	\$ 6,526,000	\$ 69,543,508	\$ 18,739,500	\$ 94,809,008			
15% Contingency	\$ 978,900	\$ 10,431,526	\$ 2,810,925	\$ 14,221,351			
8% Design Fees	\$ 522,080	\$ 5,563,481	\$ 1,499,160	\$ 7,584,721			
Grand Total (by phase)	\$ 8,026,980	\$ 85,538,515	\$ 23,049,585	\$ 116,615,080			

Figure 6-35: Overall Cost Estimate

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



School District Collaboration Projects							
Project	Short Term Cost	Mid Term Cost	Long Term Cost	Subtotal (all phases)	15% Contingency	8% Design Fees	Grand Total (all phases)
Elizabeth High School Turf Field	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ 105,000	\$ 56,000	\$ 861,000
Park at Sun Country Meadows	\$ 595,200	\$ 1,115,920	\$ -	\$ 1,711,120	\$ 256,668	\$ 136,890	\$ 2,104,678
The Frontier Center	\$ -	\$ -	\$ 26,000,000	\$ 26,000,000	\$ 3,900,000	\$2,080,000	\$ 31,980,000
Subtotal (by phase)	\$ 1,295,200	\$ 1,115,920	\$ 26,000,000	\$ 28,411,120			
15% Contingency	\$ 194,280	\$ 167,388	\$ 3,900,000	\$ 4,261,668			
8% Design Fees	\$ 103,616	\$ 89,274	\$ 2,080,000	\$ 2,272,890			
Grand Total (by phase)	\$ 1,593,096	\$ 1,372,582	\$ 31,980,000	\$ 34,945,678			

Figure 6-35: Overall Cost Estimate (cont.)

Note: This cost estimate is a rough order of magnitude based on the proposed concept plan. Actual construction costs could vary based on final design details, material costs, inflation, and market shifts.



County

The County has several tools and strategies at their disposal to protect open space and develop trails and parks. These approaches span policy, funding, partnerships, and land management practices. Here are a few actions the County could take:

1. Land Use Planning and Zoning - Consider adopting land use and zoning regulations that promote open space preservation and habitat protection. Strategies may include implementing conservation zoning to limit development in designated areas such as agricultural or ecologically sensitive lands; establishing overlay districts to safeguard specific environmental zones; and incentivizing cluster development that concentrate housing in smaller areas to preserve larger contiguous open spaces
2. Land Acquisition and Easements - To ensure long-term conservation, the County can collaborate with land trusts or willing landowners to establish conservation easements on private property. Additionally, the County could develop a Transfer of Development Rights (TDR) program, allowing landowners to sell or transfer the development potential of their land to preserve it. Increasing public land ownership through direct fee-simple purchases for parks or open space is another effective strategy.
3. Funding Mechanisms - A range of state and private grant opportunities are available to support park and open space initiatives. These funds could be pursued directly or in collaboration with partners such as the Elizabeth Park and Recreation District, the Town of Elizabeth, or local nonprofits. Many of these funding sources are identified later in this report. The County could also explore additional funding options such as developer impact fees to directly support the expansion and stewardship of parks, trails, and open spaces.
4. Policy and Regulatory Incentives - Strategies include offering density bonuses to developers in exchange for the dedication of open space or trail corridors, and requiring the dedication of parkland or trail easements as a

condition of development approvals. Additionally, establishing clear stewardship requirements ensures long-term maintenance and care of parks and open spaces, helping to protect community investments over time.

Funding Opportunities

Several funding opportunities, in various combinations, could help support the development of a PROST system in the Greater Elizabeth Area. Below is not an exhaustive list, but it includes many options that may be useful in the coming months and years.

Great Outdoors Colorado (GOCO)

Who can apply?

- ♦ Colorado cities, towns, and counties
- ♦ Title 32 special districts eligible to receive Conservation Trust Fund distributions
- ♦ Land conservation organizations that support open space and natural area acquisitions
- ♦ Political subdivisions of the State of Colorado whose missions are to identify, manage, or acquire open space and natural areas
- ♦ Colorado Parks and Wildlife

GOCO Base Grant Programs

Community Impact

- ♦ The [Community Impact program](#) invests in projects that enhance a community's quality of life and outdoor access. *This grant has great potential for supporting the PROST system.*
- ♦ *Funds the planning and/or construction of new or upgraded parks, trails, natural areas, and other outdoor amenities.*
- ♦ \$100,000 - \$2,000,000 per project - very competitive
- ♦ Starting in fiscal year 2027, grants above \$2 million will be considered



Land Acquisition

- ♦ The [Land Acquisition program](#) supports urban and rural landscapes, waterway, and habitat protection priorities and improves outdoor access. *This grant could be used for helping secure future open space, parkland, and/or trail properties as opportunities arise to support future development of the PROST system.*
- ♦ Projects that consider opportunities for passive public recreation access; wildlife habitat and migration corridors; critical watersheds, waterways, and riparian ecosystems; scenic viewsheds and greenways; and open spaces, particularly those that serve disproportionately impacted communities.
- ♦ Eligible projects are fee-simple land acquisitions that provide public access. GOCO also considers conservation easements when tax credits are financially insufficient or impractical.
- ♦ Generally, up to \$3 million per project

Pathways

- ♦ The [Pathways Program](#) helps address pressing issues and opportunities through research and knowledge-building activities; data-gathering and analysis; development of tools and models; and expanding staff capacity.
- ♦ This program supports high-level visioning processes, equity initiatives, climate resilience efforts, and community engagement strategies that build networks and partnerships. Projects must address current issues affecting Coloradans, prioritizing proposals that consider disproportionately impacted communities and meaningfully involve community members in project design and implementation.
- ♦ \$100,000 - \$300,000

GOCO Partner Grant Programs

Conservation Service Corps

- ♦ In partnership with the Colorado Youth Corps Association (CYCA), GOCO offers funding for our partners to hire conservation service corps for outdoor recreation and natural resource stewardship projects. *This grant program has the potential of supporting trail crews for*

development of a new trail, for example. Or helping with wildlife habitat or riparian area restoration projects that support the overall PROST system.

- ♦ [CYCA](#) is a statewide coalition of eight accredited conservation service corps. These organizations employ and train youth, young adults, and veterans (typically ages 14–25) to address important conservation and stewardship issues. Through this work, young people contribute to their communities while gaining valuable job skills and leadership experience, preparing them for future natural resource careers. Most corpsmembers receive a stipend and an AmeriCorps education award for college tuition or to reduce student loans. Together, CYCA-accredited corps serve more than 1,700 participants a year.
- ♦ Conservation service corps crews complete various projects, including:
 - Trail construction and maintenance
 - invasive species mitigation (chainsaw crews and/or pesticide/herbicide application available)
 - Fence installation and deconstruction
 - Wildlife habitat improvement
 - Riparian restoration
 - Forest health activities (chainsaw crews)
- ♦ The GOCO board currently commits \$1.2 million per year to the program and another \$500,000 through GOCO's investment in CPW
- ♦ Youth corps crews work in a “per week” basis. One week includes 8 - 10 people who work at least 320 hours collectively. There is no maximum grant request, but applicants must request a crew for a minimum of two weeks' worth of work.

RESTORE Colorado

- ♦ The [RESTORE Colorado Program](#) (Restoration and Stewardship of Outdoor Resources and the Environment) employs a collaborative funding model to support large-scale habitat restoration and stewardship projects across public and private lands. *There are potential opportunities here when thinking about the protection of eastern Colorado grasslands, as one example. This grant would require some coordination with other organizations, but could have significant impact for protecting open space.*



One organization that is already part of CPW's Regional Partnership Initiative (see below), the Eastern Grasslands Coalition, has been involved with the PROST effort and could be a good early partner.

- ♦ The program is administered by the National Fish and Wildlife Foundation (NFWF), and funded by NFWF, GOCO, the Colorado Department of Natural Resources, Colorado Parks and Wildlife, the Gates Family Foundation, OXY, Chevron, the Bureau of Land Management, the U.S. Fish and Wildlife Service, the U.S. Forest Service, and the Natural Resources Conservation Service.
- ♦ RESTORE provides a single grant application that can support larger, multi-benefit projects that enhance wildlife resilience, ecosystems, and communities across the state. What's more, funding from a combination of state, federal, and private sources allows for more flexibility to get projects done.
- ♦ In 2025, approximately \$4.5 million may be available for projects focusing on the following habitats and statewide priorities:
 - Watershed resilience (wetlands, riparian, and upland habitats including forests)
 - Eastern Colorado grasslands
 - Sagebrush rangelands
 - Big game winter range and migration corridors

Transaction Cost Assistance Program

- ♦ In 2021, Keep It Colorado (see below) partnered with GOCO to establish the [Transaction Cost Assistance Program](#) (TCAP), which re-grants GOCO funds to nonprofit land trusts to help cover the costs associated with conservation easement transactions.
- ♦ Most of Colorado's land is privately owned, so working with landowners is key to protecting our outdoors. Private properties often contain important wildlife habitats, beautiful views, water resources, agricultural operations, and historic sites. However, as more people move to Colorado, landowners are experiencing increased pressure to develop.
- ♦ A conservation easement is a voluntary legal agreement that permanently protects land from development. If you want to protect your land through a conservation easement, you'll

likely face costs between \$60,000 and \$150,000 for appraisals, assessments, and legal fees. These expenses are significant barriers for some landowners.

- ♦ When urgent conservation opportunities arise, TCAP grants help landowners who face financial barriers conserve their land more quickly. Since the program's founding, these grants have helped protect thousands of acres of important land for future generations. *As noted here and earlier in this plan, conservation easements are a powerful tool for protecting open space while allowing private landowners to keep their land. This program, assuming an appropriate land trust were working in the community, would help make this process more affordable for local landowners.*

Regional Partnership Initiative

- ♦ The [Colorado Outdoor Regional Partnerships Initiative](#) (RPI) advances regionally driven collaboratives working to ensure that Colorado's land, water, and wildlife thrive, and residents have equitable access to quality outdoor recreation experiences. Funded by Colorado Parks and Wildlife (CPW) and Great Outdoors Colorado (GOCO), the grant program supports a network of Outdoor Regional Partnerships (RPIs) that develop visions and action plans that reflect regional priorities and support [Colorado's Outdoors Strategy](#)—a statewide vision for conservation, climate resilience, and sustainable recreation.
- ♦ For areas that do not have a partnership, grants help to build a coalition of organizations representing a broad range of outdoor interests. For existing Outdoor Regional Partnerships, grants support continued collaboration, public engagement, research, planning, and implementation.
- ♦ Coalitions awarded funding are provided tools, resources, best practices, and connections to a statewide network of recreation and conservation leaders. Designated CPW staff support the growth and development of regional coalitions and provide information as needed.
- ♦ GOCO and CPW are investing \$50 million in the RPI program from 2025 to 2030. *This is a huge opportunity and, as noted above, already has some local partners.*



- ♦ Eligibility
 - Colorado non-profit organizations and government entities bringing together a coalition with a broad range of outdoor interests, including conservation, outdoor recreation, working lands, underrepresented populations, and government interests OR demonstrate a commitment to building a coalition with these interests.
 - Representatives of new or existing coalitions in areas that do not have a Regional Partnership OR represent an existing Regional Partnership. Please see the RPI map to determine if your coalition is eligible.
 - Applicants who demonstrate a commitment to identifying community-driven conservation and sustainable outdoor recreation values, objectives, and priorities while supporting the goals of Colorado's Outdoors Strategy.
- ♦ Eligible grant expenses include:
 - Development, coordination, and facilitation of a regional coalition.
 - Regional conservation and recreation visioning and planning.
 - Recreation and conservation assessments, mapping, data collection, and surveys.
 - Public outreach and stakeholder engagement efforts engaging traditionally underrepresented communities
 - Webpage design, marketing and communications; and
 - Additional eligible grant expenses to be announced in June 2025.

Colorado Department of Local Affairs (DOLA)

Colorado's DOLA has a [handful of grants](#) that may be relative to the PROST project. Some of these are listed below.

Energy and Mineral Impact Assistance

- ♦ [This program](#) assists communities that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. Some parts of the Greater Elizabeth Area could benefit from this funding opportunity. Its goal is to promote sustainable community development, increase livability and resilience of communities through strategic investments in asset-building activities. The most successful applications into this program are those that demonstrate urgency and local commitment to get the project done, show a high priority for the proposed application, are prepared to start work, and can demonstrate a relationship to energy and mineral impact in rural Colorado. *The PROST plan has a strategic advantage with the proposed park and recreation center plans, so something that could be considered.*
- ♦ For FY 2026, DLG anticipates doing a single grant round between \$15-\$25M- probably in Spring 2026, but things could change considerably.
- ♦ It is currently unclear as to the future of this program, but it has provided important opportunities in the past, so it will be important to track

Community Development Block Grant (CDBG)

- ♦ The Department of Local Affairs Division of Local Government (DOLA-DLG) administers the federal [Community Development Block Grant \(CDBG\) program](#) for non-entitlement municipalities and counties to carry out community development activities. Eligible uses of funds include acquisition, design/engineering, construction, reconstruction, rehabilitation or installation of public improvements or public facilities.



Examples of projects include sewer and water systems, commercial streetscape improvements, community centers, food banks, shelters, health clinics etc. The funds must be used for activities that either benefit primarily low to moderate income persons; assist in prevention or elimination of slums or blight. *This could be an opportunity for potential funding for aspects of the proposed park plans.*

- ◆ Eligibility

- City, County, or other municipality
- Must be in a non-entitlement area

include those units of general govt which do not receive CDBG funds directly from HUD

Non-entitlement areas are cities with populations of less than 50,000 (except cities that are designated principal cities of Metropolitan Statistical Areas), and counties with populations of less than 200,000

- Have a project located in at least 51% low income community OR the project beneficiaries must be at least 51% low income based on local data

Conservation Trust Fund (CTF)

- ◆ The Department of Local Affairs distributes [Conservation Trust Fund](#) (CTF) dollars quarterly, on a per capita basis, to over 470 eligible local governments: counties, cities, towns, and Title 32 special districts that provide park and recreation services in their service plans.
- ◆ Funding can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. A public site is defined by the department as a publicly owned site, or a site in which a public entity/local government holds an interest in land or water.
- ◆ Eligibility

Any county, municipality, or special district which has created a conservation trust fund pursuant to this section and which has certified to the department of local affairs that it has created such fund.

Community School Yards

- ◆ [HB 25-1061](#) - Jan 21, 2025 - this is new legislation as of this year
- ◆ Cash fund for the construction of community schoolyards in communities socially or economically affected by minerals and mineral fuels activity. *This opportunity, once details are worked out, could be a great opportunity for the Elizabeth School District to consider upgrading amenities and/or advancing some of the park plans identified through the PROST plan.*
- ◆ up to \$150,000 for planning and design of a community schoolyard
- ◆ up to \$850,000 for the construction of schoolyard

Office of Economic Development & International Trade (OEDIT)

Note that there are a number of OEDIT Grants that can be found on their website ([here](#)).

Tourism Marketing Grant

- ◆ Provides funding to support tourism marketing campaigns and initiatives
- ◆ Request is between \$2,500 - \$50,000 and requires a match
- ◆ Goals are to build a robust tourism economy and advance the state's competitive position through promotion and support for industry partners across the state; strengthen the tourism industry and the state through support for responsible travel and destination stewardship campaigns; advance inclusiveness and pursue ways that Colorado can share a welcoming experience for all travelers; maximize the economic return on public and private investments in Colorado by leveraging funds to optimize marketing impact.
- ◆ Community Development Block Grant Feasibility Studies Grant (part of Federal CDBG Grant from HUD)



- ♦ This Planning and Feasibility Study Grant helps Colorado communities plan economic development project that create or retain permanent jobs. See the website for more details, but Elbert County and the Town of Elizabeth would be eligible. Projects do need to have a 1-to-1 match.
- ♦ Projects that are not eligible:
 - typically projects that DOLA supports: projects with historic or commercial importance, typically defined as downtown revitalization or improvements, to a community or a neighborhood
 - projects that have not yet identified a business to implement the project

CDOT

Safe Routes to School

- ♦ Provides funds for both infrastructure and non-infrastructure projects
- ♦ Next application period is anticipated to open in the summer of 2026
- ♦ [Safe Routes to School](#) is a great opportunity to pursue some of the pedestrian and bike routes and crossings noted in the PROST plan and could be considered in conjunction with potential funding from the new Community School Yards program just announced in January of 2025.

Transportation Alternative Program (TAP)

- ♦ This competitive grant program includes funding for projects like the design and construction of pedestrian and bicycle facilities, environmental mitigation of transportation activities, scenic activities, and the preservation of historic transportation facilities. The [TAP program](#) includes the allocation of federal funds to expand travel choice, strengthen the local economy, improve quality of life, and protect the environment. *Many TAP projects enhance non-motorized forms of transportation like biking and walking and could be a good option for Highway 86 through the Town of Elizabeth.*
- ♦ The next call for projects will cover fiscal years 2027 through 2029 and is anticipated to open in early 2026.

Multimodal Transportation & Mitigation Options Fund (MMOF)

- ♦ The [MMOF](#) provides funding for capital, construction, operations, planning and GHG mitigation projects, including but not limited to bicycle, pedestrian, ride sharing, or transit projects. This grant requires a 50% match. *This grant would also be a good potential opportunity for bike and pedestrian crossings on Highway 86 or throughout the project area.*
- ♦ Note that a significant portion of the funds for this grant have been provided by the State's COVID Fiscal Recovery Funds, so how this impacts future funding is unclear. Follow the website for updates.

State Historical Fund

History Colorado Noncompetitive and Competitive Grants

- ♦ These grants aid in the planning and development of historic preservation. [The State Historical Fund](#) offers six types of noncompetitive grants, some that may be relevant to parks and open space planning and preservation: Archaeological Assessment, Design Planning, Emergency, Historic Structure Assessment, Mico, and Survey Plan.

Colorado Parks and Wildlife

[CPW](#) has a few grant programs that might be useful for the PROST effort. They can be found on CPW's website and a few are highlighted below.

Colorado Outdoor Regional Partnerships Initiative & Grant Program (see above for more details)

- ♦ The [Colorado Outdoor Regional Partnerships Initiative](#) (RPI) advances regionally driven



collaboratives working to ensure that Colorado's land, water and wildlife thrive while also providing equitable access to quality outdoor recreation experiences. The Initiative convenes broad outdoor interests through Outdoor Regional Partnerships to develop regionally rooted visions and action plans that advance sustainable outdoor recreation and conservation priorities. Combined with Colorado's Outdoors Strategy, a collaborative vision for conservation, climate resilience and sustainable recreation, Outdoor Regional Partnerships are informing future investments for Colorado's outdoors.

- ♦ *Note: there is currently a coalition funded under this program that has been involved with the PROST effort. The [Eastern Grassland Coalition](#) attended the April workshop and is a good resource for open space preservation and land conservation.*

Shooting Range Development Grants

- ♦ [This grant](#) provides matching funds to towns, counties, agencies, shooting clubs and others for projects to establish, improve or expand shooting ranges, including archery, across the state.
- ♦ *Adding an archery range was highlighted as a desire through the PROST process and this is an opportunity to help support the development of one.*

Non-Motorized Trails Grants

- ♦ The [Colorado State Recreational Trails Grant Program](#) funds projects for trail construction, trail maintenance, and trail planning and support. *There is clearly a high need for this as new trail design and construction is a large part of the PROST plans goals.*
- ♦ Project requirements:
 - 25% match requirement, 10% of this must be cash
 - Construction and Maintenance - no minimum, up to \$250,000
 - Planning and Support - no minimum, up to \$45,000
 - Trails Stewardship - no minimum, up to \$150,000
 - Project completion within 2-2.5 years of award

Partners in the Outdoors Grant Program

- ♦ [This grant's](#) goal is to facilitate networking and collaboration in advancing and balancing outdoor recreation and conservation in Colorado. It could potentially be a good opportunity for the Elizabeth School District or local organizations to support conservation. The grant is currently closed, but follow their website in the hope it opens again.

Wetlands for Wildlife Grants

- ♦ This is a voluntary, collaborative, and incentive-based [program](#) to restore, enhance, and create wetlands and riparian areas in Colorado. *This could be a good opportunity to support efforts along the creeks in the Greater Elizabeth Area, particularly in conjunction with some of the proposed park updates.*

CPW Landowner Grants

In addition to grants to community and local governments, CPW provides a few grants and resources to individual landowners that can help protect habitat and support conservation throughout the Greater Elizabeth Area.

Colorado Wildlife Habitat Program (CWHP)

- [This program](#) offers funding opportunities for landowners who wish to voluntarily protect important wildlife habitat, provide wildlife-related recreational access to the public, and, if appropriate, sell their property to CPW.
- A landowner must submit a funding proposal that addresses one or more of the following:
 - Acquiring significant public access for hunting, fishing, wildlife viewing
 - Protecting big game winter range and migration corridors
 - Protecting habitat for species of concern
 - Protecting riparian areas and wetlands
 - Landscape-scale parcels
 - Parcels that provide connectivity to other conserved lands



Private Foundations

El Pomar Foundation

- ♦ Private foundation with a mission to “enhance, encourage, and promote the current and future well-being of the people of Colorado”. They provide over \$22 million annually in grants across Colorado. Their focus areas are broad - including arts, education, and health - but they support community initiatives that often include parks and open space. El Pomar provides grants to nonprofits only, and mostly through their competitive grant process.

Daniels Fund

- ♦ In Colorado, the Denver-based [Daniels Fund](#) provides grants in a variety of areas, including Aging and Amateur Sports, both of which could potentially have relevance in considering both Recreation Center funding and other outdoor sport amenity funding for proposed park areas.
- ♦ They provide funding to 501(c)(3) (non-profits) only and grant requests need to be specific to a program or project, general operating support, or capital campaign.

Gates Family Foundation

- ♦ The [Gates Family Foundation](#) funds capital grants to nonprofits to support land, facilities, and civic infrastructure that are long-term assets. They only fund projects in Colorado.
- ♦ They also fund the protection of [natural resources](#) across the state. Specifically, they fund projects with these priorities in mind:
 - Balanced Water Management
 - Forest Health and Watershed Restoration
 - Landscape Conservation and Land Trust Capacity Building

Keep It Colorado

- ♦ [Keep It Colorado](#) is a great resource for Land Trusts and conservation easements for landowners. It is a statewide coalition of conservation organizations and while not a grant making entity itself, has a ton of resources to support the protection of open space and outdoor recreation.

Colorado Open Space Alliance (COSA)

- ♦ [COSA](#) is a statewide network of publicly funded local and regional open space programs. It facilitates information sharing, public awareness, and partnerships to protect Colorado’s special places. COSA also hosts an annual conference for open space professionals.

Colorado Health Foundation

The Colorado Health Foundation’s mission is to improve the health of Coloradans. As part of this effort, they provide grants that support equitable access to the outdoors. One grant to highlight in particular:

- ♦ [Equitable Community-Designed Outdoor Spaces](#)
 - This is a planning grant in the range of \$25,000 - \$50,000 that can be used to support community engagement and co-design activities. It is intended to inform the design and construction of outdoor spaces, such as playground and parks, that allow children, youth and families to become co-designers of their own reimagined spaces for physical activity while fostering a sense of community, agency and belonging. They have the potential (at the grant conclusion and by invitation-only) to be considered for capital grant support for construction of shovel-ready projects. This grant could potentially be considered for one of the park implementation projects highlighted in the PROST plan.





GREATER ELIZABETH AREA

PROST

MASTER PLAN



TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor Snively, Mayor Pro Tem Secrist, Members of the Board
FROM: Patrick Davidson, Town Administrator
DATED: January 13, 2023
SUBJECT: Discussion of Water and Wastewater Fees in Elizabeth

BACKGROUND

The Water and Wastewater systems in Elizabeth are operated as independent Enterprise Funds. In short, they are independent utilities whose source of revenue is derived from the sale of water and the acceptance of wastewater and sewage. While owned and operated by a government authority, Enterprise Funds are specifically designed to operate with nominal tax revenue. From a financial perspective, they must rely upon themselves and their rates to service their customers.

The expenses within the Enterprise Funds are akin to those encountered in private business. These include the following:

- Labor Expenses – wages, salaries, insurance, retirement, workers' compensation, unemployment, and FICA
- Specialized Staff – experienced in mechanics, chemistry, biology, testing and lab work
- Electrical Expenses – large electrical demands to operate both water wells and to operate wastewater facilities
- State and Federal Testing and Permitting – the water produced by the Town, as well as the wastewater accepted and discharged by the Town are subjected to significant testing and are required to meet both state and federal environmental laws
- Operational Expenses – these are the day-to-day expenses beyond labor and electrical, to include fuel, vehicle maintenance, and consumables such as testing and safety equipment
- Fixed Overhead Costs – costs associated with the Clerk's Office for billing, insurance, administrative oversight, financial oversight, loan repayment
- Capital Projects – tank replacement, well replacement (redrilling and maintenance), regulatory mandated improvements to operations

There are a host of common misconceptions about water and wastewater rates, and what those funds may be used for in municipal operations. Rates are set based on the costs of production. As such, depending on the number of customers and other operational pressures, the actual rates vary greatly from location to location and community to community. While the rates charged in other locations may be of interest for comparison, there is little usefulness in discussing operations at other locations. Additionally, and specifically with fixed costs, the overall number

of customers – and their corresponding water usage – tends to drastically drive down the costs of water production, and with it, the rates that are charged for consumption. Finally, rates are often times dictated by water quality and water quantity. Additional testing, treatment, or the mixing of water from different sources for municipal consumption also can increase the costs of production.

Additional misconceptions arise from the mistaken belief that water and wastewater rates are charged for expenses in the General Fund. This is, likewise, not the case. An increase in water rates, for example, cannot be used to hire police officers, improve parks, or to provide incentives to developers. Additionally, the revenue generated in the Enterprise Funds cannot be used for general labor expenses but may only be used for those labor expenses directly attributable for the operations of those utilities.

The rates themselves are made up of three (3) distinct charges, namely, the base rate (fixed charge), the consumption rate, and the tap fees. These are explained as:

BASE RATES:

The rate set to cover the costs related to having the water or sewer system in place; the ability to physically provide water and accept wastewater; and includes the administration of the accounts involved. For a standard residential home in Elizabeth, the water base rate is \$41.41 per month and the wastewater base rate is \$47.47 per month. The key to the base rate is that it is charged to all customers monthly, whether water is provided, or wastewater is accepted.

CONSUMPTION RATES:

For water, the consumption rate is dependent upon how much water is provided to a specific location in an amount above the base rate. In the case of wastewater, the consumption charge is based on the use of water during the months of December, January, and February to approximate the water used during the winter months as to exclude watering of lawns and other non-sewer related consumption. In general, customers are entirely able to determine their water and sewage consumption through limiting their water usage.

TAP FEES:

Tap fees are a special rate tied directly to the inclusion of a new structure on the water and wastewater system. The purpose of tap fees is to create a source of revenue to be set aside for long-term maintenance, improvements to the systems, upgrades, and expansion. Tap Fees are generally only paid once, unless or until a building has a change in use which would expand the impact on either the water or wastewater system. Traditionally, tap fees are set aside into long-term capital accounts so that the funds may be pooled and grow over time to meet any outstanding needs.

The current base and consumption rates in water and wastewater were last addressed in 2016. Prior to that, there was a host of rate adjustments made from 2005 through 2014 that created numerous long-term deficiencies in the rate system. As the cost of every aspect of the operations of both the water system and the wastewater system has increased over time, conscious steps

were previously taken to reduce revenues. To date, staff has been unable to find sufficient supporting documents to identify *why* rates were reduced. The limited history in this regard is as follows:

2005

- Revised Rates Established
- Significant Fines from CDPHE
- Two (2) lagoon systems in operations for sewer system

2007

- *Reduction* in car wash sewer rates

2009

- All sewer rates *reduced* by 5%
- Water and Sewer Fund Revenues are approximately \$7.5M

2010

- New Wastewater Plan with Higher Electrical and Debt Service
- Two (2) New Lift Stations
- *Reduced* Cemetery Water Rates

2014

- Administration identified long-term deficiencies in rate system
- Water and Sewer Fund Revenues are approximately \$2M

2015

- Critically *reduced* year-end cash balance in the Enterprise Funds
- Multiple Deferred Maintenance Programs are Unaffordable

2016

- Restructure and Increase Water and Sewer Base and Consumption Rates
- Tap fees increased, and the imposition of the Renewable Water Resource Fee

2022

- Increase tap fees for Water, Wastewater and Renewable Water Resource
- Tap Fee increases automatically re-adjusted bi-annually based on Consumer Price Index

LONG TERM CAPITAL ACCOUNTS:

Until 2022 no long-term capital accounts had been created in which to fund future maintenance, improvements to the systems, upgrades, and expansion. This is true for all three (3) tap fee accounts: water, wastewater, and renewable water resource. Beginning in September 2022, all tap fees paid to the Town of Elizabeth will be deposited in these capital accounts. However, there are two (2) outstanding issues related to these accounts. First, while tap fees are designed for long term capital projects, the Town of Elizabeth has been using these funds for operational expenses. Second, there is no discernable portion of either the base rate or the consumption rate which may be identified as contributing to long-term repairs and maintenance or being set aside in this regard.

ANALYSIS

In reviewing what history exists in regard to the water and sewer funds, and their operations, there are several issues that must be addressed:

1. There appears to be absolutely no methodology as to rate changes in the past. In fact, sewer rates were *reduced* immediately prior to the Town undertaking the operations of the new wastewater facility and its associated debt service.
2. The current rate structure, established in 2016, fails to provide sufficient information or analysis for not only current operational costs, but also future maintenance, upgrades, and buildout of the systems. A consumption rate generally sets aside a small amount of funds for future capital expenditures. This does not occur in our current rate structure.
3. By applying inflation alone to the current water and wastewater base rates, the water base rate should be increased from \$41.41/month to \$51.10/month and the sewer base rate should be increased from \$47.47/month to \$58.55/month. This hypothetical increase merely takes the base rates from 2016 dollars to 2023 dollars. This overly simple analysis, of course, adjusts the base rate to current dollars, and does not take into consideration the needs associated with a potential increase in the consumption rates.
4. For the past several years, general operations within the Enterprise Funds have largely been supported through the expenditure of tap fees. Rather than these amounts being set aside for future repairs and replacement, those fees were used to subsidize customers' base and consumption fees. As such, this is untenable once tap fees are no longer collected on a large scale through new development.
5. Depending on the municipality, best practices generally requires that water and sewer rates be analyzed every 3-5 years with small increases in rates occurring every year or every other year to keep up with increased costs and inflation.

To further emphasize this point, as mentioned above, in 2023 dollars the base rate for water should be \$51.10/month and the sewer base rate should be \$58.55/month. Had a 3% automatic increase been implemented with the 2016 rate structure, the current base rate for water would be \$50.93/month and the current base rate for sewer would be \$58.38/month. The net effect would be little or no major changes to the base rate as is now proposed.

STAFF RECOMMENDATION

Staff will be requesting the Board authorize a water and sewer rate study to be conducted in order to address the above-referenced concerns and to establish rates which take into consideration future needs in the funds, and to reduce the reliance on tap fees to cover operational expenses.

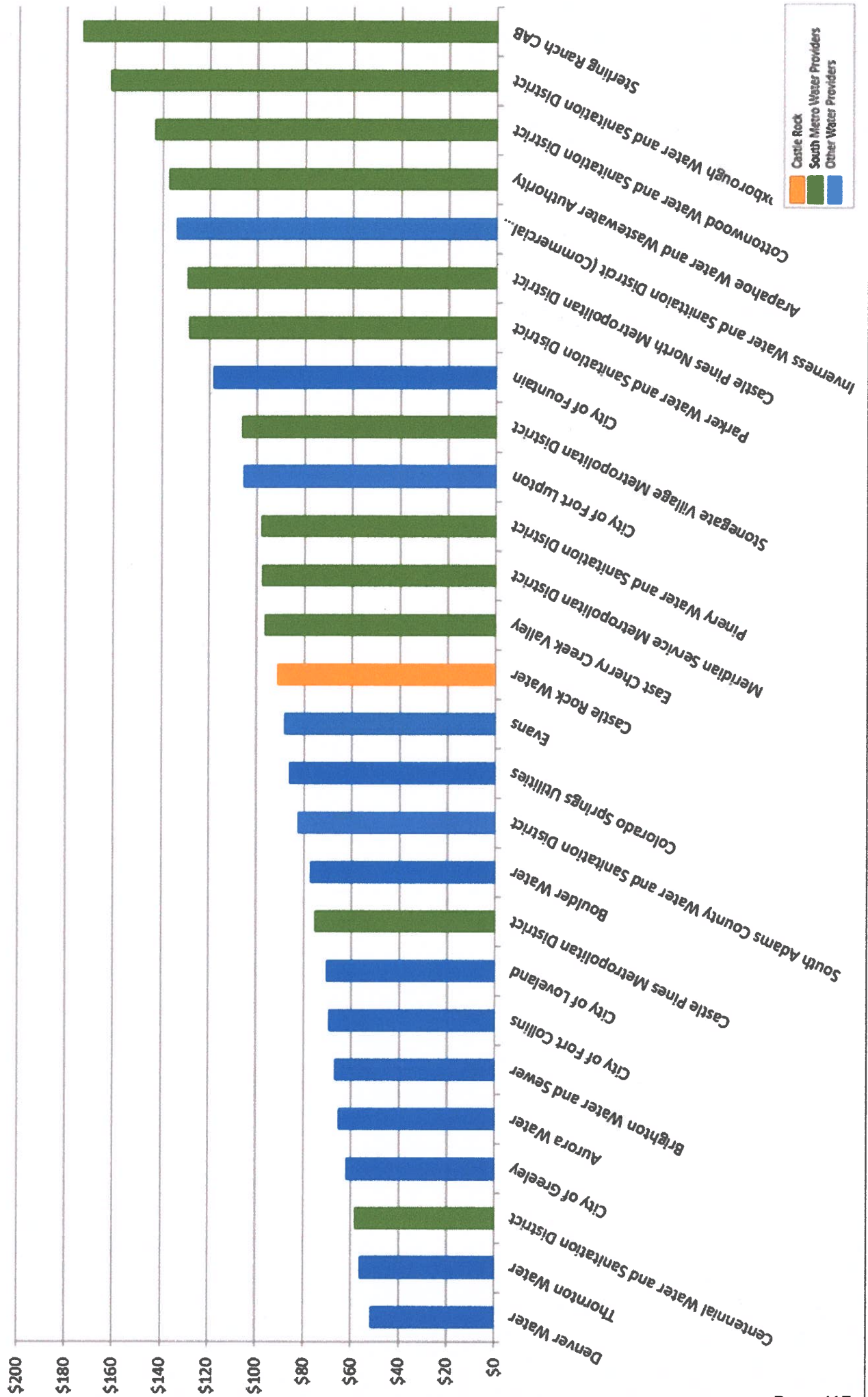
Hypothetical Adjustments – Residential Base Rate - Water



Hypothetical Adjustments – Residential Base Rate - Sewer



2020 Adopted Rates vs. CRW 2021 Proposed Rates Typical Monthly Winter Bill (per 5,000 gallons)



From: [Patrick Davidson](#)
To: [Angela Ternus](#); [Tracy Hutchins](#); [Loren Einspahr](#); [Michael Schroder](#); [Dave Conley](#); [Steve Gaither](#); [Cynthia Thye](#)
Cc: [Patrick Davidson](#); [Michael DeVol](#); [Michelle Oeser](#)
Subject: Information on Prior Water and Sewer Rate Discussions
Date: Thursday, July 31, 2025 9:37:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Memo - Water and Sewer Rates 01 11 2023.pdf](#)
[Board Memo Water-Sewer Rates 09 19 2023.pdf](#)
[Memo-Board - Water Sewer Rate Adjust 10 10 23.pdf](#)

Good morning, Mayor, Mayor Pro Tem, and Members of the Board of Trustees.

In keeping with last night's budget discussions, one of the items requested by the Board was a re-evaluation of water and sewer rates within the Town of Elizabeth. I wanted to take this opportunity to provide you some initial information, to hopefully better understand the prior discussions on this matter.

The first item is a memo prepared on January 13, 2023, explaining the rate history within the Town, and the need to conduct a rate study. In requesting direction from the Board, simple rate calculations were undertaken solely with the intent of demonstrating the need for rates to reflect increasing inflation rates and changes in operational expenses. Based on further discussions of the Board, The Colorado Rural Water Association (CRWA) was retained to perform a rate study for the Town. A preliminary report was provided to the Board on June 13, 2023, with a final presentation on September 26, 2023. In preparation of the presentation of the final report, Staff prepared the attached September 19th memorandum regarding increases to both tap fees and rates.

During the October 10, 2023, Board meeting, a possible action item was set to increase to water tap fees, sewer tap fees, renewable water resource fees, base rates, and consumption rates. The information was based on the conclusions from the CRWA report. The Board ultimately approved increases to water tap fees, sewer tap fees, and renewable resource fees based on the report. However, base and consumption rates were left unchanged.

This email is intended to provide some preliminary information on the general approach in determining municipal rates for Elizabeth. As discussed last night, it appears that on-going operations within the water and sewer enterprise funds will exceed projected revenue. I will be working with Mike and Michelle to find a date and time to get this on an agenda for the Fall.

As always, please let me know if you have any questions or concerns.

Patrick

Patrick G. Davidson, Town Administrator
151 S. Banner Street
Elizabeth, CO 80107
(720) 351-4504
pdavidson@townofelizabeth.org





TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor, Mayor Pro Tem, and Board of Trustees
FROM: Patrick Davidson, Town Administrator
DATED: September 19, 2023
SUBJECT: Follow-Up Memorandum for Water and Wastewater Rates

BACKGROUND

In a January 13, 2023, memorandum, the Board was advised of concerns regarding current water and sewer rates. [A copy of the memorandum is attached hereto as Exhibit A.] The memo provided background information as to operational expenses for the enterprise funds; the concepts of base rates, consumption rates, and tap fees; concerns with how rates have been determined in the past by the Board of Trustees; and an analysis identifying the needs for a specific data-driven study of future rates and needs.

During a February 28, 2023, workshop, direction was given to obtain a rate study by a neutral third party. Colorado Rural Water Authority (CRWA) was selected to perform the study. As the Town is a member of CRWA, the rate study was secured at no cost. On June 13, 2023, Scott Thomas with CRWA provided an update to the Board of Trustees, demonstrating the underlying methodology to rate studies, provided an overview of the computer program being used to calculate rates, and providing an overview of the process.

This memo is to provide additional detail to the Board of Trustees in advance Scott Thomas' update and final report on September 26, 2023. There will be no action item that evening with regard to rate adjustments, however, general direction will be sought for a proposed resolution to be submitted for Board consideration in October.

The Impacts of Elizabeth West on the Study:

As was the case for most of Town operations, during the past five (5) years, the Town proceeded in making capital and operational decisions on the inclusion of Elizabeth West in the community. The Enterprise Funds are no exception. The anticipated development was calculated to bring over \$12M-\$14M initially to the Enterprise Funds through tap fees. Also, the inclusion of additional customers would have kept base and consumption rates low, by spreading fixed costs across to more consumers.

Elizabeth West would have also created redundancies within the Town's completed water system, including wells, a redundant one-million-gallon water storage tank, and the ability to provide water for the entire Town from either the existing system or from Elizabeth West. The loss of redundancy makes the timing of maintenance, and the disturbance associated with routine and planned maintenance, more impactful on the Town's customers. It also increases the risk of a single catastrophic event disrupting water services.

Inconsistencies in Maintaining Water and Sewer Base Rates:

The current base and consumption rates were last set in 2016. Prior to that, there was a host of downward rate adjustments made from 2005 through 2014 that created numerous long-term deficiencies in the rate system. To date, Staff has been unable to find sufficient supporting documents to establish *why* rates were reduced. The limited history in this regard is as follows:

2005

- Revised Rates Established – water and wastewater rate adjustment.
- Significant Fines from CDPHE for non-compliance with health regulations
- Two (2) lagoon systems in operations for sewer system (replacement concerns)

2007

- *Reduction* in car wash sewer rates

2009

- All sewer rates *reduced* by 5%
- Water and Sewer Fund Revenues are approximately \$7.5M

2010

- New Wastewater Plant with Higher Electrical and Debt Service (impacting operational revenue)
- Two (2) New Lift Stations
- *Reduced* Cemetery Water Rates

2014

- Administration identified long-term deficiencies in rate system.
- Water and Sewer Fund Revenues are approximately \$2M (\$5.5M decrease from 2009)

2015

- Critically *reduced* year-end cash balance in the Enterprise Funds
- Multiple Deferred Maintenance Programs are Unaffordable (systems are critical)

2016

- Restructure and Increase Water and Sewer Base and Consumption Rates
- Tap fees increased, and the imposition of the Renewable Water Resource Fee (No study)

2022

- CPI increase tap fees for Water, Wastewater and Renewable Water Resource
- Tap Fee increases automatically re-adjusted bi-annually based on Consumer Price Index

Recall that the water and wastewater systems are Enterprise Funds, meaning that they are designed to operate as stand-alone business entities. Their revenue is based on fees for the sale of water and the acceptance of wastewater. Similar to any other business, an increase in the cost of production generally triggers a price increase in the final product (water) or the costs of services (acceptance of wastewater). Traditionally, this has not occurred in Elizabeth.

The increased costs are tied the costs of labor [wages, health insurance, unemployment, workers' compensation], fuel [gasoline and diesel], property and liability insurance, vehicle maintenance and replacement, electricity and related expenses. *These costs increase every year and are not tied to long-term capital expenses.*

An overly simplistic way to calculate the approximate increase is through the use of the Consumer Price Index (CPI). It provides a very simple means to calculate the general inflation rate. As discussed in the January 13, 2023, memorandum, a CPI adjustment from 2016 dollars to 2023 dollars would result in the base water rate increasing from \$41.41/month to \$51.10/month, and the wastewater base rate increasing from \$47.47/month to \$58.55/month. This is approximately a 23% increase over the previous six (6) years. Again, this increase would reflect increased *operating* costs and would not account for maintenance and repairs.

The second step to the analysis is then the consumption rates. The water consumption rate is tied to the amount of water consumed above the amount set by the base rate. In the case of residential properties, the base rate reflects up to 2,000 gallons per month. Above that amount, additional rates are tied to consumption. Traditionally, consumption rates serve as a means of capturing the increased capacity needs of the water system; additional excessive costs tied to peak demands; is a deterrent to willful waste of water; and plays a small role in long term maintenance costs.

Funding of Capital Expenses:

Capital (long term) repairs and upgrades may be funded through several sources including water revenues, sewer revenues, or future loans. As identified previously, a small portion of the rates set in both the water and sewer should capture routine repair and replacement expenses. However, larger improvements to the system, which generally benefit the community as a whole, are generally price-prohibitive to be included in overall rates. As such, generally these types of expenses, such as tank replacement, water line replacement and upgrades to the sewer system are accomplished through loans.

Traditionally tap fees, or more importantly the interest generated from tap fees, are used to fund matching grants or draw down the interest rates on loans. In Elizabeth, long term tap fee savings was generally not accomplished, and as such, the amount of available accrued interest is insufficient to meet larger expenses within the system.¹

The calculations by CRWA takes into consideration the next twenty (20) years of anticipated upgrades and repairs to the respective systems. The total anticipated expenses for the water system is \$10.2M and for the wastewater system is \$19M. In general, the Town of Elizabeth must secure, on average, an additional \$1.5M per year over the next 20 years to maintain current capital expenditures. This is unrealistic based on the current number of customers. However, rate increases should be considered in terms of setting an ability for the Town to repay loans in the future.

Loans, Grants and Financing of Capital Expenditures:

There are loans and grants available for funding water and wastewater projects. Loans are available through the US Department of Agriculture (USDA) known as Rural Development Loans. Another source is through the Clean Water State Revolving Fund (CWSRV). While these loans differ, they generally are on 20-to-30-year loans, with competitive interest rates of 4% (often less)

¹ Tap fees, as a revenue stream to the Enterprise Funds, has been used to offset water and sewer rates. While this is an appropriate use of those fees, it can cause long-term repercussions by holding base and consumption rates artificially low, while also diminishing overall reserves.

and have reasonable repayment terms. To qualify for any of these loans, however, there are standards that must be met. In order to meet these standards, municipalities are generally required to:

1. Develop operating and capital reserve accounts to deal with short-term (generally 270 day) contingencies in revenue.
2. Establish water and sewer rates which reflect the actual costs of operations, but which also take into consideration long-term maintenance.
3. Maintain reasonable cash reserves and financial policies that demonstrate a willingness and ability to repay any loans, while at the same time, not maintaining excess funds to subsidize rates against increases.

Part of the process undertaken now, including securing the Colorado Rural Water Authority (CRWA) rate study, setting increases to rates tied to operations, and shoring up tap fees will ultimately assist in the amount of funds available to make smaller improvement in the systems, but also demonstrate the willingness and ability to meet any future loan requirements.

ANALYSIS

Rate adjustments are a particularly difficult topic within any municipality. Residents are angered by an increase in the costs with no discernable increase in services or water quality. For residents, they simply see it as paying more for the same commodity. For staff and elected officials, it is an already complex topic, which must be analyzed and conveyed to the residents in a way that identifies the “why” for the action taking place. In the end, no one is happy with the underlying results, even when the rate adjustments are required for on-going operations.

Between 2005 and 2023, the Town of Elizabeth has increased water and sewer rates on only two (2) occasions. While Staff is cognizant of the impact rate adjustments has on the residents, the effect of sporadic increases are sharp, impactful adjustments to the rate structure that are more damaging to the residents, when compared to gradual and consistent adjustments. The last few years of operations have been largely subsidized by water and sewer tap fees. In essence, these long-term savings have been used to maintain the water and sewer base rates at artificially low levels. This process cannot continue. As Enterprise Funds, the water system and wastewater system must rely on their own ability to support themselves through rates, including not only operations today, but decades into the future.

In general, Staff has the ability to establish plans for gradual and systematic improvements to both the water and wastewater systems. As previously stated, without the redundancy of Elizabeth West, long-term maintenance and upgrades will need to be identified well in advance. This does provide some benefits as well, as Staff can extend projects further into the future to either allow for the build-up of additional capital reserves, or in the alternative anticipate and apply for loans in sequences that do not impact on-going financial operations.

STAFF RECOMMENDATION

It should be noted that the final analysis is not complete. The Board presentation on September 26th will provide additional information as to possible rate adjustments – base rates and consumption rates – for the future.² In order to minimize the impact to individuals on fixed income, special attention must be paid to the timing of increases in water rates and sewer rates, to minimize having both water and sewer rates substantially increase simultaneously.

With the information provided to date, combined with anticipated repairs to the system in the future, the following water tap fee should be considered:

Water Tap Fees	Current Tap Fee	Adjusted Tap Fee ³
Single Family Residential	\$9,397.73	\$15,506.25
Multi-Family Res (1 st unit)	\$9,397.73	\$15,506.25
Multi-Family (Addl unit)	\$6,641.45	\$11,629.69
Commercial ¾" tap	\$8,853.55	\$20,623.31
Commercial 1" tap	\$11,804.74	\$25,895.44
Commercial 1.5" tap	\$17,707.11	\$36,129.56
Commercial 2" tap	\$23,609.48	\$72,414.19
Commercial 3" tap	\$47,218.95	\$108,543.75
Commercial > 3" minimum	TBD	\$139,556.25

In regard to wastewater tap fees, the calculation of the tap fee is tied directly to the nature of the proposed development. The Town has a table by which the wastewater rate is determined based on the Equivalent Residential Unit (EQR). In this instance, the current EQR is set at \$9,397.73 for a single-family residence. The EQR rate should likely be increased to \$13,180.31. With this adjustment to the EQR rates, the tap fee adjustments will then be applied to make proportional adjustments based on the specific business or residential categories.

In looking to the need to conserve water in Elizabeth, combined with the recommendations in the Water and Sewer Master Plan to focus on renewable water resources, revisions to the renewable water resource fee should be considered. The renewable water fee is currently set at \$1,292.13 per water tap. Adjustments are proposed as follows:

Renewable Water Fee	Current Fee	Adjusted Fee
Single Family Residential	\$1,292.13	\$6,977.81
Multi-Family Res (1 st unit)	\$1,292.13	\$6,977.81
Multi-Family (Addl unit)	\$1,292.13	\$5,233.36
Commercial ¾" tap	\$1,292.13	\$9,280.49

² Recall the January 13, 2023, memo suggests a 23% increase with automatic 3% increases per year as the appropriate means [but most hurtful to fixed income customers] to remedy the rate concerns.

³ The rate established in this category should continue to be adjusted to reflect CPI in January and July of each calendar year as established in Resolution 22R31.

Commercial 1"	\$1,292.13	\$11,652.95
Commercial 1.5" tap	\$1,292.13	\$16,258.30
Commercial 2" tap	\$1,292.13	\$32,586.38
Commercial 3" tap	\$1,292.13	\$48,844.69
Commercial > 3" minimum	\$1,292.13	\$62,800.31

The Board should also consider a phased approach to increases to the water base and consumption rates:

Water Rates ¾"	Current Rates	Proposed Increase	Proposed Rate
0-2000 gallons	\$41.41 base	10%	\$45.56 base
2,001 to 10,000 gallons	\$4.29/thousand	12%	\$4.80/thousand
10,001 to 20,000 gallons	\$6.06/thousand	18%	\$7.15/thousand
20,001 gallons and above	\$10.10/thousand	20%	\$12.12/thousand

Water Rates Greater Than ¾" Taps	Current Rates	Proposed Increase	Proposed Rate
0-20,000 gallons	\$131.30 base	15%	\$151.00 base
20,001 to 40,000 gallons	\$5.55/thousand	15%	\$6.38/thousand
40,001 to 80,000 gallons	\$8.08/thousand	20%	\$9.70/thousand
80,001 gallons and above	\$10.10/thousand	22%	\$12.32/thousand

Staff also proposes a phased approach to increasing wastewater base and consumption rates⁴:

Wastewater Rates ¾"	Current Rates	Proposed Increase	Proposed Rate
0-2000 gallons	\$47.47 base	8%	\$51.27base
2,001 to 10,000 gallons	\$8.59/thousand	10%	\$9.45/thousand
10,001 to 20,000 gallons	\$10.10/thousand	15%	\$11.61/thousand
20,001 gallons and above	\$12.12/thousand	18%	\$14.30/thousand

Wastewater Rates Greater Than ¾"	Current Rates	Proposed Increase	Proposed Rate
0-20,000 gallons	\$151.50 base	15%	\$174.23 base
20,001 to 40,000 gallons	\$8.59/thousand	15%	\$9.87/thousand
40,001 to 80,000 gallons	\$9.60/thousand	20%	\$11.52/thousand

⁴ With this phased approach, a residential base customer would expect their water and sewer base rates to increase by \$7.95/month or \$95.40/year. Under the CPI adjustment option, a residential base customer would expect their water and sewer base rate to increase by \$20.43/month or \$245.16/year.

80,001 gallons and above	\$10.61/thousand	22%	\$12.94/thousand
--------------------------	------------------	-----	------------------

Finally, through Resolution 16R27, those businesses which operate primarily as a car wash, and are separate and distinct from any other business, have a specific rate. The following rate adjustments for wastewater in this category should be considered:

Car Wash Wastewater	Current Rates	Proposed Increase	Proposed Rate
0-20,000 gallons	\$151.50 base	15%	\$174.23 base
20,001 to 30,000 gallons	\$2.02/thousand	15%	\$2.32/thousand
30,001 to 40,000 gallons	\$4.55/thousand	20%	\$5.46/thousand
40,001 gallons and above	\$5.56/thousand	22%	\$6.78/thousand

CONCLUSION

As will be presented in more detail during the September 26, 2023, Board Meeting, the Town is in the position that it can no longer subsidize water and sewer rates – whether base rates or consumption rates – through the use of tap fees. With the loss of revenue from Elizabeth West, the Town must now adjust tap fees, and ultimately rates, to reflect the limited future revenue from development. Long term, the Enterprise Funds cannot maintain current maintenance and operations without making fee adjustments now and into the future.



TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor, Mayor Pro Tem, and Board of Trustees
FROM: Patrick Davidson, Town Administrator
DATED: October 10, 2023
SUBJECT: Adjustment to Water and Sewer Base and Consumption Rates

BACKGROUND

On January 13, 2023, Town Staff presented a memorandum to the Board of Trustees seeking to have a formal fee study performed for the water and wastewater enterprise funds. The purpose of the proposed study was to identify the appropriate rates to be charged in those enterprises, determine long-term maintenance, repairs, and capital improvements, and to make necessary financial adjustments prior to the development of Elizabeth West.

During a February 28, 2023, workshop, direction was given to obtain a rate study by a neutral third party. Colorado Rural Water Authority (CRWA) was selected to perform the study. As the Town is a member of CRWA, the rate study was secured at no cost. On June 13, 2023, Scott Thomas with CRWA provided an update to the Board of Trustees, demonstrating the underlying methodology to rate studies, provide an overview of the computer program being used to calculate rates, and providing an overview of the process.

In the months that followed, Mr. Thomas worked with Town Staff to analyze current and future capital improvement projects, long term maintenance issues, analyze current water and sewer rates, and perform those steps necessary to finalize the study. On September 26, 2023, Mr. Thomas presented his findings to the Town of Elizabeth. The study provided necessary data and information indicating that rate adjustments are required in order to meet operational revenue concerns as well as establishing identifiable revenue streams for future loan and grant applications. The proposed base and consumption fees are identified below.

ANALYSIS

With the information provided to date, combined with actual operational revenue and expenses, as well as the need to provide revenue streams for future projects, the recommended base and consumption fees are as follows:

Water Rates ¾"	Current Rates	Proposed Increase	Proposed Rate
0-2000 gallons	\$41.41 base	10%	\$45.56 base
2,001 to 10,000 gallons	\$4.29/thousand	12%	\$4.80/thousand
10,001 to 20,000 gallons	\$6.06/thousand	18%	\$7.15/thousand

20,001 gallons and above	\$10.10/thousand	20%	\$12.12/thousand
--------------------------	------------------	-----	------------------

Water Rates Greater Than ¾" Taps	Current Rates	Proposed Increase	Proposed Rate
0-20,000 gallons	\$131.30 base	15%	\$151.00 base
20,001 to 40,000 gallons	\$5.55/thousand	15%	\$6.38/thousand
40,001 to 80,000 gallons	\$8.08/thousand	20%	\$9.70/thousand
80,001 gallons and above	\$10.10/thousand	22%	\$12.32/thousand

A phased approach to increasing wastewater base and consumption rates¹:

Wastewater Rates ¾"	Current Rates	Proposed Increase	Proposed Rate
0-2000 gallons	\$47.47 base	8%	\$51.27base
2,001 to 10,000 gallons	\$8.59/thousand	10%	\$9.45/thousand
10,001 to 20,000 gallons	\$10.10/thousand	15%	\$11.61/thousand
20,001 gallons and above	\$12.12/thousand	18%	\$14.30/thousand

Wastewater Rates Greater Than ¾"	Current Rates	Proposed Increase	Proposed Rate
0-20,000 gallons	\$151.50 base	15%	\$174.23 base
20,001 to 40,000 gallons	\$8.59/thousand	15%	\$9.87/thousand
40,001 to 80,000 gallons	\$9.60/thousand	20%	\$11.52/thousand
80,001 gallons and above	\$10.61/thousand	22%	\$12.94/thousand

Through Resolution 16R27, those businesses which operate primarily as a car wash, and are separate and distinct from any other business, have a specific rate. The following rate adjustments for wastewater in this category should be considered:

Car Wash Wastewater	Current Rates	Proposed Increase	Proposed Rate
0-20,000 gallons	\$151.50 base	15%	\$174.23 base
20,001 to 30,000 gallons	\$2.02/thousand	15%	\$2.32/thousand
30,001 to 40,000 gallons	\$4.55/thousand	20%	\$5.46/thousand
40,001 gallons and above	\$5.56/thousand	22%	\$6.78/thousand

¹ With this phased approach, a residential base customer would expect their water and sewer base rates to increase by \$7.95/month or \$95.40/year. Under the CPI adjustment option, a residential base customer would expect their water and sewer base rate to increase by \$20.43/month or \$245.16/year.

BUDGET IMPLICATIONS

The increase in rates should provide an increase in revenue. The nature and extent of the changes are merely anticipated at this time, however, after a years' worth of data, the information gathered from this rate increase will provide the necessary feedback to fine-tune revenue for the future.

ATTACHMENTS

A resolution amending the water and wastewater base and consumption rates in the town of Elizabeth.

From: [Patrick Davidson](#)
To: [Angela Ternus](#); [Tracy Hutchins](#); [Loren Einspahr](#); [Michael Schroder](#); [Dave Conley](#); [Steve Gaither](#); [Cynthia Thye](#)
Cc: [Patrick Davidson](#)
Subject: Weekly Update for 7-18-2025
Date: Friday, July 18, 2025 10:05:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning, Mayor, Mayor Pro Tem, and Members of the Board of Trustees. Here is your weekly update.

Compensation Study. On Tuesday, Michelle, Hannah, and I had our initial conversation with Paypoint HR to review documents already provided by Michelle, and to determine the next steps in the process. An “all-staff” meeting will be held on Monday, August 4th to answer any questions employees may have, and to provide employees an opportunity to complete the requisite surveys of their job duties. The tentative completion date for the study, is November 1st, however I believe we should have the results by mid-October.

Revisions to the Town Code. There are quite a few portions of the Town Code that are needing revised. I have begun revising the code for review and comment by Corey and the Department Heads. Because these will take some time to review prior to the Board taking any formal action, I anticipate providing the proposed changes soon, then setting a workshop to discuss them at some length. For now, I just wanted to make you aware of the work being done, and to anticipate more discussions more towards the end of Summer or early Fall.

Downtown Parking. Several years ago, the Board approved a “fee in lieu” for development in the Downtown District. It was designed to allow a developer to either establish parking on their own lot, or if the lot size was insufficient, they could tender a fee for a town parking lot. With the establishment of The Depot, the fee is likely unnecessary. I have prepared an ordinance to remove the “fee in lieu” which is currently being reviewed by Corey. I would anticipate advancing this with the Board once construction on The Depot is completed.

86 and Main. I have made the owners of the former “Odd Fellows” building that currently the Town anticipates keeping the railing in place in front of the building. I have also provided them a copy of the memo previously provided to the Board. The response is that the Town’s position is “unacceptable”. I will keep you posted if I receive any additional information.

Placer.AI. To follow up on our previous discussions on this matter, we received a quote from Placer for \$15,000 for an annual subscription. There is a small price incentive to agree to a multi-year contract. Alex and I have researched other similar companies, and she will be having introductory meetings with two (2) other vendors soon. We should have an update within the next several weeks.

CORE Electric. We are working on a couple of issues with CORE regarding the Main Street project. They have not yet installed the necessary transformers for the streetlights, and it is unclear if this was something CORE missed in its plan review or simply a time delay. As the Board may recall, the land transaction with Bulmer included easements for CORE for transformers along with the undergrounding of the electrical lines in that area. I visited with CORE on Monday and again on Tuesday on the need for a timeline on this, and I understand they will have additional information for me next week.

Have a great weekend!

Patrick

Patrick G. Davidson, Town Administrator
151 S. Banner Street
Elizabeth, CO 80107
(720) 351-4504
pdavidson@townofelizabeth.org



From: [Patrick Davidson](#)
To: [Angela Ternus](#); [Tracy Hutchins](#); [Loren Einspahr](#); [Michael Schroder](#); [Dave Conley](#); [Steve Gaither](#); [Cynthia Thye](#)
Cc: [Patrick Davidson](#)
Subject: Weekly Update for 7-25-2025
Date: Friday, July 25, 2025 11:03:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning Mayor, Mayor Pro Tem, and Members of the Board of Trustees. The following is your newest weekly update.

Sprouse Ct. Complaints. For reference, Sprouse Court is the private driveway that gives access to the laundromat, Ace Hardware, and the Church. The Town is not responsible for the maintenance and upkeep of this driveway. It is in dire need of maintenance, and we receive many complaints from the citizens about this issue. Director DeVol is sending a letter to the appropriate property owners asking for their assistance in maintaining this driveway. Because members of the Board may be receiving complaints as well, I wanted you aware.

Meeting with Elbert County. You will have received a separate email requesting a meeting among county staff, town staff and the elected officials from both organizations. As you know, I am seeking information related to road access between the proposed Gold Creek Commons and Cimmaron Subdivision. Neither the Board of Trustees nor the property owners within Cimmaron want cross connections between the subdivisions. That is fine, and in that regard, there is a common goal. However, I have been requesting information regarding the possible cross access for emergency vehicles, and copies of the documents that the County relied upon in reaching their decisions. No response or documents have been provided, and instead the County is seeking a broader meeting. Please review that email for additional information.

July 30th Budget Workshop. Recall that a budget workshop is set for this Wednesday, July 30th at 6:00PM. You may anticipate a power point presentation to go over the general revenue and expenses anticipated for 2026, and then we can go through the departmental budgets. I will have paper copies of all the documents for the meeting. So that you can consider a couple of items in advance so they are not a surprise: (1) the revenue projections are relatively flat for sales tax, PIFS, and property taxes; (2) there will be little revenue from development not only for 2026 but also for the foreseeable future; (3) currently the draft budget removes the position of Community Development Director, holds merit increases to 3% or less, likely cuts overtime, and proposes no additional employees in any department; and (4) the Town is approaching the point where water and sewer revenue is insufficient to cover expenses within the enterprise funds without making modifications to operations, financial policies, or rate adjustments. These are all issues that can be addressed and resolved, but I also did not want any of you to be surprised as we address these topics at length. The

benefits going into this budget is that you do have options, time, and ultimately good savings to address these issues before they become more problematic.

Detention Pond on Running Creek Park. The rains earlier this week gave us the opportunity to review the work of the detention pond. The area received approximately 1.5" of rain on the 23rd, and the runoff was slowly released into Running Creek as designed. Final grading is in the process with anticipated prepping for the curb and gutter for The Depot on Monday.

Address for The Depot Parking Lot. I am not sure if this was brought to your attention before or not. Dianna has worked hard to establish an address that is appropriate for The Depot, taking into consideration history and background in the area. The address will be 455 E. Spruce. The number 455 is important in that it was one of the engine numbers for the locomotive that served the Town of Elizabeth through the Denver and New Orleans Railroad.

Have a great weekend.

Patrick

Patrick G. Davidson, Town Administrator
151 S. Banner Street
Elizabeth, CO 80107
(720) 351-4504
pdavidson@townofelizabeth.org



From: [Patrick Davidson](#)
To: [Angela Ternus](#); [Tracy Hutchins](#); [Loren Einspahr](#); [Michael Schroder](#); [Dave Conley](#); [Steve Gaither](#); [Cynthia Thye](#)
Cc: [Patrick Davidson](#)
Subject: Weekly Update for 8-1-2025
Date: Friday, August 1, 2025 10:05:14 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning, Mayor, Mayor Pro Tem, and Members of the Board of Trustees. Here is your weekly update for August 1, 2025.

Back the Badge Event. The Town has secured a table for the event which will be held on September 27th from 4:00PM to 10:00PM. The table seats 10, and seats are currently reserved for the Mayor and a guest, and Trustee Thye and a guest. That leaves 6 remaining seats to be claimed. If any member of the Board is interested in attending, please let Michelle know as soon as possible. If there is no interest from the rest of the BOT, we will open the seats to the Planning Commission and advisory boards on a first-come basis.

Wednesday Budget Discussions. I wanted to follow-up on one point from our discussions regarding the impact the Hillside repairs will have on the budget and savings. The approach was not to assert there was some “found” money or ways of dismissing upcoming expenditures. The goal was to demonstrate that there are funds available – in savings – that do not appear specifically tied to certain expenditures. With no more information that we have currently available, the funds do not appear to be specifically restricted, unlike some of your other accounts. The Town simply has expenditures that will far exceed revenue within 2026, and Hannah and I are trying to find ways to meet these concerns with nominal impact on the balances within the capital fund improvement account and the streets capital fund account which have limitations on their revenue and expenditures. You will have received a separate email that also addresses account balances and the documents available regarding the transfer of funds in this account.

Request for Water Sewer Rate Information. You will have received a separate email on Thursday that provides background information for the rate studies conducted in 2023. As discussed, the Board opted to not increase base or consumption rates at that time. I will be working with Mike and the Colorado Rural Water Association to look at potential amendment to recommended rates. My concern is that an additional 2 years has lapsed without any of the recommended increases, thereby compounding the problem.

Updated Budget Information. Based on the guidance provided on Wednesday, you will have received a separate email from Hannah providing an updated working copy of the proposed 2026 budget. I have also provided a separate email with a .pdf of the power point used on Wednesday.

CWRPDA Loan. We discussed the retirement of this loan as a means of adjusting the operational expenses of the water and sewer budget. In the budget presentation we estimated the pay-off amount at \$176,064.20. Yesterday we received payment instructions which state the amount due and owing on January 15, 2026, would be \$143,243.00 for purposes of payment in full and discharge of the debt.

Sharing Information with Federal Law Enforcement. Recent changes to Colorado Law specifically prohibit the sharing of local law enforcement information with federal law enforcement, particularly with ICE. Prior versions of the law only prohibited state officers from sharing with ICE. Colorado Attorney General Phil Weiser has decided to actively pursue this law, resulting in litigation against the Mesa County Sheriff's Department. I would anticipate additional litigation will follow within Colorado whenever the Colorado AG finds it possible to pursue. Our PD is being advised accordingly, but because you may be asked about this new law, and its ramifications within the Town of Elizabeth, I wanted you aware.

Upcoming Workshops. We will plan on having another budget workshop on August 12th; the topic of Hillside Paving and Wade Park design will be on August 26th and September 9th. Currently, we are anticipating setting those for a 6:00PM start time.

Have a great weekend!

Patrick

Patrick G. Davidson, Town Administrator
151 S. Banner Street
Elizabeth, CO 80107
(720) 351-4504
pdavidson@townofelizabeth.org



From: [Cynthia Thye](#)
To: [Michael DeVol](#)
Cc: [Patrick Davidson](#)
Subject: Re: Info for the Fencing Stain/Paint for HOA Compliance
Date: Saturday, August 2, 2025 12:31:14 PM

Hi Mike:

Per your request attached is the approved stain color. I consider staining the fence a maintenance issue for a town asset. Staining it will prolong its longevity. The town facility is in an enclave of the GCV HOA and matching the color to the homes fences that completely surround this facility would be in the interest of both the town and neighborhood providing continuity and consistency of this design element in this part of the Town.

~ Cynthia

 [Approved GCV HOA Stain.png](#)

From: Michael DeVol <mdevol@townofelizabeth.org>
Sent: Thursday, July 31, 2025 10:30 AM
To: Cynthia Thye <cthye@townofelizabeth.org>
Subject: Info for the Fencing Stain/Paint for HOA Compliance

Cynthia,

I am obtaining bid costs for the painting/staining the fence surrounding the Town's Water Treatment property within GC Valley/Ritoro and ask that you share the Manufacturer, Color of the acceptable paint/stain or any other info so that I may have the contractors provide pricing for the correct material.

Thank you,

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

From: [Patrick Davidson](#)
To: [Angela Ternus](#); [Tracy Hutchins](#); [Loren Einspahr](#); [Michael Schroder](#); [Dave Conley](#); [Steve Gaither](#); [Cynthia Thye](#)
Cc: [Patrick Davidson](#); [Hannah Bruce](#); [Michelle Oeser](#)
Subject: RE: The CORE Investment Account Questions
Date: Monday, August 4, 2025 11:05:37 AM
Attachments: [May ColoTrust Investment Account.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning Mayor,

As mentioned in my prior response, I was waiting on Hannah to return so that she could assist in the answers to your questions. Because of the nature of the questions being asked, and the possibility that the balance of the Board may have the same questions, I am providing the same to all. Responses are below in red.

Patrick

Patrick G. Davidson, Town Administrator
151 S. Banner Street
Elizabeth, CO 80107
(720) 351-4504
pdavidson@townofelizabeth.org



From: Angela Ternus <aternus1@townofelizabeth.org>
Sent: Friday, August 1, 2025 10:55 AM
To: Patrick Davidson <pdavidson@townofelizabeth.org>
Subject: Re: The CORE Investment Account Questions

Patrick,

Can you send the breakdown as of May 31, 2025 of the \$17,806,846.24 Colotrust Investment Account as to the amounts that are designated to the General Fund, Street Maintenance Fund, Street Capital Improvement Fund, Capital Improvement Fund, and

the Water/Sewer Fund? Based on the question as posed, are you looking to have the breakdown from the initiation of the accounts through the current date? If so, there is no ready means to provide this information. Based on data that is in Caselle (beginning January of 2018) for this account, the starting balance was \$4,253,873.24. We do not have prior information on what was deposited into this account before this date, at this time, so knowing how the funds were appropriated before, is unknown. There is not a formula for the total amount of the account balance that can be used to determine the amounts that are designated to each fund. Each month the revenue / withdrawals that come into / out of the ColoTrust Investment Account are journaled appropriately based on the transaction type (revenue/withdrawal) and whether it has been accrued in prior months. I have attached the May Statement that will coincide with the May financials to help give a better understanding of how the monthly reconciliation is done.

For example:

- Contribution \$433.76 (Cigarette Tax Received 5/2025 for 3/2025): This is tied to an accrual entry completed in March. The entry in March debits the accounts receivable account (10-11500) in the general fund and credits the Cigarette Tax (10-33-2000) on the March Financials. The May entry, since we have now received the funds, debited the ColoTrust Investment Account, and credited the accounts receivable account in the general fund.
- Withdrawal \$37,218.12: This is for payment of the Colorado Water Resources & Power Development Authority loan invoice dated April 1, 2025. The transfer is to the CBOC checking account, in which an ACH payment is completed from that checking account to CWRPDA for the loan repayment.
- Withdrawal \$20,448.75: This is for the payment of the UMB street bond reserve loan invoice dated June 1, 2025. The transfer is to the CBOC checking account, in which an ACH payment is completed from that checking account to UMB Bank for the loan repayment.
- Contribution \$372,422.24 (Sales Tax Received 5/2025 for 3/2025): This is tied to an accrual entry completed in March. The entry in March debits the accounts receivable account (10-11500 – 25%) in the general fund, accounts receivable account (21-11500 – 3.75%) in the street maintenance fund, accounts receivable account (31-11500 – 37.5%) in the capital improvement fund, accounts receivable account (32-11500 – 33.75%) in the street capital improvement fund, and credits 1% Non-Tabor Sales Tax (10-31-3100), General Sales Tax (21-31-3000), General Sales Tax (31-31-3000) and General Sales Tax

(32-31-3000) on the March Financials. The May entry, since we have now received the funds, debited the ColoTrust Investment Account, and credited the accounts receivable account from each fund originally debited.

- Contribution \$69,973.02 (PIF Received 5/2025 for 3/2025): This is tied to an accrual entry completed in March. The entry in March debits the accounts receivable account (10-11500 – 97.1%) in the general fund and accounts receivable account (21-11500 – 2.9%) in the street maintenance fund, and credits Public Improvement Fee (10-36-4000) and Public Improvement Fee (21-36-4000) on the March Financials. The May entry, since we have now received the funds, debited the ColoTrust Investment Account, and credited the accounts receivable account from each fund originally debited.
- Income Dividend Reinvestment \$65,624.18: Interest earned for the month and will be explained based on appropriation below.

Can you send the same information for the Colotrust Vehicle Depreciation Account, the Colotrust Police Impact Fees, Colotrust Buildings Impact Fees, Colotrust Parks Impact Fees, Colotrust PW Impact Fees are all part of the General Fund? ColoTrust Vehicle Depreciation: \$40,966.21 Police, \$20,632.83 Parks, \$48,820.97 Streets, \$16,943.99 Water, \$16,943.99 Sewer for a total of \$144,307.99 which coincides with the May balance on the financials. Recall that all impact fee accounts are restricted, subject to designation of use by the Board for specific projects and purposes.

Can you explain how Hannah allocates interest earned on the "Combined Cash Accounts" to the General Fund, Street Maintenance Fund, Street Capital Improvement Fund, Capital Improvement Fund and the Water/Sewer Fund? This is allocated based on the percentage of the ending fund balance for each fund. Using the May financial data, the following was calculated based on a total of \$23,747,045.12 of all funds:

- 10-100001 General Fund \$4,238,416.00 or 17.85% of the total
- 21-100001 Street Fund \$1,264,402.90 or 5.32% of the total
- 31-100001 Capital Improvement Fund \$11,399,562.89 or 48.00% of the total
- 32-100001 Street Capital Improvement Fund \$3,797,421.87 or 15.99% of the total
- 52-100001 Water / Sewer Fund or 12.83% of the total

Total interest earned from the ColoTrust Investment Account (\$65,624.18) and the CORE Investment Account (19,831.66) was \$85,455.84. Using the percentages above it equates to:

- 10-36-1000 \$15,252.31
- 21-36-1000 \$4,550.07
- 31-36-1000 \$41,022.33
- 32-36-1000 \$13,665.36
- 52-36-1000 \$10,965.77

Please note that the ending fund balances change multiple times throughout the year. During the reconciliation, when this report is generated, may be a different balance than a report you are seeing at a future time.

Thank you,
Angela Ternus
Mayor - Town of Elizabeth

Angela Ternus
Mayor - Town of Elizabeth
aternus1@townofelizabeth.org



From: Patrick Davidson <pdavidson@townofelizabeth.org>
Sent: Friday, August 1, 2025 7:19 AM
To: Angela Ternus <aternus1@townofelizabeth.org>; Tracy Hutchins <thutchins@townofelizabeth.org>; Loren Einspahr <leinspahr@townofelizabeth.org>; Michael Schroder <mschroder@townofelizabeth.org>; Dave Conley <dconley@townofelizabeth.org>; Steve Gaither <sgaither@townofelizabeth.org>; Cynthia Thye <cthye@townofelizabeth.org>
Cc: Patrick Davidson <pdavidson@townofelizabeth.org>; Hannah Bruce <hbruce@townofelizabeth.org>; Michelle Oeser <moeser@townofelizabeth.org>
Subject: RE: The CORE Investment Account Questions

Good morning Mayor, attached please find responses to your inquiries below in red.

Because of the nature of the discussion involved with the budget, I am forwarding the same to

the Board of Trustees.

Patrick

Patrick G. Davidson, Town Administrator
151 S. Banner Street
Elizabeth, CO 80107
(720) 351-4504
pdavidson@townofelizabeth.org



From: Angela Ternus <aternus1@townofelizabeth.org>
Sent: Thursday, July 31, 2025 3:23 PM
To: Patrick Davidson <pdavidson@townofelizabeth.org>
Cc: Hannah Bruce <hbruce@townofelizabeth.org>
Subject: The CORE Investment Account Questions

Patrick,

I want to make sure I understand the numbers from our budget workshop last night so I have a couple questions.

1. Are the Water Tap Fees, Sewer Tap Fees, and Renewable Water Fees each put in separate cash accounts with C-Safe or our local bank? Separate from the "Combined Cash Accounts"? **These 3 accounts are with Colo-Trust in their own accounts and can be found on the financial statements under "Water Sewer Fund Assets" page 19, accounts 52-101200, 52-101300, 52-101400.**
2. In looking at the May 31, 2025 Financial Statements, on the very first page under "Combined Cash Accounts" the CORE Investment Account is listed and included in the \$23,945,614.18 total. Under "Cash Allocation Reconciliation" the entire \$23,945,614.18 has been allocated to the General Fund \$4,214,286.63, the Street Maintenance Fund \$1,251,079.01, the Capital Fund \$11,539,749.05, the Street Capital Fund \$3,893,180.57, and the Water/Sewer Fund \$3,047,318.92. Is this

report correct? The financial report is correct. However, the \$23,945,614.18 has not been physically distributed into any funds. The Funds listed under the Cash Allocation Reconciliation are not actual bank accounts. They represent the *worth* of each Fund after the month's daily transactions. (Revenues/Expenditures) The Combined Cash Accounts are the actual cash balances in each Combined Cash bank account. Accounts 99-100013, 99-104201, 99-104202, 99-104203, and 99-105200 are unrestricted accounts. The remaining accounts listed under Combined Cash Accounts are restricted accounts. These accounts are then allocated to the Funds to balance Assets to Liabilities. The Cash Allocation Reconciliation shows the breakdown of these allocations.

On a related matter, we have been able to trace the CORE Investment Account back to August 2021 when the money in the account was transferred from a CSAFE account to the current CORE account. Prior to that, we are able to trace the CSAFE account back to the 2013 audit at this time, which designates this account as excess money placed in an investment account in accordance with Colorado law. Since this account began as excess revenue and has never physically been distributed to any specific Fund, the cash in this account can now be used under whichever Fund the Board deems proper. Copies of the relevant documents from August 2021 are attached.

Patrick

Thank you,
Angela Ternus
Mayor - Town of Elizabeth

Angela Ternus
Mayor - Town of Elizabeth
aternus1@townofelizabeth.org



3.



TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor Ternus, Members of the Board of Trustees
FROM: Patrick Davidson, Town Administrator
DATED: **August 4, 2025**
SUBJECT: UPDATE – 2025 Strategic Planning Report

BACKGROUND INFORMATION

On March 8, 2025, the Board of Trustees met to identify Strategic Initiatives based on a forty-eight (48) month timeline. A March 25, 2025, report, memorializes the Board's 2025 Strategic Plan, its Vision Statement, and its prioritized Strategic Initiatives. The report states: "The Town Administrator and executive management team will refine these initiatives into specific action plans and final work production to be presented to the Board to confirm intended outcomes and expectations." The Plan calls for regular updates regarding steps taken to accomplish the Board's initiatives.

STRATEGIC INITIATIVES 2025 -2026 (NEXT 12 MONTHS)

25.01 Develop a Multi-Agency Economic Development/Marketing Strategy. This Strategic Initiative involves a two-step approach. Initially, the Board discussed whether to staff the Community Development Department with an individual focused on *economic development* or in the alternative an individual who is more knowledgeable in *building and planning development*. The second step to the analysis involves the tools and background information that may be used to assist in the strategy. **During the July 30, 2025, Budget Workshop, the Board of Trustees determined that the position of Community Development Director would not be filled for the 2026 budget. Additionally, the Board determined that without a Director, the subscription to any economic or development software, such as Placer.AI, was unnecessary.**

25.02 Land Acquisition and Engineering Drawings for a Multi-Purpose Community/Senior Center. On 6/10/2025 a budget workshop was held recommending funding be set aside for alternative land acquisition for the Center, as well as funds for engineering plans. Further discussions were held on 6/18/2025 wherein the BOT instructed Staff to withdraw this item from upcoming budget discussions. **Tabled indefinitely.**

25.03 Develop a Comprehensive Infrastructure List and Integrated CIP Plan. This item is related to item 25.05 Develop a Facilities Master Plan and Condition Assessment and Staff have combined them for completion. The Board has directed a delay in the RFP until 2026. Following this directive, the RFP will appear on a January 2026 agenda with an anticipated completion date of July 2026. The CIP plan will be ready for implementation within the start of the 2027 fiscal/budget year. With this time delay, this Initiative cannot be completed within the 2025 Strategic Plan's timeline. **Tabled until January 2026.**

STRATEGIC INITIATIVES 2026-2027 (12 – 24 MONTHS)

25.04 Amend Comprehensive Plan – (a) Zoning Regulations (b) Design Standards/Process (c) Growth Management Strategies. BOT has held discussions regarding the need to retain a Community Development Director in advance of the amendment to the Comprehensive Plan. During the July 30, 2025, Budget Workshop, the Board determined that the position of Community Development Director would not be filled for the 2026 budget. However, the BOT has tentatively authorized an update to the Comprehensive Plan, an update to the 2040 Transportation Plan, and update to the Water and Sewer Master Plan within the 2026 Budget.

25.05 Develop a Facilities Master Plan and Condition Assessment. Please see item 25.03 Develop a Comprehensive Infrastructure List and Integrated CIP Plan detailed above. The Board has directed Staff to delay the RFP until January 2026 with a July 2026 completion date. Given this, the CIP plan should be ready for implementation within the start of the 2027 fiscal/budget year. **Tabled until January 2026.**

25.06 Develop a Market Compensation Study – Prioritize Public Safety. On 5/13/2025 the Board discussed and provided direction to Staff to issue an RFP for a Compensation and Pay Equity Analysis. The RFP was issued, and two responses have been received. A contract for a Compensation and Pay Equity Analysis will be on the Board's July 8, 2025, agenda for further consideration and possible action. Board approved on July 8, 2025. **In process. Estimated completion by November 1, 2025.**

STRATEGIC INITIATIVES 2027-2028 (24 – 36 MONTHS)

25.07 Develop financial and operational plan to increase police services. Work on this item cannot begin until such time as the Market Compensation Study and Facilities Master Plan and Condition Assessment are completed. **Tabled indefinitely.**

25.08 Develop a Multi-Agency Economic Development/Marketing Strategy w/ Chamber. No update at this time. **Tabled indefinitely.**

STRATEGIC INITIATIVES 2028 – 2029 (36 -48 MONTHS)

25.09 Identify Land and Develop Financing Plan (Capital and Operating) Town Hall and Police Station. This process cannot be initiated until the Facilities Master Plan and Condition Assessment are completed. No further update at this time. **Project on hold pending Master Plan.**

STRATEGIC INITIATIVES – Ongoing

25.10 Hillside \$ w/Utilities. Engineering Staff are currently assessing the anticipated improvements to the Hillside Subdivision. Staff have been instructed to set aside funding in the 2026 budget to proceed with Hillside street improvements. **Preliminary figures were discussed during the Board's July 30 Workshop, with a full discussion of this Initiative during the August 26 Workshop.**

25.11 Engagement with other Entities (County, State Agencies, School District, etc.)

Administration continues to meet regularly with the Director of the Elizabeth Parks and Rec District, the Elizabeth School District School Superintendent, the Director of the Pines and the Plains Library District, the Fire Chief for the Elizabeth Fire Protection District, the Elbert County Sheriff, the Elbert County Administrator, the Local Government Representative at Core Electric Cooperative, and participate in the CML Listserv. **Ongoing.**

STRATEGIC INITIATIVES – BRAINSTORMING

25.12 Upgrade RC Park. Currently parts of the parkland are disturbed with construction of The Depot parking lot. Staff is working to coordinate the installation of the solar lights removed from Main Street within the park land as well as the planting of trees in the Fall. **Additional work may be planned upon completion and acceptance of the PROST report.**

25.13 Develop Plan for South 40 Acres. **No planning is being undertaken for the South 40. Additional work may be planned upon completion and Board acceptance of the PROST report.**

25.14 Strategy for Future Collaboration with the “Stampede” Event. Town Staff will continue to coordinate and update operational plans related to the Elizabeth Stampede. **Ongoing.**

25.16 Support Funding of Jobs. This initiative requires clarification from the BOT.

25.17 Identify Planning Efficiencies. This initiative requires clarification from the BOT.

STAFF RECOMMENDATION

N/A. Informational purposes only

BUDGET CONSIDERATIONS

N/A unless otherwise stated herein.

ATTACHMENTS

None.



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 07/13/2025 to 08/02/2025



ELIZABETH POLICE DEPARTMENT'S MISSION STATEMENT:

"The Elizabeth Police Department is committed to service excellence in protecting life and property, impartial enforcement of law, and building community with those who live, work, and visit, the Town of Elizabeth."

The following is an informational breakdown of EPD police activity from **07/13/2025 at 12:01 a.m. to 08/02/2025 at 11:59 p.m.** This information is compiled from our Records Management System (RMS), identified as New World (NW), as well as Douglas County Regional Dispatch (DCRD) records.

**All suspects/defendants are presumed innocent until proven guilty in a Court of Law. **



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

Total Calls for Service:

498

Traffic Stops:

Total Stops:

**Penalty Assessments
Issued:**

Warnings Issued:

111

47

64

Other Calls for Service:

Call Type:	Number of Calls:
911 Landline	1
911 Rapid SOS	2
Alarm-Bank	1
Alarm-Business Burglary	7
Animal Complaint	2
Animal Impound	1
Assist to Fire Department	1
Assist Other Agency	4
Bar Check	1



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

Business Check	53
Burglary	2
Child Abuse	1
Child Custody	1
Citizen Assist	8
Citizen Contact	24
Crime Prevention	10
Dead Animal	1
Disturbance	2
Domestic Violence-Verbal	1
Fireworks	2
Flock	13
Follow Up	27
Found Property	3
Fraud	1
Harassment	3
Homeless Contact	1
Increased Patrol	89
Juvenile Complaint	2
Medical Assist	8
Missing Child	1



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107

Phone: 303-646-4664 Fax: 303-646-0616

Email: Police@townofelizabeth.org

www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

Missing Person	2
Motorist Assist	4
Municipal Ordinance Violation	10
Motor Vehicle Accident with Injuries	1
Motor Vehicle Accident with Property Damage	1
Noise Complaint	1
Park Check	10
Parking Complaint	9
Prowler	1
Report Every Drunk Driver Immediately	6
Repossession	1
Restraining Order Violation	2
Special Assignment	4
Suicidal subject	1
Suspicious Circumstance	9
Suspicious Person	5
Suspicious Vehicle	17
Theft	2
Traffic Complaint	5
Traffic Hazard	2
Traffic Stop	111



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

VIN Verify	11
Welfare Check	10

Open Patrol Division Criminal Investigations:

Case Number:	Call Type:	Details:
25-1079	Financial Crimes	Investigation into fraud at a local business.
25-1130	Financial Crimes	Investigation into fraud of a resident.
25-2643	Theft	Investigation into a theft at a local store.
25-3222	Sex Offense	Investigation on a sex offense involving a juvenile.
25-4226	False Reporting	Investigation into a false report that was filed with EPD.
25-4874	Harassment/Disturbing the Peace	Investigation into several offenses that occurred at a local business.
25-4352	Harassment	Investigation into several offenses that occurred at a local business.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

Open Community Services Division Municipal Ordinance Violations:

Case Number:	Call Type:	Notes:
25-2958	Municipal Ordinance Violation	Investigation into a Municipal Ordinance Violation that occurred in Town.
25-3484	Municipal Ordinance Violation	Investigation into a Municipal Ordinance Violation that occurred in Town.
25-4312	Municipal Ordinance Violation	Investigation into a Municipal Ordinance Violation that occurred in Town.
25-4349	Municipal Ordinance Violation	Investigation into a Municipal Ordinance Violation that occurred in Town.
25-4376	Municipal Ordinance Violation	Investigation into a Municipal Ordinance Violation that occurred in Town.
25-4876	Municipal Ordinance Violation	Investigation into a Municipal Ordinance Violation that occurred in Town.

**Please note that limited information regarding open investigations is available. This is to protect the integrity of the investigations. **



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

Closed Case/Incident Reports:

Case/Incident Number:	Call Type:	Details:
25-4373	Civil Assist	EPD Officers responded to a report of a subject attempting to reclaim their property. The subject was advised of their civil remedies.
25-3709	Municipal Ordinance Violation	EPD Community Services closed a case on several municipal ordinance violations at a property in town. The owner did not comply with the infractions, and was therefore issued a municipal summons.
25-2868	Municipal Ordinance Violation	EPD Community Services closed a case on several municipal ordinance violations at a property in town. The owner came into compliance with Town code.
25-3706	Municipal Ordinance Violation	EPD Community Services closed a case on several municipal ordinance violations at a property in town. The owner came into compliance with Town code.
25-4473	Mental Health Hold	EPD Officers responded to a local business on report of a suicidal subject. After investigating, it was determined the subject posed an imminent threat to their safety. The subject was placed into protective custody and transported to a local mental health facility.
25-4393	Criminal Tampering	EPD responded to a report of criminal tampering. After investigation, there was insufficient probable cause to support criminal charges.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

25-4524	Motor Vehicle Accident	EPD responded to a two-car crash on private property. There were no injuries. A crash report was taken.
25-4350	Municipal Ordinance Violation	EPD Community Services closed a case on several municipal ordinance violations at a property in town. The owner came into compliance with Town code.
25-4570	Missing Person	EPD located a missing person, who was missing out of our jurisdiction.
25-4580	Shoplifting	EPD responded to a local store on report of a shoplifting in progress. EPD located the suspect as they were leaving the store with unpaid merchandise. The suspect was issued a municipal summons.
25-1496	Trespass	EPD closed a case regarding numerous vehicle trespasses. After a lengthy investigation, all leads were exhausted. The suspect remains unidentified.
25-4700	Minor in Possession	While on patrol, EPD Officers encountered several juveniles in the early hours of the morning. The juveniles were found to be heavily intoxicated. Elizabeth Fire Rescue was called to medically clear the juveniles. They were released to their parents with municipal summonses.
25-4564	Mental Health Hold	EPD responded to a residence on report of a disturbance. After investigation, it was determined that one party was gravely



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

		disabled. The party was taken via ambulance to a local hospital.
25-4672	Missing Person	EPD took a report of a missing person, who was believed to be in danger. The party was located by EPD and found to be okay.
25-4692	Found Property	A smartwatch was turned into EPD. After being unable to locate the owner of the watch, it was booked into the property room for safekeeping.
25-4541	Restraining Order Violation	EPD responded to a reported protection order violation. After investigation, there was insufficient probable cause to support criminal charges.
25-4765	Warrant Arrest	EPD received a Flock hit on a vehicle for a party who was associated with a warrant. The vehicle was located, and after the warrant was confirmed, the party was taken into custody. They were booked into the Elbert County Jail.
25-4691	Theft	EPD responded to a theft of a wallet. The wallet was later located with all of the contents. No crime occurred.
25-4805	Animal Control	EPD Community Services responded to a loose dog. The dog was brought to the kennel and later reunited with its owner.
25-4835	Welfare Check	EPD responded to a local business on report of an elderly subject who appeared to be



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
 Phone: 303-646-4664 Fax: 303-646-0616
 Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

		confused. Officers located a responsible party to take them home safely.
25-4717	Burglary	EPD responded to a possible cold burglary. After identifying several persons of interest, there was insufficient probable cause to pursue criminal charges.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police

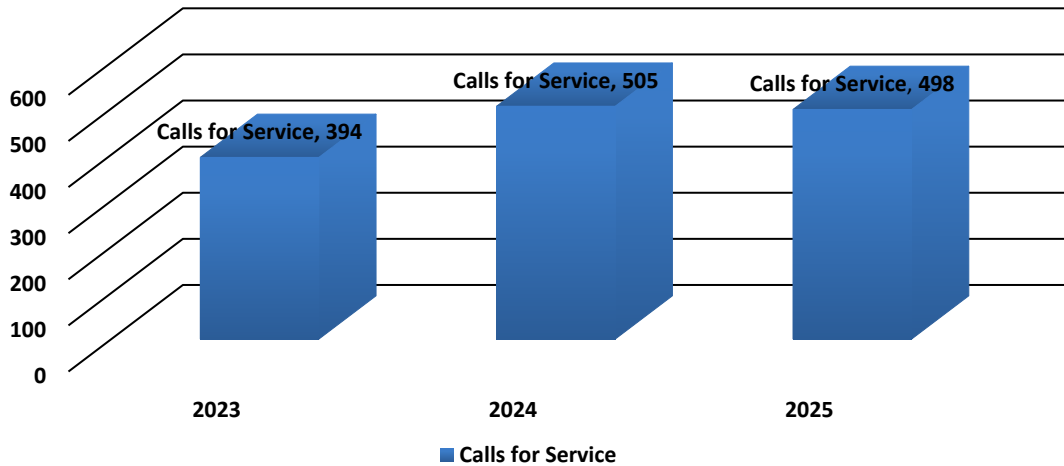


TOWN OF ELIZABETH POLICE DEPARTMENT

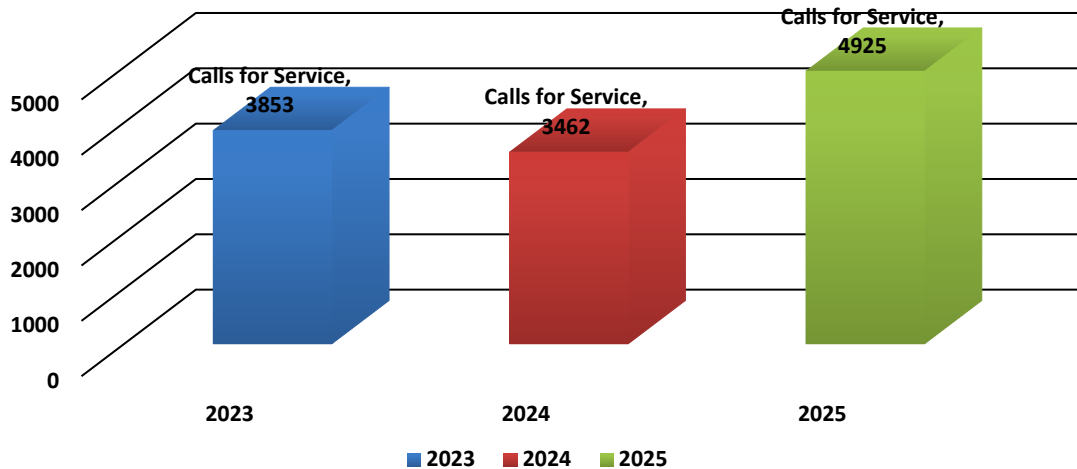
CHIEF OF POLICE JEFF ENGEL

Historical Data:

Calls for Service For Same Period:



Total Calls for Service Year to Date



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



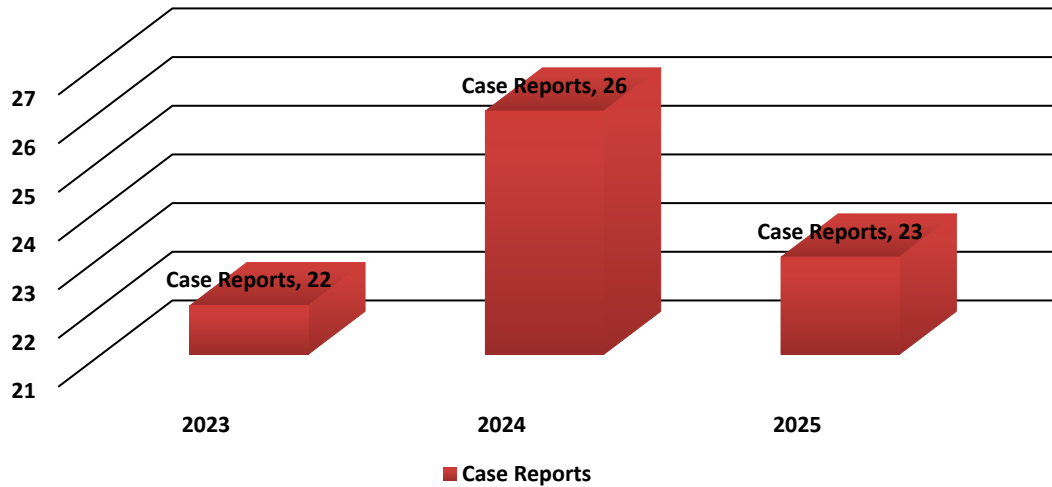
Colorado Association of
Chiefs of Police



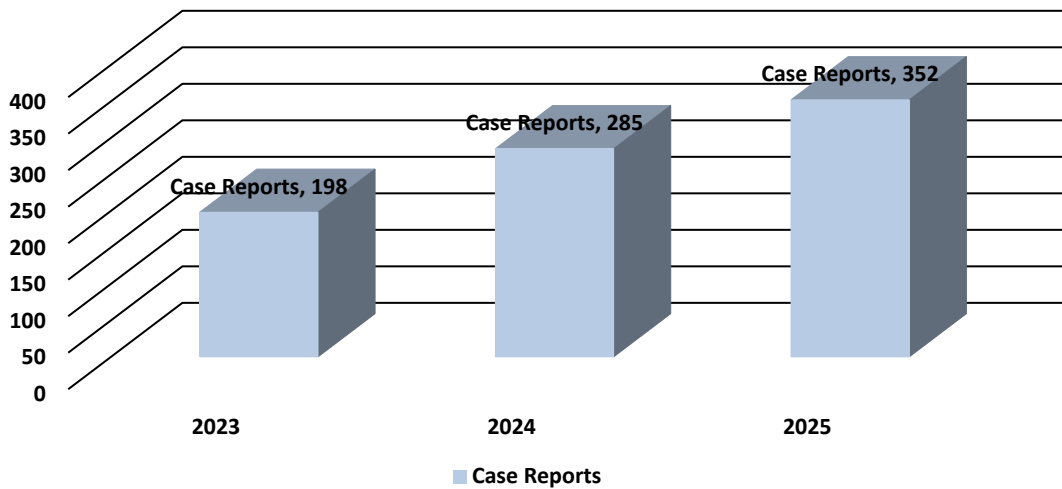
TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

Case Reports Pulled For Same Period:



Total Case Reports Pulled Year to Date:



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

ACCOUNTABILITY•INTEGRITY•RESPECT•TEAMWORK•EXCELLENCE

Town of Elizabeth Police Department Monitoring Report

August 12, 2025

Staffing updates:

- Officer Braydon Campbell has entered the third phase of field training. It is anticipated he will be on solo patrol around the first week of September.
- The background investigation has started for the one lateral applicant.

Departmental Updates:

- New World Mobile Field Reporting has gone “live.” We received training from Tyler New World on July 29, 30, and 31. The training went well. With officers having familiarity with the New World system, the training time was not as lengthy if this were an entirely new system.
 - Overall feedback has been overwhelmingly positive. The system is easier to navigate. The input of information is more complete. Tracking cases and the respective dispositions will be easier to account for. Finally, our crime data should be more complete.
- School is starting.
 - Steven and Daisy are excited to start the new year.
 - The police department will have a heightened presence, engaging in school zone enforcement.
- We have launched Firstgevity.
 - Firstgevity gives first responders a personalized plan to prevent injuries, reduce stress, stay healthy (on and off the job), and promote long-term wellness.
 - Feedback from other agency participants indicate:
 - 75% reduction in back pain and stress.
 - 70% report better sleep.
 - Average of 10.5 LBS of weight loss.
 - 100% of participants report they are staying in the law enforcement career longer.
 - What is available to officers and their families includes:
 - Mobility training
 - Physical Therapy tools
 - Nutrition counseling and meal prep plans
 - This program is unique from other programs in that the officers' families are included in the wellness activities.
 - Officer Daisy Tucker is leading the program.

425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107

Phone: 303-646-4664 Fax: 303-646-0616

Email: Police@townofelizabeth.org

www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

ACCOUNTABILITY•INTEGRITY•RESPECT•TEAMWORK•EXCELLENCE

Departmental Training:

- Officers Cutler and Lamas attended ICAT training through CIRSA.
 - ICAT training is Integrating Communications, Assessment, and Tactics.
 - The class was well received.
 - Tenants of the training will be incorporated into the department's de-escalation training.
- Officer Tucker attended one day of Active threat training hosted by the Douglas County Sheriff's Office.
- Officer Tucker and Officer Culter attended active threat training with the Elizabeth School District.
- Sgts. Allen and Bigler attended a day leadership training course sponsored by Denver University.
 - The training was possible through a Colorado POST Grant.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

ACCOUNTABILITY•INTEGRITY•RESPECT•TEAMWORK•EXCELLENCE

Mid-Year Public Safety Analysis

Executive Summary

This mid-year Elizabeth Police Department safety analysis is derived from data sets reported or entered into Police Department's Records Management System (RMS). Dispatch records and police authored records (criminal reports, crash reports, and citations). The analysis centers primarily on Calls for Service, Case Dispositions, and Call Summaries. Traffic crashes and citation data are also included. Analysis findings show an overall increase in requests for police services, reflecting an evolving community need. Operational efficiencies and patterns of community engagement demonstrate a shift in the approach to policing the Town of Elizabeth. The data spans 2022 through mid-2025, offering a historical context.

Calls for Service: Volume & Trends

2025 has seen a notable increase in call volume, particularly in the first quarter. January recorded 851 calls, more than double the volume from January 2024. Macroscopically, 2024 marked a significant dip, compared to previous years. Staffing constraints may be a significant contributing factor. External factors such as weather may also be a contributing factor. 2022 remains the highest-volume year overall; however, departmental practice may have inflated the calls for service. 2025 is trending upward and may surpass 2022 by year-end.

The increase in calls suggests heightened community trust and engagement or emerging challenges attributed to surrounding growth. The trend underscores a need to sustain current or increase staffing levels, flexible deployment strategies, and continued investment in technology to enhance operational efficiencies.

Cleared Calls Without Increased Patrols

The percentage of calls without increased patrols has been significantly reduced. In 2022, over 50% of calls required increased patrols. By 2025, that figure dropped to under 15%, even as call volume rose. The decrease in calls for service with increased patrols, and a notable increase in calls for service, is a direct correlation. The calls for service, whether dispatch-related or self-initiated, are increasing. Such increase can be attributed to greater officer proactivity and possibly to improved technology or community cooperation.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

ACCOUNTABILITY•INTEGRITY•RESPECT•TEAMWORK•EXCELLENCE

The department is resolving more calls with slightly less than the allotted staffing levels, indicating strong agency performance. However, the drop in patrol augmentation may also signal a need to reassess thresholds for future additional staffing to ensure community engagement and satisfaction.

Incident Type Analysis: Shifting Priorities

Investigative responsibilities, follow-up calls increased by 67% from 2024 to 2025. Proactive or dispatched Citizen Contacts rose by 180%, and Citizen Assist calls increased by 135%. Suspicious vehicles, person, and circumstances remain consistently high, reflecting the agency's commitment to proactive policing in conjunction with the community's vigilance and trust in reporting such circumstances. Medical assists, welfare checks, and mental health-related calls are increasing, indicating the interconnectivity between law enforcement and the social service function of the police department.

Seasonal patterns are evident: Fireworks, animal complaints, and parking issues spike in spring and early summer. Traffic stops and business checks remain the most frequent incident types across all months.

Implication: The department is increasingly serving the community as a front-line responder for non-criminal and quality-of-life issues. This supports expanding partnerships with mental health professionals and potentially exploring a co-responder program, social services, and other first responder agencies.

Operational Insights & Monthly Breakdown

January and March were the busiest months in 2025, with high volumes across nearly all categories. Traffic stops, follow-ups, and business checks dominate the workload, highlighting proactive enforcement and community engagement. Diversity of incidents is increasing. Call types being logged, from 2022 to 2025, show notable increases in calls that typically would not show an increase, such as animal rescues

The department is handling a broader range of responsibilities. This will require continued training, interagency coordination, and data-led policing strategies in allocating resources.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

ACCOUNTABILITY•INTEGRITY•RESPECT•TEAMWORK•EXCELLENCE

Strategic Recommendations

Analysis of mid-year data suggests the strategic plan, outlines immediate issues, and anticipates future concerns, including the following strategies.

1. Expand community engagement capacity:
 - a. Consider dedicated units for citizen assistance and implementation of a detective for investigative follow-up.
 - b. Increase visibility and accessibility of officers in neighborhoods. Alternative modes of patrol are a consideration. Alternate modes include foot or bicycle patrols.
2. Strengthen non-criminal response infrastructure:
 - a. Research and potential development of a local or regional co-responder program. Such a program may be able to offer mental health services and other services.
 - b. Working with other first-responder agencies, develop alternative response models for welfare checks and medical assists, particularly with high-frequency contacts.
3. Invest in data and technology:
 - a. Continue refining available technologies to enhance agency efficiency.
 - b. Invest in predictive analytics to anticipate seasonal increases aiding with resource allocation.
4. Maintain patrol flexibility:
 - a. With increased call volumes, monitoring officer workload and work/life balance become increasingly important.
 - b. Implement alternative modes of patrol such as foot, bicycle, and ATV.

Conclusion

The data demonstrates an increase in call volume and diversity of calls for service. The Elizabeth Police Department will need to focus efforts on efficiency while maintaining professional police service, aligning with the core values. Investment in agency members, building partnerships, and enhancing technology will be key to sustaining this momentum in meeting the needs of those who live, work, or visit the Town of Elizabeth.



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT SEMI ANNUAL ANALYSIS REPORT

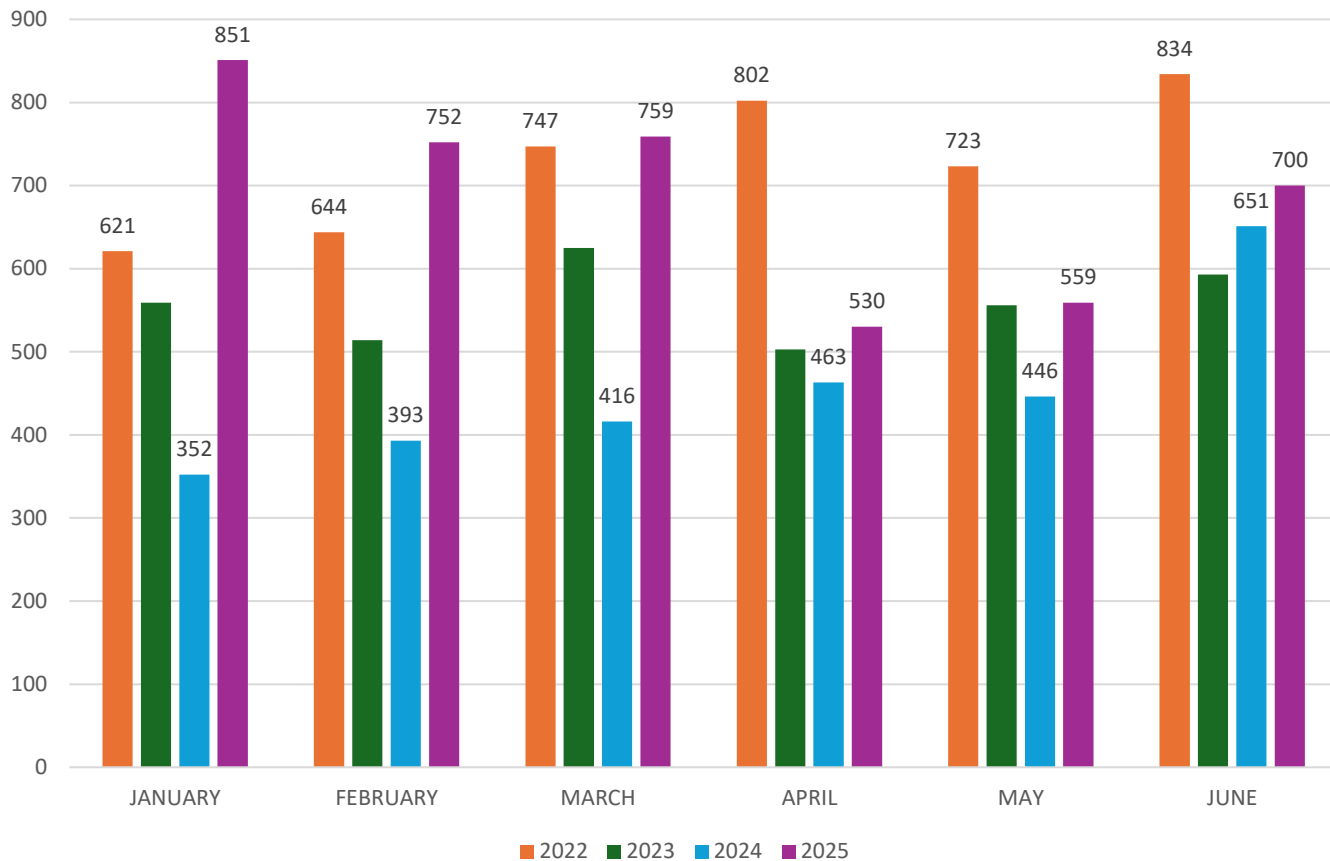


**JANUARY THROUGH JUNE
2022-2025**

CLEARED CALLS FOR SERVICE WITH INCREASED PATROLS

	2022	2023	2024	2025
JANUARY	621	559	352	851
FEBRUARY	644	514	393	752
MARCH	747	625	416	759
APRIL	802	503	463	530
MAY	723	556	446	559
JUNE	834	593	651	700

Cleared Calls for Service



CLEARED CALLS FOR SERVICE WITHOUT INCREASED PATROLS

	2022	INCREASE PATROLS	ACTUAL CLEARED CALLS	% OF CALLS INCREASED PATROLS
JANUARY	621	322	299	51.85
FEBRUARY	644	343	301	53.26
MARCH	747	442	305	59.17
APRIL	802	361	441	45.01
MAY	723	277	446	38.31
JUNE	834	331	503	39.69

	2023	INCREASE PATROLS	ACTUAL CLEARED CALLS	% OF CALLS INCREASED PATROLS
JANUARY	559	237	322	42.40
FEBRUARY	514	193	321	37.55
MARCH	625	222	403	35.52
APRIL	503	140	363	27.83
MAY	556	173	383	31.12
JUNE	593	174	419	29.34

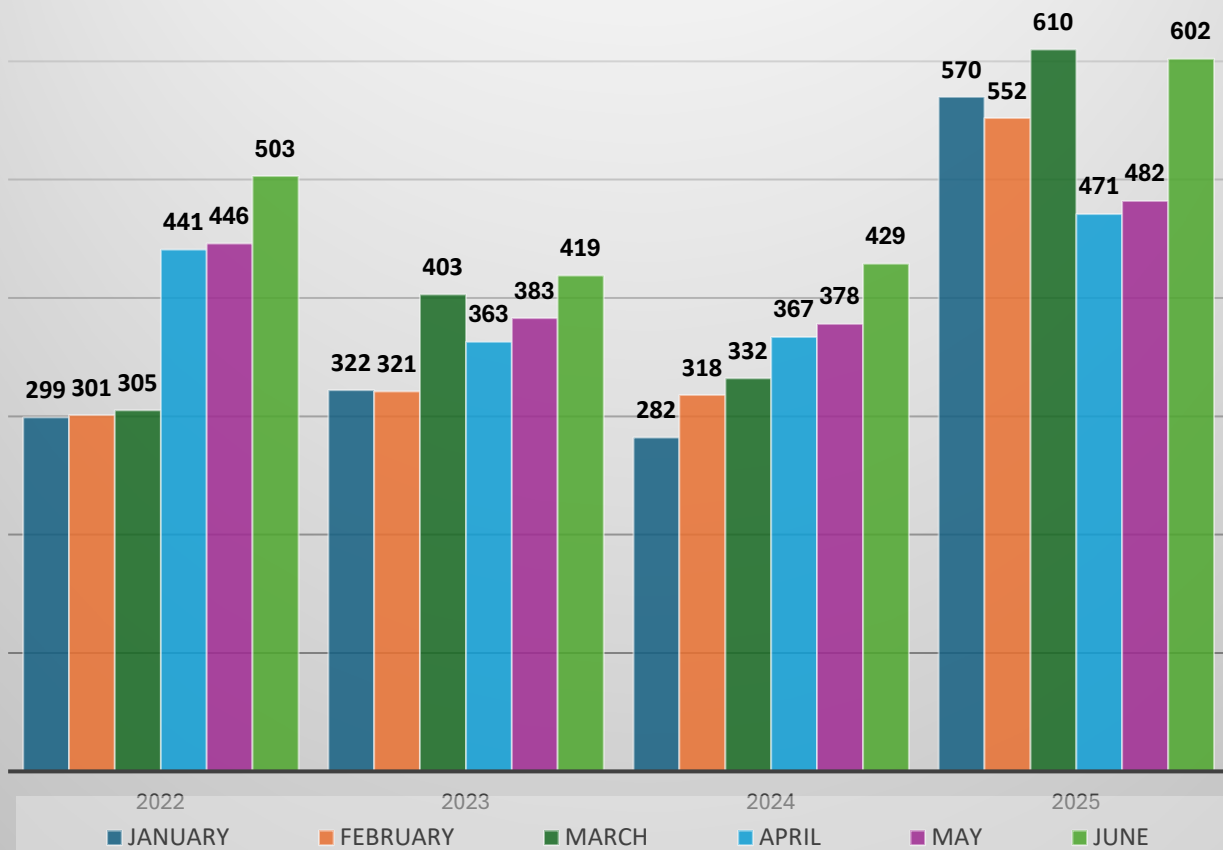
	2024	INCREASE PATROLS	ACTUAL CLEARED CALLS	% OF CALLS INCREASED PATROLS
JANUARY	352	70	282	19.89
FEBRUARY	393	75	318	19.08
MARCH	416	84	332	20.19
APRIL	463	96	367	20.73
MAY	446	68	378	15.25
JUNE	651	222	429	34.10

	2025	INCREASE PATROLS	ACTUAL CLEARED CALLS	% OF CALLS INCREASED PATROLS
JANUARY	851	281	570	33.02
FEBRUARY	752	200	552	36.23
MARCH	759	149	610	24.42
APRIL	530	59	471	11.12
MAY	559	77	482	13.77
JUNE	700	98	602	14.00

Calls for Service (Without increased patrols)

	2022	2023	2024	2025
JANUARY	299	322	282	570
FEBRUARY	301	321	318	552
MARCH	305	403	332	610
APRIL	441	363	367	471
MAY	446	383	378	482
JUNE	503	419	429	602

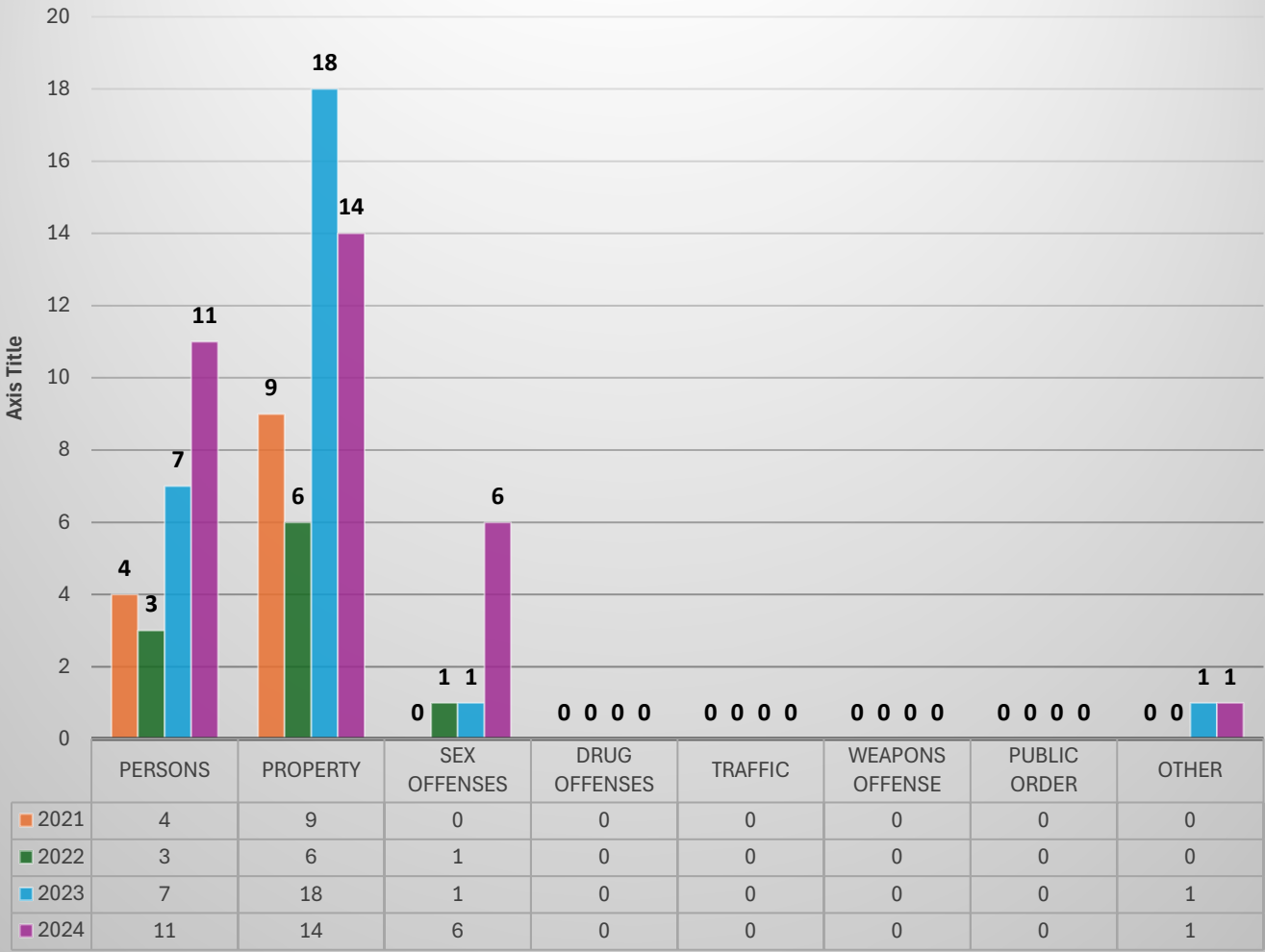
Calls for Service



CRIMINAL OFFENSE SUMMARY

		2021	2022	2023	2024
Crime Category					
PERSONS		4	3	7	11
PROPERTY		9	6	18	14
SEX OFFENSES		0	1	1	6
DRUG OFFENSES		0	0	0	0
TRAFFIC		0	0	0	0
WEAPONS OFFENSE		0	0	0	0
PUBLIC ORDER		0	0	0	0
OTHER		0	0	1	1

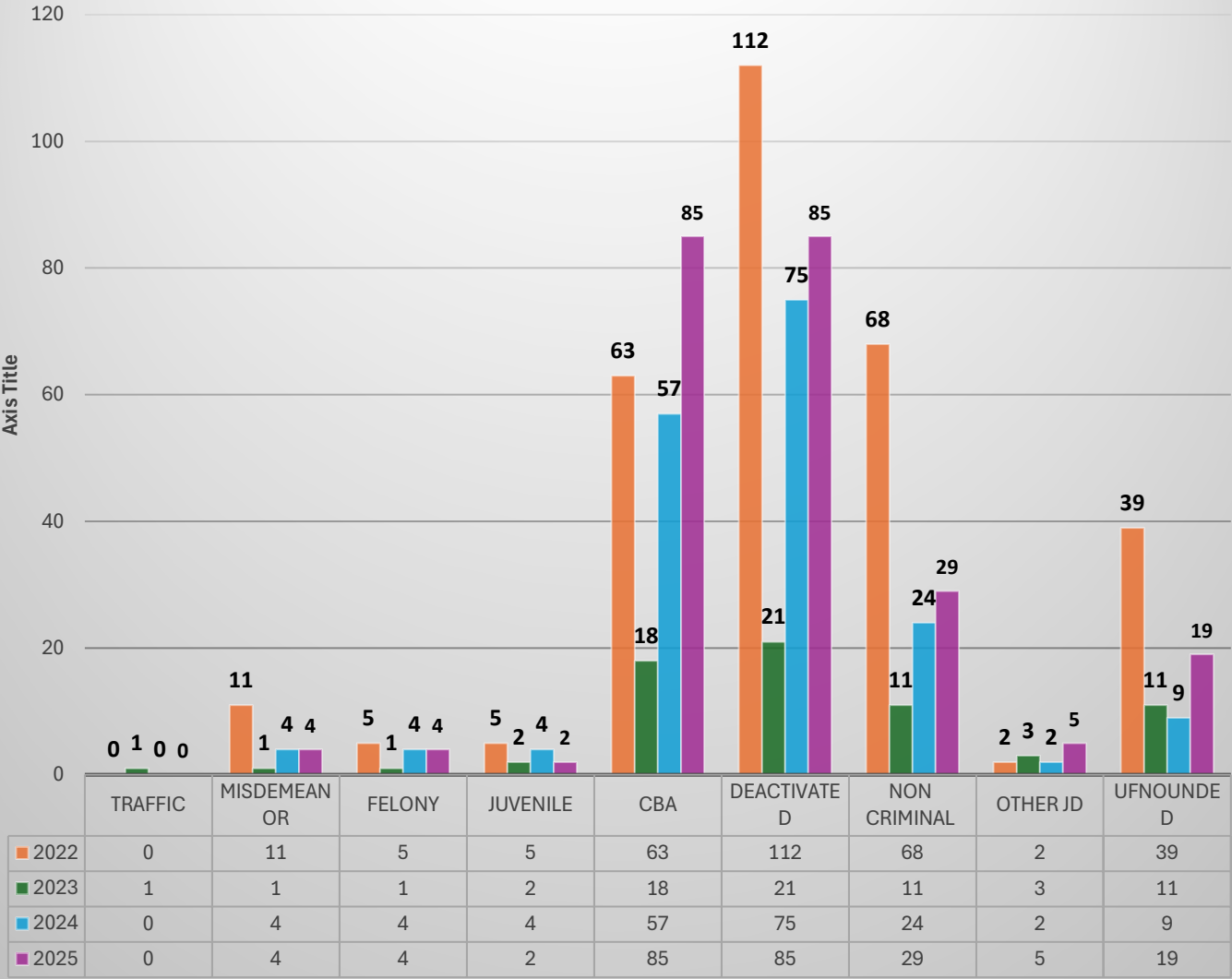
Chart Title



DISPOSITON SUMMARY OF CASES

	2022	2023	2024	2025
TRAFFIC	0	1	0	0
MISDEMEANOR	11	1	4	4
FELONY	5	1	4	5
JUVENILE	5	2	4	1
CBA	63	18	57	88
DEACTIVATED	112	21	75	88
NON CRIMINAL	68	11	24	28
OTHER JD	2	3	2	5
UFNOUNDED	39	11	9	19
TOTALS	305	69	179	238

Chart Title



INCIDENT BREAKDOWN BY MONTH

2023

Incident Type	January	February	March	April	May	June	TOTAL
911 LANDLINE	0	0	0	0	0	0	0
911 RAPIDSOS	0	0	0	0	0	1	1
911 VERIFY URGENT	2	2	1	0	2	2	9
ABANDONED VEHICLE	1	0	0	0	0	1	2
ALARM BANK	1	1	1	0	0	0	3
ALARM BUSINESS BURGLARY	3	6	0	1	4	5	19
ALARM BUSINESS HU/PAN/ROBB/DUR	0	0	4	0	0	1	5
ALARM RESIDENCE BURGLARY	0	0	0	1	0	0	1
ALARM RESIDENCE HU/PAN/ROBB/DUR	0	0	0	0	0	0	0
ANIMAL BITE	0	0	0	0	0	1	1
ANIMAL COMPLAINT	3	1	7	5	10	6	32
ANIMAL CRUELTY	1	2	0	1	0	0	4
ANIMAL IMPOUND	0	0	0	0	0	0	0
ANIMAL RESCUE	0	0	0	0	1	0	1
ASSAULT	2	2	1	3	2	0	10
ASSIST FIRE DEPARTMENT	1	1	2	5	1	1	11
ASSIST OTHER AGENCY	0	2	0	0	1	0	3
ASSIST OTHER AGENCY (NON URGENT)	1	4	5	6	5	10	31
ASSIST OTHER AGENCY (URGENT)	0	0	0	0	0	1	1
ATTEMPT TO CONTACT	1	0	1	1	3	9	15
BAR CHECK	1	0	2	0	0	0	3
BARKING DOG COMPLAINT	0	4	3	1	3	3	14
BURGLARY	1	1	0	0	0	1	3
BUSINESS CHECK	52	37	37	32	43	46	247
CHILD ABUSE	0	0	0	0	3	0	3
CHILD CUSTODY DISPUTE	0	1	0	0	0	0	1
CITIZEN ASSIST	13	13	11	12	16	11	76
CITIZEN CONTACT	5	7	9	6	12	5	44
CIVIL SERVICE	0	2	0	1	1	2	6
CRIME PREVENTION	0	0	14	10	19	12	55
CRIMINAL MISCHIEF	0	0	1	0	3	1	5
CRIMINAL TAMPERING	0	0	0	1	0	0	1
DANGEROUS ANIMAL	0	1	0	1	3	0	5
DEAD ANIMAL	0	4	2	2	1	1	10
DISORDERLY CONDUCT	0	0	0	0	0	0	0
DISTURBANCE	3	5	1	2	3	4	18
DOMESTIC PHYSICAL	1	0	0	0	0	1	2
DOMESTIC VERBAL	0	0	0	2	4	2	8
DRUG OFFENSE	8	3	0	2	1	0	14
DRUNK SUBJECT	0	0	1	0	0	1	2
FALSE REPORTING	0	0	0	1	0	0	1

INCIDENT BREAKDOWN BY MONTH

2023

FIGHT	0	0	2	0	0	0	2
FIREWORKS	0	0	0	0	0	1	1
FOLLOW UP	23	14	16	37	40	25	155
FOUND PERSON/CHILD	0	0	0	0	0	0	0
FOUND PROPERTY	1	4	2	1	1	4	13
FRAUD	2	0	1	3	2	1	9
FTY	0	0	0	0	0	0	0
HARASSMENT	3	1	5	4	3	1	17
HAZARDOUS MATERIAL	0	0	0	1	0	0	1
HOUSEWATCH	0	0	2	2	1	3	8
INCREASE PATROL	237	193	222	140	173	174	1139
INFO	6	4	4	7	2	1	24
JUVENILE COMPLAINT	1	0	0	0	0	1	2
LIQUOR VIOLATION	0	0	1	1	1	0	3
LITTERING COMPLAINT	0	1	0	0	0	0	1
LIVESTOCK ON ROADWAY	0	0	1	0	1	0	2
MEDICAL ASSIST	3	3	12	12	10	10	50
MENACING	0	1	0	0	0	0	1
MENTAL HEALTH HOLD	0	0	1	0	0	1	2
MISSING CHILD	0	0	0	0	1	1	2
MISSING PERSON	0	1	0	0	1	0	2
MISSING PERSON ENDANGERED	0	0	0	0	0	0	0
MOTORIST ASSIST	3	6	1	6	6	6	28
MUNICIPAL ORDINANCE VIOLATION	10	10	10	9	1	14	54
MVA HAZARD	1	0	0	1	1	0	3
MVA INJURY	1	0	0	1	0	1	3
MVA PROPERTY	5	1	1	1	6	4	18
MVA UNKNOWN INJURY	1	1	1	0	1	3	7
NATURAL HAZARD/DISASTER	0	0	0	1	0	0	1
NOISE COMPLAINT	0	0	1	1	2	1	5
PARK CHECK	0	1	4	0	2	5	12
PARKING COMPLAINT	0	5	10	0	6	8	29
PROWLER	0	0	0	1	0	0	1
RECOVERED STOLEN PROPERTY	0	0	0	0	0	1	1
REDDI REPORT	6	6	1	2	2	1	18
REPOSSESSION	0	1	0	0	0	0	1
ROV	0	0	0	1	0	0	1
RUNAWAY	0	0	2	1	0	0	3
SCHOOL ED	35	30	32	17	10	0	124
SEARCH AND RESCUE	0	1	0	0	0	0	1
SEX ASSAULT ON CHILD	0	0	0	0	0	0	0
SEX OFFENSES	1	0	2	0	0	0	3
SHOOTING	0	0	0	0	0	0	0
SHOTS HEARD	0	0	1	0	0	1	2

INCIDENT BREAKDOWN BY MONTH

2023

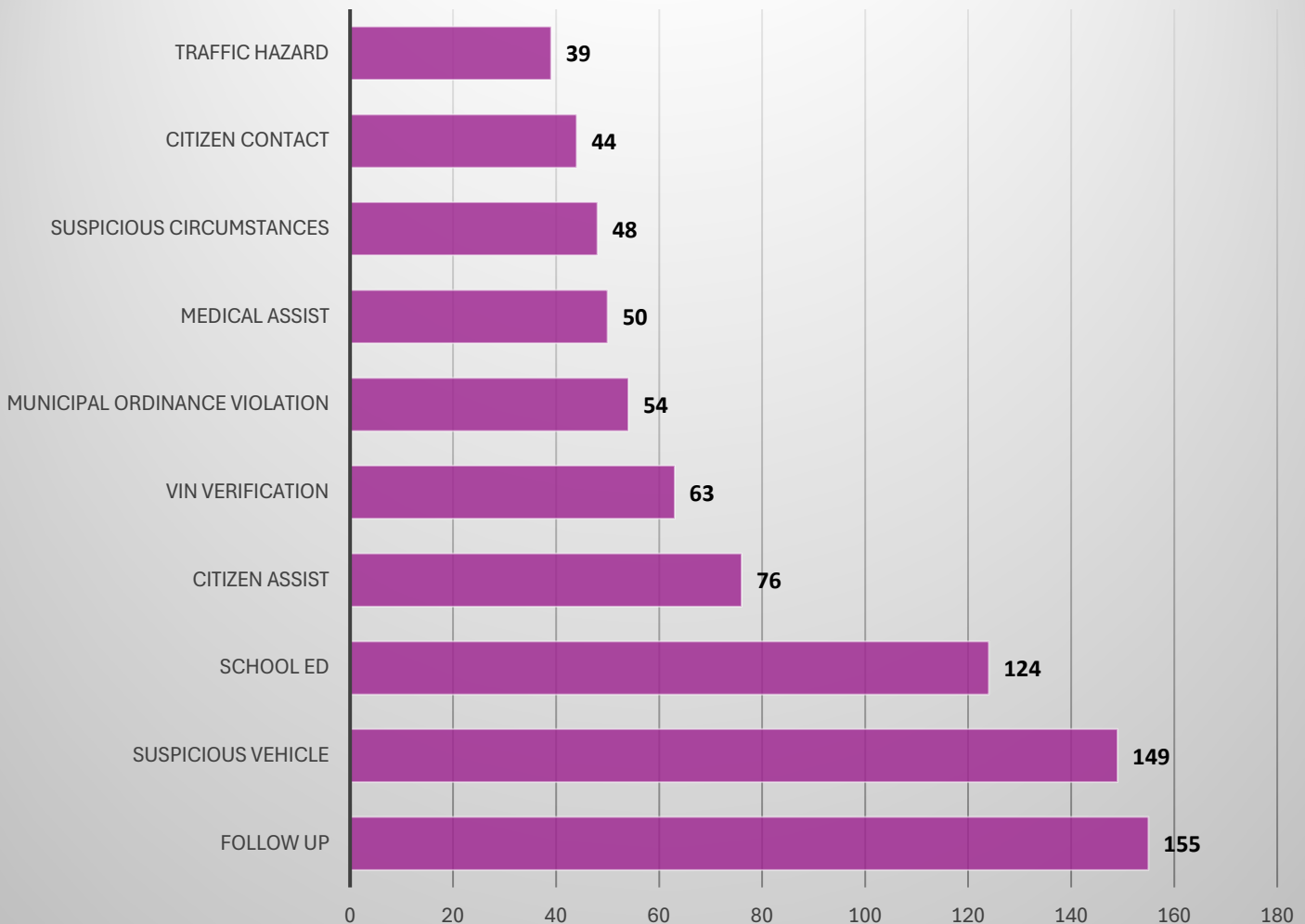
SPECIAL ASSIGNMENT	0	3	0	3	1	8	15
STRUCTURE FIRE	0	0	0	1	0	0	1
SUICIDAL SUBJECT	3	3	3	2	0	1	12
SUSPICIOUS CIRCUMSTANCES	4	4	8	11	12	9	48
SUSPICIOUS PERSON	1	4	1	1	2	2	11
SUSPICIOUS VEHICLE	16	12	32	21	35	33	149
THEFT	2	4	3	2	2	6	19
TRAFFIC COMPLAINT	1	8	3	8	3	9	32
TRAFFIC HAZARD	4	1	8	11	5	10	39
TRAFFIC STOP	62	47	82	46	47	72	356
TRAINING	0	0	0	2	0	0	2
TRESPASS LAND	0	0	0	1	0	0	1
UNKNOWN URGENT TROUBLE	0	1	0	0	0	0	1
UNWANTED SUBJECT	0	0	0	1	1	1	3
VEHICLE FIRE	0	0	0	0	1	0	1
VEHICLE THEFT	0	0	0	0	1	0	1
VIN VERIFICATION	8	9	13	15	10	8	63
WARRANT ARREST	1	0	0	0	0	0	1
WARRANT ATTEMPT PICK UP	2	0	1	0	1	0	4
WEAPON VIOLATION	0	1	1	0	0	0	2
WELFARE CHECK	2	11	7	7	2	8	37
WILDLIFE ASSIST	2	2	0	3	1	0	8
Total:	547	493	600	481	538	563	3222

**INCIDENT BREAKDOWN BY MONTH
2023**

TOP CALLS FOR SERVICE

Incident Type	Total
FOLLOW UP	155
SUSPICIOUS VEHICLE	149
SCHOOL ED	124
CITIZEN ASSIST	76
VIN VERIFICATION	63
MUNICIPAL ORDINANCE VIOLATION	54
MEDICAL ASSIST	50
SUSPICIOUS CIRCUMSTANCES	48
CITIZEN CONTACT	44
TRAFFIC HAZARD	39

TOP CALLS FOR SERVICE



INCIDENT BREAKDOWN BY MONTH
2023

**Incident Breakdown
2024**

Incident Type	January	February	March	April	May	June	TOTAL
RAPIDSOS	6	6	5	4	2	5	28
ABANDONED VEHICLE	0	0	1	0	0	0	1
ALARM BANK	0	1	1	0	1	1	4
ALARM BUSINESS BURGLARY	3	4	3	3	6	4	23
ALARM BUSINESS HU/PAN/ROBB/DUR	1	0	0	0	0	2	3
ALARM RESIDENCE BURGLARY	0	0	0	0	1	2	3
ANIMAL BITE	0	1	1	1	1	1	5
ANIMAL COMPLAINT	4	4	7	9	4	6	34
ANIMAL CRUELTY	2	2	0	1	1	2	8
ANIMAL IMPOUND	0	1	1	0	0	1	3
ASSAULT	1	2	3	2	3	2	13
ASSIST FIRE DEPARTMENT	2	3	2	1	3	2	13
ASSIST OTHER AGENCY (NON URGENT)	6	4	10	11	11	6	48
ASSIST OTHER AGENCY	0	0	0	1	1	0	2
ATTEMPT TO CONTACT	0	0	1	1	3	1	6
BAR CHECK	1	1	1	2	1	3	9
BARKING DOG COMPLAINT	1	1	0	0	1	0	3
BURGLARY	1	0	0	0	0	1	2
BUSINESS CHECK	32	31	33	28	31	33	188
CHILD ABUSE	3	6	2	1	2	1	15
CHILD CUSTODY DISPUTE	1	0	1	0	0	3	5
CITIZEN ASSIST	15	10	6	6	20	8	65
CITIZEN CONTACT	9	13	24	10	18	20	94
CIVIL SERVICE	0	0	0	2	1	0	3
CRIME PREVENTION	3	0	1	4	11	33	52
CRIMINAL MISCHIEF	0	0	3	1	1	1	6
DEAD ANIMAL	0	1	1	1	0	0	3
DEATH UNKNOWN	1	0	0	0	0	0	1
DISTURBANCE	2	2	3	0	3	1	11
DOMESTIC	0	1	0	0	0	1	2
DOMESTIC VERBAL	0	1	3	2	1	2	9
DRUG OFFENSE	0	6	2	0	3	0	11
DRUNK SUBJECT	0	0	0	1	0	0	1
DUI	0	0	1	0	1	0	2
FIGHT	1	0	0	0	0	0	1
FIREWORKS	0	0	0	0	1	10	11
FLOCK	1	0	2	2	3	3	11
FOLLOW UP	26	48	37	34	30	43	218
FOUND PROPERTY	1	0	1	2	1	0	5
FRAUD	0	0	1	3	0	1	5

Incident Breakdown 2024

FTY	1	1	0	0	0	0	2
HARASSMENT	3	3	2	2	6	2	18
HOUSEWATCH	1	0	1	0	0	0	2
INCREASE PATROL	70	75	84	96	68	226	619
INFO	6	3	3	2	4	1	19
LIVESTOCK ON ROADWAY	0	0	0	4	1	0	5
MEDICAL ASSIST	4	14	10	4	8	12	52
MENACING	0	0	1	0	0	0	1
MENTAL HEALTH HOLD	1	0	0	0	0	1	2
MISSING PERSON	0	0	1	0	0	0	1
MOTORIST ASSIST	5	3	7	5	5	5	30
MUNICIPAL ORDINANCE	7	4	8	7	10	7	43
MVA HAZARD	0	0	2	1	1	0	4
MVA INJURY	0	0	1	1	0	0	2
MVA PROPERTY	3	6	5	5	3	6	28
MVA UNKNOWN INJURY	2	0	1	0	3	2	8
NOISE COMPLAINT	0	2	2	0	0	1	5
PARK CHECK	0	0	1	3	0	5	9
PARKING COMPLAINT	10	12	3	8	6	13	52
PERSON WITH WEAPON	0	0	0	0	0	0	0
REDDI REPORT	6	7	3	3	8	9	36
REPOSSESSION	1	4	2	0	1	0	8
ROV	0	0	0	1	0	0	1
RUNAWAY	0	1	0	0	1	1	3
SCHOOL ED	7	2	2	1	2	0	14
SEX ASSAULT ON CHILD	1	1	1	2	0	0	5
SEX OFFENSES	1	1	0	2	2	1	7
SEXUAL ASSAULT	0	1	0	0	0	0	1
SHOOTING	0	0	1	0	0	0	1
SHOTS HEARD	0	0	0	0	0	0	0
SHOTSFIRED/DRIVEBY SHOOTING	1	0	0	0	0	0	1
SPECIAL ASSIGNMENT	0	0	1	3	1	6	11
STRUCTURE FIRE	0	0	1	0	0	1	2
SUICIDAL SUBJECT	1	6	0	2	3	2	14
SUSPICIOUS CIRCUMSTANCES	6	7	10	10	8	10	51
SUSPICIOUS PERSON	1	3	1	1	0	1	7
SUSPICIOUS VEHICLE	9	3	12	10	11	14	59
THEFT	1	5	2	4	4	3	19
TRAFFIC COMPLAINT	3	6	3	3	0	4	19
TRAFFIC HAZARD	2	0	1	4	3	2	12
TRAFFIC STOP	45	38	53	110	82	75	403
TRAINING	0	0	2	1	0	0	3
TRESPASS LAND	0	0	0	0	0	1	1

Incident Breakdown

2024

UNKNOWN URGENT TROUBLE	0	0	1	1	0	0	2
UNWANTED SUBJECT	0	1	1	0	1	0	3
VEHICLE FIRE	0	0	0	2	0	0	2
VEHICLE THEFT	0	0	0	0	2	0	2
VEHICLE TRESPASS	1	0	0	0	0	0	1
VIN VERIFICATION	8	6	8	12	12	7	53
WARRANT ARREST	1	0	0	1	1	0	3
WARRANT ATTEMPT PICK UP	2	0	0	2	0	0	4
WEAPON VIOLATION	0	0	1	0	0	0	1
WELFARE CHECK	4	5	3	3	8	11	34
WILDLIFE ASSIST	0	2	1	1	1	3	0
Total:	337	371	399	450	432	632	2620

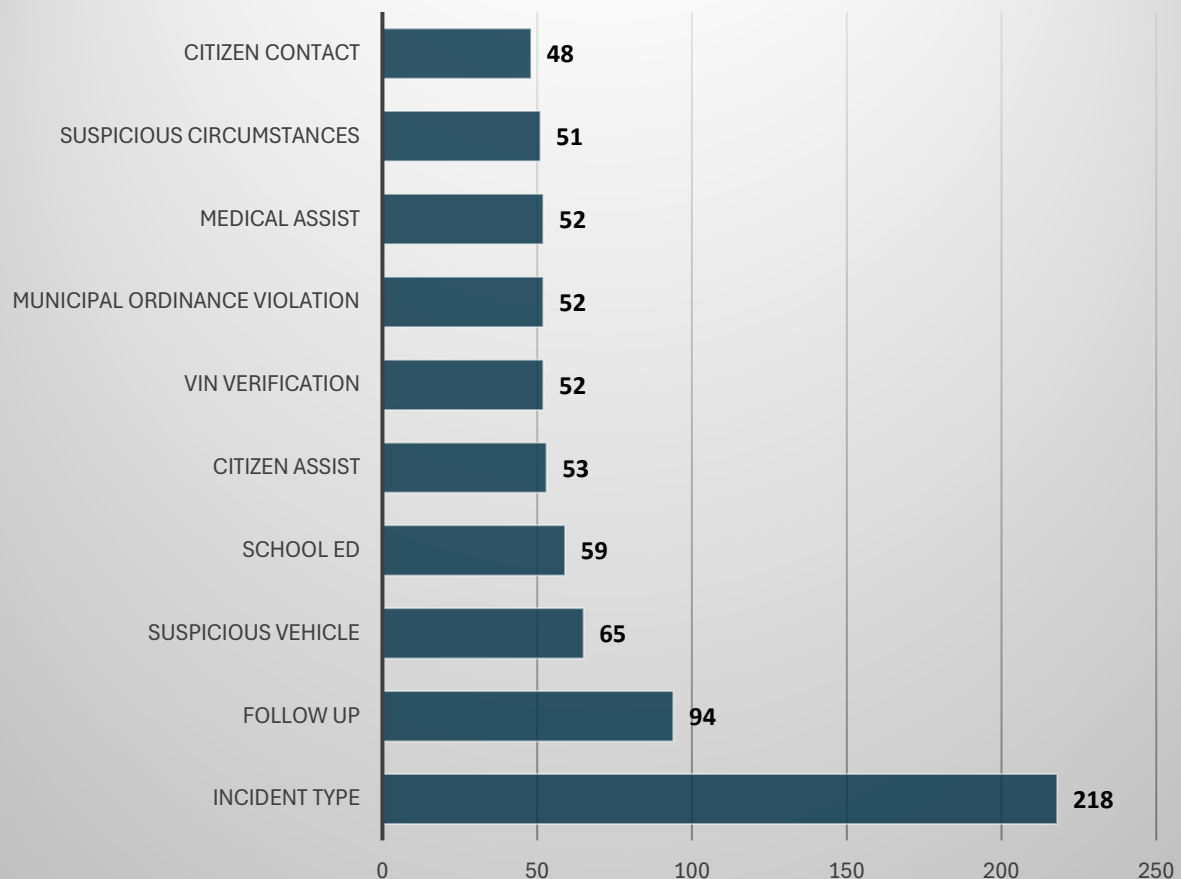
Incident Breakdown
2024

Top Calls for Service

TYPE OF INCIDENT

Incident Type	TOTAL
FOLLOW UP	218
SUSPICIOUS VEHICLE	94
SCHOOL ED	65
CITIZEN ASSIST	59
VIN VERIFICATION	53
MUNICIPAL ORDINANCE VIOLATION	52
MEDICAL ASSIST	52
SUSPICIOUS CIRCUMSTANCES	52
CITIZEN CONTACT	51
TRAFFIC HAZARD	48

Chart Title



INCIDENT BREAKDOWN BY MONTH

2025

Incident Type	January	February	March	April	May	June	TOTAL
911 LANDLINE	1	3	9	7	4	5	29
911 RAPIDSOS	5	3	6	4	11	9	38
ABANDONED VEHICLE	1	1	0	1	0	0	3
ALARM BANK	1	2	3	2	0	4	12
ALARM BUSINESS BURGLARY	5	6	3	4	11	10	39
ALARM RESIDENCE BURGLARY	4	1	0	0	1	0	6
ALARM RESIDENCE HU/PAN/ROBB/DUR	0	1	0	0	0	0	1
ANIMAL BITE	1	1	0	0	0	0	2
ANIMAL COMPLAINT	3	2	7	4	3	5	24
ANIMAL CRUELTY	0	2	2	1	0	0	5
ANIMAL IMPOUND	0	2	0	0	1	0	3
ANIMAL RESCUE	0	0	0	1	0	1	2
ASSAULT	0	1	4	5	1	0	11
ASSIST FIRE DEPARTMENT	2	6	7	4	5	4	28
ASSIST OTHER AGENCY (NON URGENT)	15	6	18	7	11	16	73
ASSIST OTHER AGENCY (URGENT)	0	0	0	1	0	0	1
ATTEMPT TO CONTACT	0	3	3	3	6	0	15
BAR CHECK	1	1	0	1	1	0	4
BARKING DOG COMPLAINT	0	0	1	2	0	5	8
BOMB DEVICE REMOVAL	0	1	0	0	0	0	1
BURGLARY	2	0	0	1	1	0	4
BUSINESS CHECK	73	76	78	38	45	57	367
CHILD ABUSE	2	9	8	3	5	1	28
CITIZEN ASSIST	12	21	30	23	25	28	139
CITIZEN CONTACT	31	27	23	24	18	20	143
CIVIL SERVICE	0	3	2	1	2	1	9
CRIME PREVENTION	11	12	22	10	14	14	83
CRIMINAL MISCHIEF	0	0	0	3	1	3	7
DEAD ANIMAL	1	0	2	0	2	2	7
DEATH UNKNOWN	0	0	0	2	0	0	2
DISTURBANCE	3	2	1	2	2	5	15
DOG RUNNING AT LARGE	0	0	1	0	0	0	1
DOMESTIC PHYSICAL	0	1	1	2	1	1	6
DOMESTIC VERBAL	2	1	1	0	0	0	4
DRUG OFFENSE	1	0	2	0	3	0	6
DRUNK SUBJECT	0	0	2	1	1	1	5
DUI	0	0	1	0	0	0	1
FIGHT	0	1	0	2	0	0	3
FIREWORKS	1	0	1	1	1	0	4
FLOCK	1	3	9	3	6	7	29
FOLLOW UP	51	60	75	82	48	48	364
FOUND PROPERTY	1	2	2	0	2	3	10

INCIDENT BREAKDOWN BY MONTH

2025

FRAUD	1	4	3	3	2	1	14
FTY	0	1	1	0	0	0	2
GRASS FIRE	0	0	1	0	0	0	1
HARASSMENT	6	9	5	4	5	3	32
HOMELESS CONTACT	0	0	0	0	1	2	3
HOUSEWATCH	0	0	0	1	0	0	1
INCREASE PATROL	281	200	149	59	77	98	864
INFO	5	10	4	5	3	2	29
JUVENILE COMPLAINT	1	0	0	1	0	1	3
LITTERING COMPLAINT	0	1	1	1	2	0	5
LIVESTOCK ON ROADWAY	0	0	0	2	0	1	3
MEDICAL ASSIST	20	9	6	16	11	13	75
MENACING	0	0	0	1	0	0	1
MISSING CHILD	0	2	2	2	1	0	7
MISSING PERSON	0	1	0	1	0	0	2
MOTORIST ASSIST	10	4	11	3	8	13	49
MUNICIPAL ORDINANCE VIOLATION	7	5	11	6	12	19	60
MVA HAZARD	1	2	0	0	1	0	4
MVA INJURY	0	0	0	1	0	0	1
MVA PROPERTY	10	4	2	2	7	9	34
MVA UNKNOWN INJURY	1	2	3	3	1	1	11
NATURAL HAZARD/DISASTER	0	0	0	1	0	0	1
NOISE COMPLAINT	0	0	0	0	2	0	2
PARK CHECK	3	1	3	1	0	10	18
PARKING COMPLAINT	20	19	13	10	9	8	79
PROWLER	0	0	1	0	1	1	3
REDDI REPORT	4	3	2	2	2	7	20
REPOSSESSION	1	1	3	1	3	1	10
ROV	0	0	0	2	2	1	5
SCHOOL ED	10	5	4	5	3	0	27
SEX ASSAULT ON CHILD	1	0	0	0	1	1	3
SEX OFFENSES	1	2	1	2	1	0	7
SEXUAL ASSAULT	0	0	0	0	0	1	1
SHOOTING	0	0	0	0	1	1	2
SHOTS HEARD	0	0	1	0	0	0	1
SOLICITOR COMPLAINT	0	1	0	1	0	4	6
SPECIAL ASSIGNMENT	0	0	3	0	1	11	15
STRUCTURE FIRE	0	1	0	0	0	0	1
SUICIDAL SUBJECT	3	1	2	0	2	0	8
SUSPICIOUS CIRCUMSTANCES	7	10	7	7	11	12	54
SUSPICIOUS PERSON	2	2	3	2	4	3	16
SUSPICIOUS VEHICLE	25	22	29	17	17	37	147
THEFT	4	2	3	3	2	2	16
TRAFFIC COMPLAINT	4	8	10	11	6	14	53

INCIDENT BREAKDOWN BY MONTH

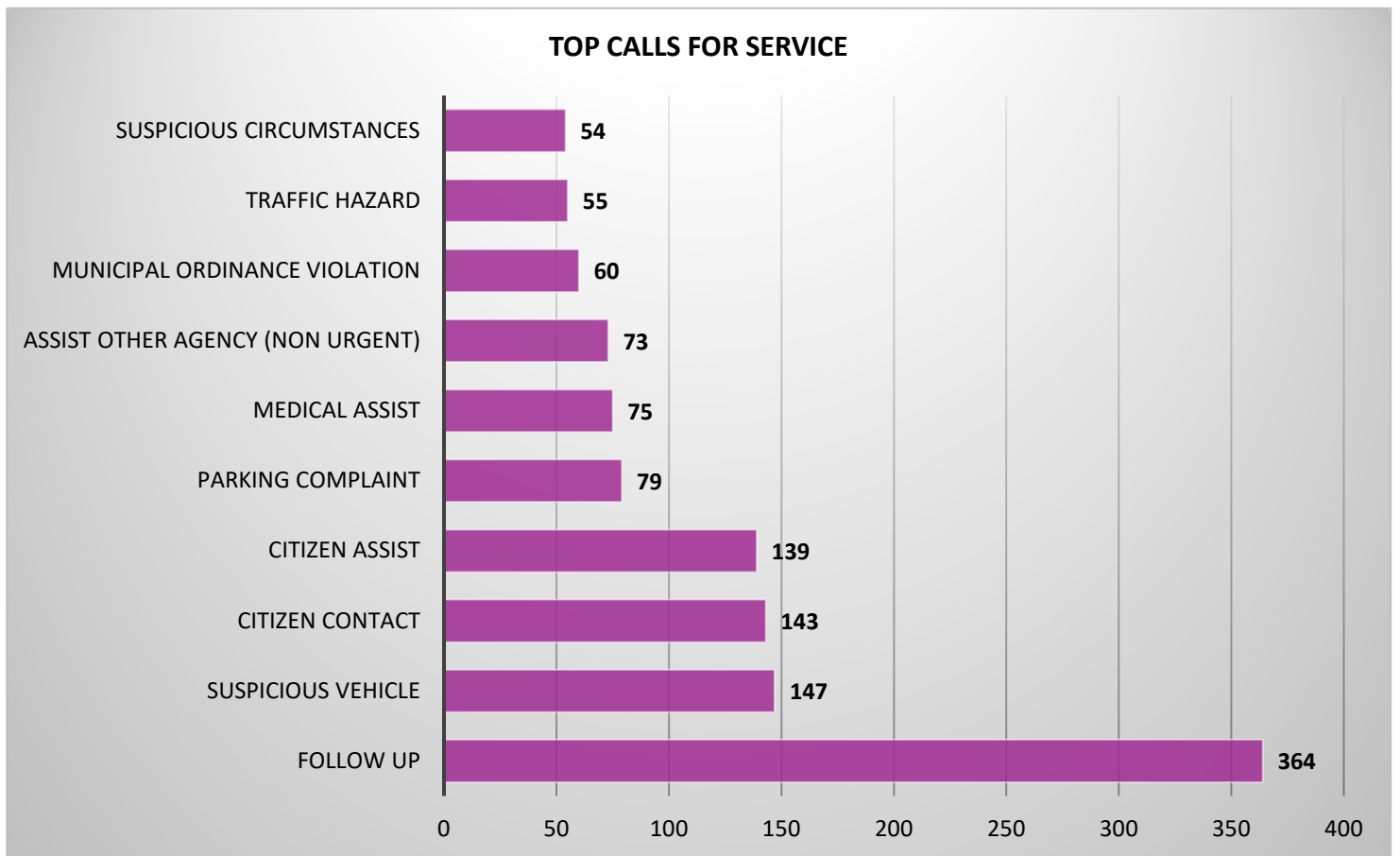
2025

TRAFFIC HAZARD	10	5	10	11	7	12	55
TRAFFIC STOP	163	136	124	70	86	135	714
TRESPASS LAND	2	2	0	0	0	0	4
UNKNOWN URGENT TROUBLE	2	1	0	1	0	0	4
UNWANTED SUBJECT	0	0	0	0	1	3	4
VEHICLE FIRE	0	0	0	0	0	1	1
VEHICLE THEFT	0	0	0	0	0	2	2
VEHICLE TRESPASS	1	2	0	0	0	0	3
VIN VERIFICATION	5	2	5	17	10	6	45
WARRANT ARREST	1	1	0	0	2	2	6
WARRANT ATTEMPT PICK UP	2	6	2	1	1	1	13
WEAPON VIOLATION	0	0	0	0	1	0	1
WELFARE CHECK	4	5	7	9	17	8	50
WILDLIFE ASSIST	2	0	3	0	3	3	11
Total:	851	752	759	530	559	700	4151

**INCIDENT BREAKDOWN BY MONTH
2025**

TOP CALLS FOR SERVICE

Incident Type	Total
FOLLOW UP	364
SUSPICIOUS VEHICLE	147
CITIZEN CONTACT	143
CITIZEN ASSIST	139
PARKING COMPLAINT	79
MEDICAL ASSIST	75
ASSIST OTHER AGENCY (NON URGENT)	73
MUNICIPAL ORDINANCE VIOLATION	60
TRAFFIC HAZARD	55
SUSPICIOUS CIRCUMSTANCES	54



COMPARATIVE DATA-CALLS FOR SERVICE

2023

Incident Type	Total
FOLLOW UP	155
SUSPICIOUS VEHICLE	149
SCHOOL ED	124
CITIZEN ASSIST	76
VIN VERIFICATION	63
MUNICIPAL ORDINANCE VIOLATION	54
MEDICAL ASSIST	50
SUSPICIOUS CIRCUMSTANCES	48
CITIZEN CONTACT	44
TRAFFIC HAZARD	39

2024

Incident Type	Total
FOLLOW UP	218
SUSPICIOUS VEHICLE	94
SCHOOL ED	65
CITIZEN ASSIST	59
VIN VERIFICATION	53
MUNICIPAL ORDINANCE VIOLATION	52
MEDICAL ASSIST	52
SUSPICIOUS CIRCUMSTANCES	52
CITIZEN CONTACT	51
TRAFFIC HAZARD	48

2025

FOLLOW UP	364
SUSPICIOUS VEHICLE	147
CITIZEN CONTACT	143
CITIZEN ASSIST	139
PARKING COMPLAINT	79
MEDICAL ASSIST	75
ASSIST OTHER AGENCY (NON URGENT)	73
MUNICIPAL ORDINANCE VIOLATION	60
TRAFFIC HAZARD	55
SUSPICIOUS CIRCUMSTANCES	54

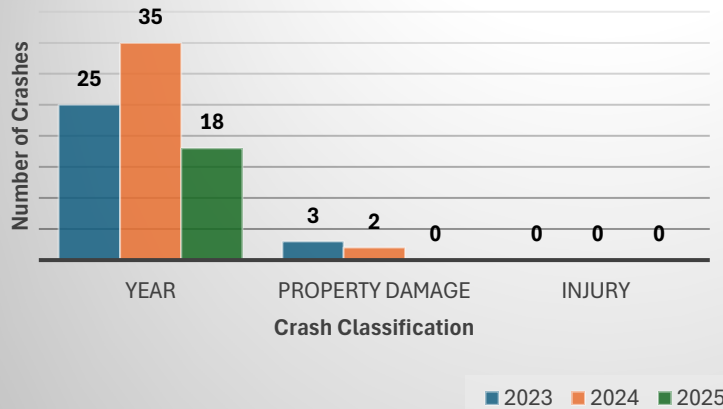
Incident Type	2023	2024	2025	% Change 2023-24	% Change 2024-25
FOLLOW UP	155	218	364	40.6	67.0
SUSPICIOUS VEHICLE	149	94	147	-36.9	56.4
SCHOOL ED	124	65	65	-47.6	0
CITIZEN ASSIST	76	59	139	-22.4	135.6
VIN VERIFICATION	63	53	63	-15.9	18.9
MUNICIPAL ORD. VIOL.	54	52	60	-3.7	15.4
MEDICAL ASSIST	50	52	75	4	44.2
SUSPICIOUS CIRC.	48	52	54	8.3	3.8
CITIZEN CONTACT	44	51	143	15.9	180.4
TRAFFIC HAZARD	39	48	55	23.1	14.6

|

Vehicle Crash Data

Year	Property Damage	Injury	Fatality
2023	25	3	0
2024	35	2	0
2025	18	0	0

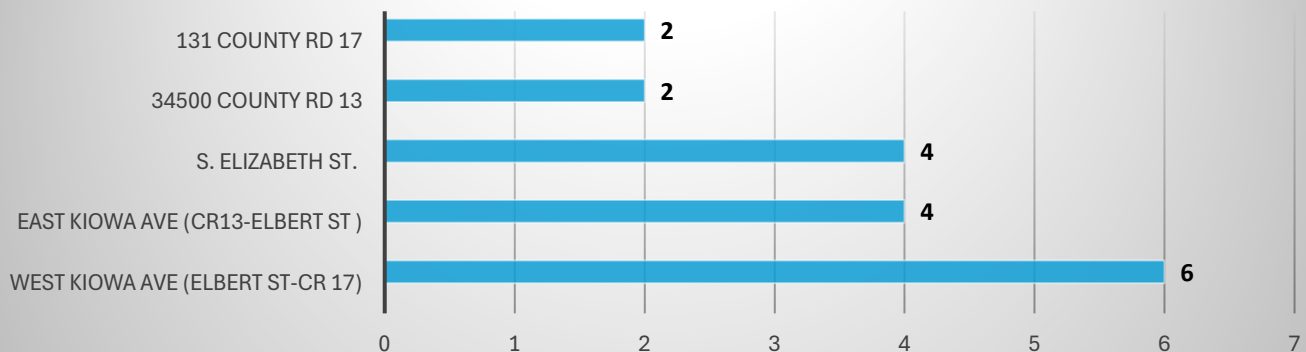
Vehicle Crash Data



TOP CRASH LOCATIONS

West Kiowa Ave (Elbert St-CR 17)	6
East Kiowa Ave (CR13-Elbert St)	4
S. Elizabeth St.	4
34500 COUNTY RD 13	2
131 COUNTY RD 17	2

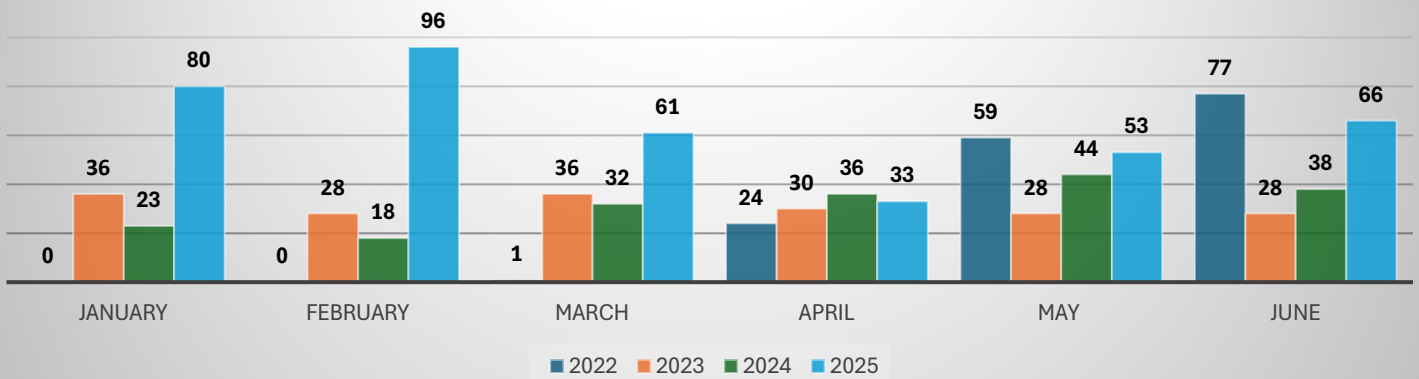
Top Crash Locations



MUNICIPAL TRAFFIC STATISTICS

	2022	2023	2024	2025
JANUARY	0	36	23	80
FEBRUARY	0	28	18	96
MARCH	1	36	32	61
APRIL	24	30	36	33
MAY	59	28	44	53
JUNE	77	28	38	66

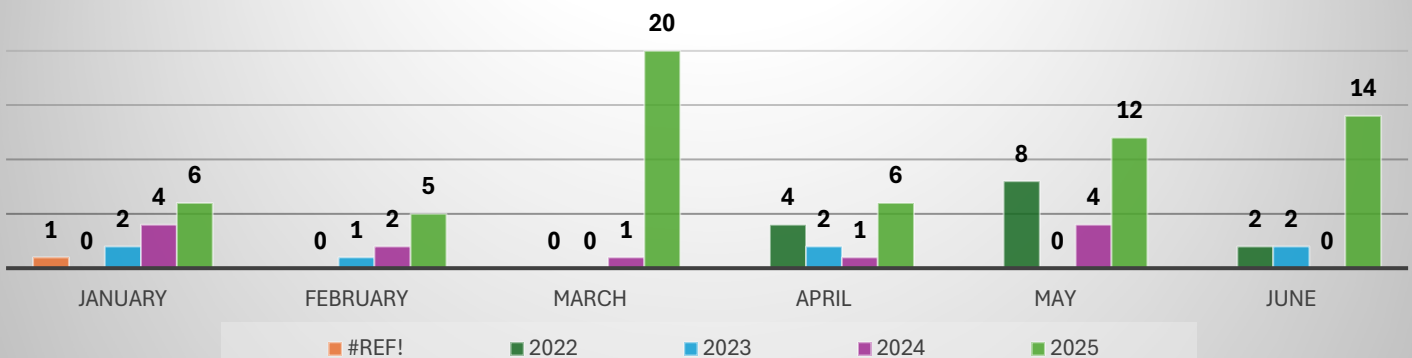
Municipal Traffic Citations



STATE TRAFFIC STATISTICS

	2022	2023	2024	2025
JANUARY	0	2	4	6
FEBRUARY	0	1	2	5
MARCH	0	0	1	20
APRIL	4	2	1	6
MAY	8	0	4	12
JUNE	2	2	0	14

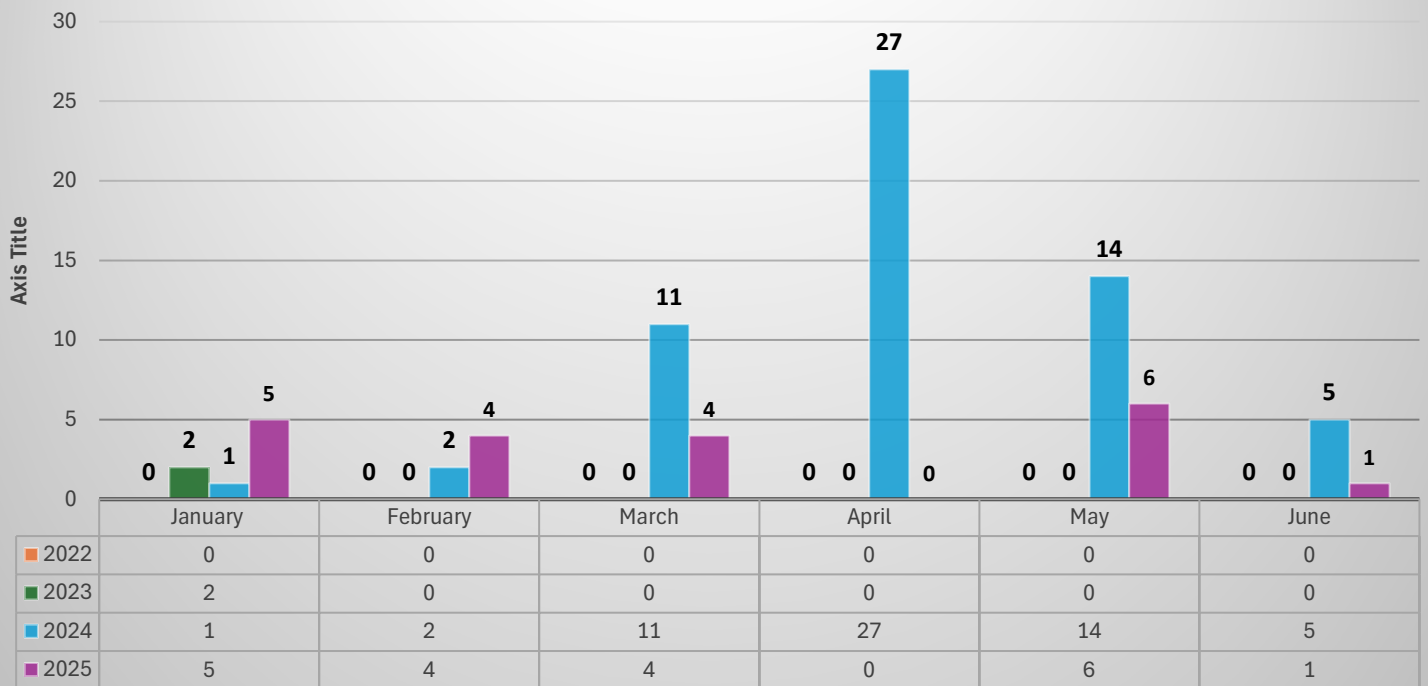
STATE TRAFFIC CITATIONS



County Traffic Citations

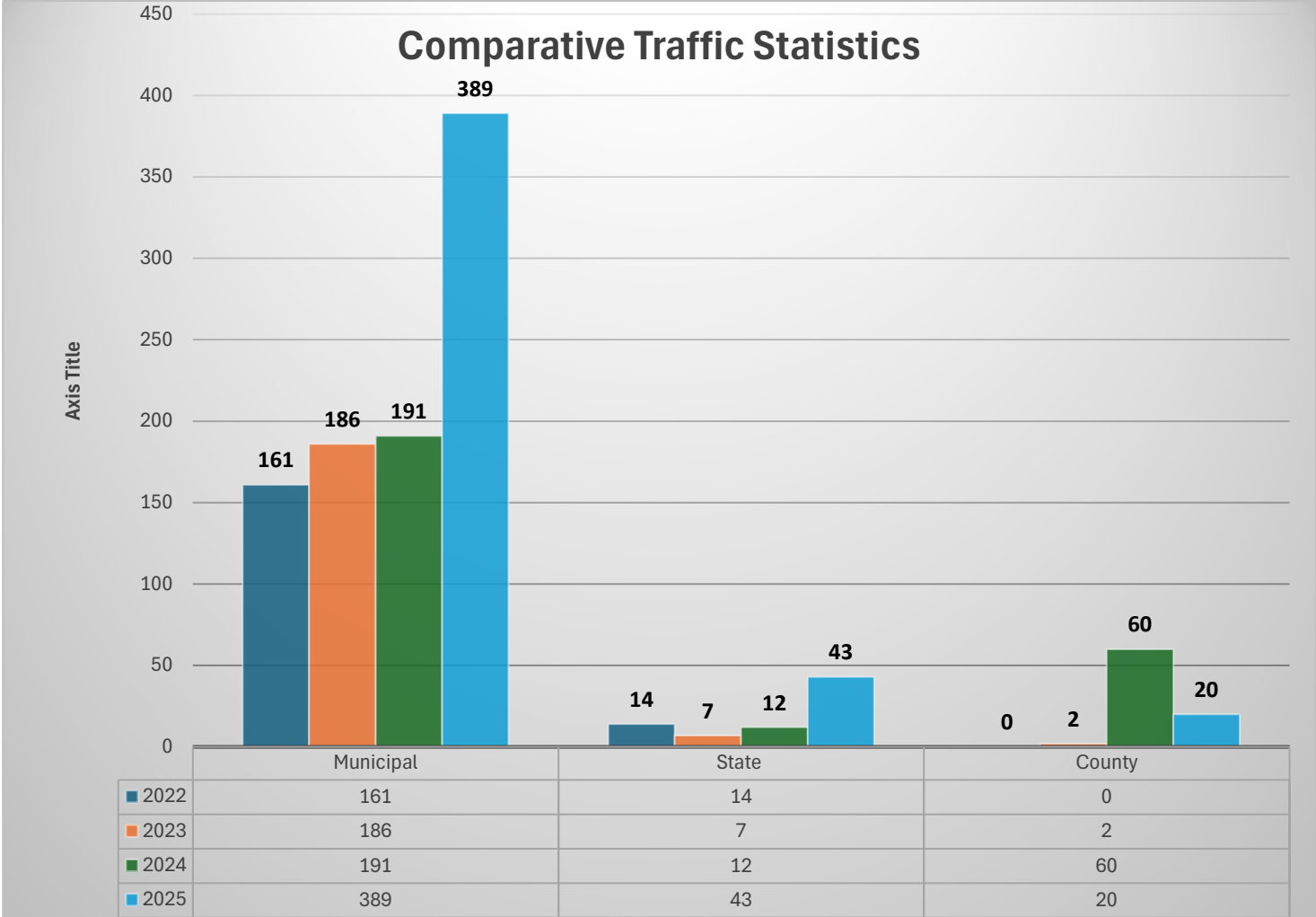
	2022	2023	2024	2025
January	0	2	1	5
February	0	0	2	4
March	0	0	11	4
April	0	0	27	0
May	0	0	14	6
June	0	0	5	1

County Traffic Citations



Comparative Traffic Statistics

	2022	2023	2024	2025
Municipal	161	186	191	389
State	14	7	12	43
County	0	2	60	20





TOWN OF ELIZABETH

MIKE DEVOL, PUBLIC WORKS DIRECTOR

TO: Honorable Mayor, Mayor Pro-Tem and Town Board of Trustees
FROM: Mike DeVol, Public Works Director
DATE: August 12, 2025
SUBJECT: Public Works Monitoring Report

***Town Street Paving Improvements Project:**

1. Ongoing projects for the year 2025.
2. Receiving Price quotes for Chip Seal County Road 13 from school water tank North.
3. Terracina/Martin and Aztec Survey in Hillside presently to build data for the upcoming Re-Paving RFP and Wade Park drawings.

***Town Main St. Decorations:**

1. Will remain down for Mainstreet Streetscape project.

***Town Wells, Tanks and Effluent:**

1. The Tank repairs are complete with Bac-T passing and filled at full capacity(1,550,000 gallons).

2. Plant Effluent (waste treated outflow) for July 2025 = 5,075,444 gallons
Avg. Daily 163,724 gallons(gpd) or .164mgd and Plant is rated for 500,000 gpd or .5mgd

***Town Water Line (NON) Emergency Repair:**

1. No reports during this reporting period.

***Town Hall/ Repairs/ Landscaping Plan:**

***Town Walkway Repairs:**

1. PW has been completing repairs to various locations throughout town where heaving has occurred.
2. PW will be replacing 5 areas of sidewalk that we have been monitoring in the month of August.



TOWN OF ELIZABETH

MIKE DEVOL, PUBLIC WORKS DIRECTOR

***Town Street Maintenance/Striping Projects:**

1. Striping will take place in the spring/summer of 2025 as needed.

***Town Snow Plowing and Street Sweeping: SNOW SEASON is almost completed for 2025**

1. Public Works have begun sweeping of the streets and mowing of Parks and Right of Ways.
2. Public Works has completed the cleaning of Storm Sewers throughout town.

***Town New Wells at Ritoro/Gold Creek Valley:**

1. The new Wells building is complete, and PW is planning an Open House Grand Opening in the Fall of 2025.
2. Landscaping will take place in 2025 and PW will work with the 4 adjacent property owners for their approval of the landscape sketch from Terracina to ensure that we conceal as much of the building as possible from their views.

***Town Trail Project:**

1. Town Trails have remained open with the Depot Lot construction and detention pond. The trail is heavily used for Friday Night Markets as pedestrians use the Spruce St entrance as well as the trail from the crossroads area.

2. PW has seen increased parking along Hwy 86, Harvest Bible and RC Elementary school for trail enthusiasts.

1. Depot Parking has installed all the necessary detention pond, concrete drainage and underground piping. The sanitary sewer line for the bathrooms has been completed and stubbed up. The new water line for an additional Fire Hydrant within the parking lot has been completed and Bac-T passed. The lot will have all concrete curb-gutters poured on August 7th. Sidewalk Concrete will follow and the final grade and road base to prep for the first layer of Asphalt tentatively on August 15th. Public Works believe the Parking Lot will be ready for use on August 15th and total completion on September 1st with Landscape, Fencing, and Lighting to follow. This will allow use for 1 Friday Night Event and the Car Show on Main St. is what



TOWN OF ELIZABETH

MIKE DEVOL, PUBLIC WORKS DIRECTOR

the contractor and PW are planning for. If you attend the FNM event you can see where the trail will continue across the detention pond just as the original trail did along the Depot lot and the access points for RC Park. You will see the start of the access road between Main St and the Carriage Shop/Alpaca Shop and the Depot Lot. There will be mountable curbs and gutters at the South side along sidewalk to allow vehicle access into the front of the carriage shop.

2. Retrofit for the drainage issue at the Hat shop area will take place within the next 2 weeks.
3. Grates and Design for installation in front of the odd-fellows building will be sent out for cost and timing of installation.
4. Public Works will provide weekly updates as the time gets closer for lot usage.

*Gold Creek Lift Station Improvements:

1. Completion of project has begun warranty period and filing completion with CDPHE Permitting.

*Eligibility Surveys for Water and Wastewater Capitol projects have been completed for 2025/2026 and accepted by Colorado Department of Public Health and Environment (CDPHE). The eligibility surveys allow the town to be in line for any funding that may be available for future projects.

*Gold Creek Wastewater Treatment Plant (GCWWTP)

1. No Report

*Town Clean Up Day/ Paint Round-Up/Arbor Day

1. No Report.

*Town Public Works News

5. Public Works has met with EBC For the new temporary layout for Friday Night Markets until construction completion.
6. Main Street Scape is moving ahead with punch-list items and scheduling repairs as the CORE/Comcast poles have all been removed.



TOWN OF ELIZABETH

MIKE DEVOL, PUBLIC WORKS DIRECTOR

7. Numerous questions and concerns continue to surface to the point of micro-managing by concerned person(s) on the Main Street Scape. Below is a partial list
 - A. Narrow Streets and Bulb-Outs were approved to aid in slowing traffic making pedestrian safety a priority concern and allow for people to visit and gather along Main St to enhance their shopping and easy accessibility.
 - B. The Large Cottonwood tree that was removed from private property at Main St and Broadway St was a Life, Health Safety issue and needed to be removed.
 - C. Public Works resolve several small issues a day along Main St. and will continue to do so until project final acceptance.
 - D. Public Works is continuing to work with property owners at Odd Fellows and the Alpaca shop to resolve issues arising from construction.
 - E. The power pole within asphalt at the Bank bldg. has been removed and asphalt patched back. The Power Supply Pole for the Bank was placed at it's location by the sub-contractor for CORE Electric, and PW is working with CORE to have it moved to an agreeable location for the property owner.

*Town Farmers Market:

1. PW has worked well with EBC for the FNM events.

*Town Parks and Right of Way

Upcoming Projects:

1. PW has completed 2025 the CDPHE Annual Reporting:
2. Annual Biosolids has been completed for 2025 and sent to CDPHE.
3. Regulation 85 Nutrient Monitoring/Accepted by CDPHE
4. PW has completed a round of PFAF's (radiation/radiological). Results have been reported to CDPHE.
5. Water Augmentation and Recording
6. Water Lead and Copper sampling
7. Water Constituents Metals Sampling
8. Annual DMR (Daily Monitoring Report) Gold Creek Wastewater Plant
9. Tree City USA Application/ Accepted and approved by Tree City USA
10. Trail DOLA findings and Inspections/ Addition of Willow Cuttings Planted
11. PW has completed Highway User Tax Fund (HUTF) reporting and data processing.



TOWN OF ELIZABETH

MIKE DEVOL, PUBLIC WORKS DIRECTOR

12. PW is completing Lead and Copper testing per CDPHE guidelines for 2025
13. Flushing of the entire town's water supply system is completed every 6 months.
14. Cleaning of Storm Drainage systems.

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



TOWN OF ELIZABETH

CLERK'S/FINANCE OFFICE MANAGER'S REPORT

August 12, 2025

The Clerk's / Finance report reflects updates provided by individual Staff members.

Hannah

- With the yearly audit complete and submitted, budget is in full swing! We have had great involvement with each department and the staff within those departments.
- With fuel now being through the Fuel Island, credit card receipts have significantly decreased! It has saved a lot of time and effort for both myself and each person responsible for collection each month!

Allison

- I attended and completed my second year of Municipal Clerk's Institute a couple weeks ago. This year's training was focused on how to best communicate with others. I learned a lot about truly listening, being self-aware, self-care, using the correct words for your audience, etc. One class that really struck home for me discussed changing the dialogue from Us vs. Them to Us vs. the Issue. It reminded me that the best way to solve a problem is to find common ground and work toward that together. Nothing gets done when we spend all our time arguing and judging. Progress is made when we listen and give real thought to what the other person is saying.
- I have been going through the Cash Receipting Deposits to double check that everything has been credited to the correct GL Accounts. Working with Dianna on building permits has led us to deposit payments into more specific GL Accounts instead of miscellaneous ones. This change took place at the beginning of the year, so I am working with Hannah to transfer payments from miscellaneous to their corresponding specific accounts.
- It's beginning to look a lot like Christmas in the office! Michelle and I have been hard at work ordering supplies, organizing the trailer, locking in food trucks and activity presenters, rounding up reindeer, and making all the other necessary preparations for this year's Tree Lighting.

Harmony

- I'm continuing to work with CivicPlus on our website audit and fixing accessibility issues.
- I started working on the Town's first online form. Through Laserfiche, the Town has the capability to have forms be filled out and submitted online. The buildout of these forms from scratch is a lengthy process but once built out, Laserfiche administrators should be able to go in to tweak and update as needed.

Michelle

- Most staff participated in a compensation study briefing session. All staff



TOWN OF ELIZABETH

CLERK'S/FINANCE OFFICE MANAGER'S REPORT

will fill out an individual position questionnaire. This will assist Paypoint in evaluating positions within the town.

- The last ice-cream social of 2026 is on August 13th at Larmer Park (340 S. Tabor St.) from 5:00 pm to 7:00 pm. We hope to see you there.
- The August Court docket day had 34 arrangements, 1 continuance, 2 restitution hearings, 8 reviews, and 4 show cause cases.
- Allison and I have gone through the Christmas trailer to determine what we have left to use this year and what we need to replenish.
- We have also gone through the town swag upstairs and downstairs to see what we have left for events as well as Senior Baskets.
- Bill Mock has stepped away from the ECCOG Senior Lunch Program. ECCOG is currently looking for a paid replacement position. As part of his dedication to seniors, Bill set up the Legion Hall, picked up the lunches in Elbert, delivered them to the Legion, and then cleaned up after the lunches. He worked tirelessly to grow and expand senior outreach which he feels is much needed in the community. Bill was also instrumental in the movement to establish a Senior Center in the community, and attended many meetings, workshops, and tours of other facilities. Bill has been a consistent and reliable bridge between the town and the senior community. We wish Bill happiness in whatever the future holds for him.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

August 12th, 2025

Management Team Updates

Community Development – Alexandra Cramer, AICP, Planner/Project Manager

- Historic Advisory Board
 - Oral History Program -- The HAB continues to expand their oral history collection available at historicelizabethco.org. Bob Rasmussen and Lynn Mitchell, with the assistance of Dianna Hiatt, have been conducting interviews and compiling oral histories. The website currently features 10 completed oral histories with a backlog of additional interviews to be posted. These have proven to be an effective community engagement tool, with the most recent oral history generating 250+ engagements on Facebook.
 - Historic Building Coloring Contest -- The HAB completed their first historic building coloring contest and received 14 entries. Community voting determined winners from each grade level (K-3rd). The four winners received award bags presented at the First Friday Night Market, and all participants were offered complimentary DQ ice cream cones. The Town thanks the Library District and Elbert County Artist Guild for their partnership on this project. All contest entries can be viewed on the HAB's website.
 - Historic Property Research -- Historic property research efforts are ongoing with several properties completed. As research is finalized, properties are added to the virtual walking tour map on the HAB's website. Property owners receive completed packets of research findings. Staff has received positive feedback from property owners expressing gratitude for the opportunity to meet with HAB members and learn previously unknown history about their properties.
 - 11th Historic Walk and Talk -- The HAB is preparing for their 11th Historic Walk and Talk scheduled for September 27th at 9:30am. Staff anticipates over 150 attendees for this event. This year's "theme" is focusing on legendary figures of the Town.
 - Partnership Development -- The HAB is exploring new partnerships with the Library District as well as the Elbert County Historical Society and Museum.
- Main Street Board of Directors
 - Colorado Main Street Community of the Year Award -- The MSBOD was named the Colorado Main Street Community of the Year in 2024. As part of this recognition, the Town was awarded professional services from DOLA Main Street with Ayres Associates to conduct a development analysis for the Gesin Lot. The analysis was completed in June with the report scheduled for presentation to the BOT in July.

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



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

- Oddfellows Building Mural -- Through DOLA mini grant funds, Staff and MSBOD members collaborated to install a mural on the Oddfellows building in May. The public art installation has received positive community reactions.
- Chamber of Commerce Partnership Development -- The MSBOD is working to build stronger partnerships with the Chamber of Commerce. Staff and MSBOD members have met with the Chamber several times over the past six months to identify collaboration opportunities and improve resources for the business community. Staff also coordinated a meeting with DOLA Main Street and the Chamber to further these discussions. All meetings have been successful, with the Chamber moving forward to assist with 5K sponsorships for the first time.
- 5K and Family Color Run -- The 5K and Family Color Run is scheduled for Saturday, September 13th. Planning has been underway for the past few months with the registration website now live. Staff anticipates over 250 participants this year.
- Main Street Car Show -- The Main Street Car Show is scheduled for Friday, September 5th from 5-7pm. A food truck and local musician have been secured for the event.
- Locable Website Development -- The MSBOD's Locable website continues to grow with approximately 40 local businesses and organizations registered in the directory. The website has been opened to all businesses within Town limits and features numerous events in the calendar. Staff and the MSBOD will continue promoting the website as the Elizabeth area's primary event calendar resource.
- Elbert County Artist Guild Partnership -- The MSBOD has been discussing enhanced partnerships with the Elbert County Artist Guild. Recent meetings between both groups have identified integration opportunities for ECAG participation in Main Street events. As an outcome, ECAG will have a presence at the Main Street Car Show, 5K, and Historic Walk and Talk. The MSBOD is also exploring ways to incorporate local art on Main Street and will continue developing these conversations over the next few months.
- ElizaBash Weekend Promotion -- During ElizaBash weekend, the MSBOD provided Main Street stickers, temporary tattoos, and bags to participating Main Street businesses for patron distribution. The businesses expressed appreciation for these promotional offerings.
- Networking Event -- The MSBOD held a networking event at Elizabeth Brewing Company in May with approximately 50 attendees from various boards, organizations, businesses, and the general public. The event was catered by the Elizabeth High School Culinary Class and was successful.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

- Stampede Participation -- The MSBOD attempted to attend the Stampede, but their participation was cut short due to storms and tent malfunctions.
- Greater Elizabeth PROST Master Plan—The master plan is nearing completion with the second draft distributed to the Board of Trustees for review and comments in July. The consultants are awaiting final revisions to the plan. The master plan is being presented to the Board of Trustees on August 12th for adoption. The Elizabeth Park and Recreation District and the School District will also be presented the final version for adoption in August and/or September.
- 2025 Neighborhood Block Parties -- Neighborhood block parties are underway with three scheduled for 2025. Events are planned for June, July, and August.
- Board Onboarding Packets -- Staff is working on developing onboarding packets for all three boards: Planning Commission, Historic Advisory Board, and Main Street Board of Directors.
- Permit Document Updates -- Staff is updating permit documents and creating a one-stop shop informational packet to streamline the permitting process.
- Planning Commission
 - Strong Towns Workshop Series -- The Planning Commission participated in Strong Towns workshops on 08/20/2024 and 09/03/2024. More information can be found on the Town's website under Community Development and Planning Commission. Key Takeaways include:
 - Cities/Towns, like businesses must run a profit to effectively serve the community
 - It is hard to break even on infrastructure projects (streets, sidewalks, water, sewer, etc) unless the adjacent properties contribute enough/significantly in property and/or sales tax (general rule of thumb is 30:1 private to public investment)(\$1million in public improvements should generate \$30million in private investment)
 - Cash infusions from large development projects create the illusion of solvency but generally don't cover long term maintenance of additional infrastructure (infinite timeframe/life of a Town)
 - Suburban development pattern tends to be a larger scale with less productivity when compared to pre-WWII development pattern
 - Towns, Cities, human settlements have developed in similar ways over thousands of years until post WWII suburban expansion
 - The Federal and some State approaches to development, in particular in response to the Great Depression, were top down and provided fuel for accelerated growth (New Deal)



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

- The pre WWII development pattern Town/City were complex organisms that could adapt with changing variables vs the suburban development pattern is largely a complicated system which is less adaptable to different inputs (resilient vs fragile)(rainforest vs monocrop)
- Incremental development patterns or "little bets" create flexibility in the system versus large scale developments that are completed to a finished state all at once. (Historic Main Streets versus new outdoor shopping malls on the outskirts of a Town/City)
- Incremental development allows for feedback and adaptation during the maturation and thickening up of the community
- Financial Solvency is ESSENTIAL for long-term prosperity
- Land must NOT be squandered (non-renewable resource)
- Job creation and economic growth are the results of a healthy local economy, not substitutes for one
- Local government is the highest level of collaboration (some of the biggest impacts can be made at local level, not state or national for day-to-day life in your Town)
- Incremental investments or "little bets" are ideal way to see sustainable development occur (small local investments versus top-down large scale investment projects)
- Resiliency is key to Strong Towns over efficiency (may be more cost effective to build extra mile of infrastructure because of economies of scale but you ultimately have to pay to maintain that added infrastructure before you need it) Smaller development scale projects and blocks/neighborhoods with many owners and uses can withstand economic impacts better than large scale projects with single or fewer owners and uses
- Adaptability is key to complex system survival (Towns with the ability to adapt to changing wants and needs over time are more resilient than those that are unable to change with varying conditions) Future and current generations may want or need different working, shopping, or living environments than in 1900, 1950, or 2000. Are we allowing for adaptability?
- Additional PC training will be researched to help prepare them for a potential comprehensive plan update.



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.

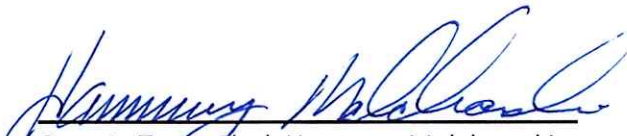
Adjournment

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

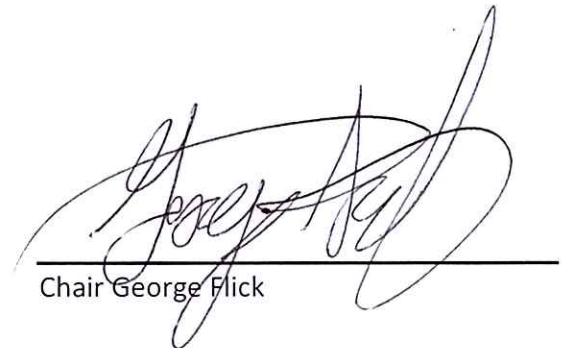
Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Lindbloom, Commissioner Uhernik, Commissioner Santangelo

Voting No: None

Motion Passed Unanimously (5-0)


Deputy Town Clerk Harmony Malakowski




Chair George Flick