Town of Elizabeth

Board of Trustees Regular Meeting UPDATED 2/23/2026

Tuesday, February 24, 2026 at 7:00 PM
Town Hall, 151 S. Banner Street

Conferencing Access Information: This is viewing-only access.
Zoom link to view meeting
Join via phone: 1 669 900 9128 **Meeting ID:** 885 5077 2231
Meeting Passcode: 419139

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 Regular Meeting of February 10, 2026

Public Hearing

2. Annexation and Rezoning of 889 South Elizabeth St

New Business

3. Discussion and possible action on Resolution 26R08, a Resolution making certain findings of fact

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

regarding the proposed annexation of parcels of land to the Town of Elizabeth, Colorado, known as the 889 South Elizabeth Street Property in Elbert County – Alexandra Cramer

4. Discussion and possible action on Ordinance 26-01, an Ordinance approving and accomplishing the annexation of a parcel of Contiguous Unincorporated Territory known as the 889 South Elizabeth Street Property in Elbert County – Alexandra Cramer

5. Discussion and possible action on Ordinance 26-02, an Ordinance zoning property newly annexed to the Town of Elizabeth to Commercial Mixed Use (CMU) – Alexandra Cramer

Public Hearing

6. Gold Creek Commons - Sketch Plan - Alexandra Cramer

New Business

7. Discussion and possible action on Resolution 26R09, a Resolution approving the Gold Creek Commons Sketch Plan - Alexandra Cramer

8. Discussion and possible action on Resolution 26R10, A Resolution adopting an Administrative Time Tracking Policy - Michelle Oeser

9. Discussion and possible action on Ordinance 26-03, an Ordinance repealing and reenacting Section 2-6-20 of the Town of Elizabeth Municipal Code regarding the Membership of the Planning Commission - Alexandra Cramer

10. First Reading of Ordinance 26-04, an Ordinance amending Chapter 18 of the Town of Elizabeth Municipal Code by the addition thereto of a New Article XVI adopting the Wildfire Resiliency Code - Corey Hoffman

11. Discussion and possible action on Ordinance 26-05, an Ordinance amending the Penalty Provision of the Town of Elizabeth Municipal Code applicable to Maximum Criminal Penalties to Align with State Law - Corey Hoffman

12. Discussion on possible Town Purchasing Policy Revisions - Chris Lowe

13. Discussion on Watering Restrictions beginning March 1, 2026 - Mike DeVol

Management Monitoring Reports

14. Manager Reports

Board of Trustees Report

15. Board Reports

Minutes

16. Minutes of the Historic Advisory Board Meeting of December 8, 2025

17. Minutes of the Main Street Board of Directors Meeting of October 13, 2025

18. Minutes of the Main Street Board of Directors Meeting of January 12, 2026

Adjournment

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

Meeting Protocol and Standards of Conduct

Public Participation

Public comment is encouraged and will be listed as an agenda item at every regular Board meeting.

Each individual wishing to be heard during the public comment period will be given up to three (3) minutes to make a comment.

The public comment period will not be used to make political endorsements or for political campaign purposes.

Questions from the Board will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for listening to the comments of citizens without taking any formal action.

The Board may direct the Town Administrator to provide information requested by a speaker during the public comment period.

Speakers are not allowed to make belligerent, accusatory, impertinent, slanderous, threatening, abusive, or disparaging comments.

The Mayor may elect to defer public comment on a specific issue that appears on the regular agenda until that specific item is addressed.

The Mayor may call for order when sidebar conversations occur in the audience. Those conversations are distracting from the Board addressing the topics at hand.

Members of the public who do not follow proper conduct after a warning in a public meeting may be barred from further participation at that meeting or removed from the Board Chambers pursuant to the Elizabeth Municipal Code and Colorado Revised Statutes.

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

Board of Trustees Regular Meeting - Record of Proceedings

Tuesday, February 10, 2026 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, February 10, 2026, at 7:00 pm by Mayor Angela Ternus.

Roll Call

Present:
Mayor Angela Ternus
Mayor Pro Tem Tracy Hutchins
Trustee Loren Einspahr
Trustee Dave Conley
Trustee Michael Schroder
Trustee Steve Gaither

There was a quorum to do business.

Also in Attendance:
Town Clerk Michelle Oeser
Assistant Public Works Director James McErnie
Police Chief Jeff Engel
Planner/Project Manager Alexandra Cramer

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.

Kim Schafer - Elbert County Resident

Paul Schwarzkopf - 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 January 27, 2026

New Business

2. Discussion and possible action on request for a Performance Guarantee Deadline for 350 S. Elbert Street Subdivision – Alexandra Cramer

Ms. Cramer provided a Staff report.

Motion by Mayor Ternus, seconded by Trustee Schroder, to continue discussion until the February 24, 2026, meeting, directing Ms. Cramer to provide an amendment of 60 days to get a Performance Guarantee for 350 S. Elbert Street Subdivision.
Voting Yes: Trustee Einspahr, Trustee Schroder, Trustee Gaither
Voting No: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley

Motion does not pass (3-3)

3. Discussion and possible action on the consent of a Distillery Sales Room – Michelle Oeser

Ms. Oeser provided a Staff report.

Motion by Trustee Schroder, seconded by Trustee Conley, to approve giving the Mayor authority to sign the Sales Room License.
Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither
Voting No: None

Motion Passed Unanimously (6-0)

4. Discussion and possible action on Resolution 26R07, a Resolution approving the Memorandum of Understanding between the Town and the Elizabeth School District regarding the providing of Vehicle Maintenance Service for vehicles owned and operated by the Town of Elizabeth– Jeff Engel

Chief Engel provided a Staff report.

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Einspahr, to approve Resolution 26R07, a Resolution approving the Memorandum of Understanding with typo corrected, between the Town and the Elizabeth School District regarding the providing of Vehicle Maintenance Service for vehicles owned and operated by the Town of Elizabeth.
Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither
Voting No: None

Motion Passed Unanimously (6-0)

5. Discussion and possible direction on Financial Policy, spending limits, and Financial Reports – Chris Lowe

Mayor Ternus presented an overview of the upcoming discussion concerning the town's financial policy. The Clerk was directed to provide the Interim Town Administrator with discussion items to be amended or added to the current financial policy.

6. Discussion and possible action on posting the open Board of Trustee seat – Michelle Oeser

The Clerk was provided direction on posting the open Ward 3 Trustee seat.

Management Monitoring Reports

7. Management Monitoring Reports

- Police Chief Jeff Engel:
  - Ice training was canceled due to lack of ice.
  - Discussion on the report about traffic stops and warnings.
  - Discussion on the stop signs at Elm Street and Elizabeth Street.
  - The Mayor thanked Sergeant Bigler for taking the time to pick up a pipe in the middle of the street.
- Assistant Public Works Director James McErnie:
  - Pedestals for the lights on Main Street have been mounted and are ready for final inspection.
- Town Clerk Michelle Oeser:
  - Mayor Ternus inquired as to how Mr. Reilly, the new employee, was doing.

Board of Trustees Report

8. Board Reports

There were no Board Reports.

Adjournment

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Gaither, to adjourn the meeting at 9:10 pm.
Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither
Voting No: None

Motion Passed Unanimously (6-0)

_____ _____

Town Clerk Michelle Oeser Mayor Angela Ternus

STAFF REPORT

Annexation and Rezone Application

889 S Elizabeth Street

Applicant: Turn 2 Development, LLC

Location: Northwest corner of Elizabeth Street and CR 136

Exhibit A: Applicant's submittal documents and proposed plans

Exhibit B: Referral agency compiled comments letters and redlines

Exhibit C: Public Notice

Executive Summary

Turn 2 Development, LLC is requesting annexation of a 2-acre parcel at 889 South Elizabeth Street into the Town of Elizabeth, with Commercial Mixed Use (CMU) zoning to be established at the time of annexation. The property is located at the northwest corner of South Elizabeth Street and County Road 136, is fully enclaved within existing Town limits, and currently contains two single-family residences and outbuildings under Elbert County R-1 zoning. The Town's 2019 Comprehensive Plan designates this area for mixed use, and the proposed CMU zoning is consistent with that designation. Referral agencies raised no objections to the rezone to CMU District. Two neighborhood meetings were held, in January 2024 and June 2025, with no opposition expressed by attendees.

This application was originally heard and denied by the Board of Trustees in 2024 due to an inability to reach agreement on annexation terms. The applicant has resubmitted with the same zoning proposal and a revised Annexation Agreement, which has been fully executed by the Property Owner. The Planning Commission recommended approval 5-0 in August 2024. This resubmittal was unable to return to the Planning Commission prior to this hearing, as insufficient commission seats were filled at the time public noticing was required.

The Annexation Agreement sets forth the terms and conditions of annexation and future development. Key obligations include conveyance of all water rights to the Town, connection to Town water and sewer infrastructure at the Property Owner's expense, and abandonment of the existing well and septic systems

no later than the issuance of the first building permit or six months after first final plat approval, whichever occurs first.

The Public Works Director has submitted a memo to the Board raising a concern with Sections 6a and 6b of the Annexation Agreement, which lock water and sewer tap fees at the rate in effect on the date of annexation for a period of five years. Staff recommends the Board review the Division of Water Resources estimates and the Public Works Director's memo included in the packet when considering approval of the Annexation Agreement.

Staff recommends approval of Resolution 26R08 (Annexation Findings), the Annexation Agreement, Ordinance 26-01 (Annexation), and Ordinance 26-02 (Zoning).

Project Overview

Turn 2 Development, LLC requests approval of the annexation and zoning of a 2-acre property at 889 South Elizabeth Street into the Town of Elizabeth, with Commercial Mixed Use (CMU) zoning established at the time of annexation. The property is currently zoned R-1 in Elbert County and contains two residences and outbuildings. The property is fully enclaved within Town limits. CMU zoning was chosen due to its less intense commercial uses, considering proximity to adjacent residential areas, and aligns with the Town's 2019 Comprehensive Plan designation of mixed use for this area.

Background:

The 2-acre property at 889 South Elizabeth Street is currently located in unincorporated Elbert County. Historical records indicate that the property has been used for residential purposes for as long as documentation is available. The site currently contains two residences and two outbuildings. The property is situated at the northwest corner of Elizabeth Street and County Road 136. Elizabeth Street is classified as an arterial road, while County Road 136 is designated as a minor collector.

The current owner, who is also the applicant for this rezoning, is seeking to annex the property into the Town of Elizabeth. As per Town regulations, a rezoning application must accompany any annexation request. The annexation is primarily motivated by the desire to access the Town's water and sewer infrastructure for future development.

This application was previously submitted and heard by the Board of Trustees in 2024. At that time, the Board and the applicant were unable to reach agreement on the terms of an annexation agreement, and the application was denied. The applicant has since resubmitted the application. A revised and executed

Annexation Agreement is now before the Board for approval as part of this hearing. The annexation findings resolution, annexation ordinance, zoning ordinance, and Annexation Agreement are each separate items on the agenda for the Board's consideration.

Surrounding Land Uses:

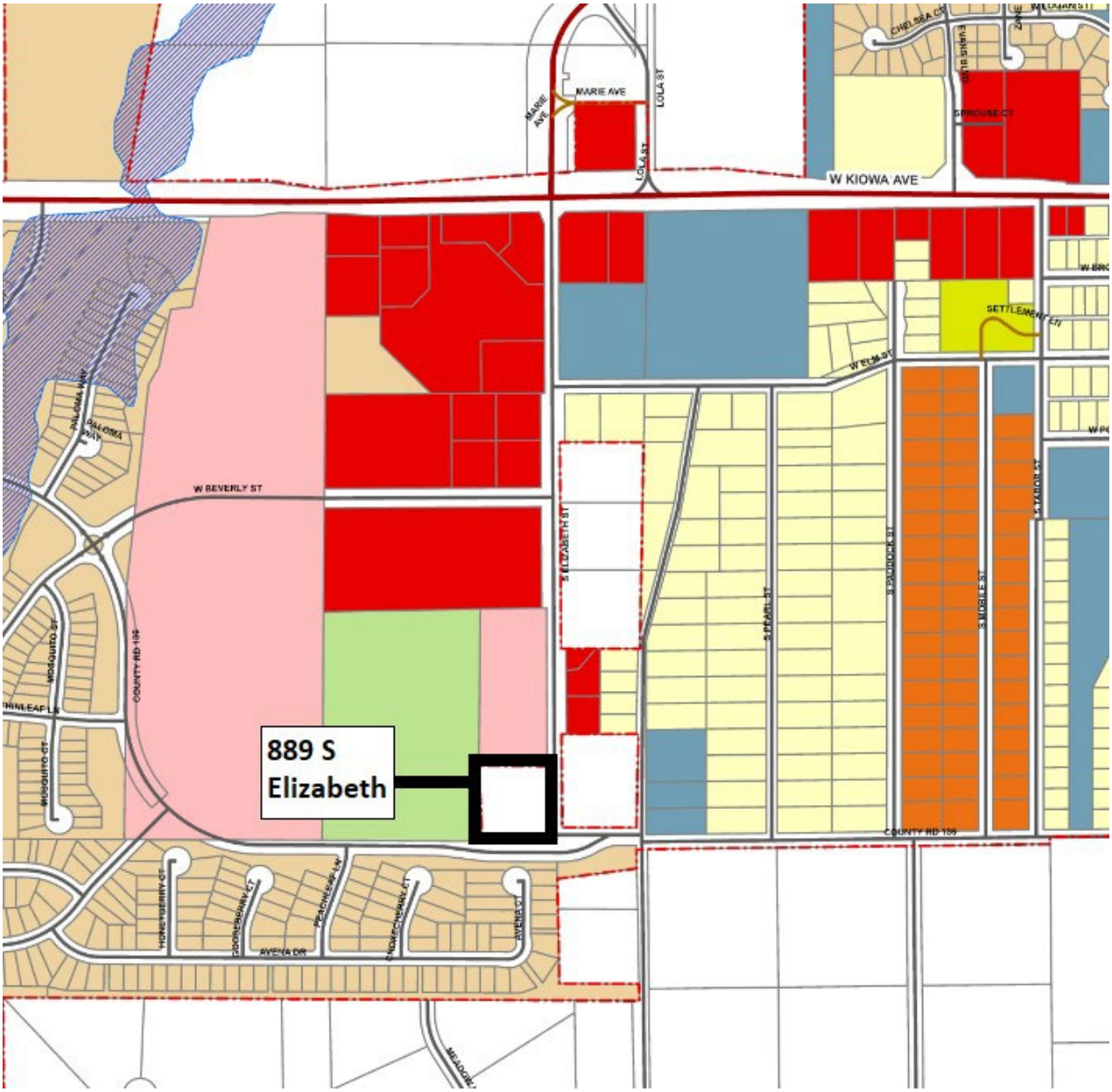
North: Multi-Family Residential

South: Single-Family Residential

East: Single-Family Residential (Unincorporated Elbert County)

West: Agricultural/Single-Family Residential

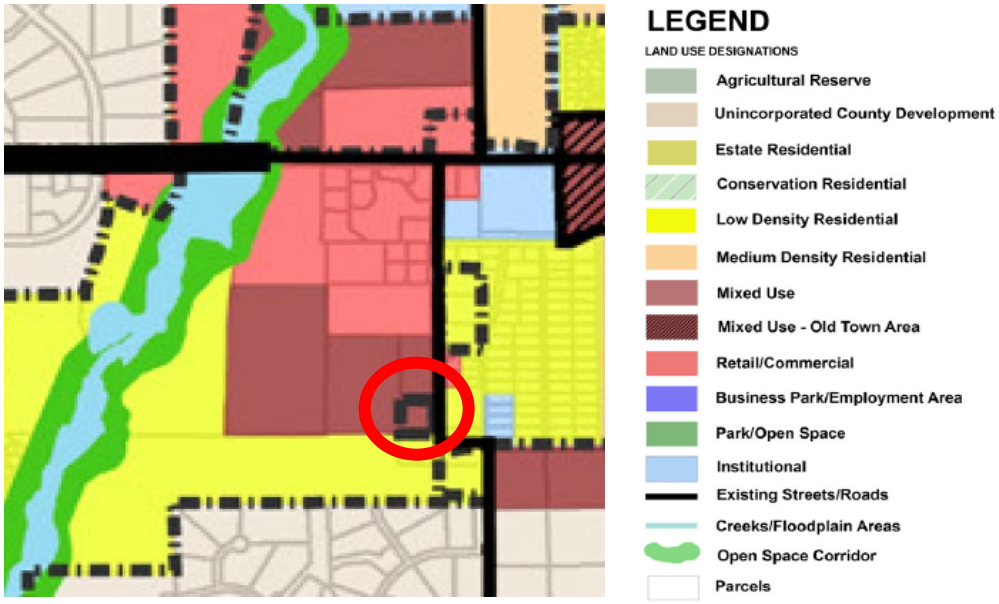
General Project Location



Case Analysis:

Staff finds that the proposal displays conformance with the applicable provisions of the EMC and the Elizabeth Comprehensive Plan:

Elizabeth Municipal Code (EMC): The rezoning process requires Community Development staff to review and refer the application to various agencies for comments and responses within a 25-day time frame. No objections were raised to the rezoning.



Comprehensive Plan: The Town's Future Land Use map (included in the Comprehensive Plan) indicates mixed use land uses on the property. The proposed CMU zoning aligns with this vision, allowing for a variety of mixed uses on the site. The proposed rezoning for this location supports the first three goals outlined in the Future Land Use and Development chapter of the Comprehensive Plan.

Goal 1: Maintain a sustainable balance in land uses between residential, commercial, office/business park, industrial, and park/open space land uses.

- The proposed CMU zoning for 889 S Elizabeth Street contributes to this balance by introducing a mixed-use designation that can accommodate both residential and commercial uses.

Goal 2: The development of new projects in Elizabeth should focus on areas closer to the Town's core as a priority, and avoid the "urban sprawl" of Elizabeth into the surrounding countryside.

- This rezoning supports infill development by annexing and rezoning a property that is already surrounded by incorporated Town land, focusing development near the existing Town core.

Goal 3: Future development in Elizabeth incorporates appropriate levels of density and design to support increased housing options, the viability of neighbor commercial, and overall long-term neighborhood sustainability.

- The CMU zoning allows for a mix of uses that can potentially include both residential and commercial components, supporting potential increase housing options and neighborhood-scale commercial development.

Additionally, the CMU designation would create a suitable transition between existing residential areas and the emerging commercial corridor along Elizabeth Street. The property's location at the intersection of an arterial road (Elizabeth Street) and a minor collector (CR 136) makes it ideal for mixed-use development, as these road classifications can support increased traffic associated with commercial activities.

Neighborhood Meeting:

Two neighborhood meetings have been held in connection with this application. The first 889 S Elizabeth Street Neighborhood Meeting was held on January 25th, 2024 at Town Hall. There was general feedback around Regional Commercial being an undesirable zoning district for this parcel due to the intense nature of the uses and the additional traffic it could bring to Elizabeth Street and CR-136. Commercial Mixed Use zoning was seen as optimal for the site, particularly for a daycare. Daycare was favorable due to the building generally feeling like a residential property in design and scale while also not causing a large increase in traffic. A second neighborhood meeting was held on June 26, 2025 in connection with the resubmittal. Two adults and their children attended and listened to the proposal. Those present expressed no issues with the CMU zoning and indicated they were interested in staying informed on the development. The attendees reside off of Pine Ridge Street.

Annexation Agreement:

The Annexation Agreement between the Town of Elizabeth and Turn 2 Development, LLC is before the Board for approval at this hearing. The Agreement sets forth the terms, conditions, and fees applicable to the annexation and future development of the property. The following is a summary of key provisions:

Zoning: The Property Owner consents to Commercial Mixed Use (CMU) zoning upon annexation.

Water and Sewer: The Property Owner is required to construct and connect to Town water and sewer infrastructure at their own expense. The Property Owner shall convey all water rights associated with the property to the Town. The Town will lease the domestic well water back to the Owner at $1.00 per year for

the two existing residences until the well is abandoned. The existing well and septic systems shall be abandoned no later than the issuance of the first building permit or six months after the approval of the first final plat, whichever occurs first.

Water and Sewer Tap Fees: Tap fees shall be locked at the rate in effect on the effective date of the annexation ordinance for building permit applications submitted within five years of annexation. Applications submitted after five years shall pay the then-current rate.

Road Improvements and Land Dedication: Upon approval of the first final plat, the Property Owner shall dedicate right-of-way to provide a 45-foot half right-of-way from centerline along South Elizabeth Street and any pedestrian access easements along County Road 136 as determined necessary. Vehicular access shall be from Elizabeth Street and/or Brooke Street; emergency access from County Road 136 may be allowed if required by the Elizabeth Fire Protection District.

Impact Fees and Town Fees: The Property Owner is subject to all Town development impact fees in effect at the time of annexation, as well as reimbursement of Town administrative and engineering costs plus 15% for review of the annexation. All impact fees shall be paid at the time of development.

Existing Residential Use: Until the property is developed, the existing residential structures may remain in use with no alterations or expansions. Existing structures shall be removed at the time of development.

Findings and Staff Recommendation:

The 889 S Elizabeth Street rezoning application has been reviewed and approved by the development review team and staff in accordance with Chapter 16 of the EMC.

Findings:

1. A need exists for the proposal; **The rezoning to CMU addresses the current market demand for mixed-use development along the Elizabeth Street corridor, providing a transition between residential and commercial areas.**
2. The particular parcel of ground is indeed the correct site for the proposed development; **The property's location at the intersection of Elizabeth Street (arterial road) and CR 136 (minor collector) makes it well-suited for mixed-use development.**
3. There has been an error in the original zoning; **No evidence suggests an error in the original county zoning. This rezoning is based on the property's annexation into the Town and alignment with the Comprehensive Plan.**
4. There have been significant changes in the area to warrant a zone change; **The ongoing development of the surrounding area, including multi-family residential to the north and recent commercial approvals nearby, supports the proposed change to CMU zoning.**

5. Adequate circulation exists and traffic movement would not be impeded by development; **The property's location on an arterial road and minor collector suggests adequate circulation. Future development applications may require traffic impact studies to ensure continued adequate circulation.**
6. Additional municipal service costs will not be incurred which the Town is not prepared to meet. **The proposed CMU zoning is not anticipated to incur additional municipal service costs beyond what the Town is prepared to meet through the annexation process.**
7. There are minimal environmental impacts or impacts can be mitigated. **As the site has been previously developed for residential use, no significant new environmental impacts are anticipated. Any potential impacts will be addressed during the site plan review process.**
8. The proposal is consistent with the Town Master Plan maps, goals and policies. **The proposal aligns with the 2019 Comprehensive Plan, which identifies this area for mixed-use development.**
9. There is adequate waste and sewage disposal, water, schools, parks and recreation, and other services to the proportional degree necessary due to the impacts created by the proposed land use. **The annexation process will ensure connection to Town water and sewer services. Other necessary services are available in the area to support the proposed mixed-use development.**

Staff Recommendation:

Based on the analysis above, Staff finds that the proposed annexation and rezone application for 889 S Elizabeth Street meets the criteria set forth in Chapter 16 of the Elizabeth Municipal Code. The proposed rezoning to the Commercial Mixed Use (CMU) District is consistent with the Town's Comprehensive Plan and aligns with the development goals for the area. With respect to the Annexation Agreement, Staff recommends the Board consider the Division of Water Resources estimates and the Public Works Director's memo included in the packet prior to taking action. Staff recommends the Board of Trustees approve Resolution 26R08 (Annexation Findings), the Annexation Agreement, Ordinance 26-01 (Annexation), and Ordinance 26-02 (Zoning).

Attachment(s)

Resolution 26R08 (Annexation Findings)

Annexation Agreement

Ordinance 26-01 (Annexation)

Ordinance 26-02 (Zoning)

Public Works Director Memo and DWR Water Rights Estimates

Exhibit A

Exhibit B

Exhibit C

RESOLUTION 26R08

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF PARCELS OF LAND TO THE TOWN OF ELIZABETH, COLORADO, KNOWN AS THE 889 SOUTH ELIZABETH STREET

WHEREAS, a Petition for Annexation (the "Petition") was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in the County of Elbert, State of Colorado, otherwise known as the 889 South Elizabeth Street Annexation, and described in the attached **Exhibit A**;

WHEREAS, the Petition was forwarded by the Town Clerk to the Board of Trustees;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, by resolution passed on January 13, 2026, found substantial compliance of the Petition with C.R.S. § 31-12-107(1);

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, conducted a public hearing on February 24, 2026, as required by law to determine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105 to establish eligibility for annexation of that property described in Exhibit A;

WHEREAS, public notice of the public hearing was published once a week for four consecutive weeks and notice by registered mail was given to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed as required by law;

WHEREAS, the public hearing on the Petition was conducted in accordance with the requirements of the law; and

WHEREAS, pursuant to C.R.S. § 31-12-110, the Board of Trustees, sitting as the governing body of the Town of Elizabeth, Colorado, is required to set forth its findings of fact and its conclusion as to the eligibility for annexation to the Town of Elizabeth of the property described in Exhibit A.

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

Section 1. With regard to the annexation of the territory described in Exhibit A, attached hereto and incorporated herein, the applicable provisions of C.R.S. § 31-12-104 have been met in that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the Town; the territory proposed to be annexed is urban or will be urbanized in the near future; and the territory proposed to be annexed is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the Town has in place a plan for said three-mile area; and that in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area annexed.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the Annexation Agreement, a copy of which is attached hereto and incorporated herein as **Exhibit B**.

Section 4. The Annexation Agreement (Exhibit B) between the Town of Elizabeth and the property owner, is hereby approved, and the Mayor and Town Clerk are authorized and directed to execute the same.

Section 5. The property described in the attached Exhibit A is eligible for annexation to the Town of Elizabeth and all requirements of law have been met for such annexation, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended.

Section 6. An ordinance annexing to the Town of Elizabeth that property described in the attached Exhibit A shall be considered by this Board of Trustees pursuant to C.R.S. § 31-12-111.

Section 7. Effective Date. This Resolution shall take effect upon adoption by the Board of Trustees. However, by operation of C.R.S. § 31-12-113(2), the annexation will not become effective until the Town Clerk completes the filings required by statute.

PASSED, APPROVED, and ADOPTED this 24th day of February, 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

EXHIBIT A

889 SOUTH ELIZABETH STREET ANNEXATION

LEGAL DESCRIPTION:

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows:
Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning;
Thence North 89°21'41" West along South line a distance of 269.92 feet;
Thence North 2°10'53" West a distance of 315.98 feet;
Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street;
Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2026, by and between Turn 2 Development, LLC ("Property Owner"), and the Town of Elizabeth, Colorado, (the "Town") (each a "Party" and collectively, the "Parties").

WITNESSETH:

WHEREAS, a petition has been filed with the Town, pursuant to Section 31-12-107(1), C.R.S., for annexation of the unincorporated lands described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the Property Owner is the owner of 100% of the Property;

WHEREAS, the Property Owner desires to have the Property annexed into the Town in order to obtain from the Town such municipal services as the Town may now or in the future extend including without limitation those described herein; and

WHEREAS, the Town has determined that it is in its best interest to annex the Property, to provide municipal services thereto, and to receive revenues from the development occurring thereon upon the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the foregoing premises and the covenants, promises, and agreements of each of the Parties hereto to be kept and performed by each of them, the Parties agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Act of 1965, as amended.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Property Owner upon annexation and development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Town of Elizabeth Land Development Ordinance, as currently in effect, or as hereinafter amended, any and all applicable state statutes, and other ordinances of the Town of Elizabeth.

3. Zoning. The Property Owner hereby consents to zoning the Property Commercial Mixed Use ("CMU") District.

4. Water and Sewer Service. Property Owner shall be required at the Property Owner's sole cost and expense to construct necessary water and sewer infrastructure and connect all existing and new construction on the Property to the Town's water and sewer system. All such connections shall be at the Town's then current water and sewer tap fee rates, and Property Owner further consents and agrees to the following:

a. Water Conveyance. Upon the execution of this Agreement the Property Owner shall convey to the Town by special warranty deed, free and clear of all liens and encumbrances, all water rights to the Property, including without limitation those well and

water rights associated with any existing wells located on the Property. The water rights to be conveyed to the Town are described in **Exhibit B** which is attached hereto and incorporated by this reference. To the extent that water rights have not been adjudicated, the conveyance of such water rights may be achieved by bargain and sale deed. Notwithstanding the foregoing it is understood that there are currently two single family homes ("Units") on the Property using a domestic well. Upon conveyance of the water pursuant to this paragraph, the Town agrees to lease the water identified in the well permit back to the Owner for $1.00 per year for residential use only for the two (2) single family homes Units referenced herein. Such lease shall continue until the existing well is abandoned consistent with subsection c. of this Section 4 below.

b. Water and Sewer Line Easements. Property Owner shall dedicate to the Town, free and clear of all liens and encumbrances, the property necessary for any water and sewer mains constructed on the Property.

c. Existing Well and Septic Systems. The Town and Property Owner acknowledge that the residences on the Property are currently served by existing well and septic systems. Property Owner shall abandon all such well and septic systems as a condition of approval of the first final plat, which abandonment shall occur no later than the issuance of the first building permit for the Property, or six (6) months after the approval of the first final plat for the Property, whichever first occurs.

5. Land Use Approvals. To the extent that this Agreement contemplates certain obligations of the Property Owner being triggered by the approval of a first final plat, such first final plat approval may be accomplished as a Minor Development pursuant to Section 16-3-70 of the Elizabeth Municipal Code so long as Property Owner does not attempt to create more than four legal lots of record, and such Minor Development process may, at the Property Owner's election, be applied for and considered concurrently with an application for a site plan for all or a portion of the Property.

6. Water and Sewer Tap Fees. The Property Owner shall pay to the Town all customary tap fees for water and sewer services at the time of application for the first building permit for any portion of the Property. The Town and Property Owner agree to water and sewer tap fee rates as follows:

a. For building permit applications received on or before five years from the effective date of the ordinance annexing the Property, such water and sewer tap fees shall be in the amount charged by the Town as of effective date of the ordinance annexing the Property.

b. For building permit applications received on the date after five years from the effective date of the ordinance annexing the Property, such water and sewer tap fees shall be in the amount then charged by the Town at the date of such building permit application for such water and sewer taps.

7. Town Ordinances, Regulations, Codes, Policies and Procedures. Except as expressly provided herein, all Town ordinances, regulations, codes, policies, and procedures shall be applicable to the use and development of the Property.

8. Existing Special Districts. There are currently special districts serving the Property which provide fire and recreation services. Unless otherwise agreed to by the Town, no special district, general improvement district, metropolitan district, or special improvement district shall be formed to provide any financing for improvements to the Property.

9. Public Improvements Financed or Constructed by the Town. The Town has no obligation to construct or finance any public improvements under this Agreement for the benefit of the Property.

10. Road Improvements; Land Dedication. Upon approval of the first final plat for the Property, the Property Owner shall convey to the Town, free and clear of all liens and encumbrances, the property necessary to provide for a 45-foot right-of-way in width from centerline along South Elizabeth Street, a roadway classified as arterial in the Town of Elizabeth Transportation Plan, and such property necessary along County Road 136 adjacent to the Property to provide pedestrian access along the Property in the event such pedestrian access is determined necessary as part of the Minor Development Process referenced in Section 5 of this Agreement.

In addition, the Town and Developer agree that based on the location and topography of the Property, regular vehicular access shall be from Elizabeth Stret and/or Brooke Street, but nothing in this Agreement shall be construed to prevent emergency access to the Property from County Road 136 if determined necessary by the Elizabeth Fire Protection District.

11. Impact Fees. Property Owner shall be subject to all development impact fees of the Town as the same may exist from time to time, including without limitation those development impact fees codified in Article VIII of Chapter 4 of the Elizabeth Municipal Code that exist as of the date of annexation of the Property.

12. Recordation of Agreement. This Agreement shall be recorded with the Clerk and Recorder of Elbert County, Colorado, shall run with the land, and shall be binding upon and shall inure to the benefit of the heirs, successors, and permitted assigns of the Parties hereto.

13. Assignment. Any and all of the rights, duties, and obligations of the Property Owner hereunder may be assigned by the Property Owner to any person or entity that is financially responsible. The financial responsibility of such assignee shall be subject to the approval of the Town, which approval shall not be unreasonably withheld or delayed. Upon such approval the Town shall provide the Property Owner with written acknowledgment of such approval. In such event, the assignee shall assume all of the rights, duties, and obligations of the Property Owner hereunder as to the portion of the Property so assigned, and the Property Owner shall be relieved from all further liabilities, duties, and obligations as to the portion of the Property so assigned.

14. Cure of Legal Defects. In the event the annexation or zoning of the Property, or any portion of this Agreement, is declared void or unenforceable by final court action, the Town and the Property Owner shall cooperate to cure any legal defects cited by the court, and

immediately upon such cure the Town shall reinstitute and complete proceedings to annex the Property subject to the terms of this Agreement.

15. Remedies. The Property Owner waives any constitutional claims it may have against the Town arising out of a breach of this Agreement. The remedies of the Property Owner against the Town under this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

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; and

d. Any other remedy available at law.

16. Effective Date. This Agreement shall be effective and binding upon the Parties immediately upon the effective date of an ordinance annexing and zoning the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing and zoning the Property.

17. Town Fees. The Property Owner hereby agrees to pay the actual cost plus 15% to defray the reasonable administrative and engineering expenses of the Town, to the Town for engineering, surveying, and legal services rendered in connection with the review of the annexation of the Property, which costs shall be determined by the Town Community Development Director. In addition, the Property Owner shall reimburse the Town for the actual cost of making corrections or additions to the official Town map, with a fee for recording such map, if necessary, and accompanying documents with the Elbert County Clerk and Recorder. The Property Owner acknowledges that all impact fees as established by Town ordinance shall be paid at the time of development of the Property.

18. Authority of the Town. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety, and general welfare of the Town or its inhabitants, nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

19. Waiver of Prior Vested Rights. The Property Owner waives any prior vested property rights acquired in Elbert County so long as the Property remains annexed into the Town.

20. Indemnification. Property Owner agrees to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors from and against all liability, claims, and demands, including attorneys' fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or other action by the Town in order to effectuate

the annexation of the Property, or which are in any manner connected with the Town's enforcement of this Agreement, with the exception of enforcement of this Agreement against the Property Owner if the Property Owner substantially prevails. Property Owner further agrees to investigate, handle, respond to, and to provide defense for and defend against or, at the Town's option, to pay the attorneys' fees for defense counsel of the Town's choice for any such liability, claims, or demands.

21. Severability. It is understood and agreed by the Parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid, and the Parties shall cooperate to cure any such defect as provided in paragraph 12 of this Agreement.

22. 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.

23. 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 on the earlier of actual receipt or 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.

To the Town:	Town of Elizabeth P.O. Box 159 151 South Banner Street Elizabeth, Colorado 80107
Copy to:	Corey Y. Hoffmann, Esq. Hoffmann, Parker, Wilson & Carberry, P.C. 511 16th Street, Suite 610 Denver, Colorado 80202
To the Property Owner:	Turn 2 Development, LLC PO Box 2586 Elizabeth CO 80107

24. Entire Agreement - Amendments. This Agreement embodies the whole agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. This Agreement may be amended by written agreement between the Property Owner and the Town acting pursuant to authorization of the Board of Trustees.

PROPERTY OWNER:

Darren Sprad
Turn 2 Development LLC

STATE OF COLORADO)
) ss.
COUNTY OF Elbert)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 16 day of February, 2026, by Darren Spradling.

My commission expires: June 10, 2029

(S E A L)

EMMALIE NICOLE CARRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254021603
MY COMMISSION EXPIRES JUNE 10, 2029

Emmalie Carrera
Notary Public

TOWN OF ELIZABETH, COLORADO

By: _____
Angela Ternus, Mayor

ATTEST:

_____
Michelle M. Oeser, Town Clerk

APPROVED AS TO FORM:

_____
Corey Y. Hoffmann, Town Attorney

EXHIBIT A

889 SOUTH ELIZABETH STREET ANNEXATION

LEGAL DESCRIPTION:

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows:
Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning;
Thence North 89°21'41" West along South line a distance of 269.92 feet;
Thence North 2°10'53" West a distance of 315.98 feet;
Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street;
Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

EXHIBIT B

Dedication of all water rights located on or under the Property.

ORDINANCE 26-01

AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF A PARCEL OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE 889 SOUTH ELIZABETH STREET PROPERTY IN ELBERT COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Board of Trustees of the Town of Elizabeth, Colorado, a written Petition for Annexation to and by the Town of Elizabeth, Colorado, of that property described in the attached **Exhibit A**, being contiguous unincorporated territory, situated, lying and being in the County of Elbert, State of Colorado;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, conducted a public hearing on February 24, 2026, as required by law to determine the eligibility for annexation of that property described in Exhibit A;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, has satisfied itself concerning the eligibility for annexation of that property described in Exhibit A and concerning the conformance of the proposed annexation to the applicable law in the annexation policy of the Town of Elizabeth, Colorado;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, by resolution, determined that the applicable parts of C.R.S. §§ 31-12-104 and 31-12-105 have been met, that an election is not required under C.R.S. § 31-12-107(2) and that no additional terms and conditions are to be imposed;

WHEREAS, it is the opinion of the Board of Trustees that it is desirable and necessary that the property described in Exhibit A be annexed to the Town; and

WHEREAS, it is in the best interest of the Town and its citizens to annex said parcel.

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

Section 1. The annexation to and by the Town of Elizabeth, State of Colorado, of that property described in the attached Exhibit A, situated, lying and being in the County of Elbert, State of Colorado, meets all requirements of law and the annexation policy of the Town of Elizabeth, and therefore, said annexation is hereby approved and made effective.

Section 2. The owner of more than 50% of the area of the property described in Exhibit A, exclusive of public streets and alleys, petitioned for annexation with the Board of Trustees by filing a Petition for Annexation, together with four copies of the annexation map, as required by law.

Section 3. The Board of Trustees, by resolution at a properly-noticed meeting on January 13, 2026, accepted said Petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, as amended, have been met and

further determined that an election was not required under the Act and that no additional terms and conditions were to be imposed upon said annexation.

Section 4. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to all ordinances, resolutions, rules and regulations of the Town of Elizabeth.

Section 5. Considering all of the foregoing, and based on the conviction that annexation of this property to the Town of Elizabeth will serve the best interests of the Town of Elizabeth and the owner(s) of the territory to be annexed, the unincorporated territory described in Exhibit A, which is attached hereto and made a part hereof, is hereby annexed to the Town of Elizabeth, Colorado.

Section 6. Upon passage of this Ordinance, the Town Clerk shall file for recording three certified copies of the Annexation Ordinance and three copies of the Annexation Map with the Clerk and Recorder of the County of Elbert, State of Colorado, and shall keep one copy of the annexation map along with the original of this Annexation Ordinance in the Town Clerk's office.

Section 7. The Town Clerk shall request that the Elbert County Clerk and Recorder shall file one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Division of Local Governments of the Department of Local Affairs, in addition to filing one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue

Section 8. The Annexation Map showing the boundaries of the newly annexed territory as above described shall be kept on file in the office of the Elbert County Clerk and Recorder.

Section 9. Effective Date. By operation of C.R.S. § 31-12-113(2), the annexation and this Ordinance will not become effective until the Town Clerk completes the filings required by statute. For the purpose of general taxation, this Ordinance shall become effective on January 1st of the next succeeding year following its passage. This Ordinance shall otherwise become effective 30 days after publication.

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

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

EXHIBIT A

889 SOUTH ELIZABETH STREET ANNEXATION

LEGAL DESCRIPTION:

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows:
Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning;
Thence North 89°21'41" West along South line a distance of 269.92 feet;
Thence North 2°10'53" West a distance of 315.98 feet;
Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street;
Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

ORDINANCE 26-02

AN ORDINANCE ZONING PROPERTY NEWLY ANNEXED TO THE TOWN OF ELIZABETH TO COMMERCIAL MIXED USE (CMU)

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

Section 1. Findings of Fact.

A. The Town desires to zone certain property that is being newly annexed to the Town of Elizabeth, Colorado, which property is more particularly described in **Exhibit A,** attached hereto and incorporated herein by this reference (the "Property"), to the Commercial Mixed Use (CMU) District.

B. Public notice has been given of such rezoning pursuant to Section 16-4-10 of the Town of Elizabeth Municipal Code more than 15 days in advance of the public hearing.

C. A need exists for zoning the Property to the Commercial Mixed Use (CMU) District.

Section 2. The Property identified in Exhibit A is hereby rezoned to the Commercial Mixed Use (CMU) District.

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

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

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

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

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this ____ day of _____, 2026.

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

EXHIBIT A

889 SOUTH ELIZABETH STREET ANNEXATION

LEGAL DESCRIPTION:

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Thence North 2°10'53" West a distance of 315.98 feet;
Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street;
Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

TO: Madam Mayor, Madam Mayor Pro-Tem and Town Board of Trustees
FROM: Mike DeVol, Town of Elizabeth Public Works Director
DATE: February 16, 2026
SUBJECT: 889 S Elizabeth Street Elizabeth, Colorado 80107

Board of Trustees,
Public Works has reviewed the Annexation Agreement for 889 S Elizabeth Street. Public Works has concerns for item(s) 6 a. and 6b. in the annexation agreement, to the extent that the freezing of rates for a five-year period will possibly amount to significant revenue losses of ten thousand dollars ($10K) up to sixty thousand dollars ($60K) or more depending on number of tap sizes, renewable water resource fees, and Single-Family Equivalents (SFE) for the sanitary sewer. The losses will vary depending on the number of buildings, sizes, uses (restaurant seating) and type of occupancy. The unknown is the Final Plat calling for one to four buildings maximum before the total fee calculations can be assessed more thoroughly.

The Water Rights that are attached to 889 S Elizabeth St., are attached to this memo and equate to a total of 2.63-acre feet X 325,851 gallons per acre foot = 856,988 gallons per year. While this amount of water would likely support usage of the 889 S Elizabeth St build-out, it would not allow excess for Town usage to off set the loss of revenue of tap fee freeze.

Regards,

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

Outlook

RE: 889 S Elizabeth St Elizabeth, CO. Water AC. FT.

From Michael DeVol <mdevol@townofelizabeth.org>
Date Thu 2/19/2026 11:15 AM
To Matt Seitz <mseitz@hrswater.com>
Cc Ken Timm <ktimm@townofelizabeth.org>; Abbey Moore <AMoore@hrswater.com>

Matt,
Thank you sir I appreciate all that you do for the town.
Thank you,

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

From: Matt Seitz <mseitz@hrswater.com>
Sent: Thursday, February 19, 2026 10:32 AM
To: Michael DeVol <mdevol@townofelizabeth.org>
Cc: Ken Timm <ktimm@townofelizabeth.org>; Abbey Moore <AMoore@hrswater.com>
Subject: Re: 889 S Elizabeth St Elizabeth, CO. Water AC. FT.

Good morning Mike and Ken -

Here is the DWR estimate of nontributary groundwater beneath the subject 2 acre parcel:

Aquifer	Area (acres)	Sand Thickness (feet)	Annual Approp. (AF)	Status	Specific Yield (Sy)	Volume (acre/feet)	Annual Ave Vol
Lower Dawson	2	110	0.44	NT	0.2	44	0.44
Denver	2	218.4	0.74	NT	0.17	74.256	0.74
Arapahoe	2	223	0.76	NT	0.17	75.82	0.76
Laramie-Fox Hils	2	229.1	0.69	NT	0.15	68.73	0.6873

Total Est. of Average Annual NT Groundwater 2.63 acre-feet
Total "100 year rule" volume of Groundwater: 262.81 acre-feet

Specific yields determined by State Engineer 2 CCR 402-6-6
NNT- Not-Nontributary

We omitted the Upper Dawson as that is "NNT" (Not Nontributary groundwater).

The total available groundwater from all NT aquifers is 262.81 acre-feet . The average annual withdrawal rate is 2.63 acre-feet under the 100 year rule.

If you'd like, HRS could review the sand thicknesses from Elizabeth's nearby Arapahoe well and adjust the "sand thickness" number in the table above (if warranted). This could slightly increase the DWR numbers.

Thanks,
Matt

From: Michael DeVol <mdevol@townofelizabeth.org>
Sent: Wednesday, February 18, 2026 3:08 PM
To: Matt Seitz <mseitz@hrswater.com>
Cc: Ken Timm <ktimm@townofelizabeth.org>
Subject: 889 S Elizabeth St Elizabeth, CO. Water AC. FT.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Matt,

Attached are the Onyx Map and property size and location. I also attached the Well Permit from the State site.

There was an original Upper Dawson Well from 1962 that was abandoned in March of 2001 and re-drilled in the Lower Dawson to 440 ft. with this permit #12718-A

It would be nice to know the rough allowable Ac. Ft. for each Aquifer for this parcel.

Thank you,

Mike Devol

Town of Elizabeth

Public Works Director

GCWWTP Operations

mdevol@townofelizabeth.org

303-913-6453

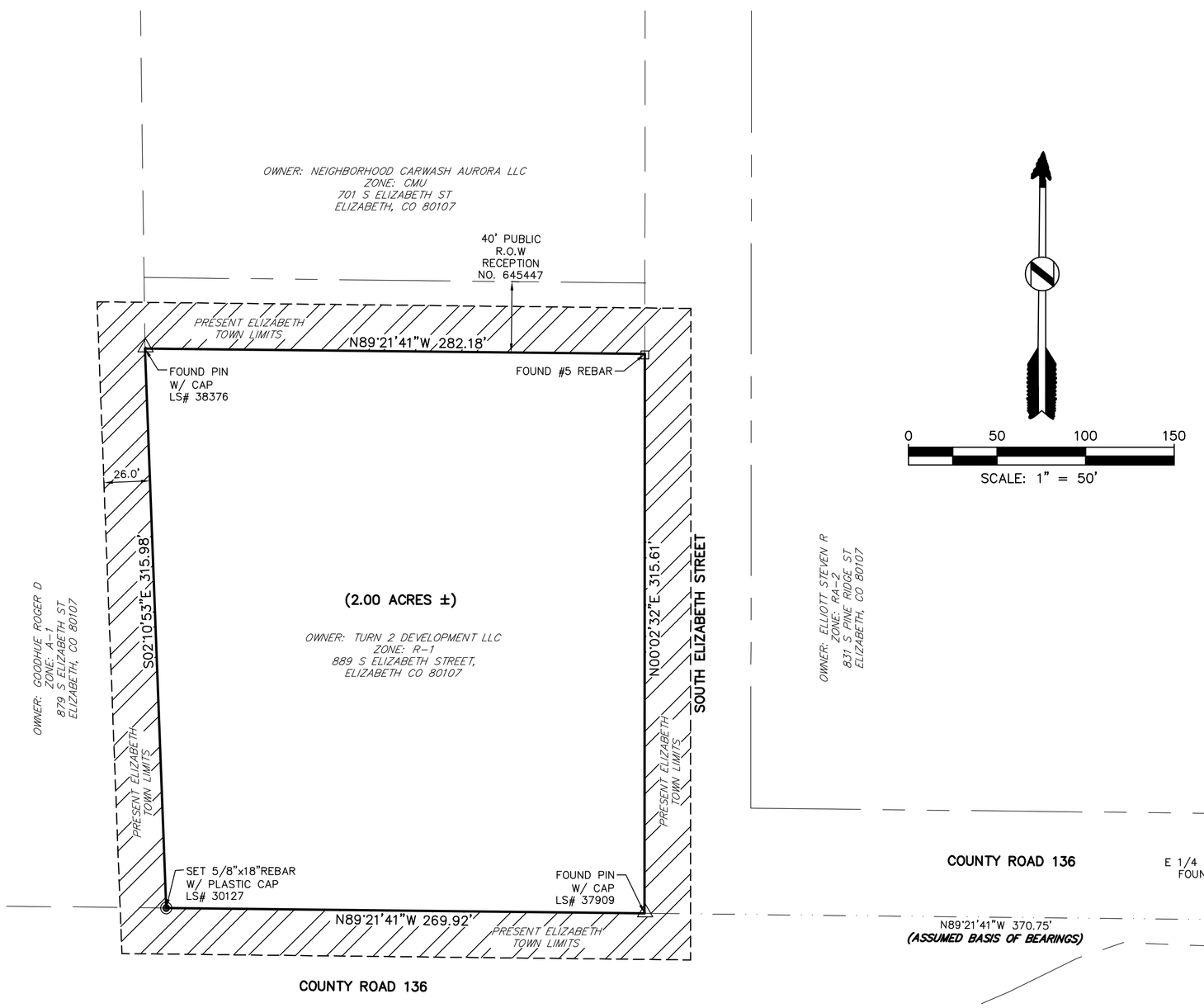
EXHIBIT A

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

889 SOUTH ELIZABETH STREET ANNEXATION TO THE TOWN OF ELIZABETH

PART OF SECTION 13, T. 8 S, R. 65 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO

VICINITY MAP
NOT TO SCALE



OWNERS:

TURN 2
DEVELOPMENT LLC
889 S ELIZABETH
ST, ELIZABETH
COLORADO, 80107
303-646-2559

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N89°21'41"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 370.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELIZABETH STREET AND TO THE TRUE POINT OF BEGINNING;

THENCE N89°21'41"W, ALONG SOUTH LINE, A DISTANCE OF 269.92 FEET; THENCE N02°10'53"W, A DISTANCE OF 315.98 FEET; THENCE S89°21'41"E, A DISTANCE OF 282.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELIZABETH STREET; THENCE S00°02'29"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 315.62 FEET TO THE POINT OF BEGINNING;

BOUNDARY CONTIGUOUS WITH THE TOWN OF ELIZABETH:

1183.69 FEET = PERIMETER CONTIGUOUS TO ELIZABETH TOWN LIMITS
1183.69 FEET = TOTAL PERIMETER OF LAND TO BE ANNEXED
% CONTIGUOUS = 1183.69/1183.69 x 100 = 100%

SURVEYOR'S STATEMENT:

I, KEITH WESTFALL, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE MAP CONFORMS TO COLORADO STATUES PERTAINING TO ANNEXATIONS

_____ _____
Keith Westfall, Colorado PLS #30127 DATE
For and on behalf of
High Prairie Survey Co.

COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ELBERT COUNTY, COLORADO AT_____, ____, M, THIS_____ DAY OF_____, 20_____, RECEPTION NUMBER_____

_____
CLERK AND RECORDER

_____
DEPUTY

STATEMENT:

LINEAL UNITS ARE IN FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SEC 13 TO HAVE AN ASSUMED BEARING OF N89°21'41"W AND MONUMENTED AS SHOWN HEREON.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

NOTES:

1) THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY. THIS MAP IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT"
2) THE SUBJECT PROPERTY CONTAINS AN AREA OF 2.00 ACRES, MORE OR LESS
3) IMPROVEMENTS NOT SHOWN

REFERENCE DWG:	DATE:	REVISIONS:
	01/03/2024	REVISED PER GRACE
	02/22/2024	REMOVED OWNER CERT.
	08/28/2025	REVISED PER GRACE

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE	DATE	DRAWN BY
1"=50'	07/10/2023	CRR

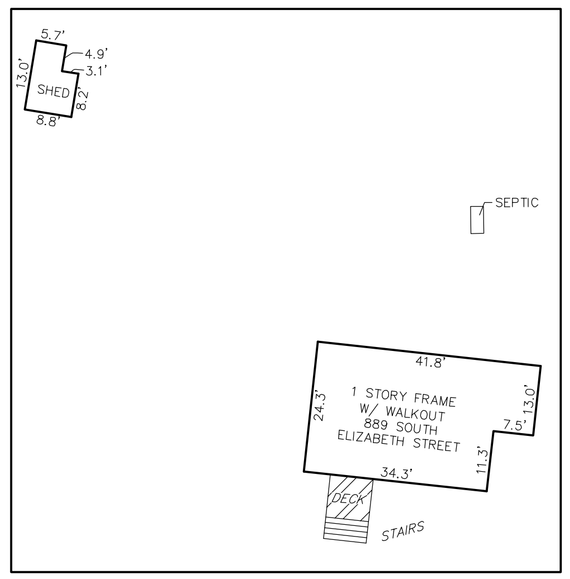
TITLE
889 SOUTH ELIZABETH STREET ANNEXATION TO THE TOWN OF ELIZABETH
PART OF SEC. 13, T8S, R65W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT
TURN 2 DEVELOPMENT

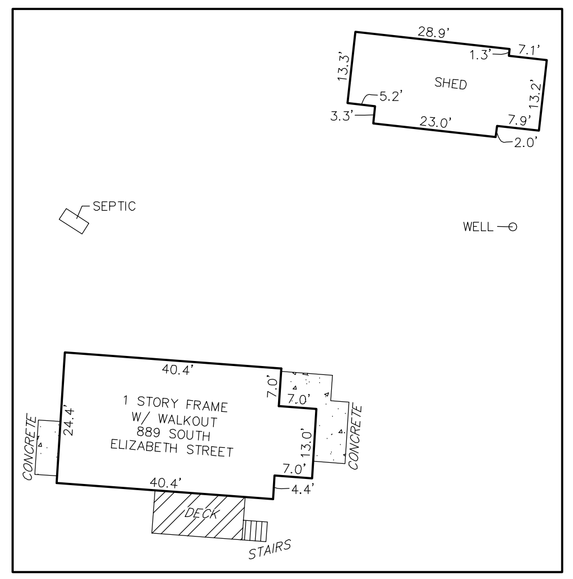
SHEET 1 OF 1 | JOB NUMBER 23127-ANX

889 SOUTH ELIZABETH REZONE EXHIBIT

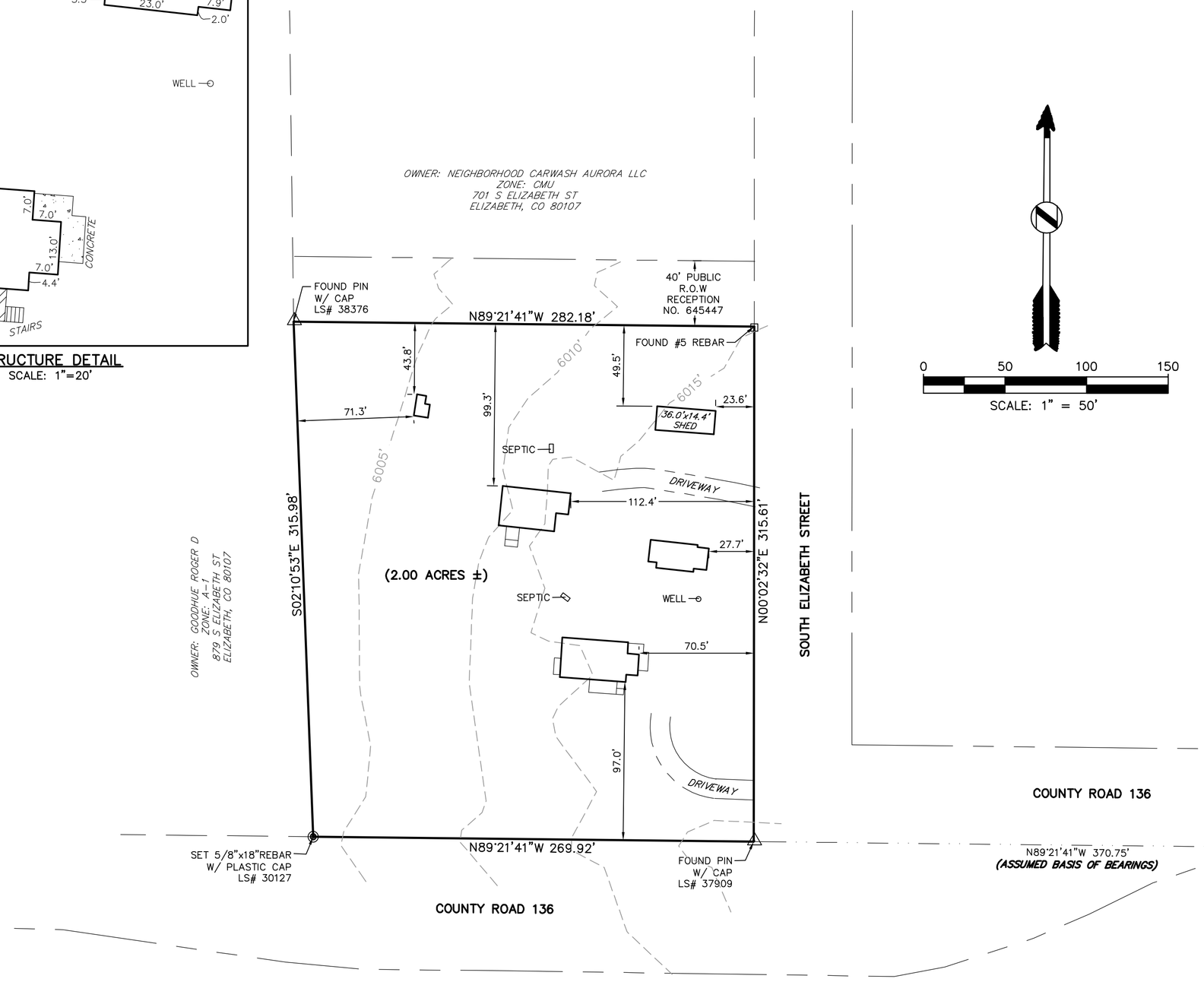
PART OF SECTION 13, T. 8 S, R. 65 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



STRUCTURE DETAIL
SCALE: 1"=20'



STRUCTURE DETAIL
SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

OWNERS:

TURN 2
DEVELOPMENT LLC
889 S ELIZABETH
ST, ELIZABETH
COLORADO, 80107
303-646-2559

ZONING:

EXISTING: ELBERT COUNTY R-1
PROPOSED: CMU

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N89°21'41"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 370.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELIZABETH STREET AND TO THE TRUE POINT OF BEGINNING;

THENCE N89°21'41"W, ALONG SOUTH LINE, A DISTANCE OF 269.92 FEET; THENCE N02°10'53"W, A DISTANCE OF 315.98 FEET; THENCE S89°21'41"E, A DISTANCE OF 282.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELIZABETH STREET; THENCE S00°02'29"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 315.62 FEET TO THE POINT OF BEGINNING;

NOTE:

1) ACCORDING TO FEMA FLOOD MAP LOCATED UNDER MAP NUMBER 34039C0024F, THE SUBJECT PROPERTY DOES NOT LAY WITHIN A 100 YEAR FLOOD PLAIN.
2) A 3" STEEL NATURAL GAS LINE DESCRIBED ON RIGHT-OF-WAY AGREEMENT WITH A RECEPTION NO. OF 175427, WAS VAGUE AND CANNOT BE GRAPHICALLY SHOWN HEREON.
3) ALL EXISTING STRUCTURES ARE ANTICIPATED TO REMAIN ON SITE UNTIL TIME OF DEVELOPMENT
4) AVERAGE LOT SIZE IS TO BE DETERMINED
5) THE PROPOSED DENSITY IS TO BE DETERMINED
6) THE UTILITY SERVICES ON SITE ARE AS FOLLOWS: CORE (Electric), Black Hills Energy (Gas), Town of Elizabeth (Water and Sewer)

NOTE:

CONTOUR ELEVATIONS WERE CREATED OFF OF ELBERT COUNTY PUBLIC INFORMATION MAP AND SHOULD NOT BE USED FOR CONSTRUCTION & DESIGN.

SURVEYOR'S CERTIFICATE

I, KEITH WESTFALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF 889 SOUTH ELIZABETH STREET REZONE EXHIBIT WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

KEITH WESTFALL, COLORADO PLS #30127
FOR AND ON THE BEHALF OF
HIGH PRAIRIE SURVEY COMPANY

STATEMENT:

LINEAL UNITS ARE IN FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SEC 13 TO HAVE AN ASSUMED BEARING OF N89°21'41"W AND MONUMENTED AS SHOWN HEREON.

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

REFERENCE DWG:	DATE:	REVISIONS:
	01/03/2024	REVISED PER GRACE
	02/22/2024	REVISED PER GRACE
	04/30/2025	REVISED CONTOUR LABELS
	08/28/2025	REVISED PER GRACE

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE	DATE	DRAWN BY
1"=50'	07/10/2023	CRR

TITLE
889 SOUTH ELIZABETH STREET
REZONE EXHIBIT
PART OF SEC. 13, T8S, R65W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT
TURN 2 DEVELOPMENT

SHEET 1 OF 1

JOB NUMBER
23127-RZ

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

DATE: 9/25/25

NAME OF PROJECT: 889 S Elizabeth Street

NAME OF APPLICANT: Turn 2 Development, LLC

ADDRESS AND LEGAL DESCRIPTION OF PROJECT: 889 S Elizabeth Street, Elizabeth CO 80107

Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado

Please check the appropriate item(s):

✓ REZONE	____PLAT	____USE BY SPECIAL REVIEW
____PUD (planned unit development)	____MINOR PLAT/REPLAT	✓ ANNEXATION
____VARIANCE	____SUBDIVISON	____MINOR SUBDIVISION
____SITE PLAN	____OTHER _____	

PRESENT ZONING: Elbert County R-1

AREA IN ACRES: 2 acres

PROPOSED ZONING: CMU

PRESENT USE: Residential single family detached

PROPOSED # OF LOTS (if applicable): n/a

PROPOSED GROSS FLOOR AREA (if applicable): n/a

***PROPERTY OWNER**

NAME: Turn 2 Development, LLC

ADDRESS: PO Box 2586, Elizabeth CO 80107

TELEPHONE #: (303) 646-2559

EMAIL: darren@turn2dev.com

SIGNATURE OF OWNER

SIGNATURE OF OWNER

APPLICANT REPRESENTATIVE

NAME: Providence Consulting, LLC

ADDRESS: 10111 Inverness Main St, Unit 206, Englewood CO 80112

TELEPHONE #: (719) 207-2995

EMAIL: grace@providenceconsultingservices.com

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

***(OWNERS SIGNATURE NEEDS TO BE NOTARIZED)**

Subscribed and sworn to be before me this 25 day of September, 20 25.

My commission expires

June 10, 2029

Notary

EMMALIE NICOLE CARRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254021603
MY COMMISSION EXPIRES JUNE 10, 2029

Development & Construction

P.O. Box 2586
Elizabeth, CO 80107
303-881-5005

September 25, 2025

Dear Town of Elizabeth:

We are pleased to (again) submit this request for the annexation and zoning of 889 South Elizabeth Street, a 2-acre parcel located in the core of Elizabeth. Our request is to annex this property into the Town limits and establish Commercial Mixed Use (CMU) zoning at the time of annexation.

This proposal is straightforward, as the property is already enclaved, entirely surrounded by the Town of Elizabeth on all sides, and has 100% contiguity, far exceeding the state's minimum statutory requirements. The property currently falls under Elbert County R-1 zoning and contains two residences and two outbuildings. The property is located at the intersection of County Road 136 and South Elizabeth Street which are classified as a minor collector and arterial. The property is surrounded by apartments zoned CMU to the north, vacant land zoned Regional Commercial to the northeast, unincorporated, enclaved, residential property to the east, Planned Unit Development residential lots to the south, and Agricultural property to the west.

What we are proposing is consistent with the Town of Elizabeth Comprehensive Plan, which identifies mixed use as the recommended land use designation for this area. The comprehensive plan states "development of new projects in Elizabeth should focus on areas closer to the Town's core as a priority, and avoid the 'urban sprawl' of Elizabeth into the surrounding countryside". This property embodies that vision, as it's centrally located, already surrounded by municipal limits, and easily served by Town water and sewer connections.

While there is no final development plan today, we anticipate pursuing platting and site plan once annexation and zoning are approved. Any future project proposal would be market-driven but will focus on commercial opportunities appropriate to this location. Until such time the lot is developed, we would maintain the use of the current residential buildings, with no alterations or expansions. Existing structures would be removed at time of development.

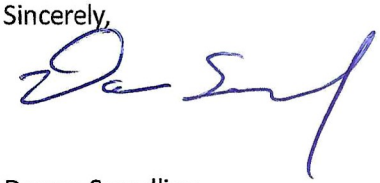
Over the past two years, we have hosted three public meetings regarding the development of this property. Residents engaged thoughtfully, and the overall sentiment was positive. Additionally, this project received broad public support when presented at the public hearings in 2024.

This parcel already functions as part of the Town. It is located in the center of Elizabeth and is completely surrounded by municipal boundaries; however, the Town currently receives no tax revenue from it. Formal annexation will ensure that the Town not only benefits from tax revenue but also has direct oversight of how the property is developed. Without annexation, the property will continue to generate impacts on Town services without providing any corresponding benefit.

Bringing this property into Town limits is consistent with state law, Town policies, and the community's long-term vision. Annexation resolves the current enclave status, strengthens Elizabeth's tax base, and allows the Town to guide future use in a way that supports smart growth and community vitality.

We respectfully request your support in approving this application. Doing so will help Elizabeth grow responsibly while ensuring this property contributes to the Town's future success.

Sincerely,



Darren Spradling

LOCATION INACTIVE - Stewart Title Company
10851 S Crossroads Dr, Suite B
Parker, CO 80134

Fax:

Date: September 2, 2025
File Number: 2260134 -IO
Property Address: 899 South Elizabeth Street, Elizabeth, CO 80107
Buyer/Borrower: Turn 2 Development LLC, a Colorado limited liability company

Please direct all Closing inquiries to:

Gina Cruz
Phone: (303) 752-6468
Fax: (303) 752-6521
Email Address: gina.cruz@stewart.com

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY 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, STEWART TITLE GUARANTY COMPANY, a Texas corporation (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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
LOCATION INACTIVE - Stewart Title Company
10851 S Crossroads Dr, Suite B
Parker, CO 80134

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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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;
f. Schedule B, Part II - Exceptions; and
g. a countersignature 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.

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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.

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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.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A : **Owner's Policy Proposed Insured:** This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B : **Loan Policy Proposed Insured:** This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land…: This shows the type of ownership that is going to be insured.

No. 4: **The Title is, at the Commitment Date…:** This shows the name(s) of the current owner(s).

No. 5: **The land referred to in the Commitment…:** This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.

WIRE FRAUD

ALERT

NOTIFICATION:

READ THIS BEFORE YOU WIRE FUNDS

WIRE FRAUD: THE THREAT IS REAL

Buying a home is an exciting time. You've saved, found the perfect home and planned the move. Now, the closing day for your home is just around the corner.

We want to make sure your home purchase doesn't get derailed by a dangerous threat that could keep you from getting the keys, painting walls and decorating. Criminals have stolen money meant for the purchase of homes through malicious wire fraud schemes targeting consumers across the country.

Criminals begin the wire fraud process way before the attempted theft occurs. Most often, they begin with a common social engineering technique called phishing. This can take the form of email messages, website forms or phone calls to fraudulently obtain private information. Through seemingly harmless communication, criminals trick users into inputting their information or clicking a link that allows hackers to steal login and password information.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. Hacks can come from various parties involved in a transaction, including real estate agents, attorneys or consumers. Criminals then use the stolen information to email fraudulent wire transfer instructions disguised to appear as if they came from a professional you're working with to purchase a home. If you receive an email with wiring instructions, don't respond. Email is not a secure way to send financial information. If you take the bait, your money could be gone in minutes.

What can I do to protect myself?

Despite efforts by the title industry and others to educate consumers about the risk, homebuyers continue to be targeted. Here are some tips on what you can do to protect yourself and/or your clients:

1. **If requested**, wiring instructions will be provided via an encrypted email.
2. **Call, don't email**: Confirm all wiring instructions by phone before transferring funds. Use the phone number from the title company's website or a business card.
3. **Be suspicious**: It's not common for title companies to change wiring instructions and payment info
4. **Confirm it all**: Ask your bank to confirm not just the account number but also the name on the account before sending a wire. The name on the account should state LOCATION INACTIVE - Stewart Title Company Escrow Account.
5. **Verify immediately**: You should call the title company or real estate agent to validate that the funds were received. Detecting that you sent the money to the wrong account within 24 hours gives you the best chance of recovering your money from the hackers.
6. **Forward, don't reply**: When responding to an email, hit the "forward" button instead of clicking the "reply" button, and then start typing the person's email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses, you will make it easier to discover if a fraudster is after you.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

Issuing Agent:	LOCATION INACTIVE - Stewart Title Company
Issuing Office:	10851 S Crossroads Dr, Suite B, Parker, CO 80134
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	2260134 -IO
Issuing Office File Number:	2260134 -IO
Property Address:	899 South Elizabeth Street, Elizabeth, CO 80107
Revision Number:	C1-Updated Effective Date

1. **Commitment Date:** August 27, 2025 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

   (a) 2021 ALTA® Owner's Policy
   Proposed Insured: Turn 2 Development LLC, a Colorado limited liability company

   (b) ALTA® _____
   Proposed Insured:

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:**

   Turn 2 Development LLC, a Colorado limited liability company

5. **The Land is described as follows:**

   See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY

Emily Rank
Authorized Countersignature

STATEMENT OF CHARGES
These charges are due and payable before a policy can be issued:

Informational Title Commitment	$750.00

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2260134 -IO

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning; Thence North 89°21'41" West along South line a distance of 269.92 feet; Thence North 2°10'53" West a distance of 315.98 feet; Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street; Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

For Informational Purposes Only: 899 South Elizabeth Street, Elizabeth, CO 80107

APN: 8513100118, R109423

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2260134 -IO

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. NONE.

   NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

   FOR INFORMATIONAL PURPOSES ONLY:

   Vesting:

   Warranty Deed recorded June 1, 2023, in Book 835 at Page 820 as Reception No. 627088.
   Statement of Authority recorded June 1, 2023 in Book 835 at Page 821 as Reception No. 627089.

   Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Title Department immediately for further review Prior to closing.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2260134 -IO

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 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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.

7. Water rights, claims or title to water.

8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

9. The effect, tax, assessment, fee or charge by reason of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district or inclusion in any water service or street improvement area.

10. Subject to reservations of (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts ; (2) right of the proprietor of any vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, (3) right of way for any ditches or canals constructed by authority of the United States, as set forth in U.S. Patent Document No. 15703, BLM Serial No. CO0460_.072, issued January 5, 1892 to Friederick Tiedemann, as posted in the Bureau of Land Management, General Land Office Records and recorded November 14, 1874 in Book 1 at Page 285.

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11. Plateau Natural Gas Company Right-of-Way recorded March 6, 1963 in Book 251 at Page 193 as Reception No. 175427 and Conveyance of Easements and Rights-of-Way recorded January 19, 1970 in Book 271 at Page 451 as Reception No. 187901.

12. Existing unrecorded leases, if any.

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SELLERS:

BUYERS: Turn 2 Development LLC, a Colorado limited liability company

PROPERTY: 899 South Elizabeth Street, Elizabeth, CO 80107

DATE: _____, 2025

DISCLOSURE REGARDING FUNDS FOR CLOSING

Escrow Agent may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand deposit accounts and other relationships with the financial institution, Escrow Agent is eligible to participate in a program whereby it may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that Rocky Mountain Recording Services has a business relationship with Stewart Title Company and its affiliated and subsidiary companies. Stewart Title Company and Rocky Mountain Recording Services share common ownership. Stewart Title Company is wholly owned by Stewart Title Guaranty Company which shares the same parent company as Rocky Mountain Recording Services. Because of this relationship, this referral may provide Rocky Mountain Recording Services and Stewart a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the above provider as a condition for settlement of this transaction on the above referenced property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Colorado Recording Fee Schedule

Processing/Verification Fee:
Per Escrow File ……$30.00

E-Recording Fee:
Per Document……$5.00

Government Recording Fees:
Per Document Fees
1st Page ……. $13.00

Each Additional Page……... $ 5.00

DISCLOSURES

File No.: 2260134 -IO

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
C. 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

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that LOCATION INACTIVE - Stewart Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
D. The Company must receive payment of the appropriate premium.
E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

a. 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
b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "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 your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

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

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent 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 non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

URGENT WARNING ABOUT WIRE FRAUD AND WIRING INSTRUCTIONS

- PROTECT YOURSELF

Think of the large amounts of money changing hands as part of your real estate transaction. This makes you a target for criminals who send emails to home buyers and sellers and their real estate or mortgage brokers with false wiring instructions. Instead of your money being sent to the proper account, it ends up in the fraudster's account.

If a third party sends you false information and you wire your money to the account they provide, it is likely you may never recover the money. The money is just gone.

How do you avoid being scammed?

- To ensure receiving or sending wiring instructions in the safest manner possible, they should be obtained or delivered in person or from an initial order package you received or in the mail from your LOCATION INACTIVE - Stewart Title Company representative.
- Before wiring funds, always call and speak with your LOCATION INACTIVE - Stewart Title Company representative to verify instructions using the contact information you received in your initial order package or in person.
- Never rely on email for wiring instructions as accounts can be faked or hacked and messages can be intercepted.
- If at any point during a transaction you receive changes to the wiring instructions you have been provided, this is a huge red flag. Immediately call your LOCATION INACTIVE - Stewart Title Company representative for verification. Always use a verified telephone number -never the number in the email with the wiring instructions.

627088 B: 835 P: 820 SWD
06/01/2023 01:35:35 PM Page 1 of 1 R: $13.00 D: $100.00

SPECIAL WARRANTY DEED

State Doc Fee: $100.00
Recording Fee: $18.00

THIS DEED is dated the 24th day of May, 2023, and is made between (whether one, or more than one),

Kimberly F. Basler

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

Turn 2 Development LLC, a Colorado limited liability company

P.O. Box 2586

In Severalty, (whether one, or more than one), the "Grantee", whose legal address is ~~889 South Elizabeth Street~~, Elizabeth, CO 80107 of the County of Elbert and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **One Million Dollars and No Cents ($1,000,000.00)**, 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:

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning;
Thence North 89°21'41" West along South line a distance of 269.92 feet; Thence North 2°10'53" West a distance of 315.98 feet; Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street; Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

also known by street address as: 889 South Elizabeth Street, Elizabeth, CO 80107

TOGETHER with all and singular the hereditaments and appurtenances thereto 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, grant, bargain, 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.

Kimberly Basler

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 24th day of May, 2023 by Kimberly Basler.

Notary Public:
My Commission Expires: 10/17/2026

RICHELLE E. PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024033553
MY COMMISSION EXPIRES 10/17/2026

EXHIBIT B

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

TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

TO: Madam Mayor, Madam Mayor Pro-Tem and Town Board of Trustees
FROM: Mike DeVol, Town of Elizabeth Public Works Director
DATE: February 16, 2026
SUBJECT: 889 S Elizabeth Street Elizabeth, Colorado 80107

Board of Trustees,
Public Works has reviewed the Annexation Agreement for 889 S Elizabeth Street. Public Works has concerns for item(s) 6 a. and 6b. in the annexation agreement, to the extent that the freezing of rates for a five-year period will possibly amount to significant revenue losses of ten thousand dollars ($10K) up to sixty thousand dollars ($60K) or more depending on number of tap sizes, renewable water resource fees, and Single-Family Equivalents (SFE) for the sanitary sewer. The losses will vary depending on the number of buildings, sizes, uses (restaurant seating) and type of occupancy. The unknown is the Final Plat calling for one to four buildings maximum before the total fee calculations can be assessed more thoroughly.

The Water Rights that are attached to 889 S Elizabeth St., are attached to this memo and equate to a total of 2.63-acre feet X 325,851 gallons per acre foot = 856,988 gallons per year. While this amount of water would likely support usage of the 889 S Elizabeth St build-out, it would not allow excess for Town usage to off set the loss of revenue of tap fee freeze.

Regards,

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

Outlook

RE: 889 S Elizabeth St Elizabeth, CO. Water AC. FT.

From Michael DeVol <mdevol@townofelizabeth.org>
Date Thu 2/19/2026 11:15 AM
To Matt Seitz <mseitz@hrswater.com>
Cc Ken Timm <ktimm@townofelizabeth.org>; Abbey Moore <AMoore@hrswater.com>

Matt,
Thank you sir I appreciate all that you do for the town.
Thank you,

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

From: Matt Seitz <mseitz@hrswater.com>
Sent: Thursday, February 19, 2026 10:32 AM
To: Michael DeVol <mdevol@townofelizabeth.org>
Cc: Ken Timm <ktimm@townofelizabeth.org>; Abbey Moore <AMoore@hrswater.com>
Subject: Re: 889 S Elizabeth St Elizabeth, CO. Water AC. FT.

Good morning Mike and Ken -

Here is the DWR estimate of nontributary groundwater beneath the subject 2 acre parcel:

Aquifer	Area (acres)	Sand Thickness (feet)	Annual Approp. (AF)	Status	Specific Yield (Sy)	Volume (acre/feet)	Annual Ave Vol
Lower Dawson	2	110	0.44	NT	0.2	44	0.44
Denver	2	218.4	0.74	NT	0.17	74.256	0.74
Arapahoe	2	223	0.76	NT	0.17	75.82	0.76
Laramie-Fox Hils	2	229.1	0.69	NT	0.15	68.73	0.6873

Total Est. of Average Annual NT Groundwater 2.63 acre-feet
Total "100 year rule" volume of Groundwater: 262.81 acre-feet

Specific yields determined by State Engineer 2 CCR 402-6-6
NNT- Not-Nontributary

We omitted the Upper Dawson as that is "NNT" (Not Nontributary groundwater).

The total available groundwater from all NT aquifers is 262.81 acre-feet . The average annual withdrawal rate is 2.63 acre-feet under the 100 year rule.

If you'd like, HRS could review the sand thicknesses from Elizabeth's nearby Arapahoe well and adjust the "sand thickness" number in the table above (if warranted). This could slightly increase the DWR numbers.

Thanks,
Matt

From: Michael DeVol <mdevol@townofelizabeth.org>
Sent: Wednesday, February 18, 2026 3:08 PM
To: Matt Seitz <mseitz@hrswater.com>
Cc: Ken Timm <ktimm@townofelizabeth.org>
Subject: 889 S Elizabeth St Elizabeth, CO. Water AC. FT.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Matt,

Attached are the Onyx Map and property size and location. I also attached the Well Permit from the State site.

There was an original Upper Dawson Well from 1962 that was abandoned in March of 2001 and re-drilled in the Lower Dawson to 440 ft. with this permit #12718-A

It would be nice to know the rough allowable Ac. Ft. for each Aquifer for this parcel.

Thank you,

Mike Devol

Town of Elizabeth

Public Works Director

GCWWTP Operations

mdevol@townofelizabeth.org

303-913-6453

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

APPLICATION MEETING REFERRAL

Project Title:	**889 S Elizabeth Street Annexation and Rezone**
Description:	**Annexation and rezone of an approximately 2 acre parcel**
Review Date:	11/3/2025 **Time:** .

REFERRAL AGENCY	**Terracina Design**
Contact Name	**Martin Metsker PE**
Contact Email and Phone Number	**mmetsker@terracinadesign.com** **(720) 854-9456**

NOTES:

1. The requested application for Annexation and Re-zone does not require any form of Grading or Drainage analysis, and as such Engineering has no comments relative to this application.
2. For use in future applications, it is noted that additional street right of way may be required along the North, East and South sides of this property, as may be determined by the Town Traffic Engineer.

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title:	**889 S Elizabeth Street Annexation & Rezone**
Description:	A 2-acre parcel located in unincorporated Elbert County, requesting to annex into the Town of Elizabeth and rezone to CMU, Commercial Mixed-Use District
Review Sent Date:	10/17/2025 **Review Due by:** 11/10/2025

REFERRAL AGENCY	**Town of Elizabeth Public Works**
Contact Name	**Mike Devol Town Public Works Director**
Contact Email and Phone Number	**mdevol@townofelizabeth.org 303-913-6453**

COMMENTS:

The Town of Elizabeth is able to serve Water and Sewer services for this address property.

Water is available along the East side within Elizabeth St. and along County Road 136 to the South.

Sanitary Sewer is located at the North/East corner of this property within Elizabeth St.

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title:	**889 S Elizabeth Street Annexation & Rezone**
Description:	A 2-acre parcel located in unincorporated Elbert County, requesting to annex into the Town of Elizabeth and rezone to CMU, Commercial Mixed-Use District
Review Sent Date:	10/17/2025 **Review Due by:** 11/10/2025

REFERRAL AGENCY	**Elizabeth Fire Protection District**
Contact Name	**Kara Gerczynski**
Contact Email and Phone Number	**kara@elizabethfire.org 1303-800-2748**

COMMENTS:

Access:

- **Will be addressed at site plan review.**

Fire Flow:

- **Fire flow will be required through the Town hydrant system and will be assessed at the site plan and building plans for the property.**

Impact Fees:

- **Impact fees will be collected before issuance of building permit.**

Elizabeth Fire Protection District

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

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

Division Chief of Administration
and Prevention

Date 4/8/2024
Applicant Turn 2 Construction
Applicant Address PO Box 2486 Elizabeth, CO 80107
Project 889 S Elizabeth Street Annexation and Rezone
Project Address 889 S Elizabeth Street
Plans Dated 11-13-2025
Review Number 1
Plan Review Fee 142.00 - Paid

Approved ☑ **Needs Changes** ☐ **Rejected** ☐

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

☐ 2012 International Codes and Adopted Standards
☐ 2015 International Codes and Adopted Standards
☑ 2018 International Codes and Adopted Standards

Reviewed By: Kara Gerczynski Signature: _____
Title: Division Chief/Fire Marshal

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

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

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

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

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

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

FIRE SERVICE WATER SUPPLY

Required Fire Flow Residential:

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

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

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

Required Fire Flow Commercial: * **

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

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

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

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

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

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

☐ For commerical properties associated with the Economic Development Zone Overlay:

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

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

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

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

Additional Comments:

Site and building plans shall be submitted to this office for review.

Section 2

FIRE HYDRANT REQUIRMENTS:

	Required	Not Required
Fire Hydrants	☑	☐

Section 3

FIRE SERVICE ACCESS

Width and Surface:

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

Additional Comments:

Fire Service Access shall be approved at the site plan review process.

Impact fees will be collected before issuance of an building permits on the property.

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

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title:	**889 S Elizabeth Street Annexation & Rezone**
Description:	A 2-acre parcel located in unincorporated Elbert County, requesting to annex into the Town of Elizabeth and rezone to CMU, Commercial Mixed-Use District
Review Sent Date:	10/17/2025 **Review Due by:** 11/10/202

REFERRAL AGENCY	**Stolfus & Associates, Inc. (Transportation)**
Contact Name	**Max Rusch**
Contact Email and Phone Number	**max@stolfusandassociates.com; 303-221-2330**

COMMENTS:

The following are requested for the annexation and rezone:

-Verify the existing right-of-way (ROW) from centerline west to the subject property line. The desired ROW for Elizabeth St (arterial roadway) is 90-ft. If less than 45-ft of existing ROW exists west of centerline then the applicant shall dedicate ROW along the property frontage to make up the difference.

-The provided documents do not show the proposed location of the site access(s). Due to the proximity of the access/local road (it is under construction so it is difficult to tell) along Elizabeth St, 350' to the north of CR-136, it is recommended that the site access be located on this access/road that is currently under construction. If an access is provided along CR-136, it is requested that it be located as far west as possible to create maximum separation form Elizabeth St/CR-136.

-There is existing sidewalk along the Elizabeth St frontage. The developer should extend this sidewalk west along the CR-136 frontage to the boundary of the parcel.

A traffic impact study **is not required** for the annexation and rezone but will be required for the site plan. It shall include the following:

Study Intersections:

- CO-86/Elizabeth St
- Site Access(s)
- Intersection of any crossroad with CR-136 or Elizabeth St, if a site access is located on the crossroad

Analysis Periods:

- Existing AM/PM
- Year-of-Opening AM/PM
- Year-of-Opening AM/PM w/Project
- Additional analysis periods corresponding to interim development phases, if applicable.

Trip Generation:

- Since the specific development is not known at this time, the trip generation should be based on a maximum buildout currently being contemplated
- Use latest version of the ITE Trip Generation Manual
- Weekday daily, AM Peak, PM Peak trip generation for year of opening, each interim phase, and ultimate build out
- Document any pass-by or captured trip assumptions

Trip Distribution:

- Provide a map and narrative showing the expected distribution of site generated traffic.

Volume Forecast:

- Provide exhibits of existing traffic volumes, site generated traffic, background traffic, and with project traffic volumes at each study intersection.

Roadway Classification:

- Evaluate the ADTs along Elizabeth St and CR-136 to determine whether the site trips will cause either road to change roadway classification

From: Danny Klibaner
To: Alexandra Cramer
Subject: Please Review - 889 S Elizabeth Street Annexation
Date: Thursday, October 30, 2025 2:40:57 PM
Attachments: image001.png

Hello Alexandra,

Elbert County Planning has no objections to the annexation of the parcel located at 889 S. Elizabeth St. The current Elbert County Zoning brings many more limitations to a project at this site than would be present if it is incorporated into Elizabeth.

Thanks,
Danny

Danny Klibaner, AICP
Elbert County Government
Land Use Planner
Community and Development Services
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (303) 621-3135
Cell (303) 435-1865
danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.

From: Brooks Kaufman
To: Alexandra Cramer
Subject: RE: Please Review - 889 S Elizabeth Street Annexation
Date: Monday, November 10, 2025 6:17:43 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Good morning, Alexandra

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE Electric Cooperative is requesting the Town of Elizabeth notify the undersigned after approval of the proposed annexation has been finalized. This notification will allow our mapping department to make the necessary changes to keep our mapping system and Town of Elizabeth franchise agreement updated.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

ELECTRIC COOPERATIVE

The Energy to Thrive™

Book time to meet with me

From: Alexandra Cramer <acramer@townofelizabeth.org>
Sent: Friday, October 17, 2025 11:00 AM

Subject: Please Review - 889 S Elizabeth Street Annexation

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hello,

Below is a link to the submittal documents for 889 S Elizabeth Street annexation. This is for an annexation and rezoning of the parcel to CMU, Commercial Mixed-Use District. Please have your comments back to me by no later than Monday, November 10th. If there are any questions, please let me know.

https://www.dropbox.com/scl/fo/66mt183envr7xx9batlqq/AJjsYQINKg16COoTIFfguXM?rlkey=w4i9b1xbuf47z67iy5sun62t4&st=8mm0es80&dl=0

Thank you,

Alexandra Cramer, AICP
Planner / Project Manager
Elizabeth, CO. 80107
Phone: 303-646-4166 ext. 503
acramer@townofelizabeth.org

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title:	**889 S Elizabeth Street Annexation & Rezone**
Description:	A 2-acre parcel located in unincorporated Elbert County, requesting to annex into the Town of Elizabeth and rezone to CMU, Commercial Mixed-Use District

Review Sent Date: 10/17/2025 **Review Due by:** 11/10/2025

REFERRAL AGENCY	**Black Hills Energy**
Contact Name	**Justin Norwood**
Contact Email and Phone Number	**Justin.norwood@blackhillscorp.com / 719-714-3894**

COMMENTS:

BHE takes no exception to the rezoning and annexation of 889 S Elizabeth Street

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

REFERRAL AGENCY REVIEW FORM

Project Title:	**889 S Elizabeth Street Annexation & Rezone**
Description:	A 2-acre parcel located in unincorporated Elbert County, requesting to annex into the Town of Elizabeth and rezone to CMU, Commercial Mixed-Use District
Review Sent Date:	10/17/2025 **Review Due by:** 11/10/2025

REFERRAL AGENCY	**Community Development Deptartment**
Contact Name	**Alexandra Cramer, Planner/Project Manager**
Contact Email and Phone Number	**acramer@townofelizabeth.org 303-646-4166**

COMMENTS:

The CMU District appears to be the appropriate zoning district for this property to transition to, considering the surrounding land uses.

No revisions needed at this time.

PROVIDENCE
CONSULTING, LLC

(719) 207-2995
grace@providenceconsultingservices.com
www.ProvidenceConsultingServices.com

December 5, 2025

Town of Elizabeth Community Development Department:

Please accept this referral agency response letter for 889 South Elizabeth Street Annexation and Rezone. Below we have outlined and summarized the comments received from the various agencies with our response.

Comments received did not warrant revisions to the submittal package; therefore, no new documents are being submitted outside of this referral agency response letter.

Agency	Comment (Summary)	Applicant Response
Stolfus	*Verify the existing right-of-way (ROW) from centerline west to the subject property line. The desired ROW for Elizabeth St (arterial roadway) is 90-ft. If less than 45-ft of existing ROW exists west of centerline then the applicant shall dedicate ROW along the property frontage to make up the difference.*	The existing ROW along Elizabeth Street adjacent to the property is 60'. We anticipate the need to dedicate 15' of ROW. ROW will be dedicated at final plat.
Stolfus	*The provided documents do not show the proposed location of the site access(s). Due to the proximity of the access/local road (it is under construction so it is difficult to tell) along Elizabeth St, 350' to the north of CR-136, it is recommended that the site access be located on this access/road that is currently under construction. If an access is provided along CR-136, it is requested that it be located as far west as possible to create maximum separation form Elizabeth St/CR-136.*	Comment noted. Access will be further planned and coordinated at site plan. A traffic study will also be completed to help inform access.
Stolfus	*There is existing sidewalk along the Elizabeth St frontage. The developer should extend this sidewalk west along the CR-136 frontage to the boundary of the parcel.*	Comment noted and will be addressed at site plan.
Stolfus	*A traffic impact study is not required for the annexation and rezone but will be required for the site plan.*	Comment noted, and traffic study will be completed at site plan.

(719) 207-2995
grace@providenceconsultingservices.com
www.ProvidenceConsultingServices.com

Terracina Design	*The requested application for Annexation and Re-zone does not require any form of Grading or Drainage analysis, and as such Engineering has no comments relative to this application.*	N/A
Terracina Design	*For use in future applications, it is noted that additional street right of way may be required along the North, East and South sides of this property, as may be determined by the Town Traffic Engineer.*	Per correspondence with the Town Staff and Town Traffic Engineer, we only anticipate dedicating ROW adjacent to Elizabeth Street.
Town of Elizabeth Public Works	*The Town of Elizabeth is able to serve Water and Sewer services for this address property.* *Water is available along the East side within Elizabeth St. and along County Road 136 to the South.* *Sanitary Sewer is located at the North/East corner of this property within Elizabeth St.*	Comments noted.
Elizabeth Fire Protection District	*Access:* *• Will be addressed at site plan review.* *Fire Flow:* *• Fire flow will be required through the Town hydrant system and will be assessed at the site plan and building plans for the property.* *Impact Fees:* *• Impact fees will be collected before issuance of building permit.*	Comments noted.
Elizabeth Fire Protection District	Plans approved.	N/A
Elizabeth Fire Protection District	2018 International Codes and Adopted Standards	Noted.
Elizabeth Fire Protection District	*The fire code bases fire flow on the type of building and size. Fire flow requirements will be assessed at site plan review. The lowest fire flow will be 1500 gpm at 20 psi for 2 hours. The total water storage shall be a minimum of 180,000 gallons in excess of the daily maximum flows.*	Noted.

PROVIDENCE
CONSULTING, LLC

(719) 207-2995
grace@providenceconsultingservices.com
www.ProvidenceConsultingServices.com

Elizabeth Fire Protection District	*Site and building plans shall be submitted to this office for review.*	Noted.
Elizabeth Fire Protection District	Fire hydrants required.	Noted.
Town of Elizabeth Community Development Department	*The CMU District appears to be the appropriate zoning district for this property to transition to, considering the surrounding land uses.*	Noted.
Town of Elizabeth Community Development Department	*No revisions needed at this time.*	Noted.
Elbert County Community and Development Services	*Elbert County Planning has no objections to the annexation of the parcel located at 889 S. Elizabeth St. The current Elbert County Zoning brings many more limitations to a project at this site than would be present if it is incorporated into Elizabeth.*	N/A
CORE Electric Cooperative	*CORE Electric Cooperative is requesting the Town of Elizabeth notify the undersigned after approval of the proposed annexation has been finalized. This notification will allow our mapping department to make the necessary changes to keep our mapping system and Town of Elizabeth franchise agreement updated.*	N/A- will defer to the Town.
Black Hills Energy	*BHE takes no exception to the rezoning and annexation of 889 S Elizabeth Street*	N/A

We believe that we have fully addressed all Town of Elizabeth and referral agency comments and that this annexation and rezone applications meet all applicable Town of Elizabeth criteria and standards.

Sincerely,

Grace Erickson

Grace K. Erickson
Providence Consulting, LLC

EXHIBIT C

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

SIGN POSTING AFFIDAVIT

NOTICE OF PUBLIC HEARING

The above signs were posted on February 9th, 2026 pursuant to the Town of Elizabeth Land Development Code, by Darren Spradling (Applicant).

Signature

STATE OF COLORADO)
) ss.
COUNTY OF Elbert)

Subscribed and sworn to before me this 9 day of February, 2026 by Darren Spradling.

My commission expires: June 10, 2029.

EMMALIE NICOLE CARRERA
(SEAL) NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254021603
MY COMMISSION EXPIRES JUNE 10, 2029

Notary Public

AFFIDAVIT

I, Grace Ericksen, hereby certify that on January 5, 2026, I began researching the notices with the Elbert County Office of the County Assessor by submitting a Radius Report Application, see Exhibit 1, *Radius Report Application*, attached hereto. The attached list was received from the Elbert County Office of the County Assessor on January 5, 2026 see Exhibit 2, *Owner and Addresses*, and contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of five-hundred feet (500') from the exterior boundaries of property legally described as:

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning; Thence North 89°21'41" West along South line a distance of 269.92 feet; Thence North 2°10'53" West a distance of 315.98 feet; Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street; Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

Signature

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

Subscribed and sworn to before me this 5th day of January, 2026, by Grace Ericksen.

My commission expires: 03/19/2027

(SEAL)

LIVIA GIURGIU
Notary Public
State of Colorado
Notary ID # 20194075614
My Commission Expires 03 19 2027

Notary Public

ELBERT COUNTY
OFFICE OF THE
COUNTY ASSESSOR

Radius Report Application

This report generates a list of owners and there addresses within a certain distance (radius) of a given property boundary. The distance from the boundary is either 500' or a 1320' (1/4 mile).

Date	01/05/2026
Owner Name	Turn 2 Development, LLC
Is applicant the owner?	No
Applicant	Providence Consulting, LLC
Email Address	grace@providenceconsultingservices.com

Is the report for a single parcel, multiple parcels, or driven from a GIS shape/GDB file?

Report Type	Single Parcel
Property Identification	Situs Addr
Street Address	889 South Elizabeth Street, Elizabeth CO 80107
Radius	500'

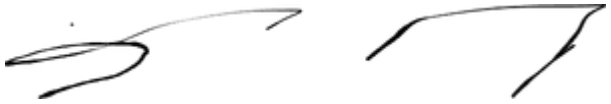
There is a $25 charge for this report. This covers the cost to develop the report. The results will be sent via the email address listed above. If you wish to use the online payment center, please click on the link below and select Radius Report:

Online payment Center

Paid	Yes

If payment is not received at the time of the application submittal, an invoice will be sent. The report will not be sent until payment has been received.

Signature



Phone: (303) 621-3101
Address: 221 Comanche Street
P.O. Box 26
Kiowa, CO 80117
Email: assessor@elbertcounty-co.gov

Website: https://www.elbertcounty-co.gov/264/Assessor

EXHIBIT 2: OWNER AND ADDRESSES

Parcel ID	Account	Location Address	City	State	Zip	Owner	Care of	Address	City	State	Zip
8513409090	R122306	942 CHOKECHERRY CT	ELIZABETH	CO	80107	ALBERS DESIREE MARIE	ALBERS TIMOTHY LARRY	942 CHOKECHERRY CT	ELIZABETH	CO	80107
8513409077	R122293	924 PEACHLEAF LN	ELIZABETH	CO	80107	ALEXANDER SAMUEL LEE	ALEXANDER WHITNEY MAE	924 PEACHLEAF LANE	ELIZABETH	CO	80107
8513409076	R122292	914 PEACHLEAF LN	ELIZABETH	CO	80107	ALLEN MATTHEW	ALLEN TRACEY	914 PEACH LEAF LANE	ELIZABETH	CO	80107
8513409099	R122315	941 AVENA CT	ELIZABETH	CO	80107	ANDERSON ANGELA DAWN	ANDERSON MICHAEL SHANE	941 AVENA CRT	ELIZABETH	CO	80107
8513409049	R122265	940 AVENA CT	ELIZABETH	CO	80107	ARMSTRONG JOURNEY CORINNE	ARMSTRONG BRIAN CHRISTOPHER	940 AVENA CRT	ELIZABETH	CO	80107
8513409103	R122319	905 S PINE RIDGE ST	ELIZABETH	CO	80107	CARBUTO MICHAEL	ZINK ALISSA	905 S PINE RIDGE ST	ELIZABETH	CO	80107
8513409048	R122264	950 AVENA CT	ELIZABETH	CO	80107	COATE CHRISTOPHER GLENN	COATE KIRSTYN, et al.	950 AVENA COURT	ELIZABETH	CO	80107
8513409089	R122305	932 CHOKECHERRY CT	ELIZABETH	CO	80107	CONFIDENTIAL ACCOUNT					
8513409051	R122267	920 AVENA CT	ELIZABETH	CO	80107	CONNER GRADY	CONNER SONOMA	920 AVENA CT	ELIZABETH	CO	80107
8513409102	R122318	911 AVENA CT	ELIZABETH	CO	80107	COYLE DANIEL RICHARD	COYLE MEGAN RENEE	911 AVENA CT	ELIZABETH	CO	80107
8513406003	R109453	33391 PINE RIDGE ST	ELIZABETH	CO	80107	DIESS MICHAEL A	TRUJILLO BERTHA E	PO BOX 812	ELIZABETH	CO	80107
8513409093	R122309	631 AVENA DR	ELIZABETH	CO	80107	EASLEY ISAIHA	EASLEY ANASTASIIA	631 AVENA DRIVE	ELIZABETH	CO	80107
8513129007	R121910	733 S PINE RIDGE ST	ELIZABETH	CO	80107	EDWARDS JEREMIAH DANIEL	EDWARDS KRISTIN	733 S PINE RIDGE ST	ELIZABETH	CO	80107
8418215020	R108869	786 S PINE RIDGE ST	ELIZABETH	CO	80107	ELIZABETH TOWN BOARD		PO BOX 159	ELIZABETH	CO	80107-0159
8513101006	R109424	831 S PINE RIDGE ST	ELIZABETH	CO	80107	ELLIOTT STEVEN R	ELLIOTT LINDA K	1334 E. FREMONT CIRCLE NORTH	CENTENNIAL	CO	80122
8513409047	R122263	960 AVENA CT	ELIZABETH	CO	80107	GAIDZIK CHRISTOPHER	GAIDZIK KAITLYN	960 AVENA CT	ELIZABETH	CO	80107
8513409001	R122217					GOLD CREEK VALLEY HOMEOWNERS ASSOCIATION INC	C/O TMMC PROPERTY MGMT	PO BOX 1540	CASTLE ROCK	CO	80109-1540
8513409004	R122220					GOLD CREEK VALLEY HOMEOWNERS ASSOCIATION INC	C/O TMMC PROPERTY MGMT	PO BOX 1540	CASTLE ROCK	CO	80109-1540
8513409002	R122218					GOLD CREEK VALLEY HOMEOWNERS ASSOCIATION INC	C/O TMMC PROPERTY MGMT	PO BOX 1540	CASTLE ROCK	CO	80109-1540
8513100169	R118754	879 S ELIZABETH ST	ELIZABETH	CO	80107	GOODHUE ROGER D		879 S ELIZABETH ST	ELIZABETH	CO	80107-7718
8418301014	R108924	512 COUNTY RD 136	ELIZABETH	CO	80107	GUARDADO LORRAINE		512 COUNTY ROAD 136	ELIZABETH	CO	80107
8513409088	R122304	922 CHOKECHERRY CT	ELIZABETH	CO	80107	HACKETT SARAH KAY	HACKETT WADE ALLEN	922 CHOKECHERRY CRT	ELIZABETH	CO	80107
8513409050	R122266	930 AVENA CT	ELIZABETH	CO	80107	HARPER SHAWN DOUGLAS		930 AVENA CT	ELIZABETH	CO	80107
8418215017	R108866	750 S PINE RIDGE ST	ELIZABETH	CO	80107	HERNANDEZ RANDY		750 SOUTH PINE ST	ELIZABETH	CO	80107
8513129005	R121908	777 S PINE RIDGE ST	ELIZABETH	CO	80107	JOHNSON JUSTIN MATTHEW	JOHNSON TAWAN	777 S PINE RIDGE ST	ELIZABETH	CO	80107
8513409092	R122308	962 CHOKECHERRY CT	ELIZABETH	CO	80107	KIMBREL TREVOR	MACINTYRE PIPER	962 CHOKECHERRY COURT	ELIZABETH	CO	80107
8513129001	R121904	711 S PINE RIDGE ST	ELIZABETH	CO	80107	KRUZEL KYLE	KRUZEL CURRAN BRIA	711 S PINE RIDGE ST	ELIZABETH	CO	80107
8513409084	R122300	943 CHOKECHERRY CT	ELIZABETH	CO	80107	LAMB JOSHUA WILLIAM	LAMB NICOLE ALEXANDRA	943 CHOKECHERRY CT	ELIZABETH	CO	80107
8513409100	R122316	931 AVENA CT	ELIZABETH	CO	80107	LIEMMERTZ MELISSA		931 AVENA CT	ELIZABETH	CO	80107
8513409094	R122310	621 AVENA DR	ELIZABETH	CO	80107	LOPEZ AUSTIN BLAKE HALL	COFFIN KENDRA JUNE	621 AVENA DRIVE	ELIZABETH	CO	80107
8513409098	R122314	951 AVENA CT	ELIZABETH	CO	80107	NIGGEMANN NORTON JENNIFER	NIGGEMANN KARL DEWAYNE	951 AVENA CT	ELIZABETH	CO	80107
8418215016	R108865	746 S PINE RIDGE ST	ELIZABETH	CO	80107	PAULSON ROBERT D		746 S PINE RIDGE ST	ELIZABETH	CO	80107
8513409052	R122268	910 AVENA CT	ELIZABETH	CO	80107	PROKOP PAMELA MEADOWS		910 AVENA CT	ELIZABETH	CO	80107
8513409091	R122307	952 CHOKECHERRY CT	ELIZABETH	CO	80107	RABIDEAU TYLER SCOT	RABIDEAU HANNAH JEAN	952 CHOKECHERRY CT	ELIZABETH	CO	80107
8513409096	R122312	601 AVENA DR	ELIZABETH	CO	80107	ROBERTS ALLIE	ROBERTS DANIEL	601 AVENA DR	ELIZABETH	CO	80107-8650
8513409085	R122301	933 CHOKECHERRY CT	ELIZABETH	CO	80107	SANDOVAL JAMES BEN III	SAMS RACHEL NICOLE	3250 GREENERY DR	CASTLE ROCK	CO	80109
8513409086	R122302	923 CHOKECHERRY CT	ELIZABETH	CO	80107	SCIFO NICHOLAS G	SCIFO JULIE M	923 CHOKE CHERRY CT	ELIZABETH	CO	80107
8513409101	R122317	921 AVENA CT	ELIZABETH	CO	80107	SCOTT ALICIA MARIE		921 AVENA CT	ELIZABETH	CO	80107
8513409095	R122311	611 AVENA DR	ELIZABETH	CO	80107	SILZ HALEIGH ELIZABETH	CLAWSON BRIAN DANIEL	611 AVENA DR	ELIZABETH	CO	80107
8513129006	R121909	755 S PINE RIDGE ST	ELIZABETH	CO	80107	SPRADLING CORY	KRUEGER LINDA A	755 S PINE RIDGE ST	ELIZABETH	CO	80107
8513409087	R122303	913 CHOKECHERRY CT	ELIZABETH	CO	80107	SPROCKET MAC TRUST		913 CHOKE CHERRY COURT	ELIZABETH	CO	80107
8513129004	R121907	870 S ELIZABETH ST	ELIZABETH	CO	80107	SWEETBRIAR HOMES INC		4198 BETH CT	ELIZABETH	CO	80107
8513129002	R121905	748 S ELIZABETH ST	ELIZABETH	CO	80107	SWEETBRIAR HOMES INC		4198 BETH CT	ELIZABETH	CO	80107
8513129003	R121906		ELIZABETH	CO	80107	SWEETBRIAR HOMES INC		4198 BETH CT	ELIZABETH	CO	80107
8418215025	R108873	882 S PINE RIDGE ST	ELIZABETH	CO	80107	TOWN OF ELIZABETH	(ELIZABETH WATER ACTIVITY ENTERPRISE)	PO BOX 159	ELIZABETH	CO	80107-0159
8418215024	R108872	856 S PINE RIDGE ST	ELIZABETH	CO	80107	TOWN OF ELIZABETH	(ELIZABETH WATER ACTIVITY ENTERPRISE)	PO BOX 159	ELIZABETH	CO	80107-0159
8513101008	R109426	601 S PINE RIDGE ST	ELIZABETH	CO	80107	TOWN OF ELIZABETH		PO BOX 159	ELIZABETH	CO	80107
8513100118	R109423	889 S ELIZABETH ST	ELIZABETH	CO	80107	TURN 2 DEVELOPMENT LLC		3488 ANTELOPE CIRCLE	ELIZABETH	CO	80107
8513409083	R122299	953 CHOKECHERRY CT	ELIZABETH	CO	80107	WARNER RALPH STEVEN	WARNER KAREN JOY	953 CHOKECHERRY CT	ELIZABETH	CO	80107
8513409097	R122313	961 AVENA CT	ELIZABETH	CO	80107	WATKINS REBECCA		961 AVENA COURT	ELIZABETH	CO	80107
8513406002	R109452	33463 PINE RIDGE ST	ELIZABETH	CO	80107	WILLIAMS STACY L		33463 PINE RIDGE ST	ELIZABETH	CO	80107

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

Darren Spradling, 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 889 South Elizabeth Street.

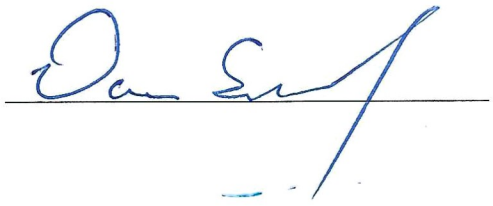
2. I caused the attached notice of public hearing in this matter to be sent with the language required by Elizabeth Municipal Code section 16-4-30(c) via regular first class mail to the following property owners at the following addresses, which constitute all such property owners within 500 feet of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

ALBERS DESIREE MARIE	ALBERS TIMOTHY LARRY	942 CHOKECHERRY CT	ELIZABETH	CO
ALEXANDER SAMUEL LEE	ALEXANDER WHITNEY MAE	924 PEACHLEAF LANE	ELIZABETH	CO
ALLEN MATTHEW	ALLEN TRACEY	914 PEACH LEAF LANE	ELIZABETH	CO
ANDERSON ANGELA DAWN	ANDERSON MICHAEL SHANE	941 AVENA CRT	ELIZABETH	CO
ARMSTRONG JOURNEY CORINNE	ARMSTRONG BRIAN CHRISTOPHER	940 AVENA CRT	ELIZABETH	CO
CARBUTO MICHAEL	ZINK ALISSA	905 S PINE RIDGE ST	ELIZABETH	CO
COATE CHRISTOPHER GLENN	COATE KIRSTYN, et al.	950 AVENA COURT	ELIZABETH	CO
CONFIDENTIAL ACCOUNT				
CONNER GRADY	CONNER SONOMA	920 AVENA CT	ELIZABETH	CO
COYLE DANIEL RICHARD	COYLE MEGAN RENEE	911 AVENA CT	ELIZABETH	CO
DIESS MICHAEL A	TRUJILLO BERTHA E	PO BOX 812	ELIZABETH	CO
EASLEY ISAIHA	EASLEY ANASTASIIA	631 AVENA DRIVE	ELIZABETH	CO
EDWARDS JEREMIAH DANIEL	EDWARDS KRISTIN	733 S PINE RIDGE ST	ELIZABETH	CO
ELIZABETH TOWN BOARD		PO BOX 159	ELIZABETH	CO
ELLIOTT STEVEN R	ELLIOTT LINDA K	1334 E. FREMONT CIRCLE NORTH	CENTENNIAL	CO
GAIDZIK CHRISTOPHER	GAIDZIK KAITLYN	960 AVENA CT	ELIZABETH	CO
GOLD CREEK VALLEY HOMEOWNERS ASSOCIATION INC	C/O TMMC PROPERTY MGMT	PO BOX 1540	CASTLE ROCK	CO
GOLD CREEK VALLEY HOMEOWNERS ASSOCIATION INC	C/O TMMC PROPERTY MGMT	PO BOX 1540	CASTLE ROCK	CO
GOLD CREEK VALLEY HOMEOWNERS ASSOCIATION INC	C/O TMMC PROPERTY MGMT	PO BOX 1540	CASTLE ROCK	CO
GOODHUE ROGER D		879 S ELIZABETH ST	ELIZABETH	CO
GUARDADO LORRAINE		512 COUNTY ROAD 136	ELIZABETH	CO
HACKETT SARAH KAY	HACKETT WADE ALLEN	922 CHOKECHERRY CRT	ELIZABETH	CO
HARPER SHAWN DOUGLAS		930 AVENA CT	ELIZABETH	CO
HERNANDEZ RANDY		750 SOUTH PINE ST	ELIZABETH	CO

JOHNSON JUSTIN MATTHEW	JOHNSON TAWAN	777 S PINE RIDGE ST	ELIZABETH	CO
KIMBREL TREVOR	MACINTYRE PIPER	962 CHOKECHERRY COURT	ELIZABETH	CO
KRUZEL KYLE	KRUZEL CURRAN BRIA	711 S PINE RIDGE ST	ELIZABETH	CO
LAMB JOSHUA WILLIAM	LAMB NICOLE ALEXANDRA	943 CHOKECHERRY CT	ELIZABETH	CO
LIEMMERTZ MELISSA		931 AVENA CT	ELIZABETH	CO
LOPEZ AUSTIN BLAKE HALL	COFFIN KENDRA JUNE	621 AVENA DRIVE	ELIZABETH	CO
NIGGEMANN NORTON JENNIFER	NIGGEMANN KARL DEWAYNE	951 AVENA CT	ELIZABETH	CO
PAULSON ROBERT D		746 S PINE RIDGE ST	ELIZABETH	CO
PROKOP PAMELA MEADOWS		910 AVENA CT	ELIZABETH	CO
RABIDEAU TYLER SCOT	RABIDEAU HANNAH JEAN	952 CHOKECHERRY CT	ELIZABETH	CO
ROBERTS ALLIE	ROBERTS DANIEL	601 AVENA DR	ELIZABETH	CO
SANDOVAL JAMES BEN III	SAMS RACHEL NICOLE	3250 GREENERY DR	CASTLE ROCK	CO
SCIFO NICHOLAS G	SCIFO JULIE M	923 CHOKE CHERRY CT	ELIZABETH	CO
SCOTT ALICIA MARIE		921 AVENA CT	ELIZABETH	CO
SILZ HALEIGH ELIZABETH	CLAWSON BRIAN DANIEL	611 AVENA DR	ELIZABETH	CO
SPRADLING CORY	KRUEGER LINDA A	755 S PINE RIDGE ST	ELIZABETH	CO
SPROCKET MAC TRUST		913 CHOKE CHERRY COURT	ELIZABETH	CO

3. In doing so, I specifically sent such notices via regular first class mail with proper postage affixed to each mailing, and such notices were deposited for mailing on February 6th, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

By: 

STATE OF COLORADO)
) ss.
COUNTY OF Elbert)

Subscribed and sworn to before me this 6 day of February, 2026 by Darren Spradling

Witness my hand and official seal.

My commission expires:
(SEAL)

By: Emmalie Carrera

EMMALIE NICOLE CARRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254021603
MY COMMISSION EXPIRES JUNE 10, 2029

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

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

January 15, 2026

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

January 15, 2026

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

Nikki Lister Publisher

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

15 day of January, 2026

Jenna Lister
Notary Public

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

JENNIFER LISTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244007249
MY COMMISSION EXPIRES FEBRUARY 20, 2028

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Trustees of the Town of Elizabeth, acting in its capacity as both the Planning Commission and the Board of Trustees pursuant to Section 2-6-20(5) of the Town Code, shall hold a public hearing concerning an initial zoning request to the Commercial Mixed Use (CMU) District for the property described in Exhibit A and located at 889 S Elizabeth Street, pursuant to the Town of Elizabeth Land Development Ordinance.

A public hearing is to be held before the Board of Trustees on February 24, 2026 at 7:00 p.m., or as soon as possible thereafter. The public hearing 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 Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning;

Thence North 89°21'41" West along South line a distance of 269.92 feet;

Thence North 2°10'53" West a distance of 315.98 feet;

Thence South 89°21'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street;

Thence South 0°02'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

Published January 15, 2026
In Ranchland News
Legal No. 13

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

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

January 22, 2026

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

February 12, 2026

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

Nikki Lister Publisher

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

12 day of February, 2026

Jenna Lister
Notary Public

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

JENNIFER LISTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244007249
MY COMMISSION EXPIRES FEBRUARY 20, 2028

NOTICE OF PUBLIC HEARING

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the Board of Trustees of the Town of Elizabeth has adopted a Resolution initiating annexation proceedings for the 889 South Elizabeth Street Annexation. said Annexation being more particularly described in said Resolution, a copy of which follows this Notice.

That on February 24, 2026. at the hour of 7:00 p.m.. or as soon thereafter as the matter may come on for hering in the Town Hall of the Town of Elizabeth, located at 151 South Banner Street, Elizabeth. Colorado. 80107, the Board of Trustees will hold a public hearing upon the annexation petition for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and specifically Colo. Rev. Stat. §§ 31-12-104 and 105, and is considered eligible for annexation. At such hearing. any persons may appear and present such evidence as they may desire.

DATED this 16th day of January, A.D. 2026

/s/ Michelle M. Oeser

RESOLUTION 26R02

A RESOLUTION ACCEPTING THE PETITION FOR ANNEXATION AND ESTABLISHING FEBRUARY 24, 2026, AS THE DATE OF PUBLIC HEARING ON THE REQUESTED ANNEXATION OF A PARCEL OF UNINCORPORATED TERRITORY LOCATED IN THE COUNTY OF ELBERT (889 SOUTH ELIZABETH STREET ANNEXATION)

WHEREAS, the owner of unincorporated territory. comprising more than fifty percent (50%) of the area proposed for annexation pursuant to C.R.S. § 31-12-107, has filed a petition for annexation of a certain unincorporated property to the Town (the "Petition"). which territory is more particularly described in **Exhibit A.** attached to the Petition:

WHEREAS, C.R.S. § 31-12-108 requires that the Town accept the Petition and establish a date. time and place that the Board of Trustees will hold a public hearing to consider the annexation and the various requirements of Title 31, Article 12, C.R.S.;

WHEREAS the Board of Trustees, at its regular meeting on January 13. 2026, reviewed the Petition and various documents submitted in support of the Petition;

WHEREAS, the Board of Trustees has examined the record in this case and the various exhibits: has considered the request. and the recommendations of the staff and consultants: and based upon the record which has been made concerning the request, has arrived at its decision: and

WHEREAS, it has been found and determined that the applicant has complied with all of the procedural requirements as provided in Title 31, Article 12, C.R.S. in connection with the Petition.

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

Section 1. The Petition is hereby accepted and found to be in substantial compliance with the requirements of Title 31, Article 12, C.R.S.

Section 2. That a public hearing to consider the Petition is scheduled for February 24. 2026, at 7:00 p.m., at the Town Hall of the Town of Elizabeth, which is located at 151 S. Banner Street. Elizabeth, Colorado, 80107. to determine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, or such part thereof as may be required to establish eligibility under the terms of Title 31, Article 12, Part 1. as amended, known as the Municipal Annexation Act of 1965, and the Constitution of the State of Colorado, Article **II,** Section 30, as amended.

Section 3. Any person living within the area proposed to he annexed, any landowner of lands thereof, any resident of the municipality to which the area is proposed to be annexed, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Elbert Count, may appear at such hearing and present evidence upon any matter to be determined by the Board of Trustees.

PASSED, APPROVED, and ADOPTED this 13th day of January 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading by a vote of 7 for and 0 against.

/s/ Angela Ternus, Mayor
Angela Ternus, Mayor

ATTEST
/s/ Michelle M. Oeser
Michelle M. Oeser, Town Clerk

EXHIBIT A

889 SOUTH ELIZABETH STREET ANNEXATION LEGAL DESCRIPTION:

A Tract of land situated in the Southeast quarter of the Northeast quarter of Section 13, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Co!orado, more particularly described as follows: Commencing at the Southeast corner of said Southeast quarter of the Northeast quarter thence North 89°21'41" West along the South line of said Southeast quarter of the Northeast quarter a distance of 370.75 feet to the West right of way line of Elizabeth Street and to the True Point of Beginning; Thence North 89'21'41" West along South line a distance of 269.92 feet; Thence North 2°10'53" West a distance of 315.98 feet; Thence South 89021'41" East, a distance of 282.18 feet to the West right of way line of Elizabeth Street; Thence South 0002'29" West along said West right of way line a distance of 315.62 feet to the Point of Beginning.

First Publication January 22, 2026
Final Publication February 12, 2026
In Ranchland News
Legal No. 17

RE 045 576 022 US

Postage $ 1.03 | Extra Services & Fees (continued)
Extra Services & Fees | ☐ Signature Confirmation $
☒ Registered Mail $19.70 | ☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00 | Total Postage & Fees
☐ Return Receipt (electronic) $ $0.00 | $ $21.60
☐ Restricted Delivery $0.00 | JAN 28 2026
Customer Must Declare Full Value $ $0.00 | Received by 01/28/2026

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

0177 20

To Be Completed By Post Office

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be In Ballpoint or Typed

FROM
TOWN OF ELIZABETH
PO BOX 159
ELIZABETH CO 80107

TO
ELBERT COUNTY COMMISSIONERS
PO BOX 7
KIOWA CO 80117

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com ®

Copy 1 - Customer
(See Information on Reverse)

Registered No. RE 045 576 036 US

Postage $ 1.03 | Extra Services & Fees (continued)
Extra Services & Fees | ☐ Signature Confirmation $
☒ Registered Mail $19.70 | ☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00 | Total Postage & Fees
☐ Return Receipt (electronic) $ $0.00 | $ $21.60
☐ Restricted Delivery $0.00 | JAN 28 2026
Customer Must Declare Full Value $ $0.00 | Received by 01/28/2026

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

0177 20

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ELBERT COUNTY ATTORNEY
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- [ ] Return Receipt (electronic) $ $0.00
- [ ] Restricted Delivery $ $0.00

Extra Services & Fees (continued)
- [ ] Signature Confirmation $
- [ ] Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $21.40

0177 20

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- [ ] Restricted Delivery $ $0.00

Extra Services & Fees (continued)
- [ ] Signature Confirmation $
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Total Postage & Fees $ $21.40

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RESOLUTION 26R08

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF PARCELS OF LAND TO THE TOWN OF ELIZABETH, COLORADO, KNOWN AS THE 889 SOUTH ELIZABETH STREET

WHEREAS, a Petition for Annexation (the "Petition") was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in the County of Elbert, State of Colorado, otherwise known as the 889 South Elizabeth Street Annexation, and described in the attached **Exhibit A**;

WHEREAS, the Petition was forwarded by the Town Clerk to the Board of Trustees;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, by resolution passed on January 13, 2026, found substantial compliance of the Petition with C.R.S. § 31-12-107(1);

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, conducted a public hearing on February 24, 2026, as required by law to determine if the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105 to establish eligibility for annexation of that property described in Exhibit A;

WHEREAS, public notice of the public hearing was published once a week for four consecutive weeks and notice by registered mail was given to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed as required by law;

WHEREAS, the public hearing on the Petition was conducted in accordance with the requirements of the law; and

WHEREAS, pursuant to C.R.S. § 31-12-110, the Board of Trustees, sitting as the governing body of the Town of Elizabeth, Colorado, is required to set forth its findings of fact and its conclusion as to the eligibility for annexation to the Town of Elizabeth of the property described in Exhibit A.

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

Section 1. With regard to the annexation of the territory described in Exhibit A, attached hereto and incorporated herein, the applicable provisions of C.R.S. § 31-12-104 have been met in that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the Town; the territory proposed to be annexed is urban or will be urbanized in the near future; and the territory proposed to be annexed is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the Town has in place a plan for said three-mile area; and that in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area annexed.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the Annexation Agreement, a copy of which is attached hereto and incorporated herein as **Exhibit B**.

Section 4. The Annexation Agreement (Exhibit B) between the Town of Elizabeth and the property owner, is hereby approved, and the Mayor and Town Clerk are authorized and directed to execute the same.

Section 5. The property described in the attached Exhibit A is eligible for annexation to the Town of Elizabeth and all requirements of law have been met for such annexation, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended.

Section 6. An ordinance annexing to the Town of Elizabeth that property described in the attached Exhibit A shall be considered by this Board of Trustees pursuant to C.R.S. § 31-12-111.

Section 7. Effective Date. This Resolution shall take effect upon adoption by the Board of Trustees. However, by operation of C.R.S. § 31-12-113(2), the annexation will not become effective until the Town Clerk completes the filings required by statute.

PASSED, APPROVED, and ADOPTED this 24th day of February, 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

ORDINANCE 26-01

AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF A PARCEL OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE 889 SOUTH ELIZABETH STREET PROPERTY IN ELBERT COUNTY

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Board of Trustees of the Town of Elizabeth, Colorado, a written Petition for Annexation to and by the Town of Elizabeth, Colorado, of that property described in the attached **Exhibit A**, being contiguous unincorporated territory, situated, lying and being in the County of Elbert, State of Colorado;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, conducted a public hearing on February 24, 2026, as required by law to determine the eligibility for annexation of that property described in Exhibit A;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, has satisfied itself concerning the eligibility for annexation of that property described in Exhibit A and concerning the conformance of the proposed annexation to the applicable law in the annexation policy of the Town of Elizabeth, Colorado;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, by resolution, determined that the applicable parts of C.R.S. §§ 31-12-104 and 31-12-105 have been met, that an election is not required under C.R.S. § 31-12-107(2) and that no additional terms and conditions are to be imposed;

WHEREAS, it is the opinion of the Board of Trustees that it is desirable and necessary that the property described in Exhibit A be annexed to the Town; and

WHEREAS, it is in the best interest of the Town and its citizens to annex said parcel.

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

Section 1. The annexation to and by the Town of Elizabeth, State of Colorado, of that property described in the attached Exhibit A, situated, lying and being in the County of Elbert, State of Colorado, meets all requirements of law and the annexation policy of the Town of Elizabeth, and therefore, said annexation is hereby approved and made effective.

Section 2. The owner of more than 50% of the area of the property described in Exhibit A, exclusive of public streets and alleys, petitioned for annexation with the Board of Trustees by filing a Petition for Annexation, together with four copies of the annexation map, as required by law.

Section 3. The Board of Trustees, by resolution at a properly-noticed meeting on January 13, 2026, accepted said Petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, as amended, have been met and

further determined that an election was not required under the Act and that no additional terms and conditions were to be imposed upon said annexation.

Section 4. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to all ordinances, resolutions, rules and regulations of the Town of Elizabeth.

Section 5. Considering all of the foregoing, and based on the conviction that annexation of this property to the Town of Elizabeth will serve the best interests of the Town of Elizabeth and the owner(s) of the territory to be annexed, the unincorporated territory described in Exhibit A, which is attached hereto and made a part hereof, is hereby annexed to the Town of Elizabeth, Colorado.

Section 6. Upon passage of this Ordinance, the Town Clerk shall file for recording three certified copies of the Annexation Ordinance and three copies of the Annexation Map with the Clerk and Recorder of the County of Elbert, State of Colorado, and shall keep one copy of the annexation map along with the original of this Annexation Ordinance in the Town Clerk's office.

Section 7. The Town Clerk shall request that the Elbert County Clerk and Recorder shall file one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Division of Local Governments of the Department of Local Affairs, in addition to filing one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue

Section 8. The Annexation Map showing the boundaries of the newly annexed territory as above described shall be kept on file in the office of the Elbert County Clerk and Recorder.

Section 9. Effective Date. By operation of C.R.S. § 31-12-113(2), the annexation and this Ordinance will not become effective until the Town Clerk completes the filings required by statute. For the purpose of general taxation, this Ordinance shall become effective on January 1st of the next succeeding year following its passage. This Ordinance shall otherwise become effective 30 days after publication.

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

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

ORDINANCE 26-02

AN ORDINANCE ZONING PROPERTY NEWLY ANNEXED TO THE TOWN OF ELIZABETH TO COMMERCIAL MIXED USE (CMU)

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

Section 1. Findings of Fact.

A. The Town desires to zone certain property that is being newly annexed to the Town of Elizabeth, Colorado, which property is more particularly described in **Exhibit A,** attached hereto and incorporated herein by this reference (the "Property"), to the Commercial Mixed Use (CMU) District.

B. Public notice has been given of such rezoning pursuant to Section 16-4-10 of the Town of Elizabeth Municipal Code more than 15 days in advance of the public hearing.

C. A need exists for zoning the Property to the Commercial Mixed Use (CMU) District.

Section 2. The Property identified in Exhibit A is hereby rezoned to the Commercial Mixed Use (CMU) District.

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

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

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

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

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this ____ day of _____, 2026.

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

STAFF REPORT

Sketch Plan Application
Gold Creek Commons Planned Development

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

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

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

Zoning: Gold Creek Commons Planned Development (PD), adopted 2007

Executive Summary

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

The proposal would develop approximately 56.4 acres into 134 homes — 52 single-family detached lots and 82 duplex lots — along with commercial development on four lots, consistent with the zoning and maximum density established when the property was annexed and zoned in 2007. Open space dedications total approximately 23.8 percent of the site, well above the 10 percent minimum required by the existing zoning.

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

Elbert County recently abandoned portions of Palomino Trail and Pinto Trail outside Town limits (adjacent to this property). The sketch plan still shows internal street connections to those roads because they are part of the 2007 PD layout and cannot be changed without a formal PD amendment. Secondary emergency vehicle access is handled through a locked access point directly from State Highway 86, which the Fire Marshal has reviewed and confirmed satisfies the requirement for two emergency access points.

A neighborhood meeting was held on November 3, 2025. Neighbor concerns about traffic through the Cimarron neighborhood, commercial development near existing homes, and drainage have been addressed through plan revisions and applicant responses.

Staff recommends the Board of Trustees approve Resolution 26R09, approving the Gold Creek Commons Sketch Plan. Please note this is the first of three steps in the Town's subdivision approval process. The applicant must still complete a preliminary plan and a final plat before the subdivision is approved and any development may proceed. Each of those stages involves additional technical review and public hearings.

Project Overview

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

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

The Planning Commission is normally the first body to review a Sketch Plan and make a recommendation to the Board of Trustees. Because the Planning Commission did not have enough seated members at the time public notice was required for this hearing, the Board of Trustees is acting in both roles — as the reviewing body and the deciding body — at this hearing.

Background

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

Annexation (2007)

The Town annexed the property in two parts on May 22, 2007. Ordinance 07-02 annexed the primary parcel of approximately 56.47 acres. Ordinance 07-05 annexed a small adjacent parcel of approximately 0.06 acres needed to complete the annexation boundary along State Highway 86. Both ordinances passed 6-0. Resolution 07R08 confirmed that all legal requirements for annexation under Colorado law were met.

Annexation Agreement (2007) and Update (2009)

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

- Water rights: All groundwater rights on the property were transferred to the Town when the Annexation Agreement was signed. Those rights are now part of the Town's water supply and support the Town's ability to serve this property.
- Water and sewer: The property owner is required to bring Town water and sewer lines to the property at their own cost before any building permits can be issued. All standard tap fees, impact fees, and renewable water fees apply.
- Gold Creek setback: Town code requires a 300-foot setback from Gold Creek. The Annexation Agreement gives the Town the authority to approve a reduced setback — no less than 200 feet from the Gold Creek centerline — at the time of subdivision review, based on an evaluation of floodplain conditions, wildlife habitat, and proposed mitigation measures. The current sketch plan shows a 200-foot setback, which falls within this authorized range.
- State Highway 86 access: The Annexation Agreement requires the property owner to construct or pay for intersection improvements at the Gold Creek Commons entrance onto SH 86. The 2009 update to the Annexation Agreement gave two options: a full two-lane roundabout if CDOT approves it, or a three-quarter movement intersection if that is what CDOT allows. The current Traffic Impact Study and proposed turn lane improvements are the current step toward fulfilling this obligation. The final intersection design — signal or roundabout — will be determined through the CDOT ICAT process described later in this report.
- Road connection to Palomino Trail: The Annexation Agreement included a commitment to provide a 50-foot public road connection between Gold Creek Commons and Palomino Trail on a neighboring parcel (Lot 4 of Gold Creek Park Subdivision). This obligation is discussed further in the access section of this report.

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

Gold Creek Commons Planned Development (2007)

Following annexation, the Board of Trustees approved the Gold Creek Commons PD Development Plan and Design Guide in 2007. This is the zoning document that governs the property today. Key standards set by the PD include:

- Maximum of 134 dwelling units — the current proposal is exactly at this limit
- Residential uses: R-1 (single-family detached, minimum lot size 60 feet wide by 100 feet deep) and R-2 (duplex, minimum 70 feet wide by 100 feet deep)
- Commercial uses: PBC-1 and PBC-2 zones, with a minimum of 10,000 square feet of commercial building area required
- Minimum open space: 10 percent of the gross site area (the current proposal at approximately 23.8 percent exceeds this)
- Access: Tied to the State Highway 86 Access Control Plan and CDOT approval
- Water and sewer: Originally planned through a metro district; the current proposal uses direct Town service instead, which is consistent with the Annexation Agreement

Gold Creek Park Lot 1 (Ordinance 14-10, 2014)

Ordinance 14-10, adopted in 2014, established a separate planned development for Lot 1 of Gold Creek Park Subdivision, a 6.4-acre parcel immediately north of the subject site along County Road 13, adjacent to Elizabeth Middle and High Schools. That parcel is zoned for commercial, office, and mixed

use with a rural design theme. It is not part of the current application but is noted as context for the land uses surrounding this site.

Surrounding Land Uses

The site is bordered by the following land uses:

North: Gold Creek Park Subdivision (Town of Elizabeth)

South: Highway 86; Legacy Village development

East: Unincorporated Elbert County agricultural land; Gold Creek Park Subdivision (Town of Elizabeth)

West: Cimarron Subdivision, an existing single-family residential neighborhood within unincorporated Elbert County

Proposal

The applicant proposes to divide approximately 56.4 acres into residential lots, commercial lots, and open space tracts as shown on the revised Sketch Plan exhibit dated January 29, 2026. The land use breakdown is as follows:

Zone	Use	Lots/Tracts	Acreage	% of Site
R-1	Single-family detached	52 lots	12.0 ac	21.3%
R-2	Single-family attached (duplex)	82 lots	9.7 ac	17.2%
PBC-1	Commercial (Lots 135–137)	3 lots	16.6 ac	29.4%
PBC-2	Commercial (Lot 138)	1 lot	4.7 ac	8.3%
Tract A (OSPT-1)	Open space / landscape buffer	1 tract	1.6 ac	2.8%
Tract B (OSPT-2)	Open space / stormwater ponds	1 tract	10.6 ac	18.8%
Tract C & D (OSPT-3)	Community reserve	2 tracts	1.2 ac	2.1%
TOTAL	**134 dwelling units + commercial**		**~56.4 ac**	**100%**

The 134 dwelling units are at the maximum allowed under the 2007 PD. The 52 single-family detached lots (R-1) and 82 duplex lots (R-2) are distributed across the western and central portions of the site. The commercial lots front State Highway 86. Open space and drainage tracts total approximately 13.4 acres, or about 23.8 percent of the gross site, which is more than double the 10 percent minimum required by the PD.

Internal streets have a 50-foot right-of-way. The main entrance to the development is from State Highway 86. A secondary emergency-only access point is also proposed from State Highway 86, as described in the Case Analysis below.

Case Analysis

Staff has reviewed the Sketch Plan against the submittal requirements of EMC § 16-3-40, the review purposes listed in EMC § 16-3-10, and the standards of the 2007 Gold Creek Commons PD.

Submittal Requirements

The application was submitted on November 5, 2025. Staff has reviewed the materials for completeness under EMC § 16-3-40(c) and finds that all required items have been submitted, including the completed application, applicant narrative, sketch plan exhibit, Traffic Impact Study, will-serve letter, soils and geotechnical report, wetlands and environmental assessment including a Biological Assessment and Cultural Resources Review, and neighborhood meeting notes.

Referral Agency Review

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

The following agencies reviewed the application: Town Engineering, Town Public Works Department, Town Community Development Department, Town Attorney, Town Police Department, Town Building Department, Town Traffic Engineering Consultant, CORE Electric, Black Hills Energy, Elizabeth Fire Protection District, Elbert County, Elizabeth School District, and CDOT.

The Town's traffic engineering consultant, Stolfus and Associates (Max Rusch), reviewed the Traffic Impact Study and identified two items. Both have been addressed:

- Turn lane lengths along SH 86 must be based on the State Highway Access Code. LSC confirmed in their January 19, 2026 response that all recommended turn lanes in the updated study comply with the State Highway Access Code. This item is resolved.
- CDOT will require the applicant to complete an access permit and ICAT review for the SH 86 access point before the intersection can be built. This is not required at the sketch plan stage, is already identified as Recommendation No. 6 in the Traffic Impact Study and will be addressed as part of the preliminary plan process.

State Highway 86 — Primary Access:

The main entrance to the development is from State Highway 86 via Hinds Street, a north-south road that also serves the Legacy Village development to the south. The applicant commissioned a Traffic Impact Study (LSC Transportation Consultants, January 9, 2026) which provides the following key findings:

- *At full build-out* the development is projected to generate approximately 6,808 vehicle trips per day. During the morning rush hour, about 302 vehicles would enter and 284 would exit. During the afternoon rush hour, about 350 vehicles would enter and 363 would exit.
- The SH 86/Hinds Street intersection, once signalized and improved, is expected to operate at Level of Service B (free-flowing, minimal delay) during both peak hours through 2045.
- The SH 86/S. Elizabeth Street intersection is expected to operate at Level of Service D or better through 2045, which is considered acceptable.
- The SH 86/Legacy Circle/Cimarron Trail intersection currently experiences poor operations (Level of Service E and F) on certain movements during the afternoon peak hour. This is an existing condition that is not caused by the Gold Creek Commons development. The State Highway 86

Access Control Plan requires this intersection to be converted to a three-quarter movement intersection — meaning left turns from Legacy Circle/Cimarron Trail onto SH 86 would be restricted — once the Hinds Street intersection is signalized. After that conversion, all movements at this intersection are expected to operate at Level of Service B or better.

Signal or Roundabout — The ICAT Process:

The Traffic Impact Study assumes the Hinds Street/SH 86 intersection will eventually be signalized. CDOT Region 4 has since clarified that before any access permit can be issued, the applicant must complete the ICAT (Intersection Control Analysis Tool) process. The ICAT is a standard CDOT analysis that determines whether a new intersection should be a traffic signal or a roundabout. CDOT applies this requirement to all new intersection projects in the region. The prior amendment to the SH 86 Access Control Plan does not predetermine the outcome — the ICAT process still applies regardless.

If the ICAT determines a roundabout is required, the Traffic Impact Study will need to be revised. This is consistent with the 2009 update to the Annexation Agreement, which already identified a full roundabout as one of the two acceptable ways for the property owner to satisfy their intersection improvement obligation. The ICAT process and access permit must be completed before the north leg of Hinds Street can be built and will be addressed as part of the preliminary plan process. The applicant has been advised they will likely be asked to contribute to the cost of whichever intersection type CDOT requires. Because this intersection is shared with the Legacy Village development to the south, the ICAT outcome affects both projects.

Commercial Use and Future Traffic Analysis:

The Traffic Impact Study uses a general commercial land use assumption for the PBC lots because the specific tenants and uses are not yet known. The actual uses — for example, a gas station, a grocery store, or a restaurant — will be identified at the site plan stage for each commercial lot. Because different commercial uses generate very different amounts of traffic, staff will evaluate the traffic analysis at that time. If the proposed use generates significantly more traffic than the current study assumed, an updated traffic study will be required before site plan approval.

Internal Street Network:

The internal streets are shown with 50-foot rights-of-way, consistent with the 2007 PD layout.

Elbert County Road Abandonment:

Elbert County recently took action to abandon portions of Palomino Trail and Pinto Trail outside Town limits. The sketch plan continues to show the Gold Creek Commons internal streets connecting to both of these roads *at the project boundary*. This is not an error by the applicant. Those connections are part of the approved 2007 PD layout and correctly shows the street network as the PD requires.

The County's action does not affect the Town's review of this application. The current sketch plan addresses emergency access independently. A locked emergency-only access point is proposed from State Highway 86. The Fire Marshal has confirmed that the plan provides the required two points of emergency vehicle access. Staff finds the emergency access solution is sufficient for purposes of sketch plan approval.

Water and Sewer Service

The Town of Elizabeth has issued a will-serve letter confirming it can provide municipal water and sewer service to the development. The direct Town service is consistent with the intent of the

Annexation Agreement, which required the property owner to bring Town water and sewer lines to the property at their own expense.

All water rights on the property were transferred to the Town when the Annexation Agreement was signed in 2007. Those transferred rights are part of the Town's water supply and support service to this development.

Before any building permits can be issued, the applicant must pay all standard water and sewer tap fees, Renewable Water Resource Recovery Fees, and building impact fees. Under EMC § 16-3-130, the Board must confirm that the water supply is adequate before approving development of this size. The Town's will-serve letter and the water rights already on file with the Town satisfy this requirement.

Drainage, Floodplain, and Environment

Gold Creek runs through the eastern portion of the site and carries a FEMA floodplain designation (Zone A). A Letter of Map Revision (LOMR) has been completed for the site. No homes are proposed within the floodplain. The sketch plan shows a 200-foot setback from the Gold Creek centerline, which the Annexation Agreement authorizes the Town to approve in place of the standard 300-foot setback, provided the Town considers floodplain conditions, wildlife habitat, and mitigation measures.

Stormwater is managed through detention ponds located in Tract B (OSPT-2, 10.6 acres). The drainage design accounts for both on-site runoff and runoff coming from upstream. Detailed drainage engineering will be reviewed fully at the preliminary plan stage.

Although it was not required at the sketch plan stage, the applicant hired CTL|Thompson to complete a Biological Assessment and Cultural Resources Review. The review evaluated wetlands, floodplain conditions, and potential habitat for the Preble's meadow jumping mouse, a federally listed species known to inhabit riparian areas in the region. Based on field investigation, the site was not identified as designated critical habitat and was not found to have the conditions typically associated with quality Preble's habitat. This is a favorable finding. Further coordination with the U.S. Fish and Wildlife Service may be required at later stages as specified in the 2007 PD conditions.

Open Space, Parks, and Trails

The sketch plan dedicates approximately 13.4 acres to open space across four tracts, representing approximately 23.7 percent of the gross site area. This is more than double the 10 percent minimum required by the PD and the Town's subdivision code (EMC § 16-3-110(h)(6)).

Tract A (OSPT-1, 1.6 acres) is a landscape buffer between the residential lots and the future commercial Lot 136. Tract B (OSPT-2, 10.6 acres) contains the stormwater detention ponds and the Gold Creek drainageway. Tract C (OSPT-3, 1.2 acres) is a community reserve area and Tract D is slated as a private pocket park. An east-west trail connection is planned through the open space system.

Neighborhood Meeting

A neighborhood meeting was held on November 3, 2025, hosted by the applicant. Notice was sent to all property owners within 500 feet of the site as required by EMC § 16-3-30(a)(2)(b). The following topics were raised:

- Traffic through Cimarron: Neighbors asked about commuter traffic cutting through the Cimarron neighborhood. The applicant confirmed that the connection from Gold Creek Commons to the Cimarron area via Palomino Trail is for emergency vehicles only and will not be open to regular traffic.

- Commercial near homes: Neighbors expressed concern about commercial development being located next to the Cimarron open space. Landscape buffer between the residential lots and the future commercial area will be designed at the site plan stage.
- Housing type and density: Neighbors asked whether high-density or apartment-style housing was planned. The applicant confirmed that only single-family detached and duplex homes are proposed.
- Water supply: Neighbors asked whether there was enough water for the development. The applicant explained that water rights were transferred to the Town at annexation, and that the property has historically used more irrigation water than 134 homes would require. Town water conservation rules apply at the time of final plat.
- Trail and easement questions: Questions were raised about a possible county covenant restricting extension of Palomino Trail and about equestrian trail access. The applicant committed to submitting engineering drawings and has since confirmed that no recorded trail easements within the project boundary are affected.
- Drainage: A neighbor asked about the potential for water from this development to back up into the Cimarron area. The applicant explained the drainage engineering review process and how the detention design is intended to prevent increased impacts downstream.
- Timeline: The applicant described the three-step process from sketch plan to preliminary plan to final plat, with final plat targeted for late Summer 2026.

Conformance with the Comprehensive Plan

The Town's Comprehensive Plan identifies this area for mixed residential and commercial development along the State Highway 86 corridor. The proposed mix of residential neighborhoods served by commercial uses at the SH 86 frontage, combined with meaningful open space dedication along Gold Creek, is consistent with the planning goals for this area. At approximately 2.4 dwelling units per acre across the full site, the development density is consistent with low-to-medium density residential planning for this part of Town. The dedication of the Gold Creek drainageway and open space corridors supports the Comprehensive Plan's goals for preserving natural drainage features and wildlife corridors.

Conformance with the Gold Creek Commons PD

Staff has reviewed the sketch plan for consistency with the 2007 Gold Creek Commons PD Development Plan and Design Guide and finds the following:

- Dwelling unit count: The proposal is at the maximum of 134 units permitted by the PD.
- Land uses: The R-1, R-2, PBC-1, and PBC-2 designations match the land use categories in the PD. Commercial uses are concentrated at the SH 86 frontage as intended.
- Minimum commercial building area: The PD requires at least 10,000 square feet of commercial building area in the PBC zone. This will be confirmed at the site plan review stage for the commercial lots.
- Open space: At approximately 23.8 percent of the site, the proposal exceeds the 10 percent PD minimum.
- Lot dimensions: R-1 lots meet the 60-foot by 100-foot minimum. R-2 lots meet the 70-foot by 100-foot minimum. The exact lot designs will be indicated at the preliminary plan stage.
- Street network: Internal streets are consistent with the PD-approved layout. Connections to Palomino Trail and Pinto Trail are shown as required by the PD and will not be changed without a formal PD amendment.

- Water and sewer: The direct Town service is consistent with the Annexation Agreement and is supported by the Town's will-serve letter.
- Gold Creek setback: The 200-foot setback from the Gold Creek centerline is within the range the Town is authorized to approve under the Annexation Agreement.

Fiscal and Economic Impact

A market and fiscal impact study was prepared by THK Associates in connection with a prior PUD amendment application for this property. Staff analyzed the THK findings and scaled the projections to the 134-unit development currently proposed. The figures below are projections based on the assumptions in the THK study. They are included to give the Board and the public a general sense of the financial impact of this development on the Town. Actual amounts will vary depending on construction timing, market conditions, and final build-out.

Category	Item	Amount
Annual Tax Revenue	Property Taxes	~$73,000
	Sales Taxes	~$218,000
	Total Annual Tax Revenue	**~$291,000**
One-Time Development Fees	Building Permit Fees	~$542,000
	Plan Review Fees	~$45,000
	Building Impact Fees	~$994,000
	Use Tax Fees	~$553,000
	Total One-Time Fees	**~$2.13 million**
Water / Sewer / Renewable Fees	Sewer Fees	~$1.85 million
	Water Tap Fees	~$2.22 million
	Renewable Water Fees	~$1.00 million
	Total Utility Fees	**~$5.07 million**
Employment	Construction Jobs	~230
	Permanent Jobs	~83
	Construction Wages	~$16.3 million
	Annual Permanent Wages	~$3.9 million
20-Year Summary	Total Tax Revenue	~$5.8 million
	Net Annual Public Benefit	~$65,000/year
	Total Economic Impact (20-year)	**~$88.5 million**

The development is projected to produce a positive net fiscal result for the Town, both year to year and over the long term. Total one-time development fees and utility fees are projected to exceed $7 million.

The projected net annual benefit to the Town of approximately $65,000 per year means the Town is expected to collect more in revenue from this development than it spends to serve it.

Findings

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

1. The proposal is in substantial conformance with the standards of the Gold Creek Commons Planned Development (2007), including land use types, maximum dwelling unit count, minimum lot dimensions, open space requirements, and street layout.
2. The proposal is in general conformance with the Town's Comprehensive Plan, including the land use vision for mixed residential and commercial development along the State Highway 86 corridor and the goal of preserving natural drainage and open space.
3. The proposal protects natural and environmentally sensitive areas by dedicating approximately 10.6 acres of open space along the Gold Creek drainageway (Tract B) and maintaining a 200-foot setback from the Gold Creek centerline as authorized by the Annexation Agreement.
4. A Biological Assessment completed by CTL|Thompson found no designated critical habitat on the site and no conditions typically associated with Preble's meadow jumping mouse habitat. Further coordination with the U.S. Fish and Wildlife Service will occur at later stages as required by the 2007 PD.
5. The development can be served by adequate water and sewer, as shown by the Town's will-serve letter, the water rights transferred to the Town at annexation, and the Town's water supply plan on file. This satisfies the water supply adequacy requirement of EMC § 16-3-130.
6. The proposal minimizes conflicts between land uses by concentrating commercial development at the State Highway 86 frontage, and by designating Tract A as a buffer between residential lots and future commercial development. Detailed landscaping and screening standards for the commercial lots will be evaluated at the site plan stage.
7. Comments from all referral agencies, including the Town's traffic engineering consultant, have been addressed by the applicant. The remaining CDOT access permit and ICAT requirements are appropriate to defer to the preliminary plan stage.
8. The emergency vehicle access solution — a locked access point from State Highway 86, confirmed by the Fire Marshal — provides the required two points of emergency access, notwithstanding the recent Elbert County abandonment of Palomino Trail and Pinto Trail outside Town limits.
9. The development is projected to produce a positive net fiscal impact for the Town, with total one-time fees and utility fees projected to exceed $7 million and a net annual benefit of approximately $65,000 per year.
10. The proposal provides for an orderly process to record land subdivisions through the Town's adopted subdivision review process, with preliminary plan and final plat reviews providing full engineering and legal confirmation at later stages.

Staff Recommendation

Based on the analysis and findings above, the Community Development Department finds that the Gold Creek Commons Sketch Plan meets the review criteria in EMC § 16-3-10 and § 16-3-40 and is in substantial conformance with the Gold Creek Commons Planned Development. Staff recommends the Board of Trustees approve Resolution 26R09, approving the Gold Creek Commons Sketch Plan.

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

Attachment(s)

1. Resolution 26R09
2. Gold Creek Commons Annexation Documents: **(pg 16)**
   - Ordinance 07-02 — Annexation of Gold Creek Commons (primary parcel)
   - Ordinance 07-05 — Annexation of Gold Creek Commons (adjacent parcel)
   - Resolution 07R08 — Findings of Fact and Conclusions for Annexation
   - Annexation Agreement — Town of Elizabeth and Gold Creek Commons LLC, recorded May 22, 2007
   - First Amendment to Annexation Agreement, recorded May 27, 2009
3. Gold Creek Commons Planned Development Plan and Design Guide, adopted 2007 **(pg 73)**
4. Exhibit A: Applicant submittal documents and sketch plan exhibit **(pg 77)**
5. Exhibit B: Referral agency comments and approvals **(pg 339)**
6. Exhibit C**:** Public notice **(pg 347)**

RESOLUTION 26R09

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

WHEREAS, David Bourne, on behalf of the Stephen W. & Bette M. Gibson Charitable Remainder Trust, submitted a Sketch Plan application for the Gold Creek Commons Planned Development located at 2481 State Highway 86; and

WHEREAS, the Board of Trustees conducted a public hearing on February 24, 2026, and evaluated the Sketch Plan, referral agency comments, and public testimony pursuant to EMC § 16-3-40; and

WHEREAS, the Board of Trustees finds the Sketch Plan is in compliance with the adopted standards, regulations, and policies of the Town of Elizabeth, including the Gold Creek Commons Planned Development and EMC §§ 16-3-10 and 16-3-40.

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

PASSED, APPROVED, and ADOPTED this 24th day of February, 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

Know what's **below.**
Call before you dig.

GOLD CREEK COMMONS

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

SUBDIVISION SKETCH PLAN

TOTAL ACREAGE: 56.5 ACRES
ESTIMATED TOTAL NUMBER OF LOTS: +/- 150

INTRODUCTION

The Gold Creek Commons Sketch Plan provides the opportunity for mixed use development including commercial, residential, and open spaces. The requested Sketch Plan for this property is Town of Elizabeth, Planned Development (PD), which follows the 2007 approved PD Zoning.

GENERAL NOTES

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

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, MOSTLY ILLEGIBLE, IN A RANGE BOX, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED COLO DEPT OF TRANSPORTATION T8S R65W/R64W S12/S7/S13/S18 2001 PLS 31548, IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°16'51" EAST, A DISTANCE OF 2669.94 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°24'48" EAST, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 40.00 FEET, TO THE APPARENT NORTHERLY RIGHT-OF-WAY OF HIGHWAY 86, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING NINE (9) COURSES;

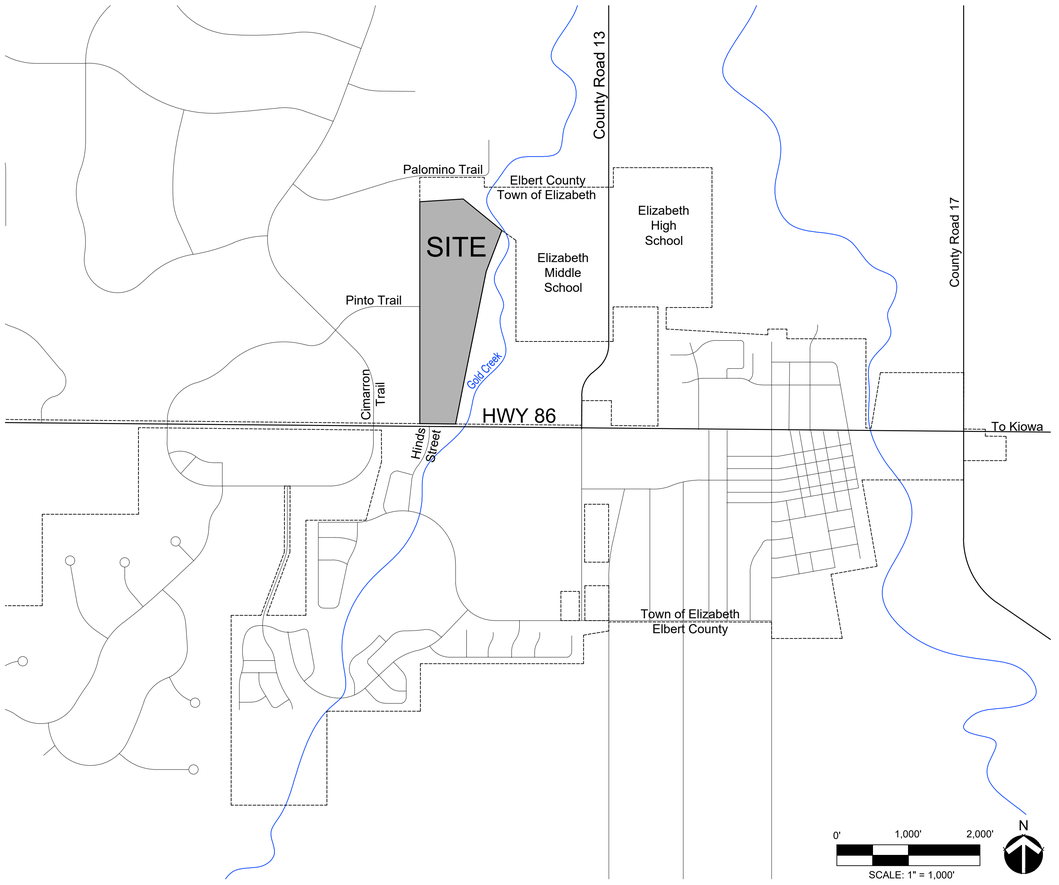
1. NORTH 00°24'48" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 2598.41 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 12, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED JR ENG C1/4 S12 1996 PLS 13258;
2. NORTH 00°25'19" EAST, ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 552.97 FEET;
3. DEPARTING SAID WESTERLY LINE, NORTH 86°52'54" EAST, A DISTANCE OF 573.49 FEET;
4. SOUTH 51°08'53" EAST, A DISTANCE OF 701.65 FEET;
5. SOUTH 20°30'51" WEST, A DISTANCE OF 617.52 FEET;
6. SOUTH 11°04'31" WEST, A DISTANCE OF 2173.04 FEET, TO SAID APPARENT NORTHERLY RIGHT-OF-WAY;

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

7. NORTH 89°01'32" WEST, A DISTANCE OF 75.58 FEET;
8. SOUTH 83°22'28" WEST, A DISTANCE OF 302.65 FEET;
9. NORTH 89°01'51" WEST, A DISTANCE OF 131.87 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,472,3362 SQUARE FEET OR 56.758 ACRES, MORE OR LESS.

VICINITY MAP



APPROVAL CERTIFICATES

PLANNING COMMISSION

The Sketch Plan was reviewed by the Planning Commission on:

_____ (Date)

_____
Chair, Planning Commission

BOARD OF TRUSTEES

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

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

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

_____
Mayor, Town of Elizabeth

_____
Attest

RECORDING CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ELBERT)

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

_____
Elbert County Clerk and Recorder

SHEET INDEX

COVER & CONTENTS	1
EXISTING CONDITIONS PLAN	2
SKETCH PLAN	3

PROJECT TEAM

OWNER / APPLICANT REPRESENTATIVE

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GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
COVER & CONTENTS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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

ISSUE RECORD

SKETCH PLAN	NOV 5, 2025
SKETCH PLAN	JAN 9, 2026

SHEET NUMBER

1

1 OF 3

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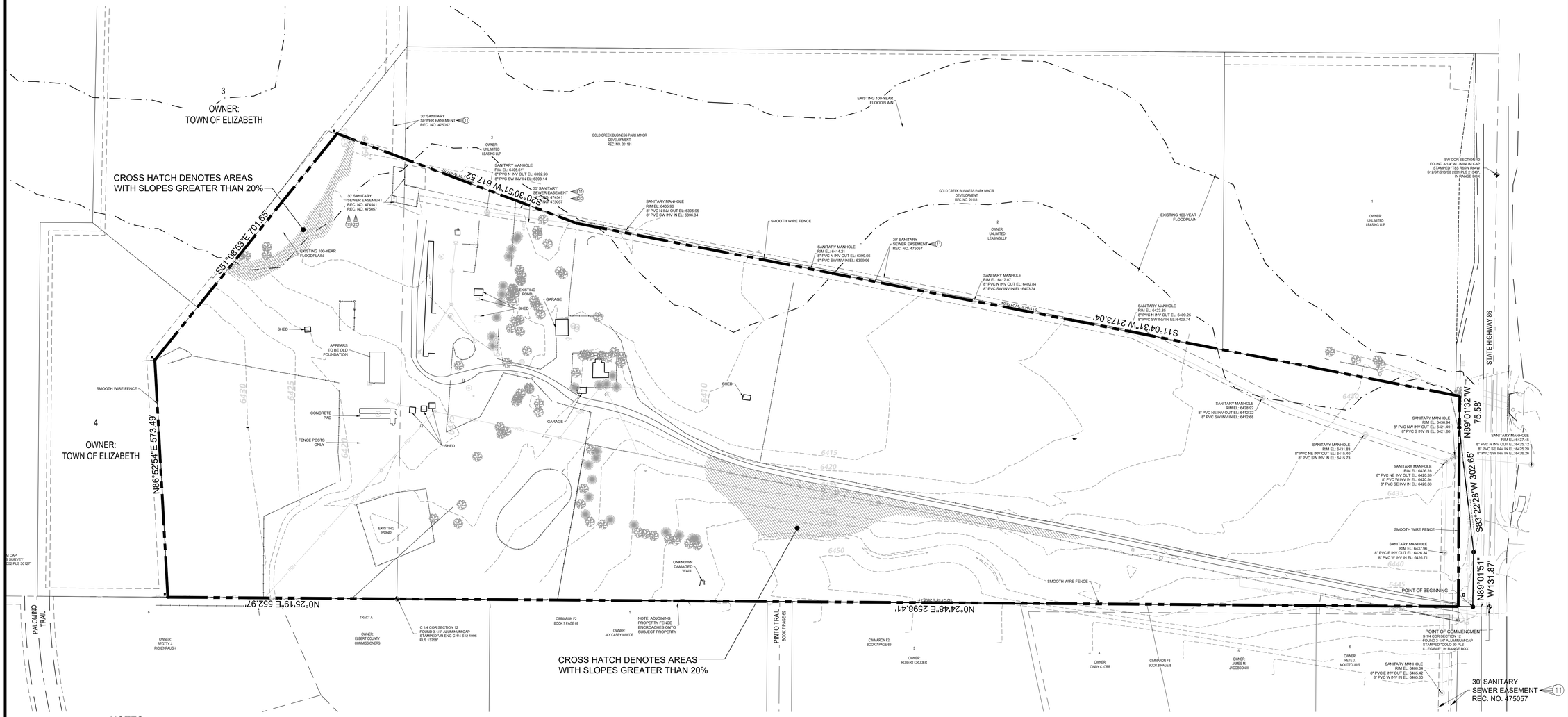
GOLD CREEK COMMONS

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

SUBDIVISION SKETCH PLAN

LEGEND

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



NOTES:

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

0' 120' 240'

SCALE: 1" = 120'

N

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2 OF 3

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SUBDIVISION SKETCH PLAN

LAND USE CHART: SKETCH PLAN

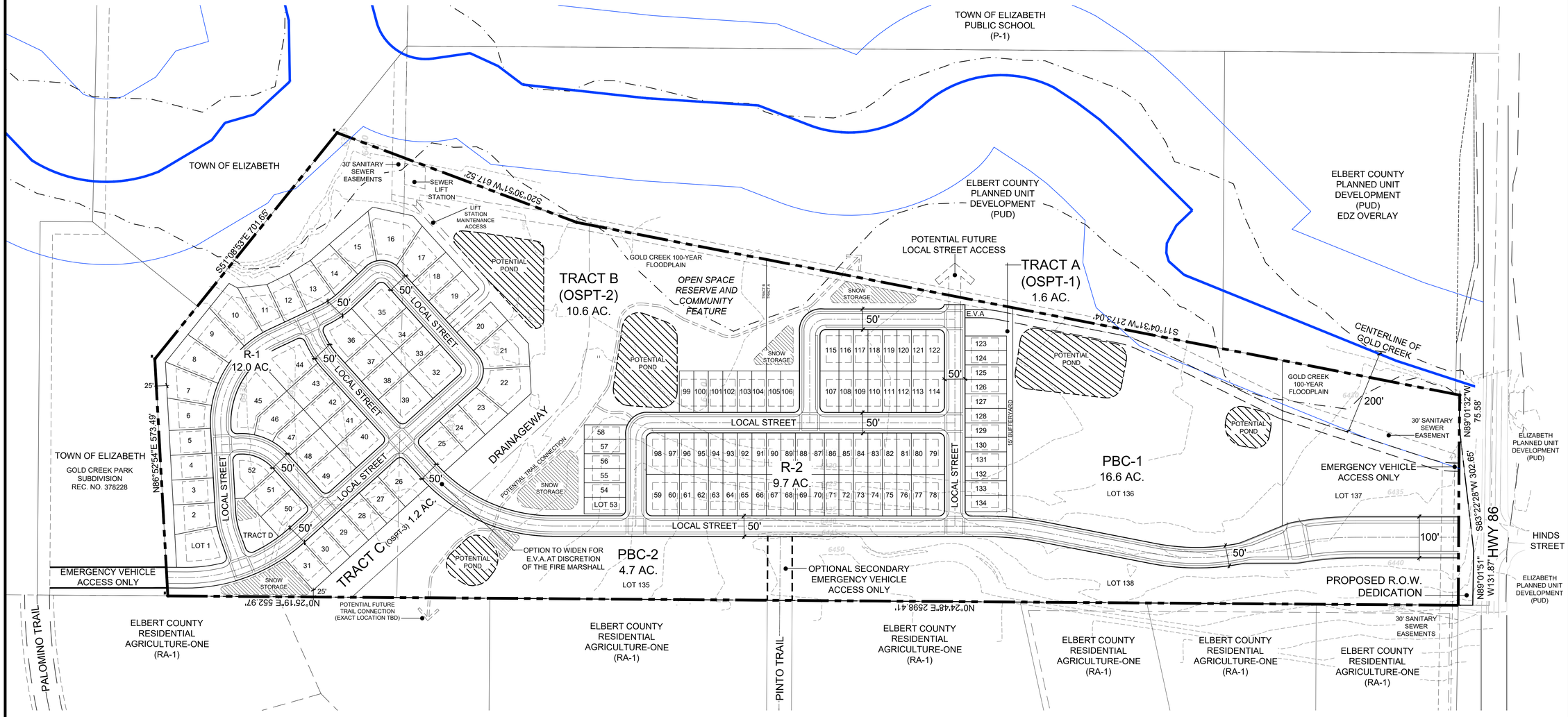
A Residential	Area (Ac)	Min. Lot Size	Units
R-1	12.0	6,000 sf	52
R-2	9.7	7,000 sf Duplex (3,500 sf each)	82
Sub-Total	**21.7**		**134**

B Commercial	Area (Ac)
PBC-1	16.6
PBC-2	4.7
Sub-Total	**21.3**

C Open Space / Detention	Area (Ac)
OSPT-1	1.6
OSPT-2	10.6
OSPT-3	1.2
Sub-Total	**13.4**

D Summary	Area (Ac)	Percentage
Conceptual Developable Area (A&B)	43.0	76.2%
Open Space / Detention (C)	13.4	23.8%
Total	**56.4**	100.0%

Planning Area	Plat	Lot No.	Description
R-1	52 Lots	1-52	Single-Family Detached Residential Lots 60'x100' minimum
	1 Tract	Tract D	Private Open Space
R-2	82 Lots	53-134	Single-Family Attached Duplex Lots 70'x100' minimum
PBC-1	3 Lots	136-138	Commercial
PBC-2	1 Lot	135	Commercial
OSPT-1	1 Tract	Tract A	Open Space and Buffer Tract
OSPT-2	1 Tract	Tract B	Open Space, Stormwater Ponds, and Community Feature
OSPT-3	1 Tract	Tract C	Open Space and Drainageway Tract



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SKETCH PLAN	NOV 5, 2025
SKETCH PLAN	JAN 9, 2026
SKETCH PLAN	JAN 29, 2026

SHEET NUMBER
3
3 OF 3

ANNEXATION & PD ZONING DOCUMENTS

ORDINANCE 07-02

AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE 1st GOLD CREEK COMMONS LLC PROPERTY IN ELBERT COUNTY.

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Board of Trustees of the Town of Elizabeth, Colorado, written petition for annexation to an by the Town of Elizabeth, Colorado, of that property described in attached **Exhibit A**, being contiguous unincorporated territory situated, lying and being in the County of Elbert, State of Colorado; and

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado has conducted a public hearing as required by law to determine the eligibility for annexation of that property described in attached **Exhibit A**;

WHEREAS, pursuant to C.R.S. 31-12-110, the Board of Trustees of the Town of Elizabeth, Colorado has passed a Resolution of Findings and Conclusions for the property described in **Exhibit A**;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, has satisfied itself concerning the eligibility for annexation of that property described in attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law in the annexation policy of the Town of Elizabeth, Colorado.

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

Section 1: The annexation by and to the Town of Elizabeth, State of Colorado, of that property described in attached **Exhibit A**, situated, lying and being in the County of Elbert, state of Colorado, meets all requirements of law and the annexation policy of the Town of Elizabeth, and therefore, said annexation is hereby approved and made effective.

Section 2: The owners(s) of more than fifty percent (50%) of the property described in attached **Exhibit A** has petitioned for annexation.

Section 3: Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to all ordinances, resolutions, rules and regulations of the Town of Elizabeth.

Section 4: Considering all the foregoing, and based on the conviction that annexation of this property to the Town of Elizabeth will serve the best interest of the Town of Elizabeth and the owners(s) of the territory to be annexed, the unincorporated

territory described in **Exhibit A**, which is attached hereto and made a part hereof, is annexed to the Town of Elizabeth, Colorado.

Section 5: The Town Clerk shall file for recording three certified copies of the Annexation Ordinance and three copies of the Annexation Map with the Clerk and Recorder of the County of Elbert, State of Colorado.

Section 6: The Annexation Map showing the boundaries of the newly annexed territory as above described shall be kept on file in the office of the Elbert County Clerk and Recorder.

Section 7: The Town Clerk shall file one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Division of Local Governments of the Department of Local Affairs.

Section 8: This Ordinance shall become effective thirty (30) days after final publication except for the purpose of general taxation, and for such purposes it shall become on January 1st of the next succeeding year following passage of this Annexation Ordinance.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this 22nd day of May, 2007.

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

Jon Gleiforst, Mayor

ATTEST:

Serena L. Brooks, Town Clerk

TOWN OF ELIZABETH INCORPORATED SEAL SEPT. 24, 1890 ELBERT COUNTY COLORADO

EXHIBIT A

GOLD CREEK COMMONS ANNEXATION #1

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER $\frac{1}{4}$ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2073.60 FEET;

THENCE SOUTH 50 DEGREES 24 MINUTES 08 SECONDS WEST, A DISTANCE OF 154.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 408.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 56.47 ACRES, MORE OR LESS.

Received
FEB 12 2007
Town of Elizabeth

486886 07/12/2007 12:37P B696 P524 ANNEX
1 of 19 R 96.00 D 0.00 Elbert County

ANNEXATION AGREEMENT

486886 07/12/2007 12:37P B696 P524 ANNEX
2 of 19 R 96.00 D 0.00 Elbert County

ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into this 22nd day of May 2007, by and between Gold Creek Commons, LLC (hereinafter referred to as the "Property Owner"), and the Town of Elizabeth, Colorado, (hereinafter referred to as the "Town").

WITNESSETH:

WHEREAS, a petition has been filed with the Town, pursuant to Section 31-12 107(1), C.R.S., for annexation of the unincorporated lands described in Exhibit A attached hereto and incorporated herein by reference (said lands being hereinafter referred to as the "Property"); and

WHEREAS, the Property Owner has entered a contract to acquire one hundred percent (100%) of the Property; and

WHEREAS, the Property Owner desires to have the Property annexed into the Town in order to obtain from the Town such municipal services as the Town may now or in the future extend including, but not limited to, those described herein; and

WHEREAS, the Town has determined that it is in its best interest to annex the Property, to provide municipal services thereto, and to receive revenues from the development occurring thereon upon the terms and conditions contained herein,

NOW, THEREFORE, in consideration of the foregoing premises and the covenants, promises and agreements of each of the parties hereto, to be kept and performed by each of them, the parties agree as follows:

1. Annexation. The annexation of the Property shall be in accordance provisions of the Municipal Annexation Act of 1965, C.R.S. § 31.12 *et. seq.* and the Elizabeth Municipal Code, Chapter 15.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Property Owner upon annexation and development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Town of Elizabeth Municipal Code as currently in effect, or as may be applied as part of the Final Development Plan; Final Development Guide; Final Plat(s), and Final Site Plan(s) approvals for the property, and any and all applicable state statutes.

3. Zoning and Development. The Property Owner hereby consents and the Town hereby agrees to zoning the Property described in **Exhibit A**, as a Planned Development (PD) District. The Property Owner shall develop the property consistent with the Final Development Plan; Final Development Guide; Final Plat(s); and Final Site Plan(s), as approved by the Board of Trustees.

4. Water and Sewer Service.

a. Prior to the issuance of a building permit for any structure on the Property described in **Exhibit A**, the Property Owner shall bring municipal water and sewer lines to the Property at its own expense and in conformance with the requirements of the Town's engineering firm.

b. Property Owner shall, upon execution of this Agreement, convey to the Town by Special Warranty Deed, free and clear of all liens and encumbrances, all groundwater rights appurtenant to the Property described in **Exhibit A**. Further, the Property Owner shall meet all requirements of Ordinance 07-01, the Town's Water Dedication Code; provided that the Property Owner shall be allowed to continue the use of those irrigation wells provided the wells are metered, said meters to be provided by the Town and installed by the Property Owner, in accordance with Permits No 134476 and 134477 for the purpose of irrigating public parks and open space within the boundaries of **Exhibit A**, but this right shall terminate once the Town has completed an approved augmentation plan, or three years from the date of this Agreement, whichever occurs sooner. Property Owner shall provide all augmentation water required to cover pumping of the said wells by Property Owner pursuant to the preceding sentence.

The Property Owner agrees to reimburse the Town the cost of adjudicating the water rights belonging to the Property. The Property Owner further understands that the Town will be adjudicating other water rights together with an Augmentation Plan and the Property Owner agrees to pay its fair share and pro-rata cost of said adjudication and Augmentation Plan based upon the proportionate amount of land acreage for each property involved. The Property Owner shall pay $14,362 for the pro-rated share of the costs. $5,000 to be paid at the time of execution of this agreement and $9,362 to be paid at the time of Gold Creek Commons Special District formation. Should the Town get additional parties to participate in the adjudication and water augmentation process, the Town will return a pro-rated share of funds to the Property Owner.

c. In the event that easements over private property are necessary to obtain water and sewer service, the Property Owner shall obtain at their own expense all necessary water and sewer utility easements and dedicate said easements to the Town.

d. Prior to the issuance of any building permit, the Property Owner shall pay to the Town all customary tap fees for water and sewer services, as well as applicable Renewable Water Resource Recovery Fees under Ordinance 07-01.

e. The Town will allow the Property Owner to make use of the Town's utility corridors, easements, and rights of way for utility extensions to the site and will cooperate with the Property Owner in seeking to secure reimbursement/recovery agreements for water line extensions that other property owners may seek to utilize.

5. Easements.

a. Pursuant to the Intergovernmental Agreement, dated May 9, 2006, between the Town of Elizabeth, the Property Owner, and other parties, the Property Owner shall grant the Town a utility easement as described in **Exhibit B** for water and sewer facilities, within fifteen days (15) of the approval of the annexation.

b. The Town will grant a 50 foot public right-of-way (**Exhibit C**) on Lot 4, Gold Creek Park Subdivision for a road connection between Gold Creek Commons and Palamino Trail which road alignment, design, and improvement specifications will be constructed by the Property Owner, at his expense, to Town specifications. The exact location as set forth in **Exhibit C** may be moved to the east at the request of the Town and the parties agree to cooperate with the relocation.

6. Gold Creek Buffer Requirement:

a. At the time of subdivision and/or site plan review, the Town will consider reducing the 300-foot setback required by EMC 16-1-150(a)(2) from Gold Creek under authority of this Annexation Agreement. Town consideration criteria shall include, but not be limited to: impacts to the Gold Creek greenbelt/greenway envisioned by the Town of Elizabeth Master Plan; input from the US Fish & Wildlife Service and other parties regarding riparian habitat related to but not limited to Preble's Mouse; evaluation of the 100-year floodplain, including its location relative to the 300' setback area; and proposed development impacts to the 100-year floodplain and 300' setback area and the 100-year floodplain area, and measures designed to mitigate impacts to the greenway, 100-year floodplain, and 300' setback area.

7. SH-86 Access Control Plan:

a. The Town will act as the applicant in amending the *State Highway 83 & 86 Access Control Plan* (February, 2006) to provide for a full movement intersection, whether by signalization, roundabout, or other traffic mechanism at the entrance road to Gold Creek Commons and Highway 86 on the condition that improvements to the intersection address traffic circulation on SH-86 to the satisfaction of the Planning Commission and Board of Trustees. Any costs incurred by the Town acting as the applicant for the amendment to the State Highway 83 & 86 Access Control Plan shall be reimbursed by the Property Owner.

8. Construction of State Highway 86 Roundabout Intersection. Property Owner agrees, at its sole cost and expense, to construct or cause to be constructed a full movement, two (2) lane roundabout intersections, in the approximate location depicted on **Exhibit D**, attached hereto and incorporated herein by this reference, which also includes the following:

a. A realignment of State Highway 86 approximately twenty-three (23) feet north of the current centerline;

b. An extension of Pinto Trail to County Road 13 within the Property, and an extension of Palomino Trail south along the west 50-dfeet of the Gold Creek Park Subdivision, Lot #4, to the Property (per item 5.b. above)

c. The construction of approximately two thousand (2000) linear feet of widened State Highway 86 with two (2) through travel lanes in each direction; and

d. The construction of two (2) left turn lanes for westbound State Highway 86 to southbound Legacy Circle including receiving lanes on southbound Legacy Circle.

The Property Owner shall be responsible for all costs of construction, including property acquisition or dedication, and all other costs, the intent of this provision being that the Property Owner shall be responsible for all such costs, and the Town shall be responsible for no costs. The construction of the complete roundabout intersection described herein shall be commenced within one (1) year of approval of an amendment to the State Highway 86 Access Control Plan allowing such a roundabout intersection. In the event such an amendment is not approved, the Property Owner shall be limited to the currently planned right in, right out access on to State Highway 86 pursuant to the State Highway 86 Access Control Plan.

9. Town Fees.

a. The Property Owner hereby agrees to pay the Town the actual cost to the Town during the annexation and subsequent development review process, to defray reasonable Town cost and expenses for engineering, surveying, environmental assessment, legal services, and any other professional services deemed necessary as part of development review (e.g. publications; mailings; review of landscape plans; review of lighting plans) rendered in connection with the review of the annexation and subsequent development of the Property including all related administrative fees not to exceed fifteen percent (115%) of the actual costs. In addition, the Property Owner shall reimburse the Town for the cost of making corrections or additions to the master copy of the official Town Zoning Map and for the fee for recording the annexation map and accompanying documents with the Elbert County Clerk and Recorder.

b. The Property Owner shall pay the annexation building fees as established by the EMC Article VI, in effect at time of Building Permit approval. The Property Owner shall pay the foregoing annexation building fees in effect at the time specified by such ordinances.

10. Town Ordinances, Regulations, Codes, Policies and Procedures. Except as expressly provided herein, all Town ordinances, regulations, codes, policies, and procedures shall be applicable to the use and development of the Property as the same are in effect at the time of any applicable land use application. The Property Owner specifically agrees and acknowledges that the Town is currently considering adoption of a Design Standards & Guidelines Code, and specifically consents that the Property shall be developed in compliance with the said Design Standards & Guidelines Code, as the same may be in effect at the time Property Owner obtains Subdivision and/or Site Plan approval for any portion of the Property.

11. Special Districts. The Town agrees and understands that the Property Owner desires to form a Title 32 Special District in order to design, construction, and/or finance certain public improvements including water and sewer infrastructure connections to the Town. The District will be called Gold Creek Commons Metropolitan District. Town agrees that this Annexation Agreement is conditioned upon the approval of a Service Plan for the District and should said Service Plan not be approved by the Town, this Agreement shall be void and the Property Owner may apply to the Trustees of the Court for disconnection. Should disconnection occur, the Property will not be subject to future mill levies or debt of the Town.

12. Public Improvements Financed or Constructed by the Town. The Town has no obligation to construct or finance any public improvements under this Agreement for the benefit of the Property.

13. Recordation of Agreement. This Agreement shall be recorded with the Clerk and Recorder of Elbert County, Colorado, shall run with the land, and be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties hereto.

14. Assignment. Any and all of the rights, duties and obligations of the Property Owner hereunder may be assigned by the Property Owner to any person or entity that is financially responsible. The financial responsibility of such assignee shall be subject to the approval of the Town, which approval shall not be unreasonably withheld or delayed. Upon such approval the Town shall provide the Property Owner with written acknowledgement of such approval. In such event, the assignee shall assume all of the rights, duties and obligations of the Property Owner hereunder as to the portion of the Property so assigned, and the Property Owner shall be relieved from all further liabilities, duties and obligations as to the portion of the Property so assigned.

15. Cure of Legal Defects. In the event the annexation or zoning of the Property, or any portion of this Agreement, is declared void or unenforceable by final court action, the Town and the Property Owner shall cooperate to cure any legal defects cited by the court, and immediately upon such cure the Town shall reinstitute and complete proceedings to annex the Property subject to the terms of this Agreement.

16. Remedies. The Town's remedies under this Agreement include, but are not limited to, the following:

a. The Developer waives any constitutional claims it may have against the Town arising out of a breach of this Agreement.

b. The refusal to issue any building permit or certificate of occupancy.

c. 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.

d. Any other remedy available at law.

17. Waiver of Prior Vested Rights. The Property owner waives any prior vested property rights acquired in Elbert County so long as the Property remains annexed into the Town.

18. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of an ordinance annexing and zoning the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing and zoning the Property.

19. Authority of the Town. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

20. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid, and the parties shall cooperate to cure any such defect as provided in paragraph 12 of this Agreement.

21. 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.

22. Notice. All notice required under this Agreement shall be in writing and shall be hand-delivered or sent by Certified Mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective on the earlier of actual receipt or 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.

To the Town:

Town of Elizabeth
P.O. Box 159
321 South Banner Street
Elizabeth, Colorado 80107

Copy to:

Corey Y. Hoffmann, Esq.
Hayes, Phillips, Hoffmann and Carberry P.C.
1350 17th Street, Suite 450
Denver, Colorado 80202

To the Property Owner: Gold Creek Commons Metropolitan District
32176 County Road 17
Elizabeth, CO 80107

23. Entire Agreement - Amendments. This Agreement, embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto relating to the matters set forth herein. This Agreement may be amended by written agreement between the Property Owner and the Town acting pursuant to authorization of the Board of Trustees.

PROPERTY OWNER:

Gold Creek Commons, LLC

By: _____ owner (name & title)
Date: 6/30/07

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this day of June 30, 2007, by Rick Thum

My commission expires: 05-10-09

(SEAL)

SERENA L. BROOKS NOTARY PUBLIC STATE OF COLORADO

_____
Notary Public

486886 07/12/2007 12:37P B696 P524 ANNEX
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TOWN OF ELIZABETH, COLORADO

Jon Gleiforst, Mayor
Date: 7/2/07

ATTEST:

Serena Brooks Town Clerk

TOWN OF ELIZABETH INCORPORATED SEAL SEPT. 24, 1890 ELBERT COUNTY COLORADO

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney

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Exhibit A
Legal Description of Property

EXHIBIT A

486886 07/12/2007 12:37P B696 P524 ANNEX
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POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
Colorado Springs, Co. 80909
Phone 719/448-0844 Fax 719-448-9225

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 56.53 ACRES, MORE OR LESS.

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Exhibit B
Property Owner Easement Dedication to Town for Water & Sewer Facilities

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13 of 19 R 96.00 D 0.00 Elbert County

EXHIBIT B

LEGAL DESCRIPTION
GOLD CREEK COMMONS
30' SANITARY SEWER EASEMENT

A PART OF A PARCEL OF LAND DESCRIBED IN BOOK 663, PAGE 521 ,ELBERT COUNTY RECORDS, LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00°09'54" EAST A DISTANCE OF 2639.25 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE NORTH 00°09'54" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 12 A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°09'54" EAST CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 12 THE WESTERLY LINE OF SAID PAREL A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°16'53" EAST ALONG A LINE PARALLEL WITH AND 120.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 12 A DISTANCE OF 344.06 FEET;
THENCE NORTH 17°47'28" EAST A DISTANCE OF 406.29 FEET;
THENCE NORTH 25°46'48" A DISTANCE OF 405.12 FEET;
THENCE NORTH 10°49'11" EAST ALONG A LINE PARALLEL WITH AND 15.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 1379.09;
THENCE NORTH 08°18'04" EAST A DISTANE OF 212.80 FEET;
THENCE NORTH 12°04'04" EAST A DISTANCE OF 228.41 FEET;
THENCE SOUTH 89°12'41" EAST ALONG A LINE PARALLEL WITH AND 30 FEET NORTHWERLY OF THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 12 A DISTANCE OF 99.03 FEET TO THE EASTERLY LINE OF SAID PARCEL;
THENCE SOUTH 20°17'24" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 31.83 FEET TO SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12;
THENCE NORTH 89°12'41" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12 A DISTANCE OF 63.80 FEET;
THENCE SOUTH 12°04'04" WEST A DISTANCE OF 202.82 FEET;
THENCE SOUTH 08°18'04" WEST A DISTANCE OF 149.89 FEET;
THENCE SOUTH 20°17'24" WEST A DISTANCE OF 74.45 FEET;
THENCE SOUTH 10°49'11" WEST ALONG SAID EASTERLY LINE OF SAID PARCEL A DISTANCE OF 1428.91 FEET;
THENCE SOUTH 25°46'48" WEST A DISTANCE OF 348.86 FEET;
THENCE SOUTH 17°47'28" WEST A DISTANE OF 426.36 FEET;
THENCE NORTH 89°16'53"WEST ALONG A LINE PARALLEL WITH AND 90.00 FEETNORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 A DISTANCE OF 365.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 70,474 SQUARE FEET OR 1.618 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
CVL CONSULTANTS OF COLORADO AND
VERIFIED BY:
RANDALL D HENCY, PLS 27605
POLARIS SURVEYING INC.

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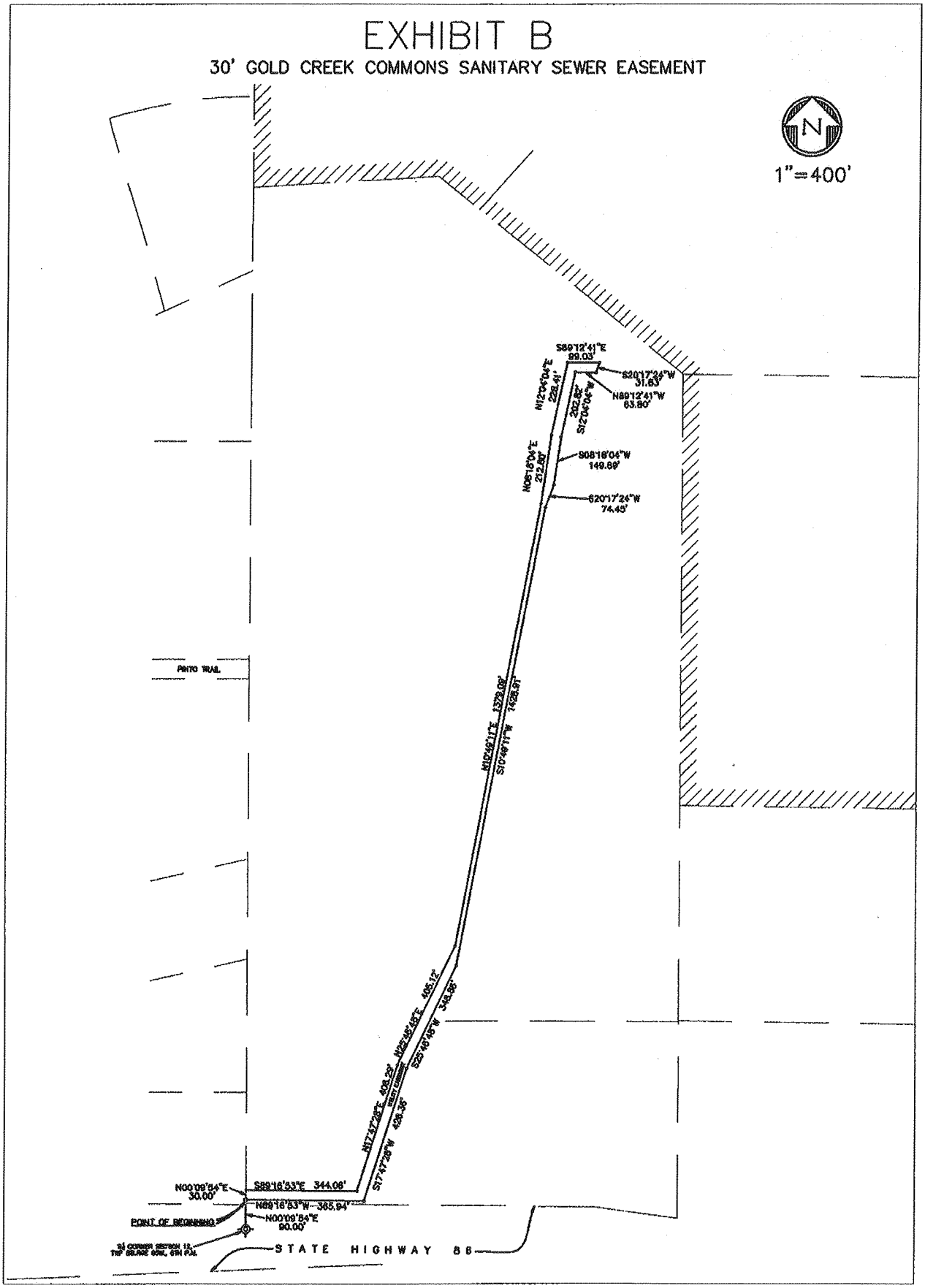
EXHIBIT B

30' GOLD CREEK COMMONS SANITARY SEWER EASEMENT



486886 07/12/2007 12:37P B696 P524 ANNEX
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Exhibit C
50' Easement/Right-of-Way

486886 07/12/2007 12:37P B696 P524 ANNEX
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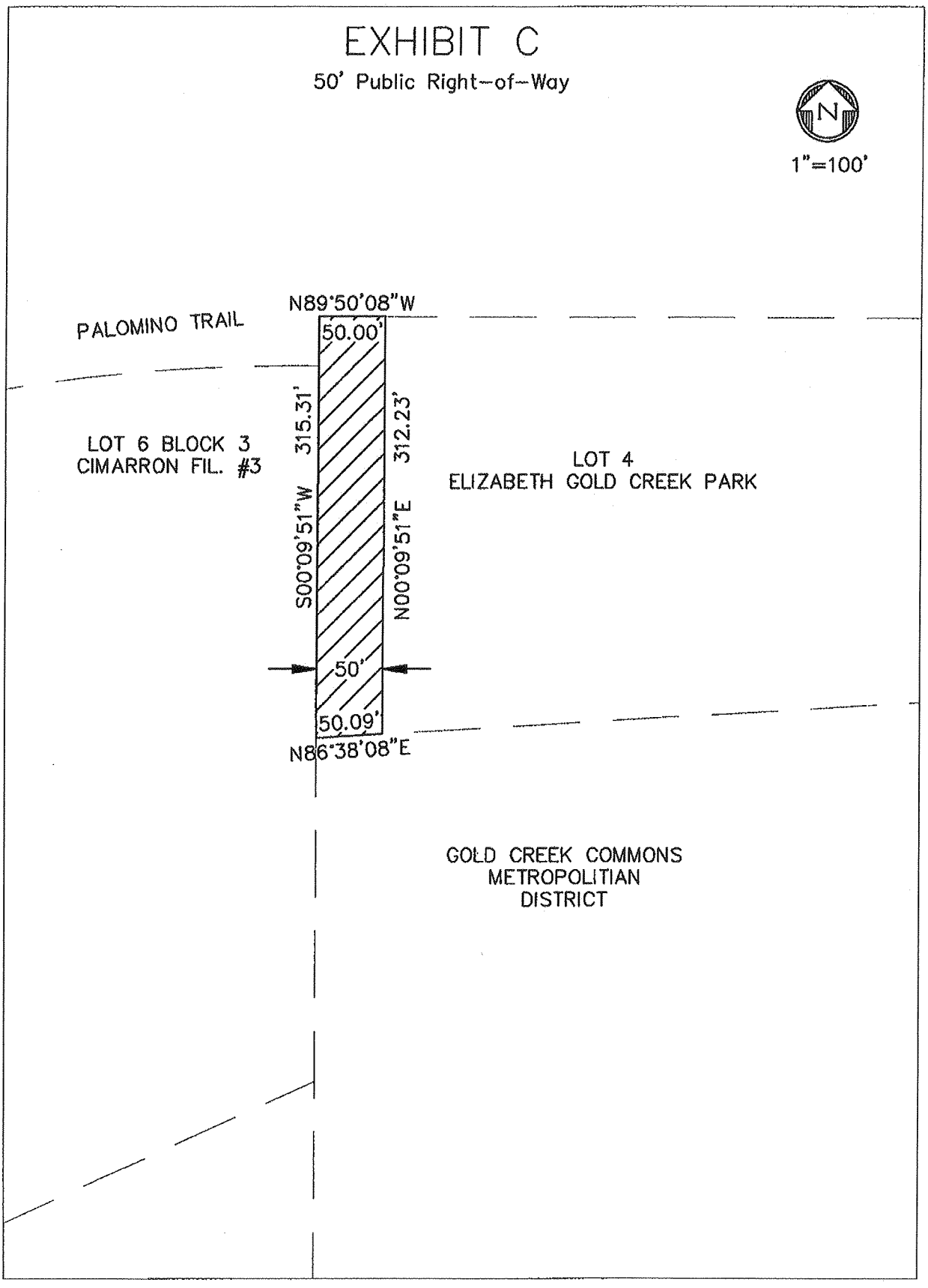
EXHIBIT C

50' Public Right-of-Way

1"=100'



486886 07/12/2007 12:37P B696 P524 ANNEX
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Exhibit D
Roundabout Intersection - Schematic

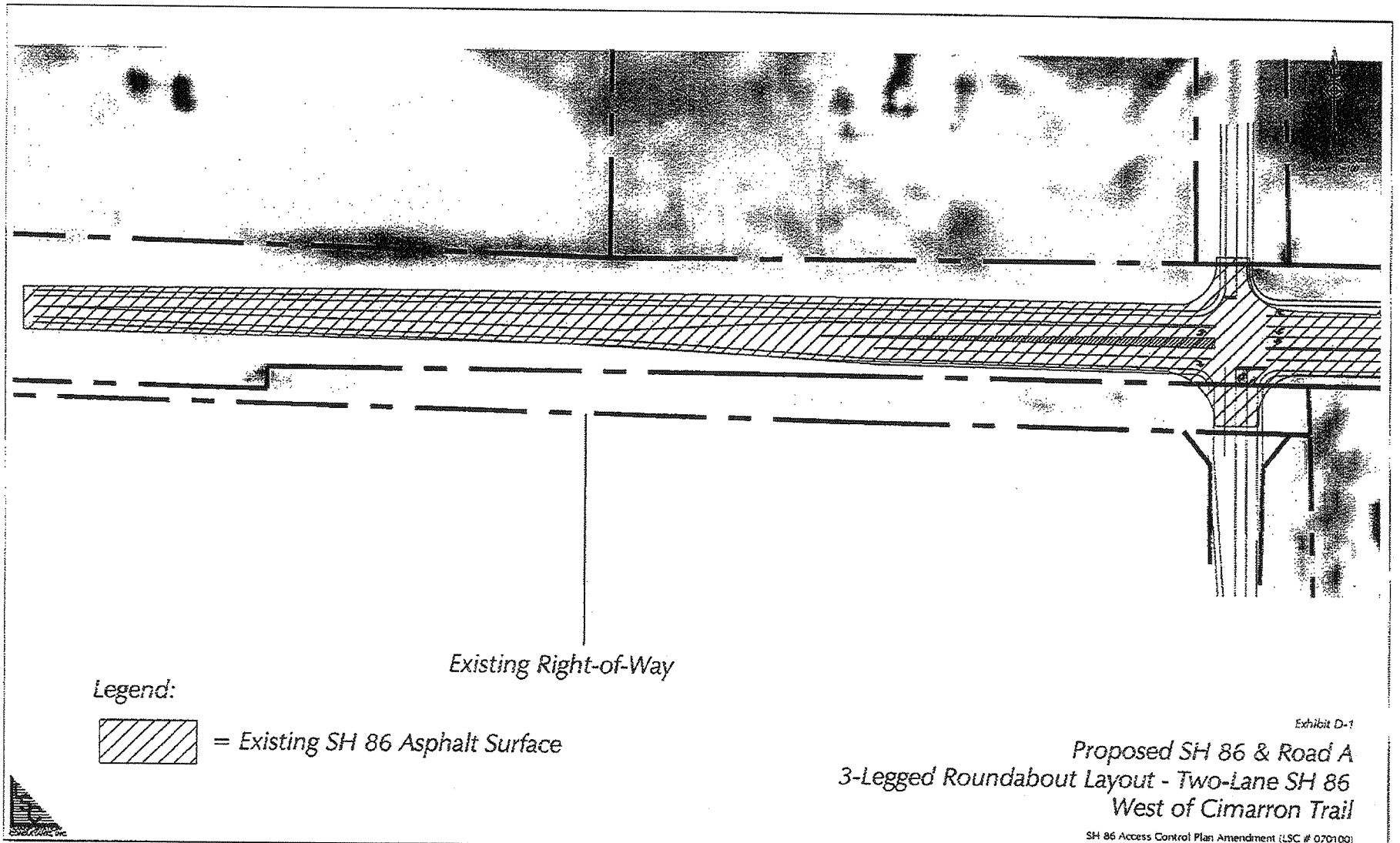

Exhibit D-1

Proposed SH 86 & Road A
3-Legged Roundabout Layout - Two-Lane SH 86
West of Cimarron Trail

SH 86 Access Control Plan Amendment (LSC # 070100)

486886 07/12/2007 12:37P B696 P524 ANNEX
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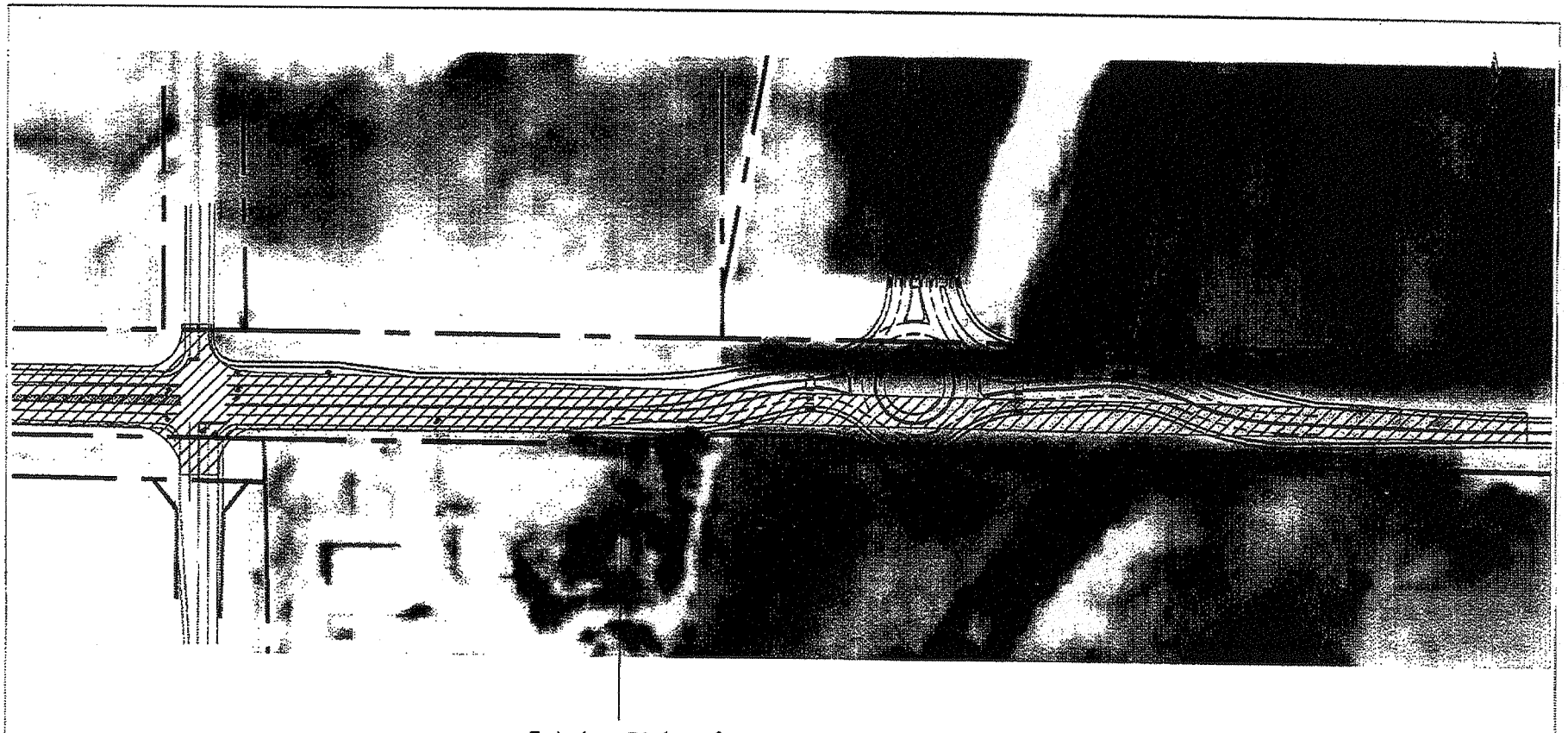

Existing Right-of-Way

Legend:

= Existing SH 86 Asphalt Surface

Exhibit D-2

Proposed SH 86 & Road A
3-Legged Roundabout Layout - Two-Lane SH 86
East of Cimarron Trail

SH 86 Access Control Plan Amendment (LSC # 070100)

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ORDINANCE 07-05

AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY KNOWN AS THE 2nd GOLD CREEK COMMONS LLC PROPERTY IN ELBERT COUNTY.

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Board of Trustees of the Town of Elizabeth, Colorado, written petition for annexation to an by the Town of Elizabeth, Colorado, of that property described in attached **Exhibit A**, being contiguous unincorporated territory situated, lying and being in the County of Elbert, State of Colorado; and

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado has conducted a public hearing as required by law to determine the eligibility for annexation of that property described in attached **Exhibit A**;

WHEREAS, pursuant to C.R.S. 31-12-110, the Board of Trustees of the Town of Elizabeth, Colorado has passed a Resolution of Findings and Conclusions for the property described in **Exhibit A**;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, has satisfied itself concerning the eligibility for annexation of that property described in attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law in the annexation policy of the Town of Elizabeth, Colorado.

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

Section 1: The annexation by and to the Town of Elizabeth, State of Colorado, of that property described in attached **Exhibit A**, situated, lying and being in the County of Elbert, state of Colorado, meets all requirements of law and the annexation policy of the Town of Elizabeth, and therefore, said annexation is hereby approved and made effective.

Section 2: The owners(s) of more than fifty percent (50%) of the property described in attached **Exhibit A** has petitioned for annexation.

Section 3: Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the Municipal Laws of the State of Colorado pertaining to towns and to all ordinances, resolutions, rules and regulations of the Town of Elizabeth.

Section 4: Considering all the foregoing, and based on the conviction that annexation of this property to the Town of Elizabeth will serve the best interest of the Town of Elizabeth and the owners(s) of the territory to be annexed, the unincorporated

territory described in **Exhibit A**, which is attached hereto and made a part hereof, is annexed to the Town of Elizabeth, Colorado.

Section 5: The Town Clerk shall file for recording three certified copies of the Annexation Ordinance and three copies of the Annexation Map with the Clerk and Recorder of the County of Elbert, State of Colorado.

Section 6: The Annexation Map showing the boundaries of the newly annexed territory as above described shall be kept on file in the office of the Elbert County Clerk and Recorder.

Section 7: The Town Clerk shall file one certified copy of the Annexation Ordinance and one copy of the Annexation Map with the Division of Local Governments of the Department of Local Affairs.

Section 8: This Ordinance shall become effective thirty (30) days after final publication except for the purpose of general taxation, and for such purposes it shall become on January 1st of the next succeeding year following passage of this Annexation Ordinance.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this 2nd day of May, 2007.

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

Jon Gleiforst, Mayor

ATTEST:

Serena L. Brooks, Town Clerk

TOWN OF ELIZABETH INCORPORATED SEAL SEPT. 24, 1890 ELBERT COUNTY COLORADO

EXHIBIT A

GOLD CREEK COMMONS NO. 2 – ANNEXATION

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH–SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2073.60 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 50 DEGREES 24 MINUTES 08 SECONDS WEST A DISTANCE OF 154.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;

THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG SAID RIGHT–OF–WAY LINE A DISTANCE OF 100.00 FEET TO A POINT ON THE THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267;

THENCE NORTH 10 DEGREES 48 MINUTES 27 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL AREA = 0.06 ACRES, MORE OR LESS.

Received

FEB 1 2 2007

Town of Elizabeth

RESOLUTION 07R08

A RESOLUTION PURSUANT TO C.R.S. § 31-12-110, SETTING FORTH THE FINDINGS OF FACT AND CONCLUSION OF SAID PROPERTY DESCRIBED IN EXHIBIT A HERETO FOR ANNEXATION TO THE TOWN OF ELIZABETH.

WHEREAS, an annexation petition was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in the County of Elbert, State of Colorado, otherwise known as the Gold Creek Commons LLC property, and hereafter described in **Exhibit A**, attached hereto and made a part hereof;

WHEREAS, said petition was forwarded by the Town Clerk to the Board of Trustees;

WHEREAS, the Board of Trustees of the Town of Elizabeth, Colorado, found substantial compliance of said petition with C.R.S. § 31-12-107;

WHEREAS, public notice of such public hearing was given as required by law;

WHEREAS, the public hearing on said annexation petition was conducted in accordance with the requirements of the law; and

WHEREAS, pursuant to C.R.S. § 31-12-110, the Board of Trustees, sitting as the governing body of the Town of Elizabeth, Colorado, is required to set forth its findings of fact and its conclusion as to the eligibility of said property described in attached **Exhibit A** for annexation to the Town of Elizabeth.

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

Section 1. A Three-Mile Plan for that area encompassing the property described in attached **Exhibit A** has been adopted by the Board of Trustees pursuant to C.R.S. § 31-12-105(1)(e).

Section 2. Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed as described in attached **Exhibit A** is contiguous with the existing boundaries of the Town of Elizabeth as required by law.

Section 3. A community of interest exists between the area proposed to be annexed as described in attached **Exhibit A** and the Town of Elizabeth, and said area will be urbanized in the near future.

Section 4. The area proposed to be annexed is described in attached **Exhibit A** and is integrated or is capable of being integrated within the Town of Elizabeth.

Section 5. The limitations of the Municipal Annexation Act and the Constitution of the State of Colorado do not prevent the annexation of the subject property or any part thereof since:

a. No land in the territory to be annexed which is held in identical ownership and consists of either a single tract or parcel, or two or more contiguous tracts or parcels has been divided or any portion thereof excluded for the area to be annexed without the written consent of the owners thereof;

b. No land in the territory to be annexed which is held in identical ownership and comprises twenty (20) or more acres, having an assessed valuation for ad valorem tax purposes in excess of two hundred thousand dollars ($200,000.00) in the year next preceding the annexation, has been included in the area to be annexed without the written consent of the landowners;

c. No proceedings have been commenced by another municipality for the annexation of all or part of the territory to be annexed by the Town of Elizabeth; and

d. The annexation will not result in the detachment of the area from the school district in which it is currently located.

Section 6. The petition(s) for the annexation of that real estate described in attached **Exhibit A** meet the requirements of law and are in proper order for annexation for the property proposed to be annexed as described in attached **Exhibit A.**

Section 7. No election is required pursuant to C.R.S. § 31-12-107(2) or any other law of the State of Colorado or the Town of Elizabeth.

Section 8. The proposed annexation will not have the effect of extending a municipal boundary more than three (3) miles in any direction from any point of the Town boundary in any one year.

Section 9. The entire width of any platted street or alley to be annexed is included within the annexation.

Section10. A voluntary Annexation Agreement has been drafted between the Property Owner and the Town, and both parties assent to the provisions of that Agreement.

Section 11. The property described in attached **Exhibit A** is eligible for annexation to the Town of Elizabeth and all requirements of law have been met for such annexation, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended.

Section 12. An ordinance annexing that property described in attached **Exhibit A** to the Town of Elizabeth shall be considered by this Board of Trustees pursuant to C.R.S. § 31-12-111.

PASSED, APPROVED, and ADOPTED this 22nd day of May, 2007, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of 5 for and 1 against.

Jon Gleiforst, Mayor

ATTEST

Serena Brooks, Town Clerk

EXHIBIT A

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
Colorado Springs, Co. 80909
Phone 719/448-0844 Fax 719-448-9225

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER $\frac{1}{4}$ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 56.53 ACRES, MORE OR LESS.

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ANNEXATION AGREEMENT

486886 07/12/2007 12:37P B696 P524 ANNEX
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ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into this 22nd day of May 2007, by and between Gold Creek Commons, LLC (hereinafter referred to as the "Property Owner"), and the Town of Elizabeth, Colorado, (hereinafter referred to as the "Town").

WITNESSETH:

WHEREAS, a petition has been filed with the Town, pursuant to Section 31-12 107(1), C.R.S., for annexation of the unincorporated lands described in Exhibit A attached hereto and incorporated herein by reference (said lands being hereinafter referred to as the "Property"); and

WHEREAS, the Property Owner has entered a contract to acquire one hundred percent (100%) of the Property; and

WHEREAS, the Property Owner desires to have the Property annexed into the Town in order to obtain from the Town such municipal services as the Town may now or in the future extend including, but not limited to, those described herein; and

WHEREAS, the Town has determined that it is in its best interest to annex the Property, to provide municipal services thereto, and to receive revenues from the development occurring thereon upon the terms and conditions contained herein,

NOW, THEREFORE, in consideration of the foregoing premises and the covenants, promises and agreements of each of the parties hereto, to be kept and performed by each of them, the parties agree as follows:

1. Annexation. The annexation of the Property shall be in accordance provisions of the Municipal Annexation Act of 1965, C.R.S. § 31.12 *et. seq.* and the Elizabeth Municipal Code, Chapter 15.

2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Property Owner upon annexation and development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Town of Elizabeth Municipal Code as currently in effect, or as may be applied as part of the Final Development Plan; Final Development Guide; Final Plat(s), and Final Site Plan(s) approvals for the property, and any and all applicable state statutes.

3. Zoning and Development. The Property Owner hereby consents and the Town hereby agrees to zoning the Property described in **Exhibit A**, as a Planned Development (PD) District. The Property Owner shall develop the property consistent with the Final Development Plan; Final Development Guide; Final Plat(s); and Final Site Plan(s), as approved by the Board of Trustees.

4. Water and Sewer Service.

a. Prior to the issuance of a building permit for any structure on the Property described in **Exhibit A**, the Property Owner shall bring municipal water and sewer lines to the Property at its own expense and in conformance with the requirements of the Town's engineering firm.

b. Property Owner shall, upon execution of this Agreement, convey to the Town by Special Warranty Deed, free and clear of all liens and encumbrances, all groundwater rights appurtenant to the Property described in **Exhibit A**. Further, the Property Owner shall meet all requirements of Ordinance 07-01, the Town's Water Dedication Code; provided that the Property Owner shall be allowed to continue the use of those irrigation wells provided the wells are metered, said meters to be provided by the Town and installed by the Property Owner, in accordance with Permits No 134476 and 134477 for the purpose of irrigating public parks and open space within the boundaries of **Exhibit A,** but this right shall terminate once the Town has completed an approved augmentation plan, or three years from the date of this Agreement, whichever occurs sooner. Property Owner shall provide all augmentation water required to cover pumping of the said wells by Property Owner pursuant to the preceding sentence.

The Property Owner agrees to reimburse the Town the cost of adjudicating the water rights belonging to the Property. The Property Owner further understands that the Town will be adjudicating other water rights together with an Augmentation Plan and the Property Owner agrees to pay its fair share and pro-rata cost of said adjudication and Augmentation Plan based upon the proportionate amount of land acreage for each property involved. The Property Owner shall pay $14,362 for the pro-rated share of the costs. $5,000 to be paid at the time of execution of this agreement and $9,362 to be paid at the time of Gold Creek Commons Special District formation. Should the Town get additional parties to participate in the adjudication and water augmentation process, the Town will return a pro-rated share of funds to the Property Owner.

c. In the event that easements over private property are necessary to obtain water and sewer service, the Property Owner shall obtain at their own expense all necessary water and sewer utility easements and dedicate said easements to the Town.

d. Prior to the issuance of any building permit, the Property Owner shall pay to the Town all customary tap fees for water and sewer services, as well as applicable Renewable Water Resource Recovery Fees under Ordinance 07-01.

e. The Town will allow the Property Owner to make use of the Town's utility corridors, easements, and rights of way for utility extensions to the site and will cooperate with the Property Owner in seeking to secure reimbursement/recovery agreements for water line extensions that other property owners may seek to utilize.

5. Easements.

a. Pursuant to the Intergovernmental Agreement, dated May 9, 2006, between the Town of Elizabeth, the Property Owner, and other parties, the Property Owner shall grant the Town a utility easement as described in **Exhibit B** for water and sewer facilities, within fifteen days (15) of the approval of the annexation.

b. The Town will grant a 50 foot public right-of-way (**Exhibit C**) on Lot 4, Gold Creek Park Subdivision for a road connection between Gold Creek Commons and Palamino Trail which road alignment, design, and improvement specifications will be constructed by the Property Owner, at his expense, to Town specifications. The exact location as set forth in **Exhibit C** may be moved to the east at the request of the Town and the parties agree to cooperate with the relocation.

6. Gold Creek Buffer Requirement:

a. At the time of subdivision and/or site plan review, the Town will consider reducing the 300-foot setback required by EMC 16-1-150(a)(2) from Gold Creek under authority of this Annexation Agreement. Town consideration criteria shall include, but not be limited to: impacts to the Gold Creek greenbelt/greenway envisioned by the Town of Elizabeth Master Plan; input from the US Fish & Wildlife Service and other parties regarding riparian habitat related to but not limited to Preble's Mouse; evaluation of the 100-year floodplain, including its location relative to the 300' setback area; and proposed development impacts to the 100-year floodplain and 300' setback area and the 100-year floodplain area, and measures designed to mitigate impacts to the greenway, 100-year floodplain, and 300' setback area.

7. SH-86 Access Control Plan:

a. The Town will act as the applicant in amending the *State Highway 83 & 86 Access Control Plan* (February, 2006) to provide for a full movement intersection, whether by signalization, roundabout, or other traffic mechanism at the entrance road to Gold Creek Commons and Highway 86 on the condition that improvements to the intersection address traffic circulation on SH-86 to the satisfaction of the Planning Commission and Board of Trustees. Any costs incurred by the Town acting as the applicant for the amendment to the State Highway 83 & 86 Access Control Plan shall be reimbursed by the Property Owner.

8. Construction of State Highway 86 Roundabout Intersection. Property Owner agrees, at its sole cost and expense, to construct or cause to be constructed a full movement, two (2) lane roundabout intersections, in the approximate location depicted on **Exhibit D**, attached hereto and incorporated herein by this reference, which also includes the following:

a. A realignment of State Highway 86 approximately twenty-three (23) feet north of the current centerline;

b. An extension of Pinto Trail to County Road 13 within the Property, and an extension of Palomino Trail south along the west 50-dfeet of the Gold Creek Park Subdivision, Lot #4, to the Property (per item 5.b. above)

c. The construction of approximately two thousand (2000) linear feet of widened State Highway 86 with two (2) through travel lanes in each direction; and

d. The construction of two (2) left turn lanes for westbound State Highway 86 to southbound Legacy Circle including receiving lanes on southbound Legacy Circle.

The Property Owner shall be responsible for all costs of construction, including property acquisition or dedication, and all other costs, the intent of this provision being that the Property Owner shall be responsible for all such costs, and the Town shall be responsible for no costs. The construction of the complete roundabout intersection described herein shall be commenced within one (1) year of approval of an amendment to the State Highway 86 Access Control Plan allowing such a roundabout intersection. In the event such an amendment is not approved, the Property Owner shall be limited to the currently planned right in, right out access on to State Highway 86 pursuant to the State Highway 86 Access Control Plan.

9. Town Fees.

a. The Property Owner hereby agrees to pay the Town the actual cost to the Town during the annexation and subsequent development review process, to defray reasonable Town cost and expenses for engineering, surveying, environmental assessment, legal services, and any other professional services deemed necessary as part of development review (e.g. publications; mailings; review of landscape plans; review of lighting plans) rendered in connection with the review of the annexation and subsequent development of the Property including all related administrative fees not to exceed fifteen percent (115%) of the actual costs. In addition, the Property Owner shall reimburse the Town for the cost of making corrections or additions to the master copy of the official Town Zoning Map and for the fee for recording the annexation map and accompanying documents with the Elbert County Clerk and Recorder.

b. The Property Owner shall pay the annexation building fees as established by the EMC Article VI, in effect at time of Building Permit approval. The Property Owner shall pay the foregoing annexation building fees in effect at the time specified by such ordinances.

10. Town Ordinances, Regulations, Codes, Policies and Procedures. Except as expressly provided herein, all Town ordinances, regulations, codes, policies, and procedures shall be applicable to the use and development of the Property as the same are in effect at the time of any applicable land use application. The Property Owner specifically agrees and acknowledges that the Town is currently considering adoption of a Design Standards & Guidelines Code, and specifically consents that the Property shall be developed in compliance with the said Design Standards & Guidelines Code, as the same may be in effect at the time Property Owner obtains Subdivision and/or Site Plan approval for any portion of the Property.

11. Special Districts. The Town agrees and understands that the Property Owner desires to form a Title 32 Special District in order to design, construction, and/or finance certain public improvements including water and sewer infrastructure connections to the Town. The District will be called Gold Creek Commons Metropolitan District. Town agrees that this Annexation Agreement is conditioned upon the approval of a Service Plan for the District and should said Service Plan not be approved by the Town, this Agreement shall be void and the Property Owner may apply to the Trustees of the Court for disconnection. Should disconnection occur, the Property will not be subject to future mill levies or debt of the Town.

12. Public Improvements Financed or Constructed by the Town. The Town has no obligation to construct or finance any public improvements under this Agreement for the benefit of the Property.

13. Recordation of Agreement. This Agreement shall be recorded with the Clerk and Recorder of Elbert County, Colorado, shall run with the land, and be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties hereto.

14. Assignment. Any and all of the rights, duties and obligations of the Property Owner hereunder may be assigned by the Property Owner to any person or entity that is financially responsible. The financial responsibility of such assignee shall be subject to the approval of the Town, which approval shall not be unreasonably withheld or delayed. Upon such approval the Town shall provide the Property Owner with written acknowledgement of such approval. In such event, the assignee shall assume all of the rights, duties and obligations of the Property Owner hereunder as to the portion of the Property so assigned, and the Property Owner shall be relieved from all further liabilities, duties and obligations as to the portion of the Property so assigned.

15. Cure of Legal Defects. In the event the annexation or zoning of the Property, or any portion of this Agreement, is declared void or unenforceable by final court action, the Town and the Property Owner shall cooperate to cure any legal defects cited by the court, and immediately upon such cure the Town shall reinstitute and complete proceedings to annex the Property subject to the terms of this Agreement.

16. Remedies. The Town's remedies under this Agreement include, but are not limited to, the following:

a. The Developer waives any constitutional claims it may have against the Town arising out of a breach of this Agreement.

b. The refusal to issue any building permit or certificate of occupancy.

c. 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.

d. Any other remedy available at law.

17. Waiver of Prior Vested Rights. The Property owner waives any prior vested property rights acquired in Elbert County so long as the Property remains annexed into the Town.

18. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of an ordinance annexing and zoning the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing and zoning the Property.

19. Authority of the Town. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants; nor shall this Agreement prohibit the enactment by the Town of any fee that is of uniform or general application.

20. Severability. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid, and the parties shall cooperate to cure any such defect as provided in paragraph 12 of this Agreement.

21. 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.

22. Notice. All notice required under this Agreement shall be in writing and shall be hand-delivered or sent by Certified Mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective on the earlier of actual receipt or 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.

To the Town:

Town of Elizabeth
P.O. Box 159
321 South Banner Street
Elizabeth, Colorado 80107

Copy to:

Corey Y. Hoffmann, Esq.
Hayes, Phillips, Hoffmann and Carberry P.C.
1350 17th Street, Suite 450
Denver, Colorado 80202

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To the Property Owner: Gold Creek Commons Metropolitan District
32176 County Road 17
Elizabeth, CO 80107

23. Entire Agreement - Amendments. This Agreement, embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties hereto relating to the matters set forth herein. This Agreement may be amended by written agreement between the Property Owner and the Town acting pursuant to authorization of the Board of Trustees.

PROPERTY OWNER:

Gold Creek Commons, LLC

By: _____ owner (name & title)
Date: 6/30/07

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this day of June 30, 2007, by Rick Thum

My commission expires: 05-10-09

(SEAL)

SERENA L. BROOKS NOTARY PUBLIC STATE OF COLORADO

_____
Notary Public

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TOWN OF ELIZABETH, COLORADO

Jon Gleiforst, Mayor
Date: 7/2/07

ATTEST:

Serena Brooks Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney

05/24/07
C:\DOCUMENTS AND SETTINGS\OWNER\LOCAL SETTINGS\TEMPORARY INTERNET FILES\CONTENT.IE5\8H6RKHAN\ANNEXATIONAGREEMENT-VERSION_8-CLEAN[1].DOC

Exhibit A
Legal Description of Property

EXHIBIT A

486886 07/12/2007 12:37P B696 P524 ANNEX
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POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
Colorado Springs, Co. 80909
Phone 719/448-0844 Fax 719-448-9225

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 56.53 ACRES, MORE OR LESS.

486886 07/12/2007 12:37P B696 P524 ANNEX
12 of 19 R 96.00 D 0.00 Elbert County

Exhibit B
Property Owner Easement Dedication to Town for Water & Sewer Facilities

406886 07/12/2007 12:37P B696 P524 ANNEX
13 of 19 R 96.00 D 0.00 Elbert County

EXHIBIT B

LEGAL DESCRIPTION
GOLD CREEK COMMONS
30' SANITARY SEWER EASEMENT

A PART OF A PARCEL OF LAND DESCRIBED IN BOOK 663, PAGE 521 ,ELBERT COUNTY RECORDS, LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00°09'54" EAST A DISTANCE OF 2639.25 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE NORTH 00°09'54" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 12 A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°09'54" EAST CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 12 THE WESTERLY LINE OF SAID PAREL A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°16'53" EAST ALONG A LINE PARALLEL WITH AND 120.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 12 A DISTANCE OF 344.06 FEET;
THENCE NORTH 17°47'28" EAST A DISTANCE OF 406.29 FEET;
THENCE NORTH 25°46'48" A DISTANCE OF 405.12 FEET;
THENCE NORTH 10°49'11" EAST ALONG A LINE PARALLEL WITH AND 15.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 1379.09;
THENCE NORTH 08°18'04" EAST A DISTANE OF 212.80 FEET;
THENCE NORTH 12°04'04" EAST A DISTANCE OF 228.41 FEET;
THENCE SOUTH 89°12'41" EAST ALONG A LINE PARALLEL WITH AND 30 FEET NORTHWERLY OF THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 12 A DISTANCE OF 99.03 FEET TO THE EASTERLY LINE OF SAID PARCEL;
THENCE SOUTH 20°17'24" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 31.83 FEET TO SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12;
THENCE NORTH 89°12'41" WEST ALONG SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12 A DISTANCE OF 63.80 FEET;
THENCE SOUTH 12°04'04" WEST A DISTANCE OF 202.82 FEET;
THENCE SOUTH 08°18'04" WEST A DISTANCE OF 149.89 FEET;
THENCE SOUTH 20°17'24" WEST A DISTANCE OF 74.45 FEET;
THENCE SOUTH 10°49'11" WEST ALONG SAID EASTERLY LINE OF SAID PARCEL A DISTANCE OF 1428.91 FEET;
THENCE SOUTH 25°46'48" WEST A DISTANCE OF 348.86 FEET;
THENCE SOUTH 17°47'28" WEST A DISTANE OF 426.36 FEET;
THENCE NORTH 89°16'53"WEST ALONG A LINE PARALLEL WITH AND 90.00 FEETNORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 A DISTANCE OF 365.94 FEET TO THE POINT OF BEGINNING.

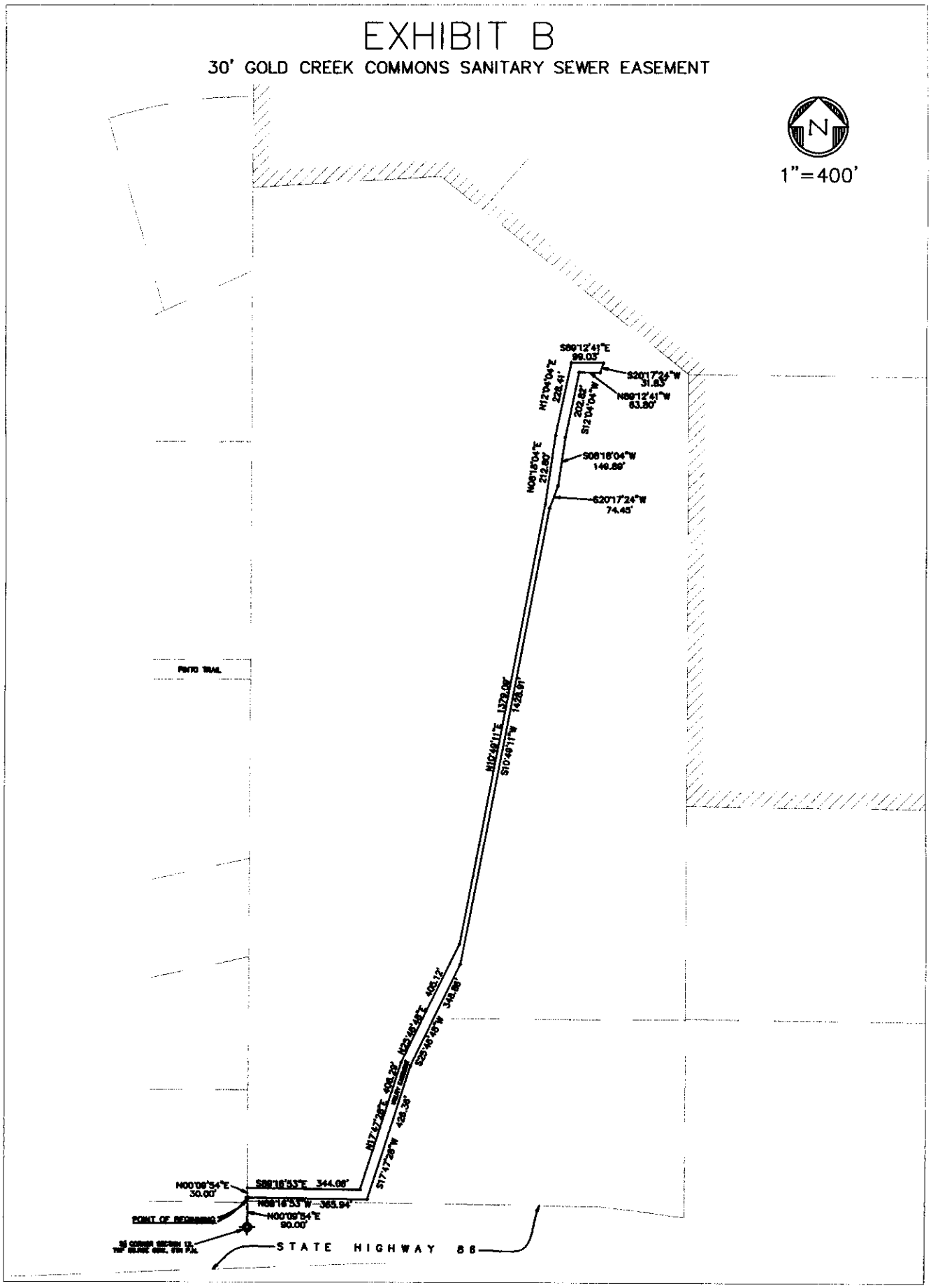
CONTAINING 70,474 SQUARE FEET OR 1.618 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
CVL CONSULTANTS OF COLORADO AND
VERIFIED BY:
RANDALL D HENCY, PLS 27605
POLARIS SURVEYING INC.

486886 07/12/2007 12:37P B696 P524 ANNEX
14 of 19 R 96.00 D 0.00 Elbert County

EXHIBIT B

30' GOLD CREEK COMMONS SANITARY SEWER EASEMENT



486886 07/12/2007 12:37P B696 P524 ANNEX
15 of 19 R 96.00 D 0.00 Elbert County

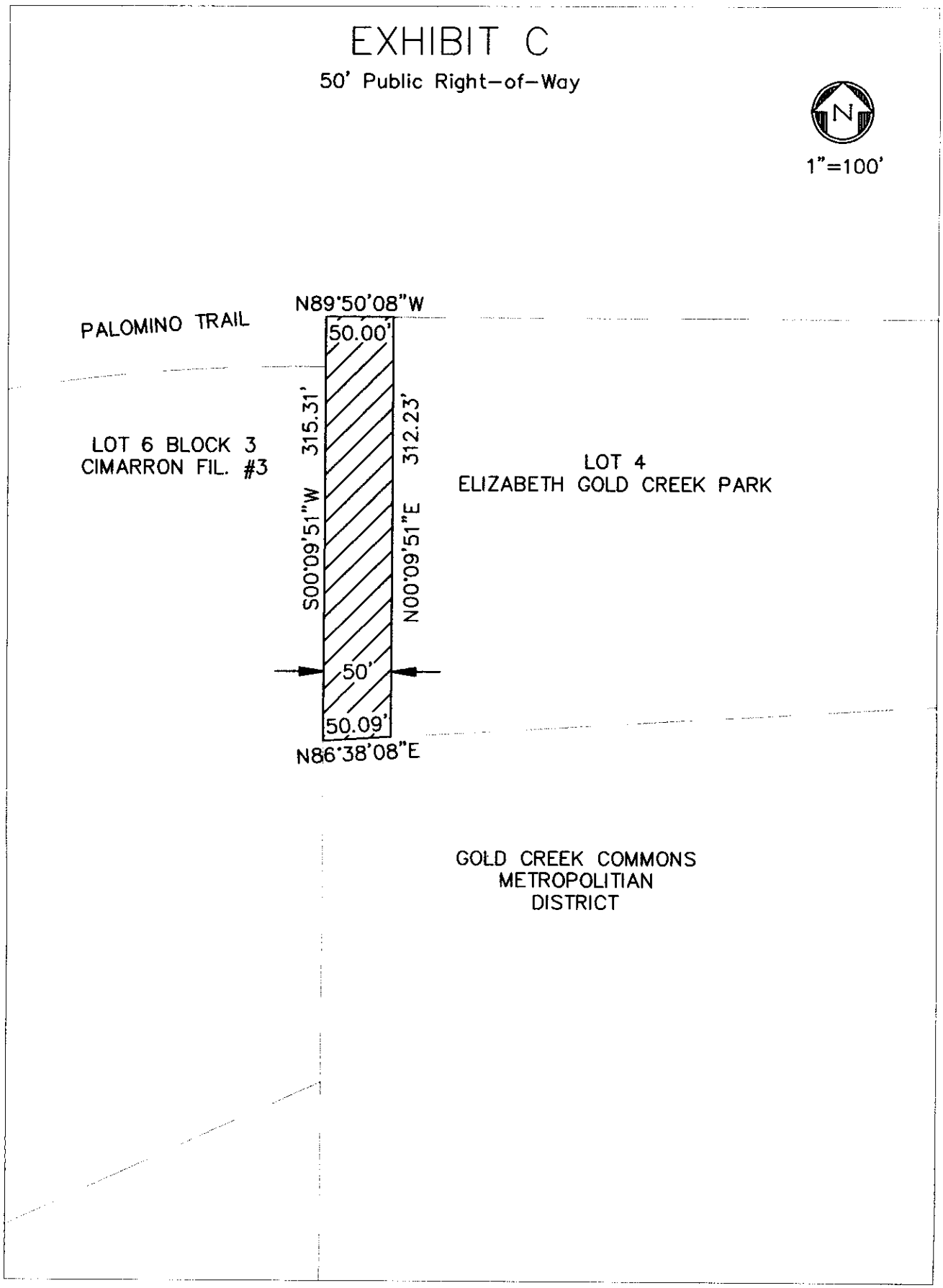
Exhibit C
50' Easement/Right-of-Way

486886 07/12/2007 12:37P B696 P524 ANNEX
16 of 19 R 96.00 D 0.00 Elbert County

EXHIBIT C

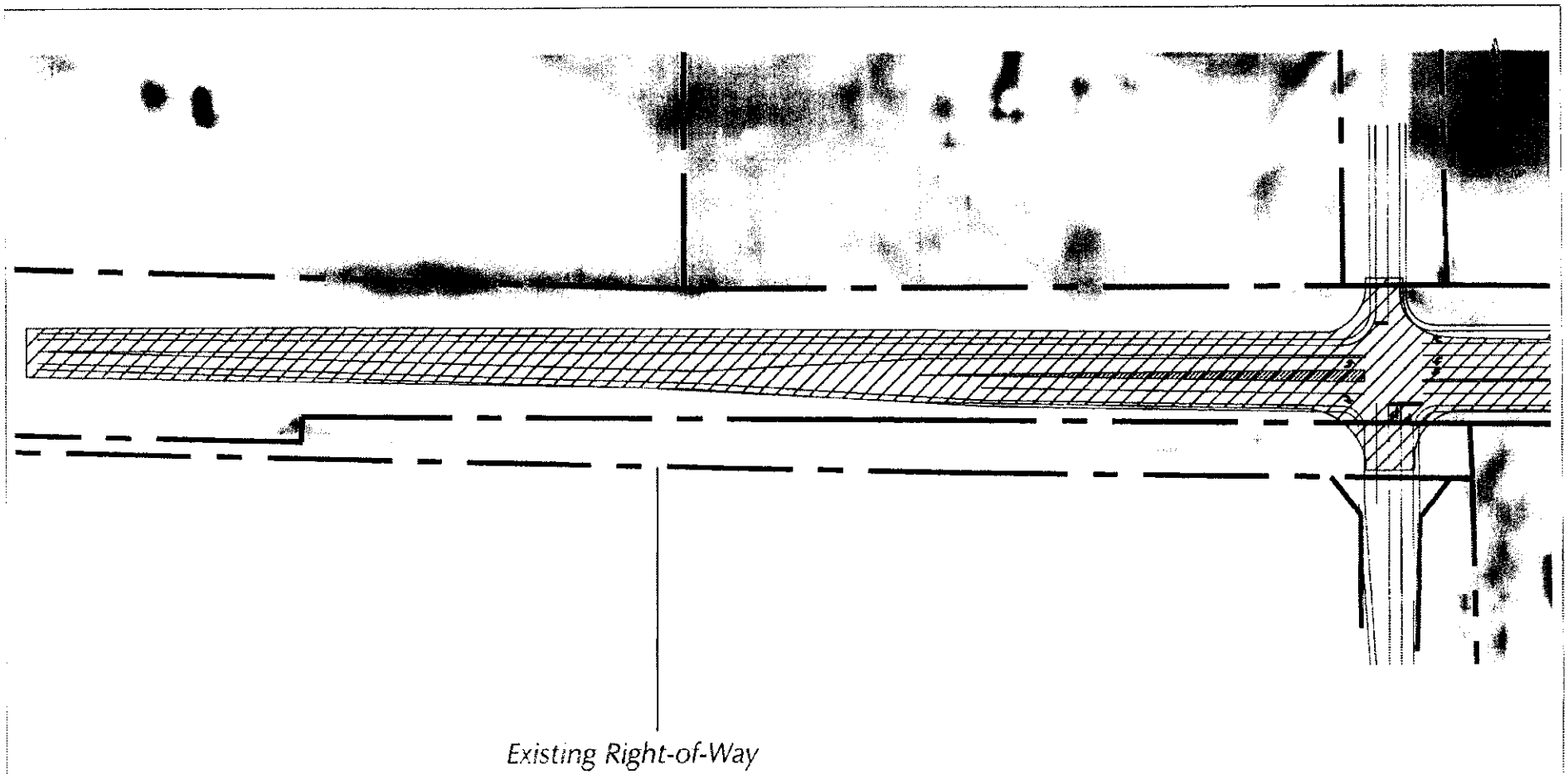
50' Public Right-of-Way

1"=100'



486886 07/12/2007 12:37P B696 P524 ANNEX
17 of 19 R 96.00 D 0.00 Elbert County

Exhibit D
Roundabout Intersection - Schematic



Legend:

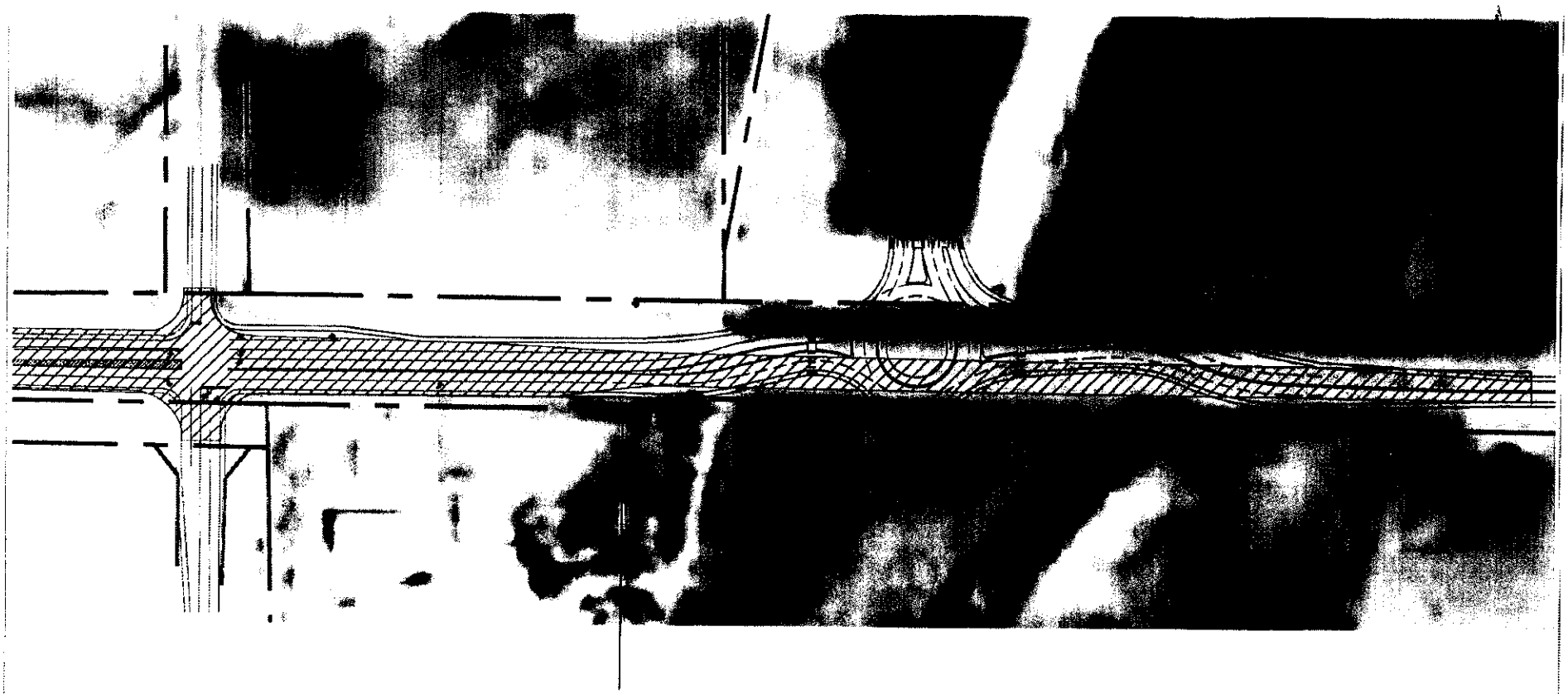
= Existing SH 86 Asphalt Surface

Exhibit D-1

Proposed SH 86 & Road A
3-Legged Roundabout Layout - Two-Lane SH 86
West of Cimarron Trail

SH 86 Access Control Plan Amendment - ESC # 070100.

486886 07/12/2007 12:37P B696 P524 ANNEX
18 of 19 R 96.00 D 0.00 Elbert County



Existing Right-of-Way

Legend:

= Existing SH 86 Asphalt Surface

Exhibit D-2

Proposed SH 86 & Road A
3-Legged Roundabout Layout - Two-Lane SH 86
East of Cimarron Trail

SH 86 Access Control Plan Amendment LSC # 070100

486886 07/12/2007 12:37P B696 P524 ANNEX
19 of 19 R 96.00 D 0.00 Elbert County

502115 B: 711 P: 562 AMDOC
05/27/2009 09:32:09 AM Page: 1 of 8 R 41.00 D
Amy L. Fordyce Clerk/Recorder, Elbert County, Co

FIRST AMENDMENT TO ANNEXATION AGREEMENT

This FIRST AMENDMENT TO ANNEXATION AGREEMENT (the "First Amendment") is voluntarily made and entered into this 25th day of September, 2007, by and between the TOWN OF ELIZABETH, a Colorado municipality (the "Town"), and Gold Creek Commons, LLC (hereinafter referred to as the "Property Owners").

RECITALS

WHEREAS, The Town and Property Owners entered into an Annexation Agreement dated May 22, 2007 (the "Original Agreement") recorded with Elbert County in Book 696, Page 524.

WHEREAS, The Property Owners are the owners of certain real property (the "Property") situated in the County of Elbert, State of Colorado, which property is described as **Exhibit A** of the Original Agreement;

WHEREAS, based on certain changed circumstances, the Town and Property Owners desire to amend the Original Agreement as set forth herein;

WHEREAS, Paragraph 8 of the Original Agreement requires the applicant to construct a full movement access on State Highway 86;

WHEREAS, the Colorado Department of Transportation (CDOT) informed both parties that they would not grant a full movement access to the property at this point in time;

WHEREAS, CDOT informed both parties that they would look favorably upon a three-quarter (3/4) movement access and potentially consider a full movement access in the future,

WHEREAS, both parties to the Original Agreement would like to ensure that the language in the Annexation Agreement permits a three-quarter movement access consistent with the input received from CDOT, while retaining future possibilities for a full movement access, and identifying the mechanisms by which all access improvements are to be funded.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Town and the Property Owner hereby agree to amend the Original Agreement as follows:

1. Paragraph 7 of the Original Agreement is hereby deleted in its entirety, and replaced with the following:

7. SH-86 Access Control Plan:

a. The Town will act as the applicant in amending the *State Highway 83 & 86 Access Control Plan* (February, 2006) to provide for a three-quarter (3/4) and/or full movement intersection by roundabout at the entrance road to Gold Creek Commons and Highway 86 on the condition that improvements to the intersection address traffic circulation on SH-86 to the satisfaction of the Planning Commission and Board of Trustees. Any costs incurred by the Town acting as the applicant for the amendment to the *State Highway 83 & 86 Access Control Plan* shall be reimbursed by the Property Owners.

2. Paragraph 8 of the Original Agreement is hereby deleted in its entirety, and replaced with the following:

8. State Highway 86 Access Improvements

A. Construction of State Highway 86 Roundabout Intersection. The Property Owners agrees if permitted by CDOT, at the Property Owner's sole cost and expense, to construct or cause to be constructed a full movement, two (2) lane roundabout intersection, in the approximate location depicted on **Exhibit D**, attached hereto and incorporated herein by this reference, which also includes the following:

i. A realignment of State Highway 86 approximately twenty-three (23) feet north of the current centerline;

ii. An extension of Pinto Trail and Palomino Trail to County Road 13 within the Property consistent with the July 12, 2007 recorded Gold Creek Commons PD Plan (Sheet 2 of 4);

iii. The construction of approximately two thousand (2,000) linear feet of widened State Highway 86 with two (2) through travel lanes in each direction; and

iv. The construction of two (2) left turn lanes for westbound State Highway 86 to southbound Legacy Circle including two (2) receiving lanes on southbound Legacy Circle.

The Property Owners shall be responsible for all costs of construction, including property acquisition or dedication, and all other costs, the intent of this provision being that the Property Owners shall be responsible for all such costs, and the Town shall be responsible for no costs. The construction of the complete roundabout intersection described herein shall be commenced within one (1) year of approval of an amendment to the *State Highway 83 & 86 Access Control Plan* allowing such a roundabout intersection. The Property Owner agrees to establish an escrow account in the amount of $380,000, to ensure that adequate funding is available for the roundabout intersection. The escrow shall be held by a responsible third party and any and all interest accrued shall be reinvested in the

escrow account to account for escalation of cost. If the costs of the improvements are greater than the amount in escrow, the Property Owner agrees to fund the difference.

B. Construction of State Highway 86 Three-Quarter (3/4) Access. The Property Owner agrees, if permitted by CDOT, at its sole cost and expense, to construct or cause to be constructed a three-quarter (3/4) movement intersection, in the approximate location depicted on **Exhibit E**, attached hereto and incorporated herein by this reference, which also includes the following:

i. An extension of Pinto Trail and Palomino Trail to County Road 13 within the property consistent with the July 12, 2007 recorded Gold Creek Commons PD Plan (Sheet 2 0f 4).

ii. The construction of approximately two thousand (2,000) linear feet of widened State Highway 86 with two (2) through travel lanes in each direction; and

iii. The construction of two (2) left turn lanes for westbound State Highway 86 to southbound Legacy Circle including two (2) receiving lanes on southbound Legacy Circle.

The Property Owner shall be responsible for all costs of construction, including property acquisition or dedication, and all other costs, the intent of this provision being that the Property Owner shall be responsible for all such costs, and the Town shall be responsible for no costs. The construction of the three-quarter (3/4) turn access intersection described herein shall be commenced within one (1) year of CDOT approval of an amendment to the *State Highway 83 & 86 Access Control Plan* allowing such intersection.

3. The Property Owner shall submit an application to the Town to amend conditions 1(a) and 2 of the Gold Creek Commons PD Guide, recorded July 12, 2007 (reception number 201219) associated with the property, following approval of the three-quarter (3/4) access from CDOT.

4. Miscellaneous. The following provisions shall apply with respect to this First Amendment:

A. Except as modified herein, the Annexation Agreement is in full force and effect and is hereby ratified by the Town and the Property Owner; and

B. In the event of any conflict between the Annexation Agreement and this First Amendment, the terms and conditions of this First Amendment shall control.

WHEREFORE, the parties have executed this First Amendment as of the date first written

above.

PROPERTY OWNER:

Gold Creek Commons, LLC

By: Richard Thun (name & title)
owner

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this day of 10, September, 2007, by Richard Thun

My commission expires:

(SEAL)

TABITHA R TATREAU
Notary Public
State of Colorado

My Commission Expires March 29, 2010

Notary Public

TOWN OF ELIZABETH, COLORADO

Jon Gleiforst, Mayor

ATTEST:

Serena L. Brooks Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, Town Attorney

502115 B: 711 P: 562 AMDOC
05/27/2009 09:32:09 AM Page: 6 of 8 R 41.00 D
Amy L. Fordyce Clerk/Recorder, Elbert County, Co

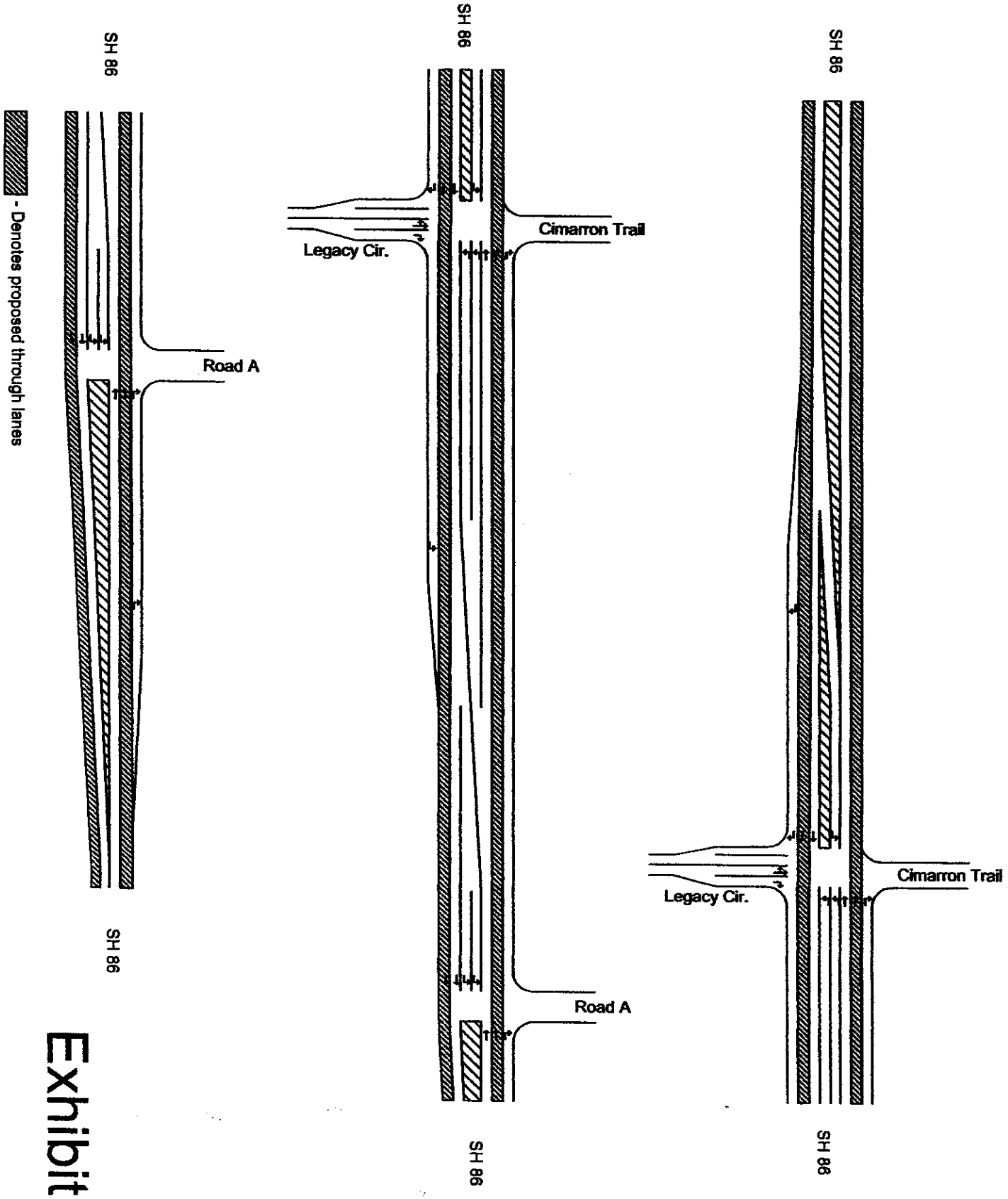
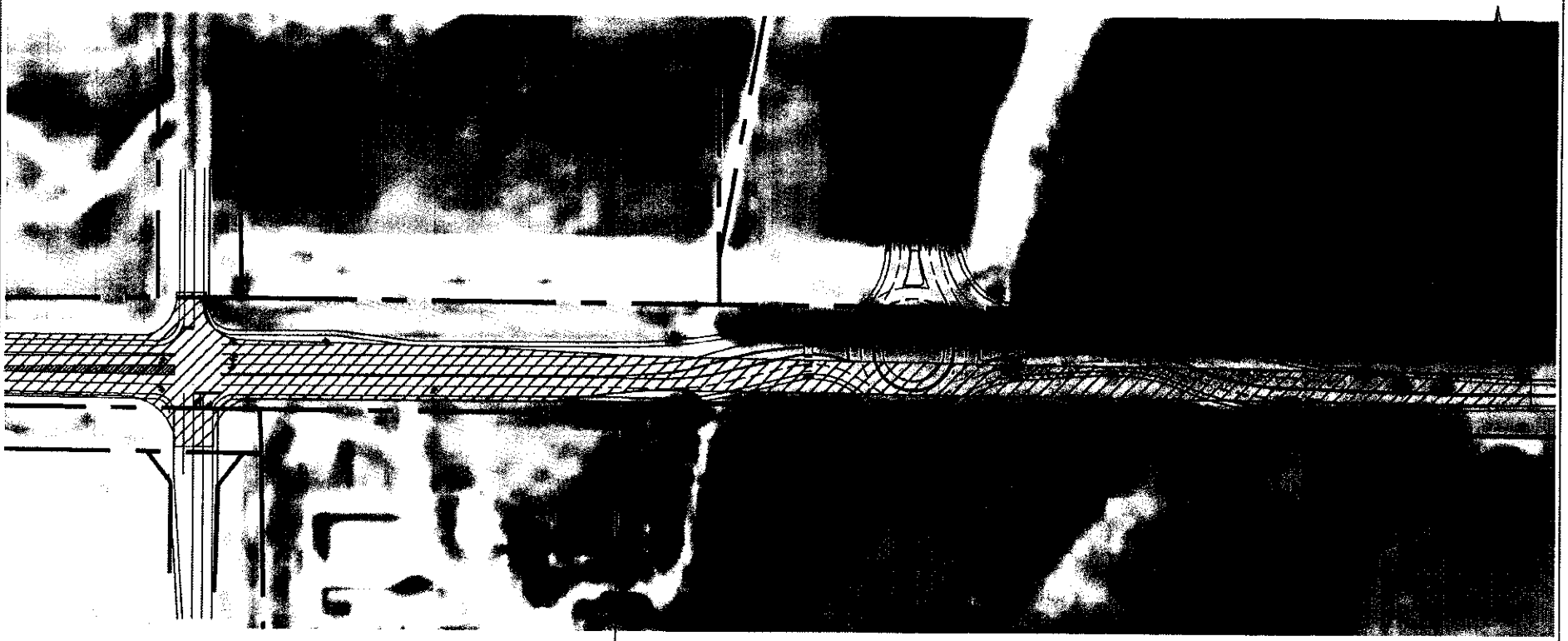


Exhibit E

502115 B: 711 P: 562 AMDOC
05/27/2009 09:32:09 AM Page: 7 of 8 R 41.00 D
Amy L. Fordyce Clerk/Recorder, Elbert County, Co

Exhibit D



Existing Right-of-Way

Legend:

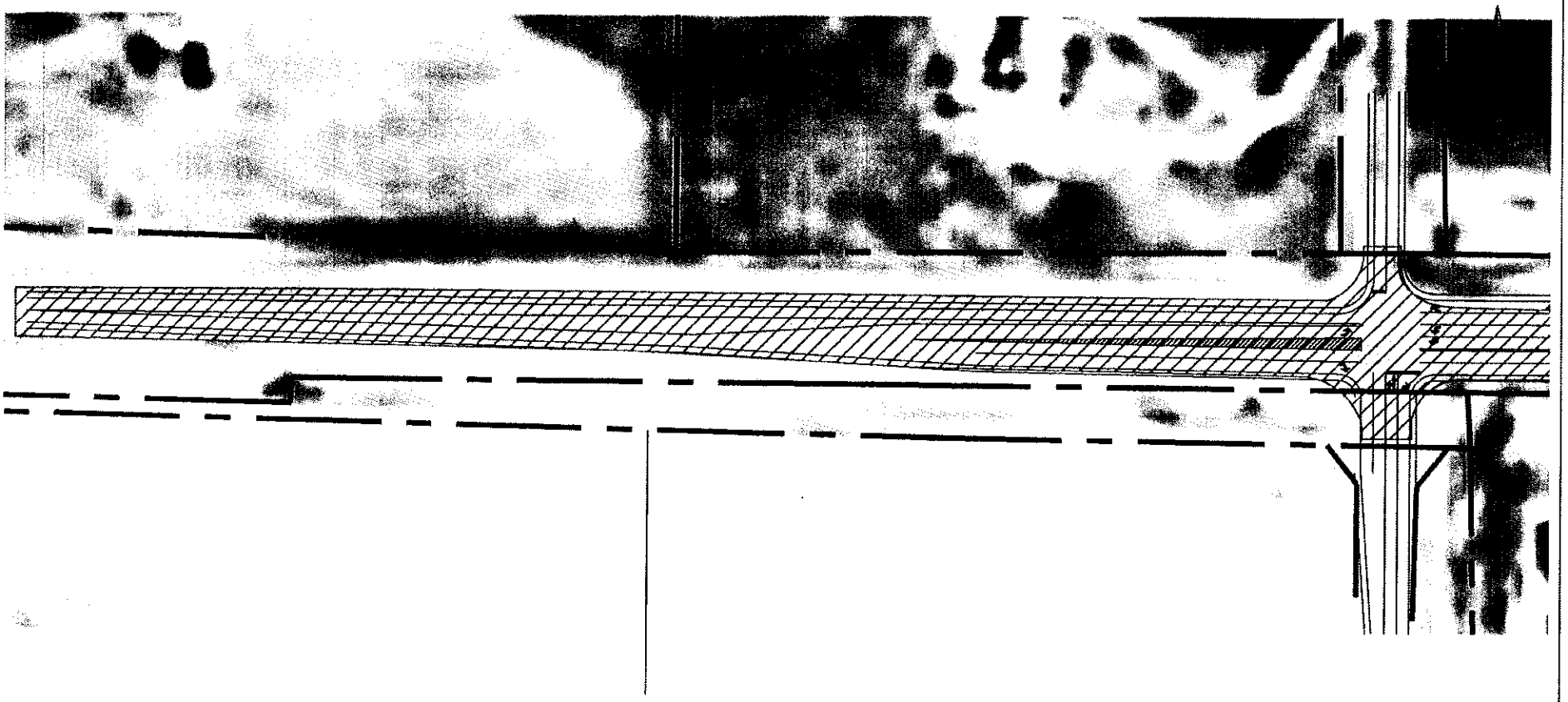
= Existing SH 86 Asphalt Surface

Exhibit D-2

Proposed SH 86 & Road A
3-Legged Roundabout Layout - Two-Lane SH 86
East of Cimarron Trail

SH 86 Access Control Plan Amendment (ESC # 070100)

502115 B: 711 P: 562 AMDOC
05/27/2009 09:32:09 AM Page: 8 of 8 R 41.00 D
Amy L. Fordyce Clerk/Recorder, Elbert County, Co



Existing Right-of-Way

Legend:

= *Existing SH 86 Asphalt Surface*

Exhibit D-1

Proposed SH 86 & Road A
3-Legged Roundabout Layout - Two-Lane SH 86
West of Cimarron Trail

SH 86 Access Control Plan Amendment (LSC # 070100)

Gold Creek Commons

Planned Devlopment

A tract of land located in the Northeast ¼ and the West ½ of the Southeast ¼ of Section 12,
Township 8 South, Range 65 West of the 6th Principal Meridian, County of Elbert, State of Colorado

Introduction
The Gold Creek Commons PD provides the opportunity for mixed use development including commercial uses, residential uses, and recreation uses combined with, parks and open space for residents to enjoy. **The requested zoning for this property is Town of Elizabeth, Planned Development which contains specific modifications to the standard residential and commercial categories.**

Notes
The subject property is composed of one parcel referred to as Gold Creek Commons. The property is currently in Elbert County

1. The requested zoning for this property is Town of Elizabeth, Planned Development (PD) which contains a number of specific modifications to the standard zoning categories.

2. Water and sewer services will be extended to the subject property by the Gold Creek Commons Metropolitan District. The subject property is located adjacent to Highway 86. The principal means of access to the property are Highway 86.

3. The approval of this PD document and its supporting information shall create a vested property right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as revised.

Section I: Conditions of Approval
This Gold Creek Commons (GCC) PD Development Plan and PD Development Guide (four [4] sheets total), pursuant to signature blocks on this Cover Sheet, is conditionally approved. Conditional approval of the PD rezone and associated documents is authorized pursuant to Elizabeth Municipal Code 16-1-150(b)(5)(a). Conditions of approval are:

1. The town recognizes the PD Development Plan and PD Development Guide, in its entirety, as a conceptual land development proposal. The applicant has expressly indicated his willingness to have the PD proposal conditionally approved, instead of addressing a number of critical town identified at zoning. When subdivision and/or site plan submittals are made, the town expressly notes that said submittals shall be scrutinized in detail relative to the following issues, as well as all other matters addressed routinely as part of subdivision and/or site plan review. The GCC property is zoned PD with the following conditions:

a. RE: Property Access:
As part of the provision (7) SH-86 Access Control Plan in the Annexation Agreement between the Town and GCC, the PD rezone is specifically conditioned not only on Planning Commission and Board of Trustee approval, but also on CDOT's approval of the requested amendment to the Access Control Plan. Without CDOT's approval of the pending amendment, the PD Development Plan and Development Guide is void. In such instance, the PD Rezone shall be valid, however, a new Development Plan and Guide shall be created that are consistent with traffic capacity.

Additionally, the Traffic Impact Report for the GCC project shall be updated to be consistent with CDOT and town action on the SH-86 amendment request.

b. RE: Floodplain:
Text in the Elizabeth Master Plan, as well as municipal code, directs that development in floodplains is discouraged and/or prohibited, and, if it occurs, subject to strict regulatory guidelines and standards. As part of subdivision and/or site plan review, detailed scrutiny will be made to ensure that all applicable regulatory guidelines and standards throughout the Colorado Water Conservation Board's (CWCB) 2005 Rules, as well as Town of Elizabeth documents, shall apply. It is expressly understood that there are variable guidelines and standards with CWCB's Rules. The specific guidelines and standards that the Town applies shall be those it chooses to impose, in consultation with the CWCB and other Town consultants.

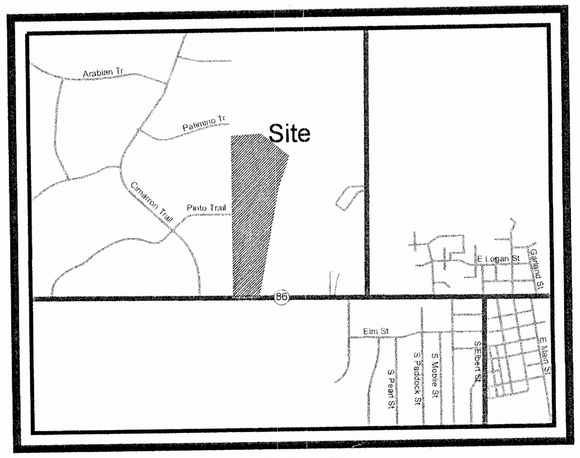
c. RE: Preble's Mouse
Subdivision and Site Plan submittals be designed, and receive written approval from the USDOI, Fish & Wildlife Service, before being acted on by the Town of Elizabeth.

d. Cut & Fill:
The Design Standards and Guidelines that will apply to the project, as well as town guidelines in policy and regulatory documents, encourage retention of natural topography, and discourage extensive land excavation. Proposed land excavation on the property will be closely scrutinized, and subject to Subdivision and/or Site Plan approval.

2. RE: Annexation Agreement: All provisions of the Annexation Agreement between the Town of Elizabeth and Gold Creek Commons, dated 5-23-07 shall apply.

Date
December 8,2006

Revisions:
February 20, 2007
March 16, 2007
May 3, 2007
May 15, 2007



SCALE : 1" = 1200'

600 300 0 1200 2400

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ AND THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET, TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267.

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 56.53 ACRES MORE OR LESS.

Sheet Index

1-Cover Page
2-PD Plan
3-PD Guidelines
4-Architectural and Other Guidelines

Planning Commission Recommendation

The PD rezoning of the real property shown herein was reviewed by the Planning Commission of the Town of Elizabeth, State of Colorado, and recommended to the Board of Trustees with conditions for approval this 15th day of May 2007 AD as attested by representative of the Town of Elizabeth, Elbert County, Colorado

Cristina M Bittinotte 7/09/07
Chairperson Signature Date

Board of Trustees Approval

The PD rezoning of the real property shown herein is conditionally approved by the Board of Trustees of the Town of Elizabeth, State of Colorado, with conditions of approval indicated under Section I of this cover sheet, this 22nd day of May 2007 AD as attested by representative of the Town of Elizabeth, Elbert County, Colorado

Mayor Signature 2/2/07 Date

Town Clerk Signature 7-20-07 Date

TOWN OF ELIZABETH INCORPORATED SEAL SEPT. 24, 1890 ELBERT COUNTY COLORADO

Recording Certificate

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I hereby certify that this PD Development Plan and PD Development Guide was filed in my office on this 12th day of July, 2007 a.d. at 12:19 o'clock am/pm and was recorded at reception no. 201219, plat book R2 page ___.

Elbert County Clerk and Recorder

ELBERT COUNTY SEAL FEB 13, 1874 COLORADO

OWNER	OWNERS REP	CIVIL ENGINEERING	PLANNERS
Rick Thun 32176 County Rd 17 Elizabeth, CO 80107 303.435.3275 303.646.8751	MBG Design's & Development 37185 Forest Trail Elizabeth, CO 80107 719.491.1829 303.646.2103	JDS Hydro 545 East Pikes Peak Ave Ste 300 Colorado Springs, CO 80903 719.227.0072 719.471.3401	PCS Group, Inc 1575 Boulder Street Ste F Denver, CO 80211 303.531.4905 303.531.4908

Gold Creek Commons

PD - Development Plan

A tract of land located in the Northeast ¼ and the West ½ of the Southeast ¼ of Section 12,
Township 8 South, Range 65 West of the 6th Principal Meridian, County of Elbert, State of Colorado

Table 1: Land Use Chart

A Residential		Area	Minimum Lot Size
R-1	+/-	10.0 Ac	6000 sf
R-2	+/-	8.2 Ac	4500sf Single Family 7000sf for Duplex's
Sub Total	+/-	18.2 Ac	

B Commercial		Area
PBC-1	+/-	20.4 Ac
PBC-2	+/-	5.3 Ac
Sub Total	+/-	25.7 Ac

C Open Space / Detention		Area
OSPT-1	+/-	2 Ac
OSPT-2	+/-	2.3 Ac
OSPT-3	+/-	1.2 Ac
Sub Total	+/-	5.5 Ac

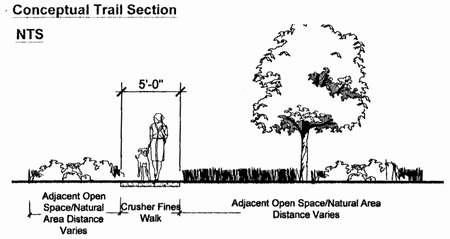
D Summary		Area	Percentage
Conceptual Developable Area (A&B)		43.9 Ac	77.7%
Civil/Detention/Open Space (C)		5.5	9.7%
ROW		7.1 Ac	12.6%
Sub Total	+/-	56.5 Ac	100.0%

Notes

1. All lots shall comply with the lot sizes and setback and separation requirements defined by this PD, subject to final Subdivision and/or Site Plan approval by the Town of Elizabeth.
2. Each Parcel depicted on the PD is a conceptual landuse parcel and shall have the flexibility to change in overall geometry, and vary 20% in size as long as the overall design intent and density of the project remains the same, subject to Subdivision and/ or Site Plan Approval by the Town of Elizabeth.
3. Commercial Guidelines and covenants will be written at the time of Site Plan and Subdivision Approval

Conceptual Trail Section

NTS



* Trail width and surface compound will vary depending on the location and use

Figure 1

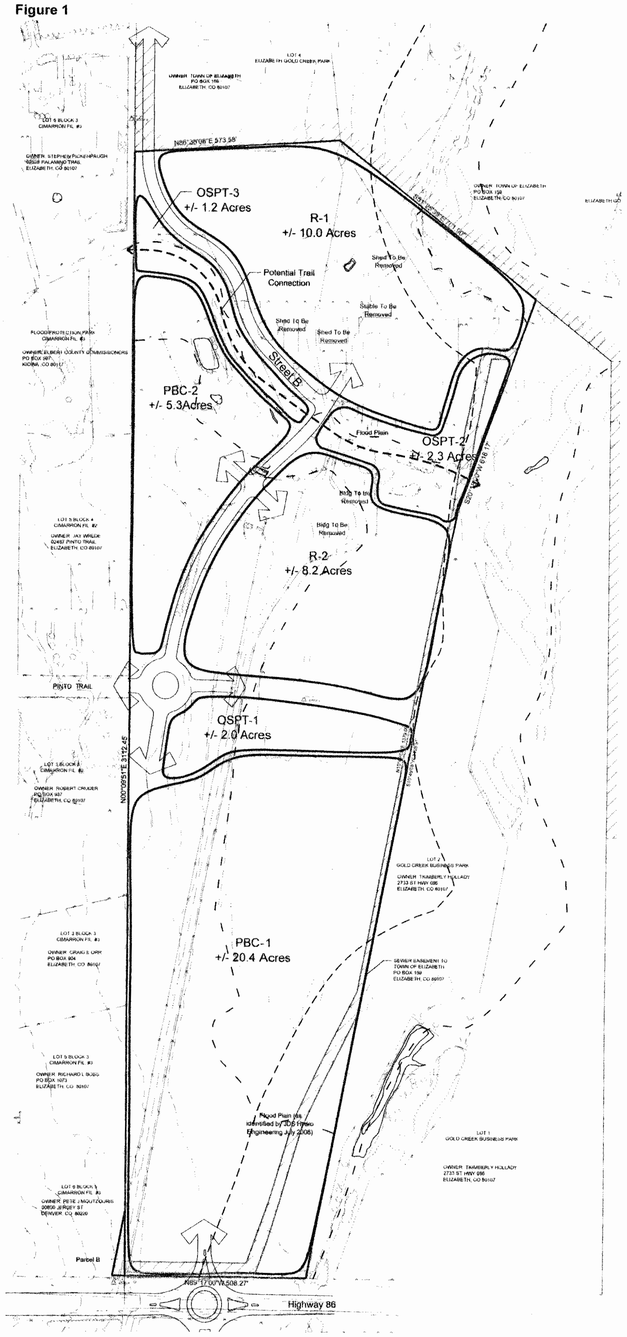


Figure 1 depicts conceptual land use areas (i.e., R-1, R-2, PBC-1, PBC-2, OSPT-1, OSPT-2, OSPT-3 as well as conceptual street layouts within the Gold Creek Commons property). See Table 1, and the PD Development Guide (page 3) for additional details.

Date
December 8,2006

Revisions.
February 20, 2007
March 16, 2007
May 3, 2007
May 15, 2007

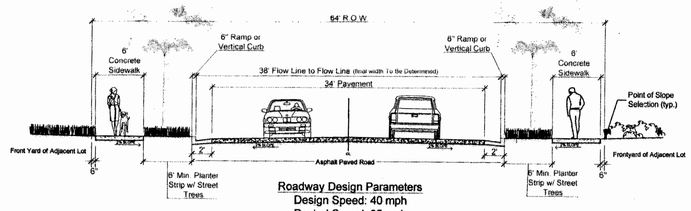
NORTH

SCALE : 1" = 200'

200 100 0 200 400

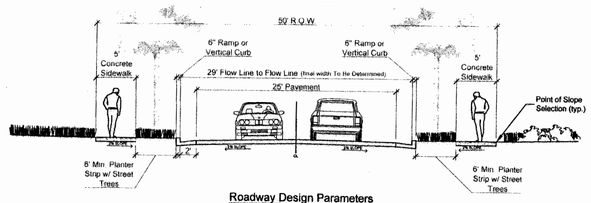
Notes:
The intent of designing different road sections for various parts of Gold Creek Commons is to create a subtle sense of intimacy within the community.
1. The horizontal geometry of the roads depicted is conceptual in nature and shows the hierarchy of roads according to use.
2. All street alignments and cross sections depicted are subject to change with further site engineering and development.
3. Additional street cross sections to be determined as part of Subdivision and/ or Site Plan Approval by the Town of Elizabeth.

Street A



Roadway Design Parameters
Design Speed: 40 mph
Posted Speed: 35 mph
Maximum ADT: 10,000
Design Vehicle: WB-50

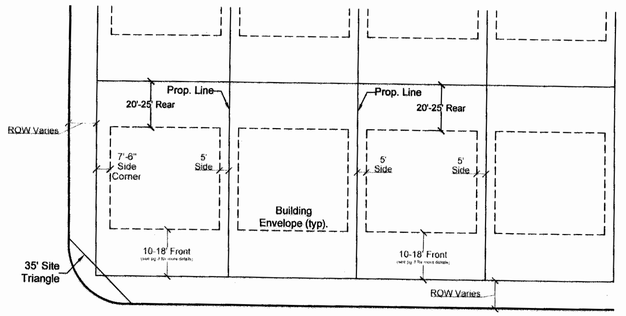
Street B



Roadway Design Parameters
Design Speed: 25 mph
Posted Speed: 25 mph
Maximum ADT: 3,000
Design Vehicle: WB-50

Notes:
The intent of the typical lot layout is to depict how a typical front loaded, single family product would be sited on the property.
1. This depiction is product specific and does not necessarily account for detached garages, alley loaded or courtyard product.
2. All layouts are subject to Site Plan and/ or Subdivision approval by the Town of Elizabeth.
3. Setbacks shall vary with the construction of diverse architectural product, and as a part of lot requirements in the Town of Elizabeth Design Standards and Guidelines.

Typical Lot Layout/ Setbacks



Typical Corner Lot Setbacks

Typical Internal Lot Setbacks

NTS

OWNER	OWNERS REP	CIVIL ENGINEERING	PLANNERS
Rick Thun 32176 County Rd 17 Elizabeth, CO 80107 303.435.3275 303.646.8751	MBG Design's & Development 37185 Forest Trail Elizabeth, CO 80107 719 491 1829 303.646.2103	JDS Hydro 545 East Pikes Peak Ave Ste 300 Colorado Springs, CO 80903 719.227.0072 719.471.3461	PCS Group, Inc. 1575 Boulder Street Ste F Denver, CO 80211 303.531.4905 303.531.4908

Gold Creek Commons

PD - Development Guide

A tract of land located in the Northeast ¼ and the West ½ of the Southeast ¼ of Section 12,
Township 8 South, Range 65 West of the 6th Principal Meridian, County of Elbert, State of Colorado

GOLD CREEK COMMONS PD DEVELOPMENT GUIDE

A1. Applicability/ Guidelines
The following standards shall apply to all property contained in Gold Creek Commons Planned Development (PD). Guidelines shall govern the land use, the dimensional zoning regulations, and covenants for determining compliance with the provisions of the Gold Creek Commons PD.

A2. Project Description
The Gold Creek Commons PD is a pocket extension of the Town of Elizabeth bordered on the east side by Gold Creek and on the west and south by rural residential and agricultural properties all within Elbert County. Gold Creek Commons is bordered on the north side by the Town of Elizabeth. The project centers on a compact subdivision with many amenities within walking distance which will lend itself well to attainable housing for residents on a low or restricted budget particularly retired citizens. This project provides the opportunity for a recreation center, parks and open space, and an extension of trails linkages to and along Gold Creek and its tributaries for local residents to enjoy. Common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks, trails, recreation and shopping have been located so more of the residents can access them by walking and provide a local element to the neighborhoods. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B1. Permitted Principal Uses Including Accessory Uses
See: **PROPOSED PD ZONING DISTRICTS**

B2. Use subject to special review
See: **(*) and * Residential Zones,**

C. Development Requirements
1. Maximum lot coverage, Maximum building height, and Setback minimums: As established in **PROPOSED PD ZONING DISTRICTS**
2. Accessory building must comply with the setbacks as established in **PROPOSED PD ZONING DISTRICTS.** Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure on the site.
3. Projection into setbacks.
   3a. For property located in residential zone districts containing a minimum required lot size of one half acre or less:
   a. Porch encroachment up to 6' is allowable to front yard setback areas;
   b. Open and enclosed patios, decks, platforms, landings or ramps may extend into required side or rear yard setbacks provided such patio, deck, platform, landing or ramp does not exceed 36 inches in height measured from the finished floor to any adjacent point of the finished grade;
   c. Awnings, chimneys, and flues, sills, belt courses, cornices, eaves and other similar architectural features may project not more than two (2) feet into front, side or rear yard setbacks;
   d. Cantilevered bay windows, no greater than twelve (12) feet in width, may project not more that three feet into required front and/or rear yard setbacks provided that such window contains no supports that extend within the required front and/or rear yard setbacks.
   e. Patios and Decks should not encroach more than 10' into the rear yard setback for R-2 and 15' into the rear yard setback for R-1.
   f. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.

D. Streets
Streets within Gold Creek Commons PD provide general vehicular circulation through the development.
1. Streets shall be publicly owned and maintained by the Town except for those contained in the PBC Zoned District. PBC Streets will be privately owned and maintained by a management company as regulated by a Declaration of Easements with Covenants and Restrictions Affecting Land.
2. Construction of roads will be per the Town of Elizabeth Standards.
3. All streets shall be paved with curb and gutter. Sidewalks and planter strips with street trees shall be provided on both sides of all streets as illustrated on this plan (see page 2).
4. All streets shall be constructed to the Town of Elizabeth standards.
5. All streets (with the exception of those sighted in the PBC District) shall be dedicated to the Town of Elizabeth, for and upon acceptance by the Town of Elizabeth and shall be maintained by the Town of Elizabeth. However, the Town of Elizabeth is exempt from maintaining any landscape that lies within the ROW for any streets within Gold Creek Commons.

Date
December 8,2006

Revisions:
February 20, 2007
March 16, 2007
May 3, 2007
May 15, 2007

E. Architectural Control Committee Review/Covenants
Covenants for Gold Creek Commons PD will be created by separate documents. The Covenants establish rules and regulations for the property within the site and establish the governance mechanism of the site, including the creation of Architectural Control Committee.

F. Authority
The authority of this Development Plan is granted through Elizabeth Municipal Code 16-1-130;16-1-180; 16-1-180(3)(e) and C.R.S. Section §24-67-101 through C.R.S. Section §24-67-108.

Provisions for the Town of Elizabeth Zoning Resolution, as amended, or any other applicable resolutions of the Town of Elizabeth, shall be applicable.

G. Adoption
The Adoption of this Development Plan shall evidence the findings and decision of the Board of Trustees of the Town of Elizabeth, State of Colorado that this Development Plan for Gold Creek Commons is in general conforming with the Town of Elizabeth Master Plan, is authorized by provisions of Article I, Zoning Section 16-130 of the Elizabeth Municipal Code of the Town of Elizabeth and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

General Notes:
1. Landscape entry features, open space tracts parks and trails shall be owned (when appropriate) and maintained by the Gold Creek Metropolitan District.
2. Double frontage lots shall receive a combination of fencing and landscape between the property line and the curb and have a minimum of one tree per thirty (30) feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.
3. Street medians in R1, R2, and OSPT zones shall be landscaped and maintained by the Gold Creek Commons Metro District. Street medians and landscape within the PBC zone shall be maintained by a management company as regulated by a declaration of easements with covenants and restrictions affecting land.
4. Public utility/drainage easements shall be provided on all R-1 and R-2 lots as follows:
   a. Front: ten (10) feet
   b. Side: five (5) feet
   c. Rear: seven and one-half (7.5) feet
   d. Streets: ten (10) feet easement along all areas when front easement is not appropriate
   e. Subdivision Perimeter: twenty (20) feet
   f. Tract Perimeter: twenty (20) feet
   *Easements to be finalized and defined at Final Plat Approval
7. Final trail alignment to be determined in the field based on grade, vegetation, and other features.
8. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
9. A 100 year flood plain has been depicted on the plan per JDS Hydro Engineering (July 2006)
10. Gold Creek Commons will have a minimum of 150,000sf. of commercial floor area in the PBC Zone.
11. Gold Creek Commons PD shall be limited to a total density cap of 134 dwelling units.
12. The 134 unit maximum is subject to Final Plat Approval by the Town Of Elizabeth

PROPOSED PD ZONING DISTRICTS

[R-1] - Residential (Min. 6,000 sf lot size)
Permitted Principal Use = Single Family Dwelling, Open Space, Accessory Residential Uses, Parks & Trails, Utility Improvements and Detention Structures, Adult Care Home*, Child Care Facility*, Group Home*, Preexisting Single-Family Detached Home and its Accessory Uses.

Required Setbacks Minimums
Front Yard: Ten (10) Feet
Garage:(Front Loaded) Eighteen (18) Feet
Side Yard: Five (5) Feet (see page 2 notes regarding lot layouts)
Corner Lot Setback: Seven and a Half (7.5) Feet (assumes adequate site visibility lines)
Rear Yard: Twenty Five (25) Feet
Maximum Lot Coverage (by structures) = Forty (40%) Percent
Maximum Structure Height = Thirty (30) Feet
Accessory Structure Setback = Five (5) Foot Rear Yard and Five (5) Foot Side Yard
Minimum Lot Width at Setback: Fifty (50) Feet
Minimum Lot Width at ROW: Thirty (30) Feet
Note: Irregular lot shapes shall be avoided

[R-2] - Residential (Min. 4,500 sf lot size) [R-2] Duplex (Paired Home) / Two-Family (Min. 7,000 sf lot size)
Permitted Principal Use = Single Family Dwelling,
Two Family or Duplex Dwelling, Open Space, Accessory Residential Uses, Parks and Trails, Utility Improvements and Detention Structures, Adult Care Home*, Child Care Facility*, Group Home*, Dwellings Preexisting Single-Family Detached Home and its Accessory Uses.

Required Setbacks Minimums
Front Yard: Ten (10) Feet
Garage: (Front Loaded) Eighteen (18) Feet
Side Yard: Five (5) Feet (see page 2 notes regarding lot layouts)
Corner Lot Setback: Seven and a Half (7.5) Feet (assumes adequate sight visibility)
Rear Yard: Twenty (20) Feet
Maximum Lot Coverage (by structures) = Forty (40%) Percent
Maximum Structure Height = Thirty (30) Feet
Accessory Structure Setback = Five (5) Foot Rear Yard and Five (5) Foot Side Yard
Minimum Lot Width at Setback = Forty (40) Feet
Minimum Lot Width at ROW = Thirty (30) Feet
Note: Irregular lot shapes shall be avoided

[PBC] - Planned Business Center District
Minimum Lot Size = None
Permitted Use(s) = Indoor Amusement Center,
Bakery, Bar, Community Building, Emergency Facility, Financial Institution, Food Processing, Funeral Parlor, Auto Repair (including tire facility), Gasoline Filling Station, Flea Market, Farmers Market, Sidewalk Sales, Garage Sales, Tent Sales, Christmas Tree Lot, Home Improvement Center, Hotel & Motel, Self Service Laundromat, Personal Services, Laundry Service, Library, Medical Clinic, Nightclub, Office, Open Space, Active Parks and Trails, Parking Lot / Garage, Restaurant, Store, Any Retail or Commercial Uses, Utility Improvements and Detention Structures, Pre-existing Single-Family Detached Home and its Accessory Uses, Indoor/Outdoor Recreational Facilities, Business Services, Government Buildings, Accessory Uses to above.

Minimum Setback Requirements
Front Yard = None
Perimeter Setbacks for Side and Rear Yards = Twenty-Five (25) Feet (measured from the Perimeter Boundary of the parcel.)
Internal Side and Rear Yards = None (no Setback is required for any internal lot line within the PBC District.
Maximum Main Structure Height = Thirty-Five (35) Feet
Maximum Architectural Accents Height = Forty-Five (45) Feet
Maximum Lot Coverage: None

[OSPT] - OPEN SPACE / PARK / TRAIL
Permitted Principal Use = Outdoor Recreation Facility, Athletic and Sports Field, Public Park, Open Space, Detention Ponds, Treatment Facilities, Landscape Buffer Zones, Pedestrian and Equestrian Trail (no motorized vehicles), Lift Stations.
Temporary Use(s) = Temporary Sports Events (ballooning events, track & filed events, dog shows, concerts) for which the user must obtain permission from the Gold Creek Commons Metro District for special events. Motorized events are prohibited.
Temporary Use events must follow the criteria / process as established by the Town of Elizabeth Ordinance.

Notes
* The following limitations on number of individuals shall apply in those zone districts with an asterisk (*) subject to County and State regulations. No use listed under these provisions shall be allowed on an adjacent lot or parcel or on the same street, highway, or lane (except alley) within five hundred (500) linear feet from the property line of another listed use except for those uses that qualify as a "single family dwelling", or within the commercial zone district.

a. All uses shall provide additional off-street parking area adequate to accommodate all needs created by the use.

b. In residential zones there shall be no exterior advertising other than identification of the use, such sign shall be no larger than two (2) square feet and shall not be illuminated.

c. All uses requiring Special Use approval shall not result in an over-intensive use of land in relation to surrounding residential uses, and commercial components, such as parking lots and playgrounds, shall be screened and buffered from neighboring residences or uses.

*** Residential Zones**

CHILD CARE FACILITIES	PRINCIPAL PERMITTED USE (UP TO)
FAMILY CARE HOME	
Family Foster	8 (State Maximum)
Day Care Home	8
CHILD CARE CENTER	
Large Day Care Center	Not Permitted
Small Day Care Center	Not Permitted
Nursery	Not Permitted
Day Camp	Not Permitted
Center for Developmentally Disabled	8
Crisis Center	8
Residential Camp	Not Permitted
Trip Camp	Not Permitted
Day Treatment Center	8
Residential Child Care Facility	8
Specialized Group Facility	8
ADULT CARE HOMES	
ADULT CARE HOME	
Adult Foster Care Home	8
Personal Care Board Homes	8
GROUP HOMES	
GROUP HOMES	
Mentally Ill	8
Developmentally Disabled	8
Aged	8

OWNER	OWNERS REP	CIVIL ENGINEERING	PLANNERS
Rick Thum 32176 County Rd 17 Elizabeth, CO 80107 303.435.3275 303.646.8751	MHG Design's & Development 37185 Forest Trail Elizabeth, CO 80107 719.491.1829 303.646.2103	JDS Hydro 545 East Pikes Peak Ave Ste 300 Colorado Springs, CO 80903 719.227.0072 719.471.3401	PCS Group, Inc. 1575 Boulder Street Ste F Denver, CO 80211 303.531.4905 303.531.4908

Gold Creek Commons

Planned Development

A tract of land located in the Northeast ¼ and the West ½ of the Southeast ¼ of Section 12,
Township 8 South, Range 65 West of the 6th Principal Meridian, County of Elbert, State of Colorado

Residential Architectural and Design Standards and Guidelines

Introduction

Gold Creek Commons is a planned community located in the Town of Elizabeth, Colorado. Rather than trying to mimic the buildings of a certain time period or style, the intent of these Guidelines is for architecture to draw inspiration from the design features that characterize these buildings. This will be accomplished by the implementation of specific architectural guidelines outlined as follows. The Town of Elizabeth Design Standards and Guidelines shall also apply to the site.

Compliance with these guidelines should help preserve the inherent architectural and aesthetic quality of GOLD CREEK COMMONS. It is important that improvements to any property be made in harmony with and not detrimental to, the rest of the community. A spirit of cooperation with the Gold Creek Commons Metropolitan District and its neighbors should go far in creating an optimum environment, which should benefit all homeowners and the community as a whole.

An important element of the Gold Creek Village design style is for buildings to be designed to blend with their site and the surrounding area. In order to implement these design objectives, the following section includes guidelines on:

1. Building height and massing
2. Roofs,
3. Exterior walls
4. Windows and doors
5. Architectural detailing,
6. Lighting
7. Decks and balconies,
8. Accessory buildings and uses

Over time the style of architecture and the manner in which buildings and improvements are integrated with their surroundings will establish a truly unique sense of place and distinguish Gold Creek Village from other communities.

Building Height and Massing

A single family residence is permitted on each residential home site. Building height limits have been established for each zoning category within the Gold Creek Village community. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. Rather, building height and massing shall be designed in relation to the characteristics of each site and buildings shall be designed with a low-profile understated appearance.

Roofs

Roofs will be a prominent visual element of homes at Gold Creek Village. In order to ensure visual coherence throughout Gold Creek Village, all roofs should be comprised of relatively simple forms and should utilize compatible materials and colors that integrate the building with the site and surrounding area.

Large continuous roof planes should be avoided, smaller segmented roof forms consistent with the additive form of the home, or a composition of primary and secondary roof forms shall be used. Roof overhangs are encouraged in order to provide shade and add interest to building elevations.

Exterior Walls

Exteriors should generally be materials that blend and are compatible with the native landscape of the specific home site. Materials should be chosen for their functionality and their ability to age soundly.

The predominant exterior materials shall consist of a combination of siding, or stucco. The allowable wood materials include siding shingles, beveled or tongue-in-groove board siding, logs board-on-board or board and batten siding. Plywood siding is prohibited. As a major structural element of a building, the type and composition of exterior wall materials should convey an authentic expression of structural integrity. Stone should be applied to reflect the structural massing of the building and the natural forces of gravity should be considered in the placement and composition of all wall materials. The design, materials, and color of exterior walls should relate to the natural colors and textures of the site in order to reinforce the sense that the building is an outgrowth of its surroundings.

Siding

Cementous siding may be used and could be shiplap, tongue and groove, or board and batt and can vary in width. Cedar shingles may be used as an accent element or dormers or gable ends.

Appropriate materials should compliment the surrounding environment. Other complementary stone may be used in order to add accent and variety to a building. Applications of complementary stone include lintels, band courses, wall caps or integrated with the primary stone material.

Windows & Doors

Windows and doors introduce openings and relief to exterior walls and in doing so reinforces the building's scale. Properly detailed, windows and doors also present an opportunity to add interest and individual character to buildings.

Openings should be located to optimize view opportunities and be designed in proportion to the overall structure and form of the residence. Windows and doors in mass walls should be recessed or be trimmed in profiled trim in order to provide interest and relief to building elevations.

Architectural Detailing & "Signature Statements"

Architectural details are an important element of the Gold Creek Village design style and also add individuality and creative expression to a home. In all cases, the origin and interpretation of architectural details should be consistent throughout a home. Use of the following architectural details is encouraged:

- Lintels and sills constructed of stone or timbers.
- Hand-crafted doors and decorative hardware on windows and doors.
- Deep set reveals in stone walls.
- Planter boxes.
- Decorative handrails and balcony railings.
- Decorative exterior light fixtures.
- Operable window shutters (sized in proportion to windows)

All buildings shall include some expression of the structure of the roof. Alternatives for expressing roof structure may include exposed rafter tails and exposed beams at overhanging gable ends.

Date
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Revisions:
February 20, 2007
March 16, 2007
May 3, 2007
May 15, 2007

Balconies and Decks

The introduction of porches, terraces, patios, courtyards and similar on grade features as primary outdoor living spaces is encouraged. Porches and other covered outdoor spaces are an important element of the Gold Creek Village design style and all homes are encouraged to include these types of features.

Balconies and above grade decks should be designed within the mass of the building or as a cantilevered element of the building supported either by angled braces, by building mass below, or by substantial building elements such as stone columns or arches that visible tie the deck to the ground. Projecting decks or balconies shall be supported by posts or columns with mass that fit the architectural style of the building. The underside of visible portions of balconies and above grade decks shall be treated to be compatible with the building.

Permanent underground irrigation systems are permitted within the building envelope. The use of moisture sensors, drip irrigation, and pop-up heads that conserve water are encouraged. Backflow preventors are required and manual valves are prohibited.

Accessory Structures

Accessory structures, with the exception of detached garages, such as storage sheds, gazebos and green houses shall be located in the rear yard and should adhere to the general design guidelines outlined below. Requests for approval should be reviewed on a case-by-case basis, taking into account the lot size, square footage of the home and proposed location of the accessory building. The accessory structure cannot exceed 80 square feet in size and 8 feet in height. Ideally, storage sheds should be located in areas that are not visible from open space, recreational areas, or public streets. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main structure(s) on the home site. Gazebos should be an integral part of the landscape plan. Greenhouse structure approval should be based on, but not limited to, the general aesthetics, quality, and permanence of materials used. No carports or prefabricated metal sheds should be allowed.

Hot Tubs /Jacuzzi

Hot tubs and Jacuzzi's should be designed as an integral part of the deck or patio area and should be located in the side or rear yard area. They should be installed in such a way that they are not immediately visible to adjacent property owners, or screened by landscaping or privacy fence in such a manner that affords both homeowners' adequate privacy. The use of the hot tub/Jacuzzi cannot create an unreasonable level of noise for adjacent property owners.

Awnings/Patio Covers/Shutters

Awning, patio covers, and shutter colors should be complimentary to the exterior color of the home. Patio covers should be structured of wood or material generally complementary to the home and be similar or complementary in color. Support posts for patio covers should be a minimum of 6" x 6" in size.

Landscape Standards

General

EMC 16-1-180 (E)(8) indicates that PD Development Guides shall not address landscaping and that standards in EMC 16-2-50 shall apply. The following language is to provide soft landscape guidelines that do not conflict with provisions in EMC-16-2-50. A waiver request to include these landscape guidelines shall be made pursuant to EMC 16-1-200(D).

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

Ornamental plants and other formal plant materials should be located immediately adjacent to the home in courtyards, entries, or other defined spaces not immediately visible from adjacent lots or roadways. The transition between formal landscape areas within the building envelope and the native landscape area shall be accomplished with a defined edge that clearly contains the formal landscape improvements. A defined edge may be established with the use of patio walls, retaining walls, stone edging, or planting beds.

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

Water Conservation

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

Landscape Irrigation

Automatic irrigation systems should be required to be installed and maintained by the homeowner in all front yards. Automatic irrigation systems should be installed, maintained and operated by the owner in a fashion as to conserve water to the maximum extent practicable while still maintaining landscaping in an attractive, green and growing condition. Turf areas should be zoned separately from shrub and ground cover beds.

Front and Side Yard Landscaping

Landscaping within the front yard should consist of a combination of turf lawn trees and shrub beds. Large areas of rock or wood mulch without shrub or flower plantings should be prohibited. Shrub beds should be coordinated between lots, as much as possible, to provide visual continuity. Side yards which front onto streets or public open spaces should also be landscaped by the homeowner.

Front and side yard landscaping should be installed within 90 days of occupancy, unless the home is first occupied between October 1st and March 31st. In this instance the completion of the front, rear and side yard landscaping could be delayed until the following July 1st. Should a homeowner fail to complete the minimum landscaping within the allotted time frame, the escrowed funds should be released to the Gold Creek Commons Metropolitan District as a fine for the homeowner's failure to complete the minimum landscaping. The GCCMD retains the right to access the Property to install the minimum landscaping at its option. If it does so, the GCCMD has the right to file a lien against the Property until the Buyer has reimbursed the GCCMD for the costs of the minimum landscaping, together with the interest at a rate of 10% per annum on the sums advanced by the GCCMD from the date advanced until the date repaid.

Rear Yard Landscaping

Rear yard landscaping should be installed within 90 days of occupancy, unless the home is first occupied between October 1st and March 31st, where completion could be delayed until the following July 1st. Like the front and side yard landscaping, the rear yard landscaping should be subject to the same general Design Guidelines as described above.

Plant Materials

A minimum of one deciduous shade tree, one flowering ornamental tree or one evergreen tree should be planted in the front yard. The deciduous tree should be a minimum of 2 ½ inch caliper at the time of installation and the flowering ornamental tree should be 2 inch caliper minimum at time of installation. The evergreen tree size should be 6 feet to 8 feet in height at time of installation.

Required evergreen trees should generally be spaced 3 to 5 feet apart and at least 10 to 15 feet away from structures. Trees with columnar or a narrow growth habit should be spaced closer to each other and structures. Generally, where small and medium sized shrubs are required, they should be spaced 3 to 5 feet apart and large shrubs spaced 5 to 6 feet apart. A minimum of three, 5-gallon size shrubs should be planted in the front yard. Vines, ground covers and perennial flowers should be 1-gallon size minimum. All turf areas should be sod or seeded with an improved variety of Kentucky bluegrass or drought tolerant equivalent.

Retaining Walls

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

Exterior Lighting

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

Recommended Plant List

(to be reviewed and approved by the Town of Elizabeth as part of Site Plan and/ or Subdivision proceedings)

Gold Creek Commons

(x) Means approved xeriscape plants

Deciduous Shade Trees
American Linden
Burr Oak (x)
Greenspire Linden
Redmond Linden
Columnar Norway Maple
Columnar English Oak
Norway Maple
Northern Red Oak
Common Hackberry (x)
Swamp White Oak
Red Maple
Kentucky Coffee Tree (x)
Ohio Buckeye (x)
Black Walnut (x)

Ornamental Trees
Amur Maple (x)
Aristocrat Pear
Selected Flowering Crabapples
Golden Rain Tree (x)
Redspire Pear
Thornless Cockspur Hawthorn (x)
Native Chokecherry (x)
Quaking Aspen
Canada Red Cherry

Evergreen Trees
Pinyon Pine (x)
Ponderosa Pine (x)
Austrian Pine (x)
Colorado Blue Spruce
Concolor Fir

Deciduous Shrubs
Alpine Currant
Barberry
Cistena Plum
Nanking Cherry
Western Sand Cherry (x)
Native Chokecherry (x)
Peking Cotoneaster (x)
Golden Currant (x)
Burning Bush
Anthony Waterer Spirea
Froebel Spirea
Bluemist Spirea (x)
Snowmound Spirea
Butterfly Bush (x)
Threeleaf Sumac (x)
Fragrant Sumac (x)
Thimbleberry
Select Viburnum Species
Dwarf Arctic Shouldow
Dwarf Korean Lilac
Isanti Dogwood
Bailey Dogwood
Yucca (x)
Mockorange
Shrub Rose
Gambel Oak (x)
Dwarf Ninebark
Chinese Lilac
Common Purple Lilac
White Snowberry
Potentilla Species
Wayfaring Tree (x)
Sagebrush (x)
Serviceberry (x)
Hancock Coralberry (x)

Evergreen Shrubs
Buffalo Juniper (x)
Scandia Juniper (x)
Tammy Juniper (x)
Hughes Juniper (x)
Bluechip Juniper (x)
Wilton Juniper (x)
Calgary Juniper (x)
Prince of Wales Juniper (x)
Dwarf Mugho Pine (x)

Perennials, Groundcovers, and Vines
Daylily (x)
Shasta Daisy
Columbine
Blanket Flower (x)
Purple ConeFlower (x)
Border Jewell
Poppy Species
Creeping Potentilla
Creeping Mahonia (x)
Snow in Summer
Wild Strawberry
Sedums (x)
Common Yarrow (x)
Virginia Creeper
Clematis
Hall's Honeysuckle
Silver Lace Vine
Sweet Shouldiam
Creeping Phlox
Basket of Gold (x)
Periwinkle
Fall Mums
Fall Asters
Japanese Iris
Coreopsis

Ornamental Grasses (for use in shrub beds)
Blue Fescue (x)
Fountain Grass (x)
Feather Reed Grass
Blue Avena (x)
Maiden Grass

OWNER
Rick Thum
32176 County Rd 17
Elizabeth, CO 80107
303.435.3275
303.646.8751

OWNERS REP
MHG Design's & Development
37185 Forest Trail
Elizabeth, CO 80107
719.491.4829
303.646.2103

CIVIL ENGINEERING
JDS Hydro
545 East Pikes Peak Ave
Ste 300
Colorado Springs, CO 80903
719.227.0072
719.471.3401

PLANNERS
PCS Group, Inc.
1575 Boulder Street
Ste F
Denver, CO 80211
303.531.4905
303.531.4908

EXHIBIT A

LAND USE APPLICATION

DATE: 11/5/2025

NAME OF PROJECT: Gold Creek Commons Sketch Plan

NAME OF APPLICANT: David Bourne and LAI Design Group

ADDRESS AND LEGAL DESCRIPTION OF PROJECT: 56.4 Acres at 2481 State Highway 86, Elizabeth, Elbert County - North Side of Highway 86 across from Hinds St., East of Cimarron Trail.

Please check the appropriate item(s):

____REZONE	____PLAT	____USE BY SPECIAL REVIEW
____PUD (planned unit development)	____MINOR PLAT/REPLAT	____ANNEXATION
____VARIANCE	____SUBDIVISON	____MINOR SUBDIVISION
____SITE PLAN	X OTHER SKETCH PLAN	

PRESENT ZONING: PD

AREA IN ACRES: 56.4

PROPOSED ZONING: PD

PRESENT USE: Agricultural

PROPOSED # OF LOTS (if applicable): ~140

PROPOSED GROSS FLOOR AREA (if applicable): _____

***PROPERTY OWNER**

NAME: Stephen W. & Bette M Gibso

ADDRESS: 1115 Mountain Ridge Road
Provo, UT 84604

TELEPHONE #: 801-369-1777

EMAIL: gibsonstephenw@gmail.com

See Letter of Authorization

SIGNATURE OF OWNER

SIGNATURE OF OWNER

APPLICANT REPRESENTATIVE

NAME: David Bourne

ADDRESS: 2564 Van Ross Dr.

TELEPHONE #: 949-456-4048

EMAIL: Davidkbourne@gmail.com

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

***(OWNERS SIGNATURE NEEDS TO BE NOTARIZED)**

Subscribed and sworn to be before me this _____ day of _____, 20 _____.
My commission expires

_____
Notary

Revised: January 9, 2026

Town of Elizabeth
PO Box 159 – 151 S. Banner Street
Elizabeth, CO 80107

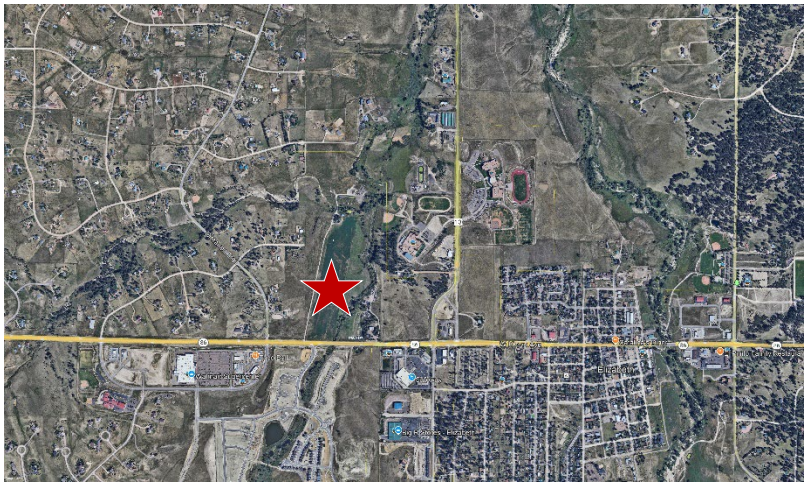
Re: Gold Creek Commons Sketch Plan Narrative

CONTACTS

OWNER: Stephen W. & Bette M. Gibson Charitable Remainder Trust 1115 Mountain Ridge Road Provo, Utah 84604	**APPLICANT REPRESENTATIVE:** David Bourne 2564 Van Ross Drive South Jordan, Utah 84095 Email: davidkbourne@gmail.com Phone: (949) 456-4048
PLANNING CONSULTANTS: LAI Design Group 116 Inverness Drive East Suite #340 Englewood, Colorado 80112 Contact: Don Ryan Email: dryan@laidesigngroup.com Phone: (303) 734-1777	**ENGINEERING CONSULTANTS:** Westwood 10333 E. Dry Creek Road, Suite 400 Englewood, Colorado 80112 Contact: Garrett Bales Email: Garrett.Bales@westwoodps.com Phone: (720) 482-9526
TRAFFIC CONSULTANTS: LSC Transportation Consultants, Inc. 1889 York Street Denver, Colorado 80206 Contact: Christopher McGranahan Email: csmcgranahan@lsctrans.com Phone: (303) 333-1105	**GEOTECHNICAL & ENVIRONMENTAL:** CTL|THOMPSON 1971 West 12th/ Avenue Denver, Colorado 80204 Contact: Benny Lujan Email: blujan@ctlthompson.com Phone: (303) 825-0777

Project Location

Gold Creek Commons is a proposed development on a +/- 56.4-acre parcel of land on the north side of Highway 86 within the Town of Elizabeth.



Adjacent Parcels/Zones

North: Town of Elizabeth (Public/Institutional-P-I)
South: Elizabeth 86/Legacy Village (PUD)
East: Gold Creek Business Park PUD (Elbert County)
West: RA-1 (Elbert County) and Elbert County Parks and Open Space

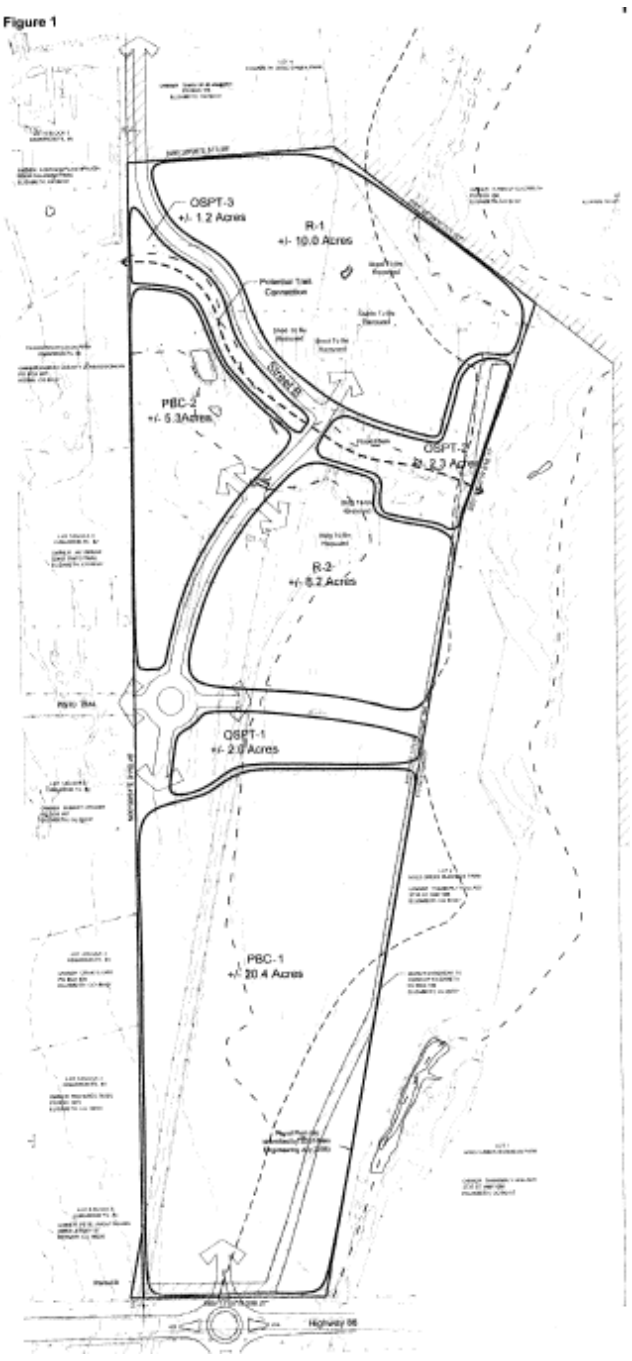
Project Background

Gold Creek Commons was approved with a PD in 2007. Development Guidelines for Lot 1 were approved in 2014. The original annexation agreement transferred groundwater shares to the Town in exchange for municipal utility access (which exist on the parcel).

General Description

The Applicant proposes a Sketch Plan that complies with the existing Gold Creek Commons Planned Development (PD) which was approved in 2007. The total maximum units allowed within the approved PD is 134 du. Due to topographical and storm drainage constraints that were not addressed in the approved 2007 PD, the planning areas have been modified, but are within the 20% allowable variances under the approved PD.

Figure 1



Existing Zoning

The approved 2007 PD designates 25.7 acres of Commercial Use, 10 acres of R-1 Residential Use, 8.2 acres of R-2 Residential Use, and 5.5 acres of Open Space. Due to constraints not addressed in the approved PD, these areas have been adjusted within the allowable 20% for this Sketch Plan to: 21.3 acres of Commercial Uses, 12 acres of R-1, 9.1 acres of R-2 and 13 acres of Open Space.

Commercial Uses

The approved 2007 PD designates 25.7 acres of Commercial Use. Those areas have been reduced by 17% to 21.3 total acres. Commercial uses that are directly adjacent to Highway 86 include 16.6 acres in planning area PBC-1, while 4.7 acres in planning area PBC-2 are directly adjacent to the existing residential area along the west boundary. A 3.3-acre lot has been identified in this Sketch Plan for phase one of the commercial areas fronting Highway 86.

Residential Uses

The PD designates 18.2 acres of residential use. The 2007 PD approved variations from the standards of the Town of Elizabeth code at that time. This Sketch Plan proposes 12 acres of R-1 and 9.7 acres of R-2, or 21.7 acres of residential with 134 maximum number of new homes. 52 home lots are proposed in R-1 with 60'x100' lots. 82 two-family duplex homes are proposed in R-2 with 70'x100' lots (35'x100' per unit) according to the approved PD guidelines.

General Development Schedule

At this time, the Owner and Applicant plans to complete the Sketch Plan process, followed by Preliminary Plans, at which time the Owner will determine next steps before completing the Final Plat.

Water and Sewer Systems

The site is anticipated to receive water and sewer service from the overall Town system. A will serve letter has been provided and is included with this application. There is an existing sanitary sewer main that runs adjacent to Gold Creek on the east portion of the site. It is anticipated that site development will tie into this main. There is an existing Town water main located on the Legacy development across Highway 86 south of the Gold Creek site. It is anticipated that this water main will be extended across the highway and looped within the Gold Creek site.

Storm Drainage

The Gold Creek drainageway runs from south to north along the site's eastern border. Gold Creek is a major drainageway and has a corresponding FEMA delineated floodplain. This Sketch Plan outlines the developable parcel areas outside the existing 100-yr floodplain. The overall site stormwater is historically tributary to Gold Creek. This drainage pattern will be maintained with future development. There is a second drainageway (west tributary) that bisects the northern portion of the Gold Creek site that conveys offsite regional stormwater from west to east through the site to the Gold Creek drainageway. It is anticipated that the Gold Creek site will have EURV detention facilities to detain and treat stormwater runoff from the site prior to discharging in the west tributary and ultimately Gold Creek. Each pond will collect stormwater from their respective development side of the site.

Wetlands

Three open water/ponded areas were identified. The ponds had minimal wetlands along the fringes, largely characterized by sandy soils and sparse vegetation. The pond and fringe wetland areas were generally classified as Palustrine, Unconsolidated Bottom, Mud, Permanently Flooded, excavated (PUB3Hx), as classified by the Cowardin classification system. There is also a culvert area at the very southeastern corner of the property where Gold Creek passes under Highway 86, which we determined to be off property based on assessor maps. The findings of field investigations were not consistent with the National Wetlands Inventory (NWI) Map. The NWI Map indicates the drainage that runs east-west through the northern portion of the property is a Riverine (R4SBA) wetland. It should be noted that the NWI map is intended for reference only. It is based on aerial imagery and lidar, and the U.S. Fish and Wildlife Service has noted that on-the-ground data is to take precedence over NWI Mappings. The waters on the property are likely not jurisdictional to the Corps (WOTUS). They may be jurisdictional to the State. If soil disturbance on the property is to begin in 2025, a Temporary Authorization submittal is recommended. If soil disturbance is not planned until 2026, waiting for Regulation 87 is recommended. A jurisdictional determination (AJD) with the Corps for a higher level of assurance can also be submitted.

Floodplain

The FEMA National Flood Hazard Layer (NFHL) map for floodplains on the property were researched. Much of the southern portion of the map is included within a Letter of Map Revision (LOMR). It is understood this is a modification to an effective FIRM, possibly based on the implication of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in a modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the FIRM, and when appropriate, includes a description of the modifications. The FIRM reflects edits following the LOMR. The FIRM with LOMR indicates two small areas of Zone A encroachment on the eastern boundary of the property. The FEMA NFHL indicated the property is primarily an area of minimal flood hazard. The floodplain associated with Gold Creek encroaches on the eastern edge of the property. This area is listed as Zone A, meaning there is a 1% annual change of flooding and a 36% chance of flooding over the life of a 30-year mortgage.

Until such time as the Board of Trustees designates major flood channels, no structure shall be erected within two hundred (200) feet from the centerline of a stream located in any zoning district.

Environmental/Wildlife Report

The applicant had a Biological Assessment performed as part of the application process. The consultants evaluated the site for potential harm to state and nationally threatened or endangered plants and animals, including the Preble's Meadow Jumping Mouse, the Pallid Sturgeon, the Piping Plover, the Whooping Crane, the Western Prairie Fringed Orchid, the Burrowing Owl, Bald and Golden Eagles, as well as others. The site was also evaluated for historical and archaeological findings. The consultants state that there is no concern in developing this property.

Traffic

A traffic study was completed in accordance with the proposed development. The impact of the Gold Creek Commons development can be accommodated by the existing and planned roadway network with the following recommendations:

- The recommended improvements are shown in the TIS Figures 8 and 9 including recommended turn lane lengths.
- The applicant will likely be asked to contribute to the future traffic signal at the intersection of Hinds Street and SH 86.

Refer to the TIS for more details.

Mineral Rights

Not Applicable

Oil & Gas

Not Applicable

Schools

Children living within Gold Creek Commons may attend the following schools:

1) Running Creek Elementary
2) Elizabeth Middle School
3) Elizabeth High School

Open Space, Trails & Parks

The Sketch Plan increases the open space allocation, incorporating public pathways, sidewalks, passive areas, and areas of stormwater management from 10% of the land area in the 2007 PD up to approximately 24%. Open space tracts are intended to provide mostly passive open space uses which will separate, define and buffer the planning areas contained within the Sketch Plan. Tract A includes a 15-foot bufferyard between the residential and the potential future commercial Lot 136 to the south. Additionally, a large stormwater pond is proposed towards the east of Lot 136. Pending future site plans for Lot 136, that pond could be shaped to provide an additional buffer. Active open space elements include a potential future trail alignment that connects through the site east to west, and a small pocket park (Tract D). Open spaces are located along the Gold Creek corridor and its tributary serving as a community focal point. A smaller pocket park and open spaces will be distributed in the community to be within walking distance for most residents. Common landscape elements such as fences, street trees and signage will be incorporated to establish a distinctive sense of place and community identity.

Soils

A preliminary geotechnical investigation of the site has been performed and has been updated for this submittal. In summary, no geotechnical or geologic conditions would preclude residential and light-commercial development of this site. The primary geologic hazards are the presence of expansive and compressible soils, and shallow groundwater in low-lying areas. These hazards can be mitigated with proper planning, engineering, design, and construction. Refer to the report for more details.

Metro District/HOA

The applicant plans to establish a Metro District to finance public infrastructure costs. There is an opportunity to create an HOA to manage and oversee rules for the property and residents, such as common area landscape, amenities, trash collection, security, and parking.

END OF NARRATIVE

Know what's **below.**
Call before you dig.

GOLD CREEK COMMONS

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

SUBDIVISION SKETCH PLAN

TOTAL ACREAGE: 56.5 ACRES
ESTIMATED TOTAL NUMBER OF LOTS: +/- 150

INTRODUCTION

The Gold Creek Commons Sketch Plan provides the opportunity for mixed use development including commercial, residential, and open spaces. The requested Sketch Plan for this property is Town of Elizabeth, Planned Development (PD), which follows the 2007 approved PD Zoning.

GENERAL NOTES

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

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, MOSTLY ILLEGIBLE, IN A RANGE BOX, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED COLO DEPT OF TRANSPORTATION T8S R65W/R64W S12/S7/S13/S18 2001 PLS 31548, IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°16'51" EAST, A DISTANCE OF 2669.94 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°24'48" EAST, ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 40.00 FEET, TO THE APPARENT NORTHERLY RIGHT-OF-WAY OF HIGHWAY 86, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING NINE (9) COURSES;

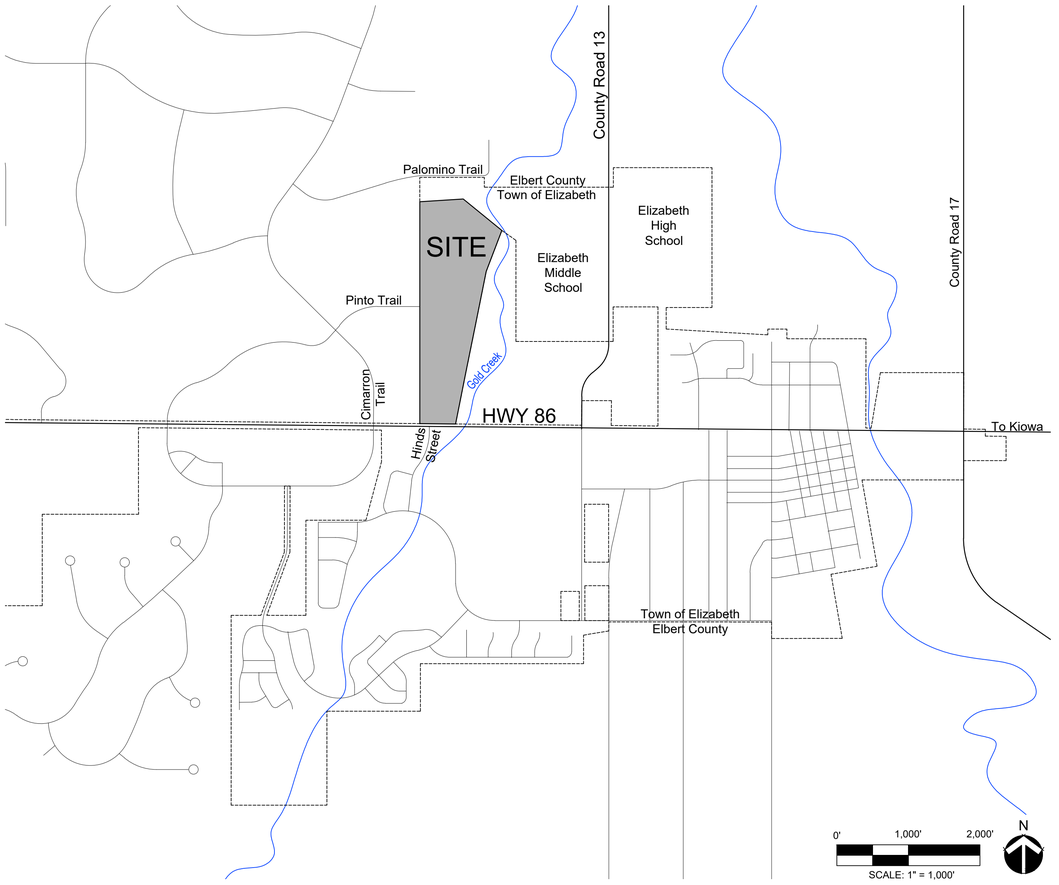
1. NORTH 00°24'48" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 2598.41 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 12, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED JR ENG C1/4 S12 1996 PLS 13258;
2. NORTH 00°25'19" EAST, ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 552.97 FEET;
3. DEPARTING SAID WESTERLY LINE, NORTH 86°52'54" EAST, A DISTANCE OF 573.49 FEET;
4. SOUTH 51°08'53" EAST, A DISTANCE OF 701.65 FEET;
5. SOUTH 20°30'51" WEST, A DISTANCE OF 617.52 FEET;
6. SOUTH 11°04'31" WEST, A DISTANCE OF 2173.04 FEET, TO SAID APPARENT NORTHERLY RIGHT-OF-WAY;

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

7. NORTH 89°01'32" WEST, A DISTANCE OF 75.58 FEET;
8. SOUTH 83°22'28" WEST, A DISTANCE OF 302.65 FEET;
9. NORTH 89°01'51" WEST, A DISTANCE OF 131.87 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,472,3362 SQUARE FEET OR 56.758 ACRES, MORE OR LESS.

VICINITY MAP



SHEET INDEX

COVER & CONTENTS	1
EXISTING CONDITIONS PLAN	2
SKETCH PLAN	3

PROJECT TEAM

OWNER / APPLICANT REPRESENTATIVE

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

PLANNERS, LANDSCAPE ARCHITECTS & ARCHITECTS

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116 Inverness Drive Suite #340
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Phone: (303) 734-1777

CIVIL ENGINEERS / SURVEYORS

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

TRAFFIC ENGINEERS

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

GEOTECHNICAL & ENVIRONMENTAL ENGINEERS

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

APPROVAL CERTIFICATES

PLANNING COMMISSION

The Sketch Plan was reviewed by the Planning Commission on:

_____ (Date)

_____
Chair, Planning Commission

BOARD OF TRUSTEES

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

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

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

_____
Mayor, Town of Elizabeth

_____
Attest

RECORDING CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ELBERT)

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

_____
Elbert County Clerk and Recorder

ARCHITECT / PLANNER

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

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
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OWNER/CLIENT

STEPHEN W. & BETTE M. CHARITABLE REMAINDER TRUST
1115 MOUNTAIN RIDGE ROAD
PROVO, UTAH
CONTACT: DAVID BOURNE
DAVIDBOURNE@GMAIL.COM
(949) 456-4048

GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
COVER & CONTENTS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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

ISSUE RECORD

SKETCH PLAN	NOV 5, 2025
SKETCH PLAN	JAN 9, 2026

SHEET NUMBER

1

1 OF 3

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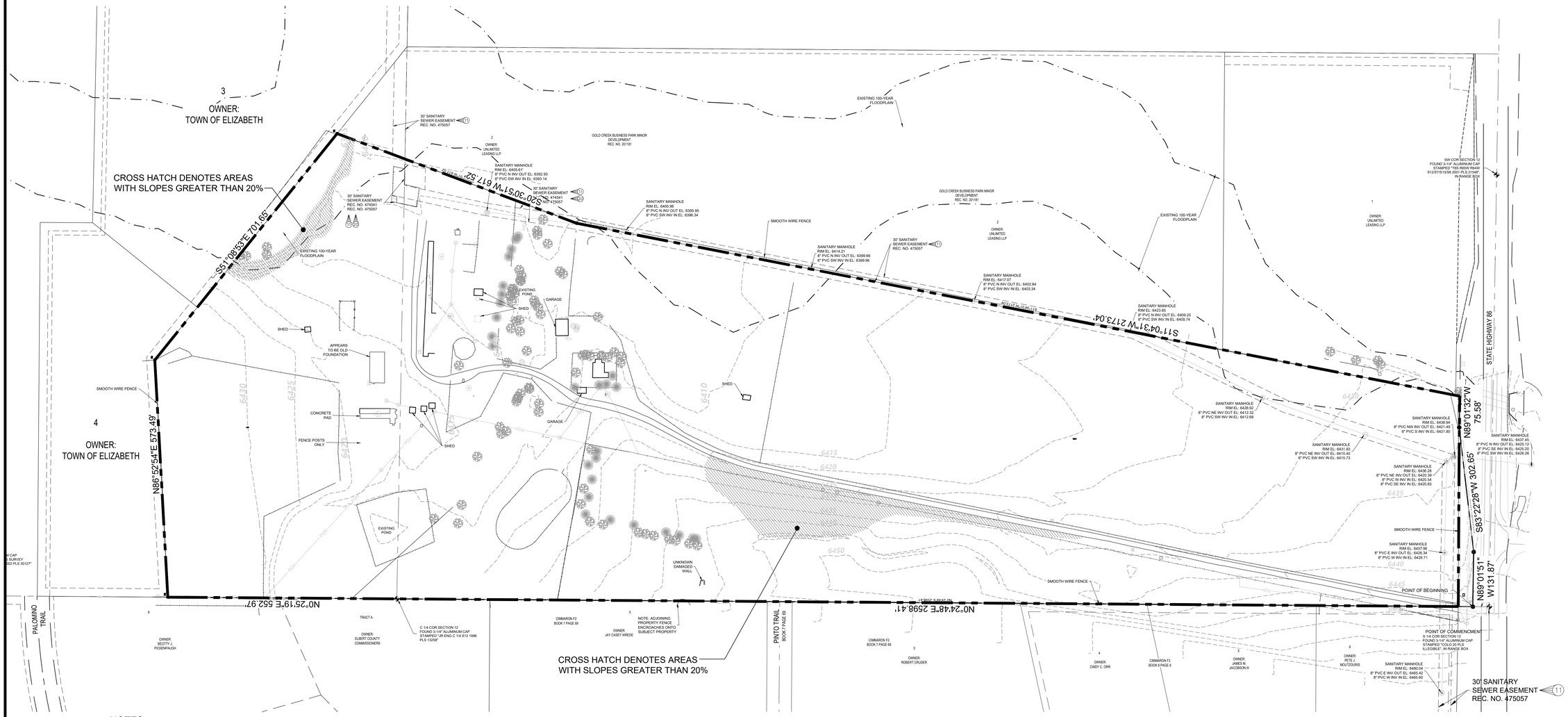
GOLD CREEK COMMONS

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

SUBDIVISION SKETCH PLAN

LEGEND

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



NOTES:

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

0' 120' 240'

SCALE: 1" = 120'

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ARCHITECT / PLANNER

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Landscape Architecture
Architecture | Visual Media
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(949) 456-4048

GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
EXISTING CONDITIONS PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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

ISSUE RECORD

SKETCH PLAN	NOV 5, 2025
SKETCH PLAN	JAN 9, 2026

SHEET NUMBER

2

2 OF 3

GOLD CREEK COMMONS

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

SUBDIVISION SKETCH PLAN

LAND USE CHART: SKETCH PLAN

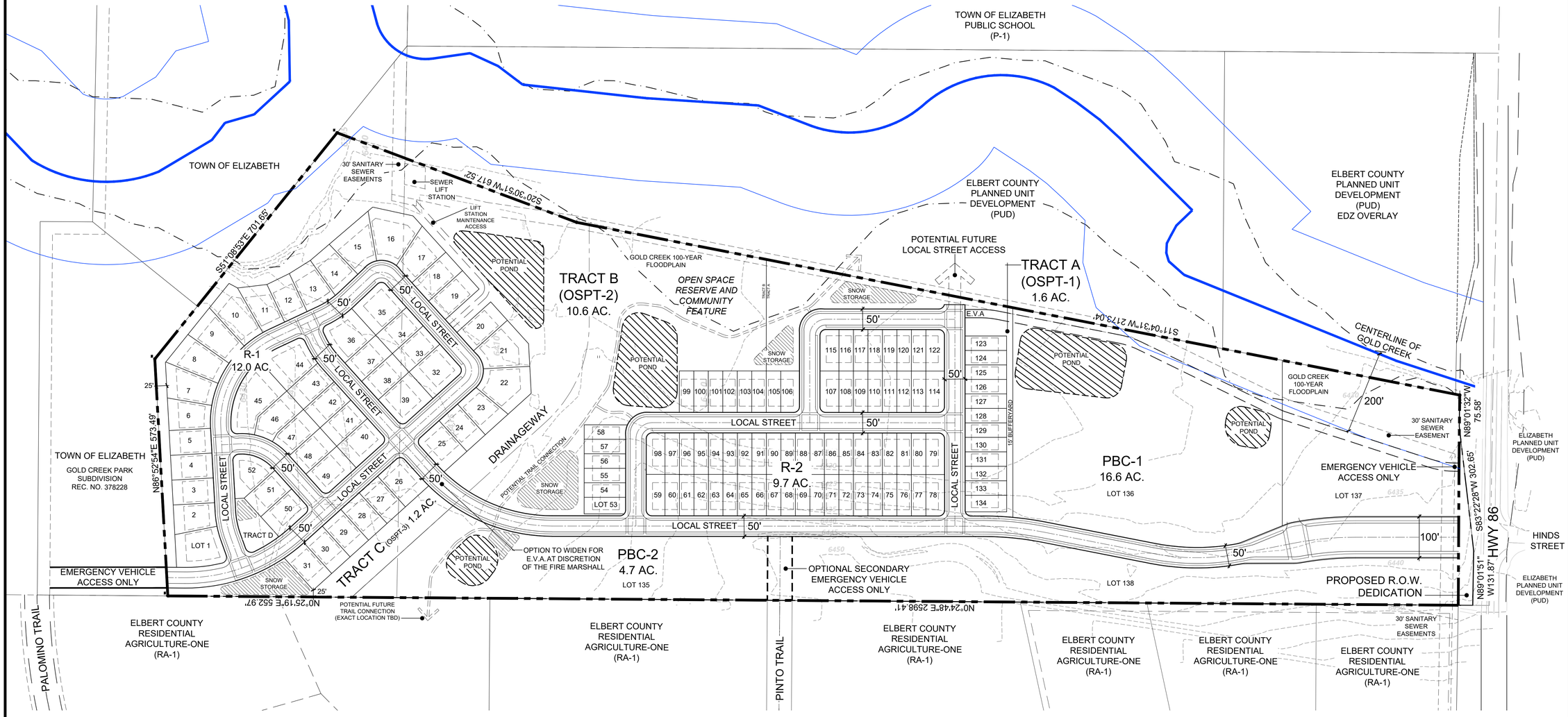
A Residential	Area (Ac)	Min. Lot Size	Units
R-1	12.0	6,000 sf	52
R-2	9.7	7,000 sf Duplex (3,500 sf each)	82
Sub-Total	**21.7**		**134**

B Commercial	Area (Ac)
PBC-1	16.6
PBC-2	4.7
Sub-Total	**21.3**

C Open Space / Detention	Area (Ac)
OSPT-1	1.6
OSPT-2	10.6
OSPT-3	1.2
Sub-Total	**13.4**

D Summary	Area (Ac)	Percentage
Conceptual Developable Area (A&B)	43.0	76.2%
Open Space / Detention (C)	13.4	23.8%
Total	**56.4**	100.0%

Planning Area	Plat	Lot No.	Description
R-1	52 Lots	1-52	Single-Family Detached Residential Lots 60'x100' minimum
	1 Tract	Tract D	Private Open Space
R-2	82 Lots	53-134	Single-Family Attached Duplex Lots 70'x100' minimum
PBC-1	3 Lots	136-138	Commercial
PBC-2	1 Lot	135	Commercial
OSPT-1	1 Tract	Tract A	Open Space and Buffer Tract
OSPT-2	1 Tract	Tract B	Open Space, Stormwater Ponds, and Community Feature
OSPT-3	1 Tract	Tract C	Open Space and Drainageway Tract



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ARCHITECT / PLANNER

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Planning & Entitlements
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OWNER/CLIENT

STEPHEN W. & BETTE M. CHARITABLE REMAINDER TRUST
1115 MOUNTAIN RIDGE ROAD
PROVO, UTAH
CONTACT: DAVID BOURNE
DAVIDBOURNE@GMAIL.COM
(949) 456-4048

GOLD CREEK COMMONS
ELIZABETH, COLORADO
SKETCH PLAN
SKETCH PLAN

NOT FOR CONSTRUCTION

PROJECT INFORMATION

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

ISSUE RECORD

SKETCH PLAN	NOV 5, 2025
SKETCH PLAN	JAN 9, 2026
SKETCH PLAN	JAN 29, 2026

SHEET NUMBER

3

3 OF 3

PALOMINO TRAIL

ELBERT COUNTY
RESIDENTIAL
AGRICULTURE-ONE
(RA-1)

ELBERT COUNTY
PLANNED UNIT DEVELOPMENT (PUD)

EMERGENCY
VEHICLE
ACCESS
ONLY

TOWN OF ELIZABETH

N86°52'54"E 573.49'

R-1
12.0 ACRES
52 SFD UNITS

N0°25'19"E 552.97'

S51°08'53"E 701.65'

GOLD CREEK
100-YEAR
FLOODPLAIN

TOWN OF ELIZABETH

OSPT-3
1.2 ACRES

OPTION TO WIDEN FOR
E.V.A. AT DISCRETION
OF THE FIRE MARSHALL

DRAINAGEWAY

SEWER EASEMENT

S20°30'51"W 617.52'

EXISTING SEWER
LIFT STATION
TO REMAIN

LIFT STATION
MAINTENANCE
ACCESS

ELBERT COUNTY
RESIDENTIAL
AGRICULTURE-ONE
(RA-1)

PCB-2
4.7 ACRES

OPTIONAL
SECONDARY
EMERGENCY
VEHICLE ACCESS

OSPT-2
10.6 ACRES

OPEN SPACE
RESERVE &
COMMUNITY
FEATURE

R-2
9.7 ACRES
82 DUPLEX UNITS

PINTO TRAIL

POTENTIAL
FUTURE
TRAIL
CONNECTION
(EXACT
LOCATION
TBD)

N0°24'48"E 2598.41'

OSPT-1
1.6 ACRES

GOLD CREEK
100-YEAR
FLOODPLAIN

ELBERT COUNTY
PLANNED UNIT
DEVELOPMENT
(PUD)

S11°04'31"W 2173.04'

PCB-1
16.6 ACRES

ELBERT COUNTY
RESIDENTIAL
AGRICULTURE-ONE
(RA-1)

PHASE 1
NEIGHBORHOOD
COMMERCIAL
3.3 ACRES

ELBERT COUNTY
PLANNED UNIT DEVELOPMENT (PUD)
EDZ OVERLAY

EMERGENCY
VEHICLE
ACCESS
ONLY

CIMMARON TRAIL

N89°01'32"W
75.58'

S83°22'28"W 302.65'

N86°01'54"
W131.87'

STATE HWY 86

HINDS ST.

LAND USE CHART: SKETCH PLAN

A Residential	Area (Ac)	Min. Lot Size	Units
R-1	12.0	6,000 sf	52
R-2	9.7	7,000 sf Duplex (3,500 sf each)	82
Sub-Total	**21.7**		**134**

B Commercial	Area (Ac)
PBC-1	16.6
PBC-2	4.7
Sub-Total	**21.3**

C Open Space / Detention	Area (Ac)
OSPT-1	1.6
OSPT-2	10.6
OSPT-3	1.2
Sub-Total	**13.4**

D Summary	Area (Ac)	Percentage
Conceptual Developable Area (A&B)	43.0	76.2%
Open Space / Detention (C)	13.4	23.8%
Total	**56.4**	100.0%

LEGEND

- COMMERCIAL
- PHASE 1 COMMERCIAL
- R-1 SFD RESIDENTIAL
- R-2 SFA RESIDENTIAL
- RIGHT OF WAY
- OPEN SPACE
- 100-YEAR FLOODPLAIN

0' 120' 240'

SCALE: 1" = 120'

N

LAI DESIGN GROUP
Designers who think Like Developers

PROJECT #: 241083
PROJECT: GOLD CREEK
DRAWING: SKETCH PLAN
DATE: FEBRUARY 17, 2026
SCALE: 1" = 120'

GOLD CREEK

ELIZABETH, COLORADO

SKETCH PLAN

www.LAIdesigngroup.com
303.734.1777 - Corporate

Architecture ■ Planning & Entitlements ■ Visual Media ■ Landscape Architecture ■ Real Estate Advisory

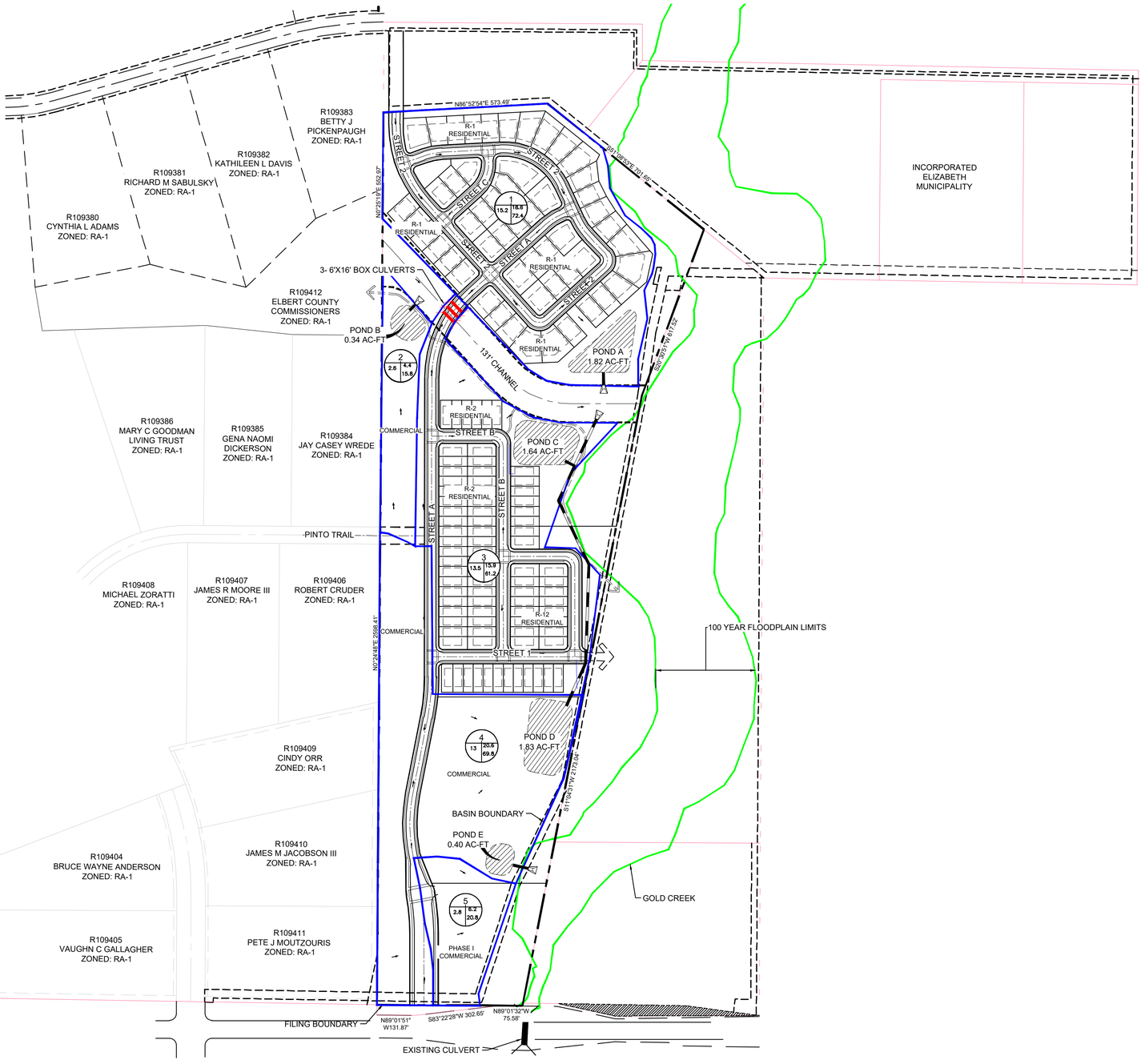
This Exhibit is for illustrative purposes only and subject to change.

GOLD CREEK COMMONS

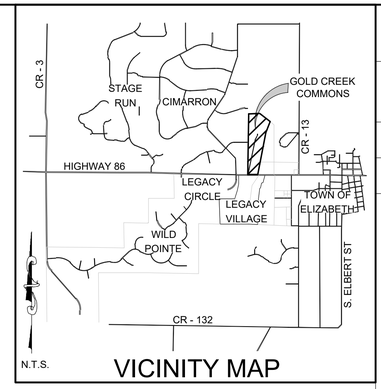
DRAINAGE SKETCH PLAN

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

TOTAL ACREAGE - 56.47 AC, NO. OF LOTS - 134



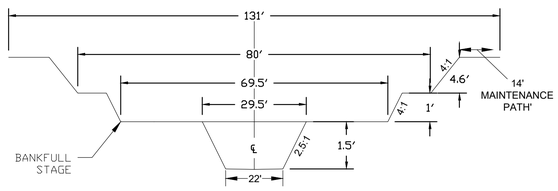
OVERALL DRAINAGE PLAN



VICINITY MAP

200 100 0 200 400

SCALE: 1" = 200'



TYPICAL SECTION - CHANNEL
NTS

BASIN ID	AREA (AC)	Q2 (CFS)	Q100 (CFS)
1	15.2	18.6	72.4
2	2.6	4.4	15.8
3	13.5	15.9	61.2
4	13.0	20.6	69.8
5	2.8	6.2	20.8

DRAINAGE LEGEND

- BASIN BUBBLE (ID / AREA / Q2 / Q100)
  - ID = BASIN ID
  - Q2 = 2-YEAR FLOW (CFS)
  - Q100 = 100-YEAR FLOW (CFS)
  - AREA = AREA IN ACRES
- FILING BOUNDARY
- PROPOSED BASIN BOUNDARY
- FEMA FLOODPLAIN LIMITS
- PROPOSED FLOW ARROW
- PROPOSED STORM OUTFALL (A)
- PROPOSED CULVERT
- EXISTING CROSSING

DRAINAGE SKETCH PLAN NOTES:

DESIGN STANDARD
THE STORM DRAINAGE DESIGN FOR THIS PROJECT HAS BEEN PREPARED IN CONFORMANCE WITH THE TOWN OF ELIZABETH STORM DRAINAGE DESIGN & TECHNICAL CRITERIA AND THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) URBAN STORM DRAINAGE CRITERIA MANUAL, AS ADOPTED BY THE TOWN.

DESIGN STORMS AND RETURN PERIODS
HYDROLOGIC AND HYDRAULIC ANALYSES FOR THIS PROJECT HAVE BEEN COMPLETED USING THE DESIGN STORMS AND RETURN PERIODS REQUIRED BY THE TOWN, INCLUDING THE 2-YEAR (MINOR) AND 100-YEAR (MAJOR) EVENTS FOR CONVEYANCE, INLET CAPACITY, AND DETENTION FACILITY DESIGN IN ACCORDANCE WITH TOWN AND UDFCD GUIDANCE.

DETENTION AND WATER QUALITY
DETENTION AND WATER QUALITY FACILITIES HAVE BEEN DESIGNED TO MEET THE TOWN'S ALLOWABLE RELEASE RATES AND WATER-QUALITY TREATMENT REQUIREMENTS.

EASEMENTS AND RIGHT-OF-WAY
ALL PROPOSED DRAINAGE FACILITIES, CHANNELS, AND DETENTION BASINS WILL BE LOCATED WITHIN DEDICATED DRAINAGE EASEMENTS OR PUBLIC RIGHT-OF-WAY AS REQUIRED. LEGAL DESCRIPTIONS AND EXHIBITS FOR THESE EASEMENTS WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTATION.

EXISTING AND UPSTREAM FLOWS
THE DESIGN CONCEPTUALLY ACCOUNTS FOR EXISTING UPSTREAM DRAINAGE AND OFF-SITE RUNOFF CONTRIBUTIONS BASED ON CURRENT TOPOGRAPHY AND LAND USE CONDITIONS. ON-SITE SYSTEMS WILL BE CONFIGURED TO INTEGRATE WITH DOWNSTREAM AND REGIONAL DRAINAGE SYSTEMS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE RESPONSIBILITIES FOR PROPOSED DRAINAGE FACILITIES WILL BE DEFINED AND COORDINATED WITH THE TOWN DURING THE PRELIMINARY AND FINAL DESIGN STAGES.

PREPARED UNDER THE SUPERVISION OF

ASFUND YAR A. KHAN
COLORADO P.E. 58639

No.	Revisions	Date	Init.	Appr.	Date

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

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

GOLD CREEK COMMONS
DRAINAGE SKETCH PLANS

SCALE: AS SHOWN
FILE NO: R00728771.00

DRAWN BY:
CHECKED BY: AYK
DATE: NOVEMBER 2025

SHEET NUMBER

N:\...CV\GOLD CREEK COMMONS\SERVICE GROUPS\WATER RESOURCES\08_DUE DILLIGENCE\DRAINAGE EXHIBIT_SKETCH PLAN.DWG, AAKHAN, 11/26/2025 10:07

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lscdenver@lsctrans.com

January 9, 2026

Mr. Stephen W. Gibson
Stephen W. & Bette M. Gibson Charitable Remainder Trust
1095 Mountain Ridge Road
Provo, UT 84064

Re: Gold Creek Commons
Elizabeth, CO
LSC #250090

Dear Mr. Gibson:

In response to your request, LSC Transportation Consultants, Inc. has prepared this updated traffic impact analysis for the proposed Gold Creek Commons development. As shown on Figure 1, the site is located north of State Highway 86 (SH 86) and west of County Road 13 (CR 13) in the Town of Elizabeth, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways; the projected background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate growth in background traffic or from the impact of the site.

LAND USE AND ACCESS

The site is proposed to include a C-store/gas station with 14 fueling positions, an 80,000 square-foot mix of retail and office space, about 48 single-family detached dwelling units, and about 86 single-family attached dwelling units. Access is proposed from SH 86 via a new north leg of Hinds Street as shown in the conceptual site plan in Figure 2. The intersection of Hinds Street with SH 86 is planned to be signalized once warrants are met. The applicant will have a cost contribution and/or recommended improvements to be made at this intersection. A secondary emergency-only access is also proposed as shown in Figure 2.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **State Highway 86** is an east-west, two-lane state highway south of the site. It is classified by CDOT as R-A: Regional Highway. The CDOT Straight Line Diagram is attached for reference. The intersections with Legacy Road/Cimarron Trail and Hinds Street are stop-sign controlled and the intersection with Elizabeth Street is signalized with auxiliary lanes. The posted speed limit in the vicinity of the site is 55 mph but drops to 35 mph east of the site. The Town plans for a four-lane section by 2045.

- **Elizabeth Street** is a north-south, two-lane collector roadway east of the site. The intersection with SH 86 is signalized. The posted speed limit in the vicinity of the site is 35 mph.

- **Hinds Street** is a north-south, two-lane collector roadway south of the site. The intersection with SH 86 is stop-sign controlled and currently operated as right-in/right-out. The Town of Elizabeth and the development to the south are working with CDOT to expand to full movement and provide traffic signal control when warranted.

Existing Traffic Conditions

Figure 3 shows the existing traffic volumes, existing traffic control, and lane geometry in the site's vicinity on a typical weekday. The weekday peak-hour traffic volumes and daily traffic counts are from the attached traffic counts conducted by Counter Measures in July, 2024.

2028 and 2045 Background Traffic

Figure 4 shows the estimated 2028 background traffic and Figure 5 shows the estimated 2045 background traffic. The 2028 volumes are consistent with the 2026 total traffic volumes from Figure 8 of the *Legacy Ridge ACP Amendment* by LSC plus two years of growth at an annual rate of two percent. The 2045 volumes are consistent with the 2045 total traffic volumes from Figure 9 of the same report less site-generated trips.

This is a conservative estimate considering the latest CDOT Straight Line Diagram shows a 20-year growth factor of 1.19 for this section of SH 86 which relates to a 0.9 percent annual growth rate. The higher rate of two percent annual growth was assumed to be conservative and remain consistent with other traffic studies approved by CDOT.

Existing, 2028, and 2045 Background Levels of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for signalized and unsignalized intersections.

The intersections in the study area were analyzed as appropriate to determine the existing, 2028, and 2045 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

1. **SH 86/Legacy Circle/Cimarron Trail:** All movements at this unsignalized intersection currently operate at LOS "C" or better during both morning and afternoon peak-hours with the following exceptions: The northbound left/through lane and the southbound approach

operate at LOS "E" and "F" during the afternoon peak-hour and are expected to do so through 2045 in one or both peak-hours. The intersection will likely be converted to three-quarter movement in the future when Intersection #2 is signalized based on the *SH 86 Access Control Plan* (ACP).

2. **SH 86/Hinds Street:** All movements at this unsignalized intersection currently operate at LOS "A" during both morning and afternoon peak-hours. By 2028, this intersection is expected to be converted to full movement and signalized and operate at an overall LOS "A" during both peak-hours through 2045.

3. **SH 86/Safeway RIRO Access:** All movements at this unsignalized intersection currently operate at LOS "A" during both morning and afternoon peak-hours and are expected to do so through 2045

4. **SH 86/S. Elizabeth Street/CR 13:** This signalized intersection currently operates at an overall LOS "B" during both morning and afternoon peak-hours and is expected to operate at LOS "C" or better through 2045.

TRIP GENERATION

Table 2 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site for three separate scenarios based on the rates from *Trip Generation, 12th Edition, 2025* by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 6,808 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 302 vehicles would enter and about 284 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 350 vehicles would enter and about 363 vehicles would exit. These estimates are expected to include passby trips as shown in Table 2.

TRIP DISTRIBUTION

Figure 6 shows the estimated directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; and the site's proposed land use.

TRIP ASSIGNMENT

Figure 7a shows the residential site-generated traffic volumes which are the residential directional distribution percentages (from Figure 6) applied to the residential trip generation estimate (from Table 2).

Figure 7b shows the commercial primary site-generated traffic volumes which are the commercial directional distribution percentages (from Figure 6) applied to the primary commercial trip generation estimate (from Table 2).

Figure 7c shows the commercial passby site-generated traffic volumes which are based on the passby commercial trip generation estimate (from Table 2).

2028 AND 2045 TOTAL TRAFFIC

Figure 8 shows the 2028 total traffic which is the sum of the 2028 background traffic volumes (from Figure 4) and the site-generated traffic volumes (from Figures 7a through 7c). Figure 8 also shows the 2028 total traffic lane geometry and traffic control and provides details on the recommended improvements.

Figure 9 shows the 2045 total traffic which is the sum of the 2045 background traffic volumes (from Figure 5) and the site-generated traffic volumes (from Figures 7a through 7c). Figure 9 also shows the 2045 total traffic lane geometry and traffic control.

PROJECTED LEVELS OF SERVICE

The intersections in the study area were analyzed to determine the 2028 and 2045 total levels of service. Table 1 shows the level of service analysis results for each movement or lane group. The level of service reports are attached.

1. **SH 86/Legacy Circle/Cimarron Trail:** All movements at this unsignalized intersection are expected to operate at LOS "B" or better during both morning and afternoon peak-hours once converted to three-quarter movement in the future when Intersection #2 is signalized per the requirement of the *SH 86 Access Control Plan* (ACP).

2. **SH 86/Hinds Street:** This signalized intersection is expected to operate at an overall LOS "B" during both morning and afternoon peak-hours through 2045.

3. **SH 86/Safeway RIRO Access:** All movements at this unsignalized intersection are expected to operate at LOS "A" during both morning and afternoon peak-hours through 2045.

4. **SH 86/S. Elizabeth Street/CR 13:** This signalized intersection is expected to operate at an overall LOS "D" or better during both morning and afternoon peak-hours through 2045.

AUXILIARY TURN LANE ANALYSIS

The following turn lanes were evaluated at the intersection of SH 86/Hinds Street:

- EB LT = Warranted by Applicant because projected turning volume is expected to be greater than 10 vph. The recommended length is 524 feet (378 feet for deceleration plus 146 feet for vehicle storage) plus a 222-foot transition taper (18.5:1)
- EB RT = Lane was constructed as part of the south leg construction of Hinds Street (By Others)
- WB LT = Warranted by Others because projected turning volume is expected to be greater than 10 vph. The recommended length is 483 feet (378 feet for deceleration and 105 feet for vehicle storage) plus a 222-foot transition taper (18.5:1)
- WB RT = Warranted by Applicant because projected turning volume is greater than 25 vph. The recommended length is 378 feet plus a 222-foot transition taper.
- NB to EB Accel Lane = Lane was constructed as part of the south leg construction of Hinds Street (By Others)

- SB to WB Accel Lane = Warranted by Applicant because the projected turning volume is greater than 50 vph and the posted speed limit is above 40 mph. The recommended length is to construct a continuous lane to Intersection #1.
- NB LT = Will be constructed/striped by Others when converted to full movement.
- SB LT = Warrant by Applicant - recommended length is 200 feet.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. The site is projected to generate about 6,808 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 302 vehicles would enter and about 284 vehicles would exit the site. During the afternoon peak-hour, about 350 vehicles would enter and about 363 vehicles would exit. These estimates are expected to include passby trips as shown in Table 2.

Projected Levels of Service

2. The signalized intersections analyzed are expected to operate at an overall LOS “D” or better through 2045 with the recommended improvements.

3. All movements at the unsignalized intersections analyzed are expected to operate at acceptable levels of service during both morning and afternoon peak-hours through 2045 with the following exceptions: The northbound left/through lane and the southbound approach at the SH 86/Legacy Circle/Cimarron Trail intersection (#1) are expected to operate at LOS “E” or “F” during one or both peak-hours through 2045 if not converted to three-quarter movement. The SH 86 ACP requires conversion to three-quarter movement to allow signalization at Hinds Street.

Conclusions

4. The impact of the Gold Creek Commons development can be accommodated by the existing and planned roadway network with the following recommendations.

Recommendations

5. The recommended improvements are detailed in the report narrative and are shown in Figures 8 and 9. Details on recommended turn lane lengths are provided in Figure 8.

6. CDOT will require the completion of the ICAT process and access permit process to allow the north leg of Hinds Street to be constructed.

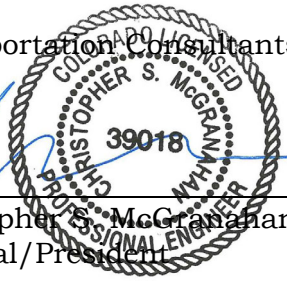
7. The applicant will likely be asked to contribute to the future traffic signal at the intersection of SH 86 and Hinds Street.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Gold Creek Commons development. Please contact me if you have any questions or need further assistance.

Respectfully submitted,

LSC Transportation Consultants, Inc.



By: _____
Christopher S. McGranahan, P.E.
Principal/President

1-9-25

CSM/wc

Enclosures: Tables 1 and 2
Figures 1 - 9
Straight Line Diagram for SH 86
Traffic Count Reports
Level of Service Definitions
Level of Service Reports

G:\Shared drives\Denver Projects 2021-2030\2025\250090-GoldCreekCommons\Report\Jan-2026\GoldCreekCommons-010926.wpd

Table 1
Intersection Levels of Service Analysis
Gold Creek Commons
Elizabeth, CO
LSC #250090; January, 2026

Intersection # and Location	Traffic Control	Existing Traffic Level of Service AM	Existing Traffic Level of Service PM	2028 Background Traffic Level of Service AM	2028 Background Traffic Level of Service PM	2028 Total Traffic Level of Service AM	2028 Total Traffic Level of Service PM	2045 Background Traffic Level of Service AM	2045 Background Traffic Level of Service PM	2045 Total Traffic Level of Service AM	2045 Total Traffic Level of Service PM
1) SH 86/Legacy Loop/Cimarron Trail	TWSC										
NB Left/Through	Convert to	C	E	--	--	--	--	--	--	--	--
NB Right	Three-Quarter	A	B	A	A	A	A	A	A	A	A
EB Left	when #2	A	A	A	A	A	A	A	A	A	A
WB Left	is	A	A	A	B	A	B	A	B	A	B
SB Approach or Right	signalized	B	F	A	A	A	A	A	A	A	A
Critical Movement Delay (sec./veh.)		18.4	57.4	8.9	10.2	9.2	10.7	8.5	10.2	8.5	10.5
2) SH 86/Hinds Street	TWSC										
NB Right		A	A	--	--	--	--	--	--	--	--
Critical Movement Delay (sec./veh.)		0.0	0.0	--	--	--	--	--	--	--	--
	Signalized										
EB Left	when	--	--	A	A	A	A	--	--	A	A
EB Through	warranted	--	--	A	A	B	B	A	A	B	B
EB Right		--	--	A	A	A	A	A	A	B	B
WB Left		--	--	A	A	A	B	A	A	A	B
WB Through		--	--	A	A	A	A	A	A	A	A
WB Right		--	--	A	A	A	A	--	--	A	A
NB Left		--	--	D	D	C	D	D	D	C	C
NB Through/Right		--	--	A	A	D	D	A	A	D	D
SB Left		--	--	A	A	C	D	--	--	C	D
SB Through/Right		--	--	A	A	D	D	--	--	D	D
Entire Intersection Delay (sec /veh)		--	--	6.4	6.7	13.8	15.1	5.0	5.3	11.2	13.7
Entire Intersection LOS		--	--	A	A	B	B	A	A	B	B
3) SH 86/Safeway Access	TWSC										
NB Right		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay (sec./veh.)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4) SH 86/S. Elizabeth Street/CR 13 Realignment	Signalized										
EB Left		A	A	A	A	A	B	B	C	B	E
EB Through		A	B	A	C	A	D	C	C	C	C
EB Right		A	A	A	A	A	A	A	A	A	A
WB Left		A	A	A	B	A	B	B	C	B	C
WB Through		A	B	B	B	B	B	B	B	B	C
WB Right		A	A	A	A	A	A	A	A	A	A
NB Left		D	D	D	D	D	D	D	D	E	D
NB Through/Right or Through		D	D	D	D	D	D	D	D	D	D
SB Left		D	D	D	D	D	C	D	D	D	D
SB Through		D	D	D	D	D	D	D	D	D	D
SB Right		A	A	A	A	A	A	A	A	A	A
Entire Intersection Delay (sec /veh)		16.3	18.6	15.0	25.7	16.4	27.9	25.2	31.2	26.8	36.3
Entire Intersection LOS		B	B	B	C	B	C	C	C	C	D

Table 2
ESTIMATED TRAFFIC GENERATION
Gold Creek Commons
Elizabeth, CO
LSC #250090; January, 2026

Trip Generating Category	Quantity	Trip Generation Rates[1] Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out	Vehicle - Trips Generated Average Weekday	AM Peak Hour In	AM Peak Hour Out	PM Peak - Hour In	PM Peak - Hour Out
Single-Family Detached Housing [2]	48 DU [3]	9.09	0.189	0.511	0.577	0.353	436	9	25	28	17
Single-Family Attached Housing [4]	86 DU	6.57	0.118	0.352	0.291	0.219	565	10	30	25	19
C-Store with Gas Station [5]	14.0 VFP [6]	203.49	10.154	9.756	9.575	9.975	2,849	142	137	134	140
Retail [7]	50.0 KSF [8]	54.45	2.161	1.769	3.145	3.145	2,723	108	88	157	157
Office Space [9]	30.0 KSF	7.83	1.091	0.149	0.189	0.991	235	33	4	6	30
					Total =		**6,808**	**302**	**284**	**350**	**363**
					Passby Trips [10] =		2,607	120	120	130	130
					Primary Trips =		**4,201**	**182**	**164**	**220**	**233**

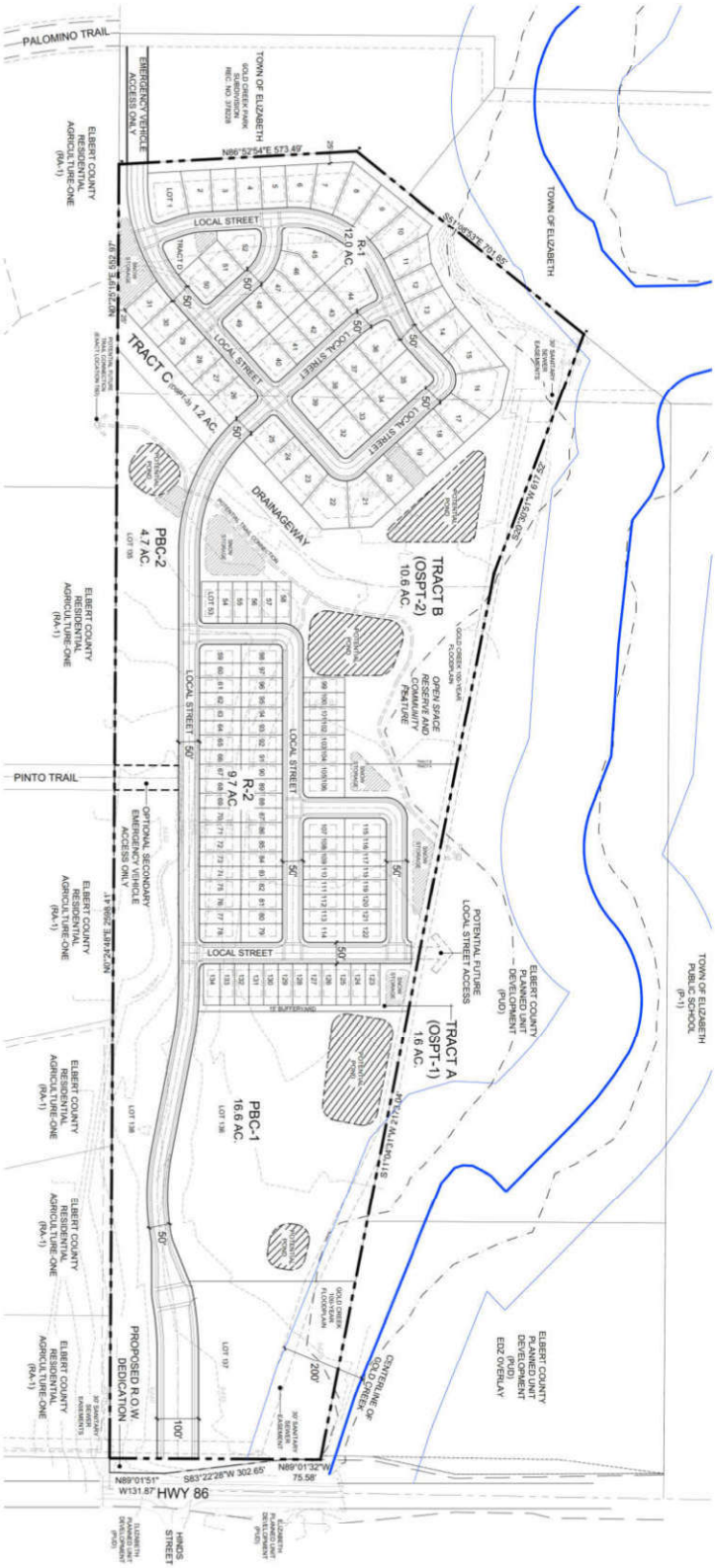
Notes:

(1) Source: *Trip Generation*, Institute of Transportation Engineers, 12th Edition, 2025
(2) ITE Land Use No. 210 - Single-Family Detached Housing
(3) DU = Dwelling Units
(4) ITE Land Use No. 215 - Single-Family Attached Housing
(5) ITE Land Use No. 945 - Convenience Store/Gas Station - GFA (4-5.5k)
(6) VFP = Vehicle Fueling Positions
(7) ITE Land Use No. 821 - Strip Retail Plaza (<40k)
(8) KSF = 1,000 square feet
(9) ITE Land Use No. 710 - General Office Building
(10) Passby trips are assumed to be 59% for daily trips, 62% for morning peak-hour trips, and 56% for afternoon peak-hour trips for the C-Store and 34% for the commercial/retail land use based on the *Trip Generation Handbook*, 3rd Edition.

Figure 1

Vicinity Map

Gold Creek Commons (LSC #250090)

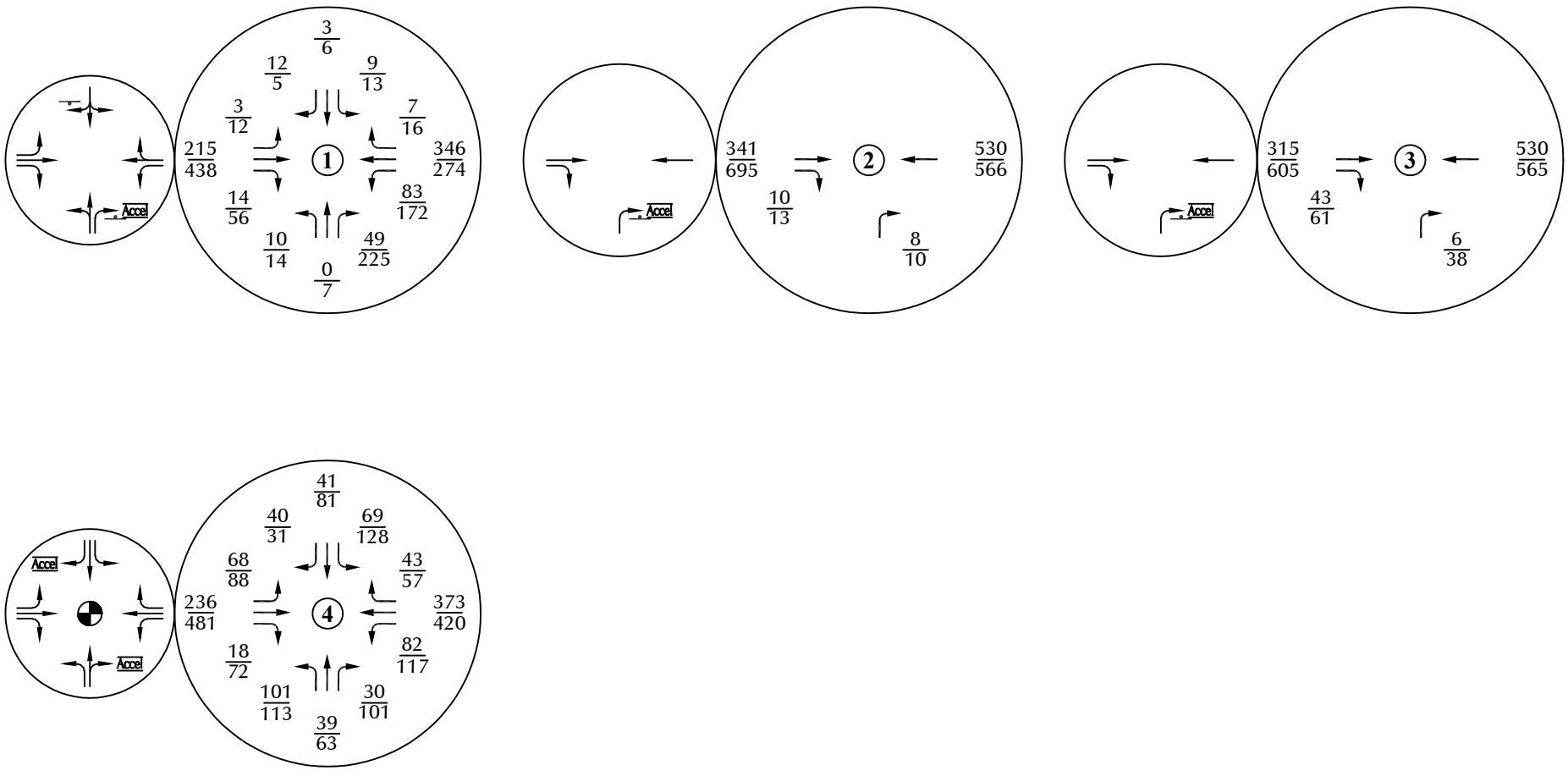


Approximate Scale
Scale: NTS

Figure 2

Site Plan

Gold Creek Commons (LSC #250090)



LEGEND:

= Stop Sign

= Traffic Signal

= Posted Speed Limit

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

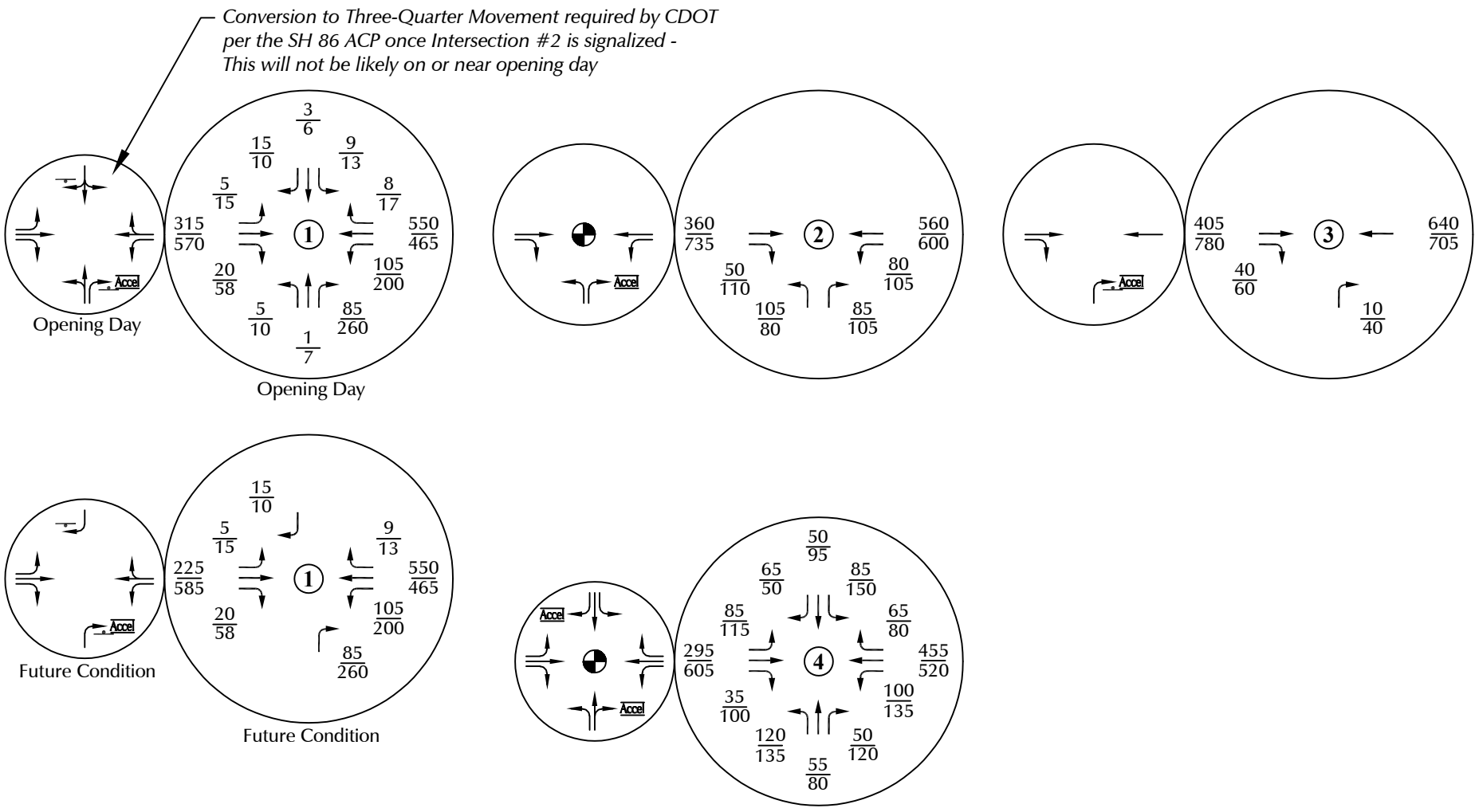
1,000 = Average Daily Traffic

Note: Daily traffic volume of SH 86 from CDOT Straight Line Diagram.

Figure 3

Existing Traffic, Lane Geometry and Traffic Control

Gold Creek Commons (LSC #250090)

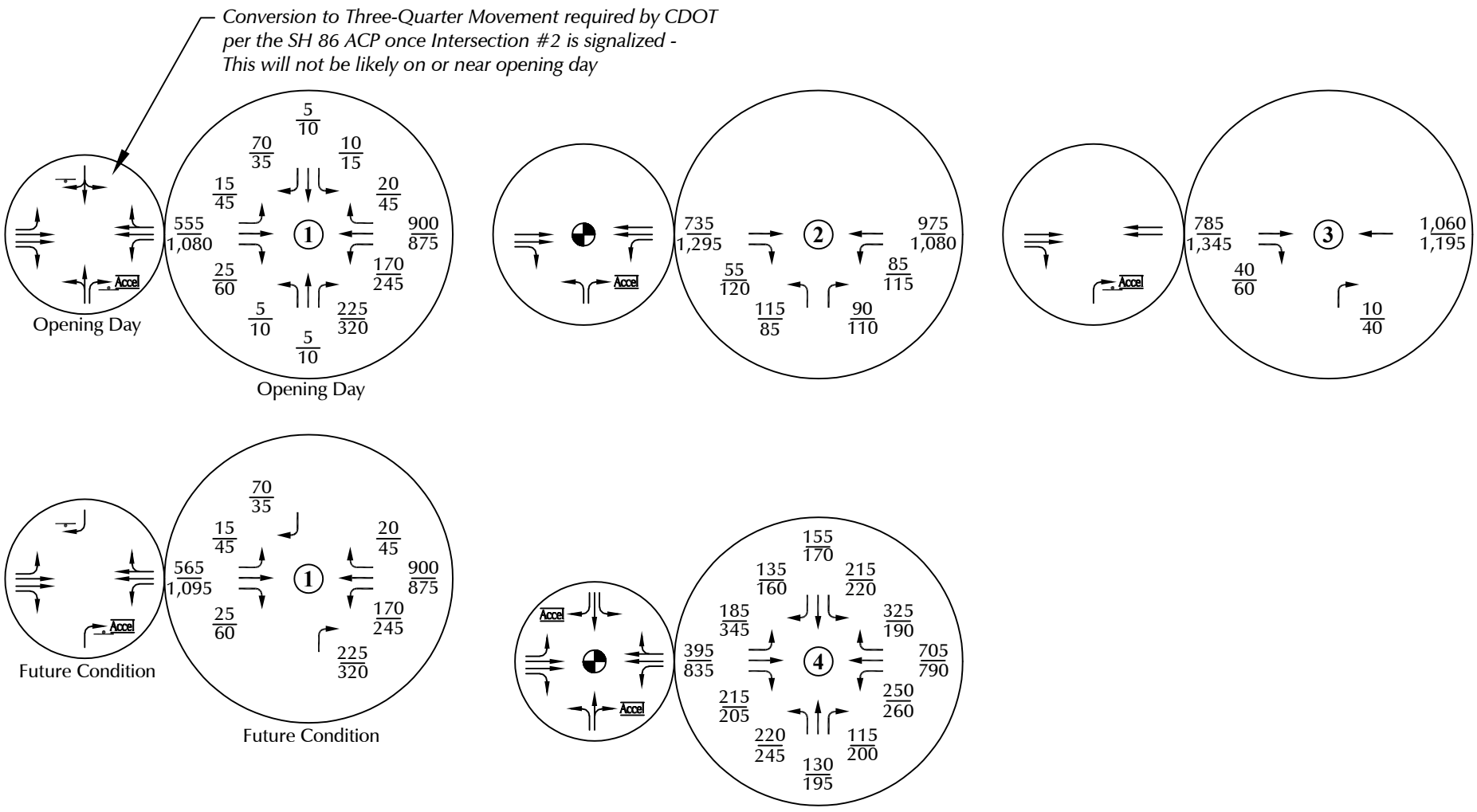


Note: These volumes are consistent with the 2026 total traffic volumes from Figure 8 of the Legacy Ridge ACP Amendment by LSC plus two years of growth at an annual rate of two percent.

Figure 4

Year 2028 Background Traffic, Lane Geometry and Traffic Control

Gold Creek Commons (LSC #250090)

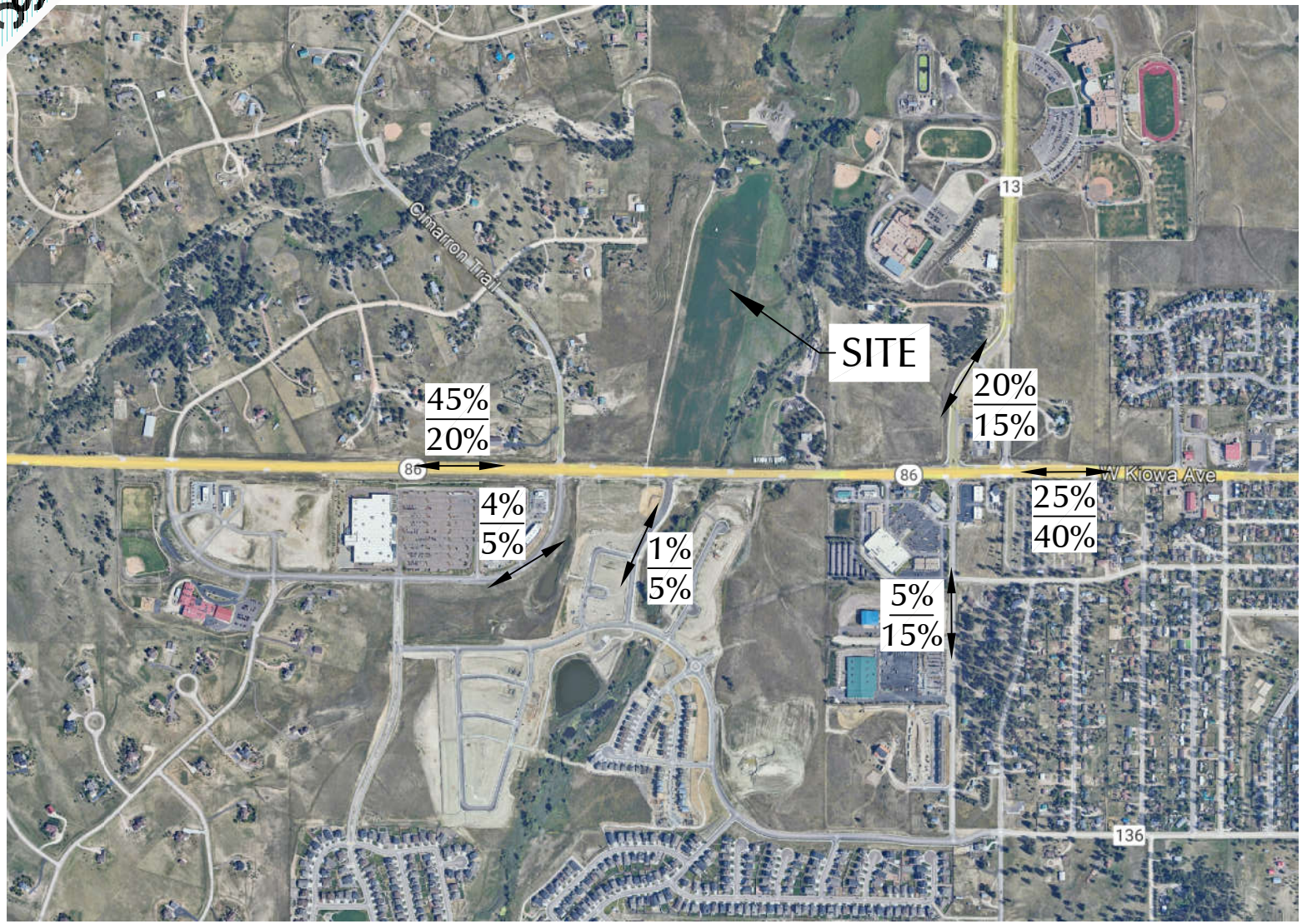


Note: These volumes are consistent with the 2045 total traffic volumes from Figure 9 of the Legacy Ridge ACP Amendment by LSC less site-generated trips. The referenced figure is attached for reference.

Figure 5

Year 2045 Background Traffic, Lane Geometry and Traffic Control

Gold Creek Commons (LSC #250090)



N

Approximate Scale
Scale: 1"=1,200'

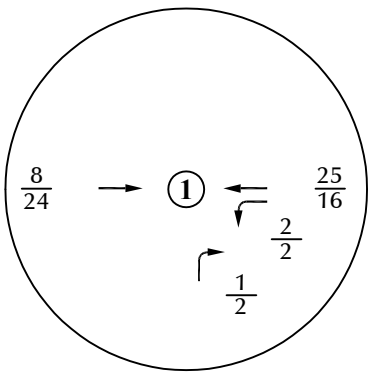
LEGEND:

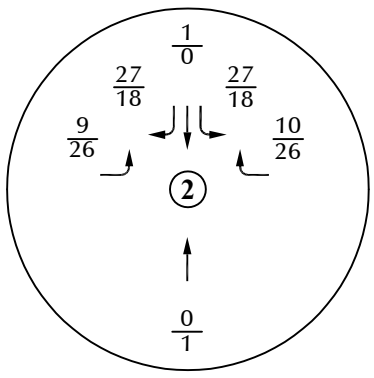
$\frac{5\%}{5\%}$ = $\frac{\text{Residential Percent Directional Distribution}}{\text{Commercial Percent Directional Distribution}}$

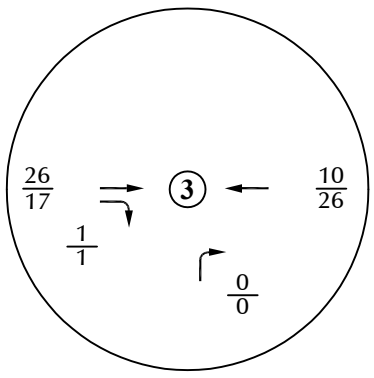
Figure 6

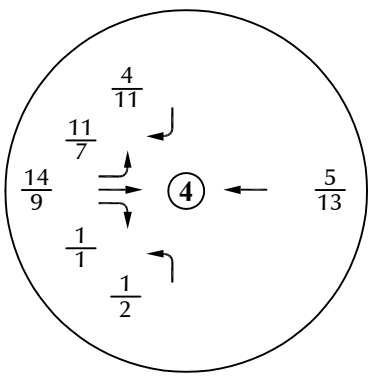
Directional Distribution of Site-Generated Traffic

Gold Creek Commons (LSC #250090)









LEGEND:

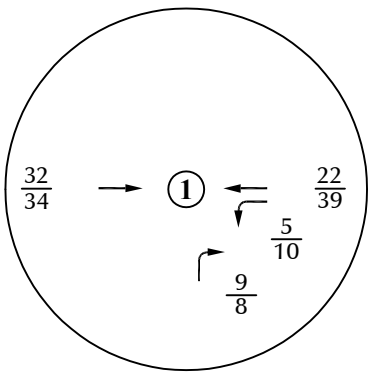
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

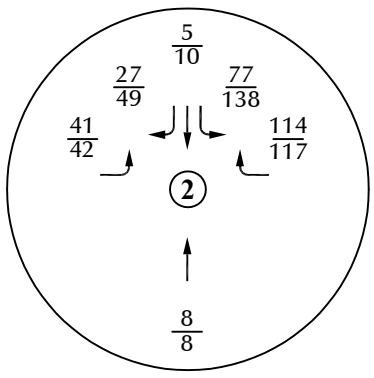
1,000 = Average Daily Traffic

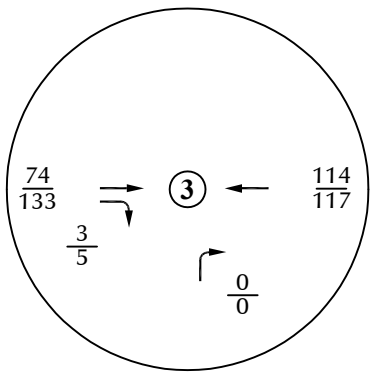
Figure 7a

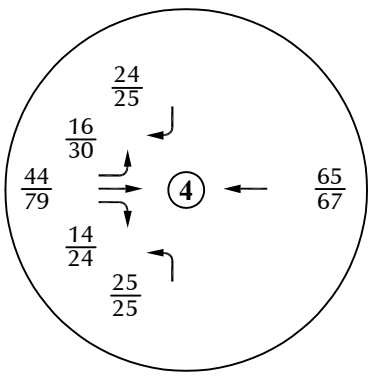
Assignment of Residential Site-Generated Traffic

Gold Creek Commons (LSC #250090)









LEGEND:

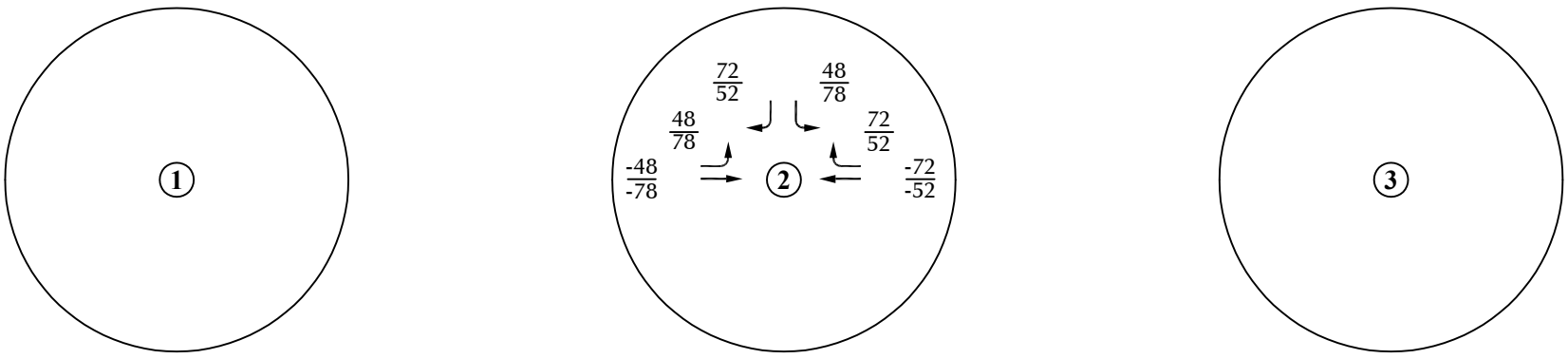
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Figure 7b

Assignment of Commercial Primary Site-Generated Traffic

Gold Creek Commons (LSC #250090)



LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

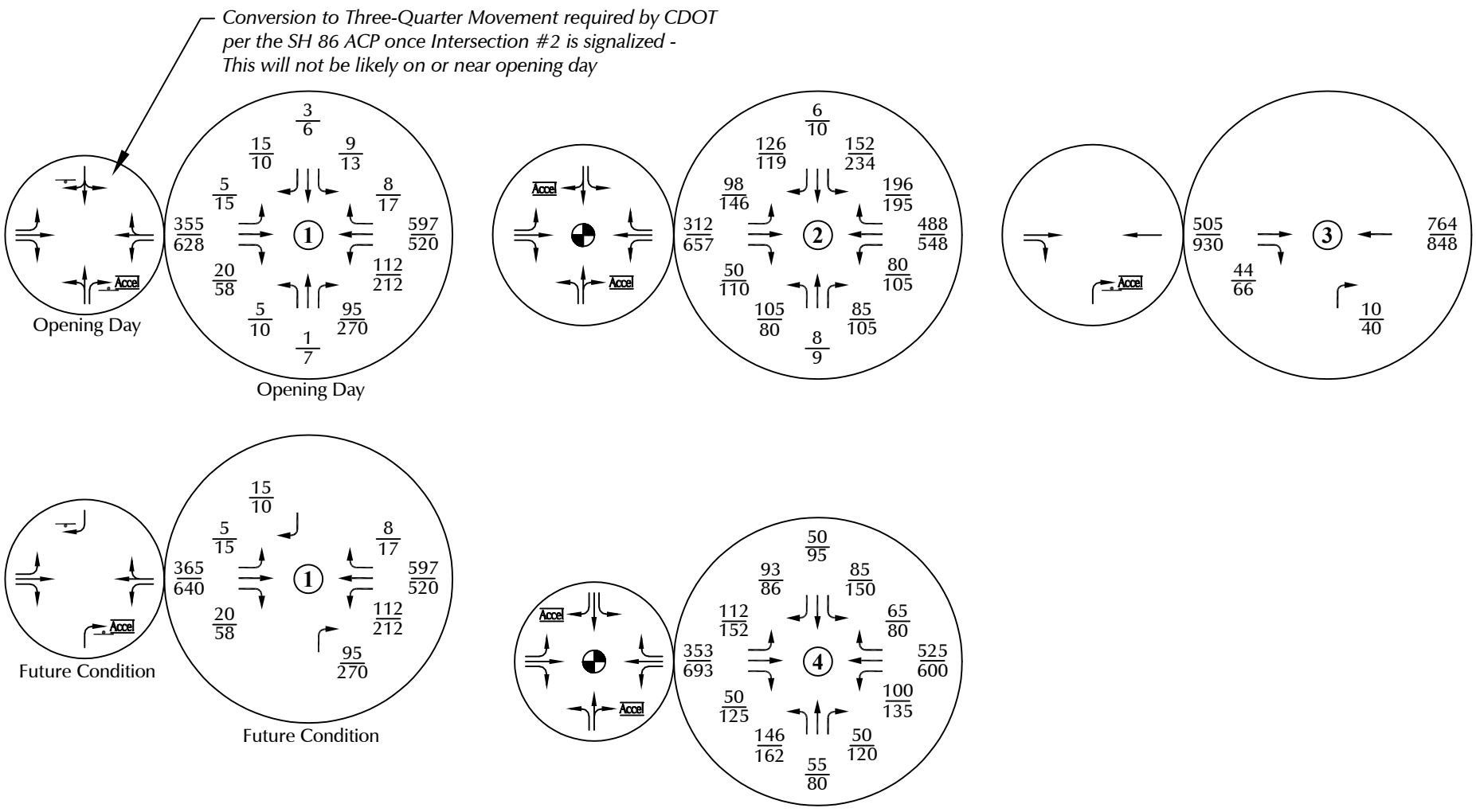
1,000 = Average Daily Traffic

Note: Assumes 60% westbound/40% eastbound is morning peak hour and 40% westbound/60% eastbound is afternoon peak hour.

Figure 7c

Assignment of Commercial Passby Site-Generated Traffic

Gold Creek Commons (LSC #250090)



Recommended Turn Lane at Intersection #2 by Applicant:
EB LT = 524 feet (378 feet decel + 146 feet storage) plus 222-foot transition taper (18.5:1 taper).
WB RT = 378 feet plus 222-foot transition taper (18.5:1 taper).
SB LT = 200 feet plus 100-foot transition taper.
SB to WB Accel Lane = Continuous lane to Intersection #1.
* See report narrative for full turn lane analysis.

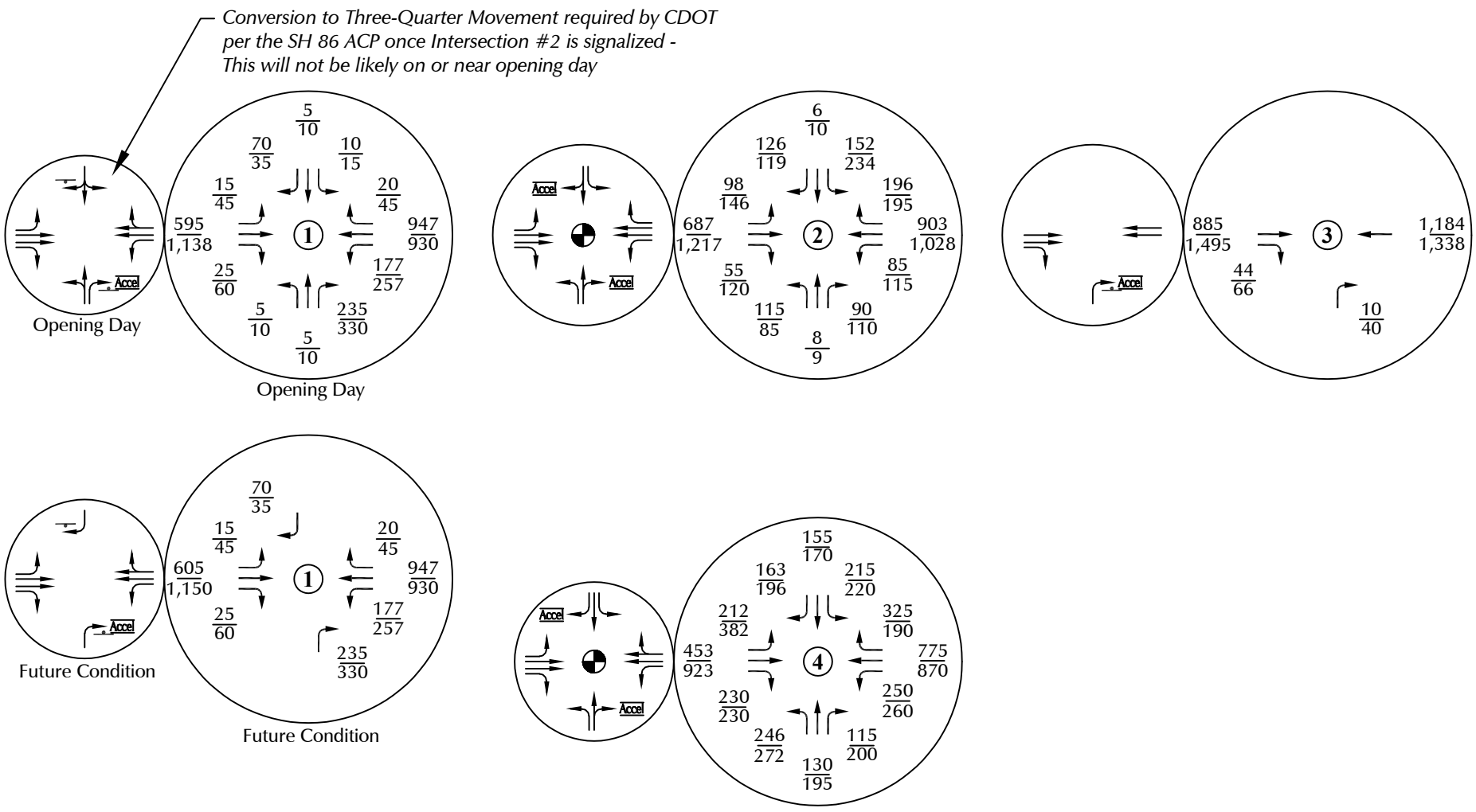
LEGEND:
= Stop Sign
= Traffic Signal
26/35 = AM Peak Hour Traffic / PM Peak Hour Traffic
1,000 = Average Daily Traffic

Note: These volumes are the sum of the volumes in Figures 4, 7a, 7b and 7c.

Figure 8

Year 2028 Total Traffic, Lane Geometry and Traffic Control

Gold Creek Commons (LSC #250090)



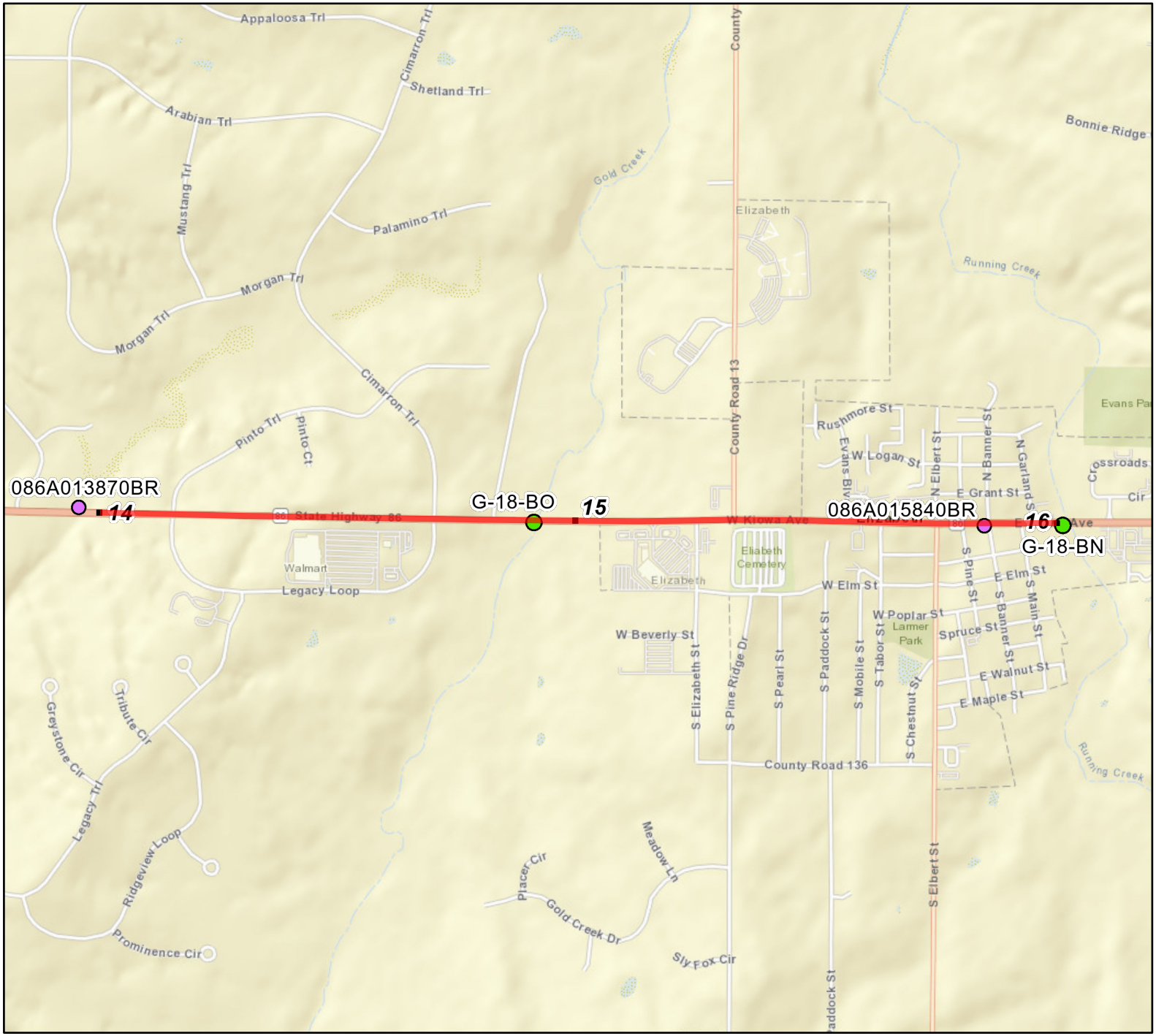
Note: These volumes are the sum of the volumes in Figures 5, 7a, 7b and 7c.

Figure 9

Year 2045 Total Traffic, Lane Geometry and Traffic Control

Gold Creek Commons (LSC #250090)

SLDPrintServiceLayout



Legend

Route Structure

Created:

Date: 1/6/2026

Time: 7:58 AM

0 0.2 0.4 0.6

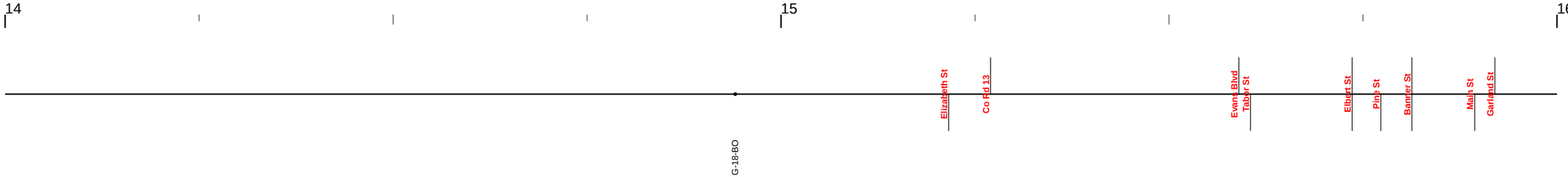
Miles

N W E S

The information contained in this map is based on the most currently available data and has been checked for accuracy. CDOT does not guarantee the accuracy of any information presented, is not liable in any respect for any errors or omissions, and is not responsible for determining "fitness for use".

Route 086A
From 14 To 16

Ramps
Overpass
Underpass
Structures



CLASSIFICATION

Access Control	R-A: Regional Highway	NR-B: Non-Rural Arterial	NR-C: Non-Rural Arterial	

SAFETY

Primary Speed Limit	55	45	35	30

TRAFFIC

AADT	11000	14000	15000	13000	
Design Hour Truck Percentage	1.80	1.90	1.20		
DHV	11.0	9.0	10.0		
Off Peak Truck Percentage	4.20	3.70	2.50	2.40	
Route Capacity	2750	2400	2100	2250	
V/C Ratio	0.54	0.61	0.81	0.86	0.68
V/C Ratio 20	0.64	0.75	0.99	1.05	0.83
VMT	43428	7000	1665	960	4290
Year 20 Factor	1.19	1.23	1.22		

It may appear that information is missing from the straight line diagram. If so, reduce the number of miles/page and re-submit the request.

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: BLACK SADDLE PKWY
E/W STREET: LEGACY CIRCLE
CITY: ELIZABETH
COUNTY: ELBERT

File Name : BLACKLEGA
Site Code : 00000005
Start Date : 7/18/2024
Page No : 1

Groups Printed- VEHICLES

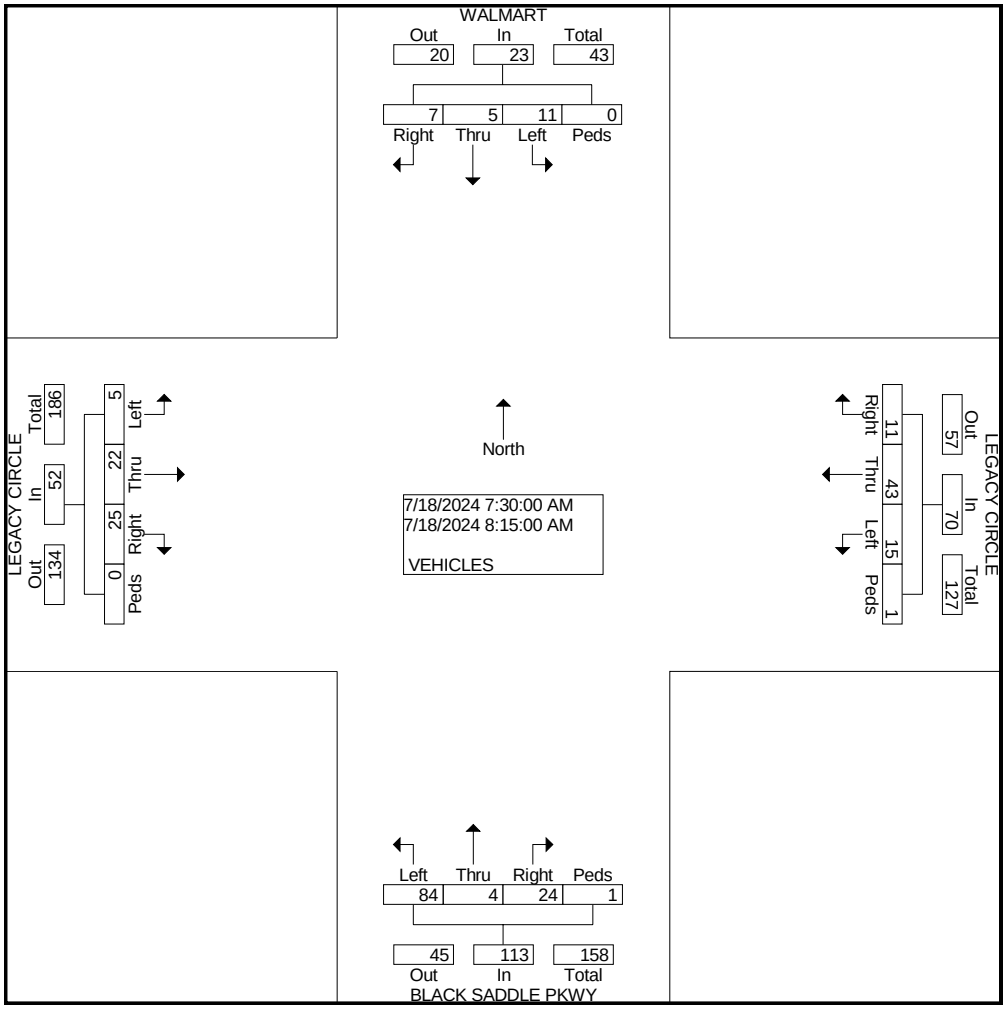
	WALMART Southbound				LEGACY CIRCLE Westbound				BLACK SADDLE PKWY Northbound				LEGACY CIRCLE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	0	0	1	7	2	0	21	0	3	0	7	1	3	0	45
06:45 AM	3	0	3	0	2	17	2	1	18	3	3	0	5	4	9	0	70
Total	3	0	3	0	3	24	4	1	39	3	6	0	12	5	12	0	115
07:00 AM	3	3	5	0	1	5	6	0	17	1	8	0	0	4	10	0	63
07:15 AM	4	0	3	0	1	10	3	0	25	1	7	0	2	5	5	0	66
07:30 AM	2	2	4	0	2	17	3	0	25	1	3	0	0	6	9	0	74
07:45 AM	3	2	0	0	4	8	2	1	27	1	11	1	1	3	5	0	69
Total	12	7	12	0	8	40	14	1	94	4	29	1	3	18	29	0	272
08:00 AM	3	0	1	0	3	12	1	0	18	0	5	0	2	7	4	0	56
08:15 AM	3	1	2	0	6	6	5	0	14	2	5	0	2	6	7	0	59
Total	6	1	3	0	9	18	6	0	32	2	10	0	4	13	11	0	115
04:00 PM	16	3	8	0	7	6	14	0	7	4	2	0	7	5	13	0	92
04:15 PM	9	1	12	0	4	3	7	0	12	4	8	0	10	4	17	0	91
04:30 PM	14	2	8	0	11	5	16	0	8	2	6	0	20	3	20	0	115
04:45 PM	10	5	10	0	7	7	14	0	13	7	2	0	15	4	15	1	110
Total	49	11	38	0	29	21	51	0	40	17	18	0	52	16	65	1	408
05:00 PM	12	4	3	1	11	12	14	0	11	3	4	0	14	8	19	0	116
05:15 PM	12	6	9	0	3	12	18	0	9	6	4	0	20	6	20	0	125
05:30 PM	13	5	5	0	14	18	20	0	4	7	8	0	13	7	21	0	135
05:45 PM	15	6	8	0	3	9	10	0	7	2	3	0	15	8	18	0	104
Total	52	21	25	1	31	51	62	0	31	18	19	0	62	29	78	0	480
Grand Total	122	40	81	1	80	154	137	2	236	44	82	1	133	81	195	1	1390
Apprch %	50.0	16.4	33.2	0.4	21.4	41.3	36.7	0.5	65.0	12.1	22.6	0.3	32.4	19.8	47.6	0.2	
Total %	8.8	2.9	5.8	0.1	5.8	11.1	9.9	0.1	17.0	3.2	5.9	0.1	9.6	5.8	14.0	0.1	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: BLACK SADDLE PKWY
E/W STREET: LEGACY CIRCLE
CITY: ELIZABETH
COUNTY: ELBERT

File Name : BLACKLEGA
Site Code : 00000005
Start Date : 7/18/2024

	WALMART Southbound					LEGACY CIRCLE Westbound					BLACK SADDLE PKWY Northbound					LEGACY CIRCLE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	11	5	7	0	23	15	43	11	1	70	84	4	24	1	113	5	22	25	0	52	258
Percent	47.8	21.7	30.4	0.0		21.4	61.4	15.7	1.4		74.3	3.5	21.2	0.9		9.6	42.3	48.1	0.0		
07:30 Volume	2	2	4	0	8	2	17	3	0	22	25	1	3	0	29	0	6	9	0	15	74
Peak Factor																					0.872
High Int.	07:30 AM					07:30 AM					07:45 AM					07:30 AM					
Volume	2	2	4	0	8	2	17	3	0	22	27	1	11	1	40	0	6	9	0	15	
Peak Factor					0.719					0.795					0.706					0.867	



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DENVER.COLORADO
303-333-7409

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File Name : BLACKLEGA
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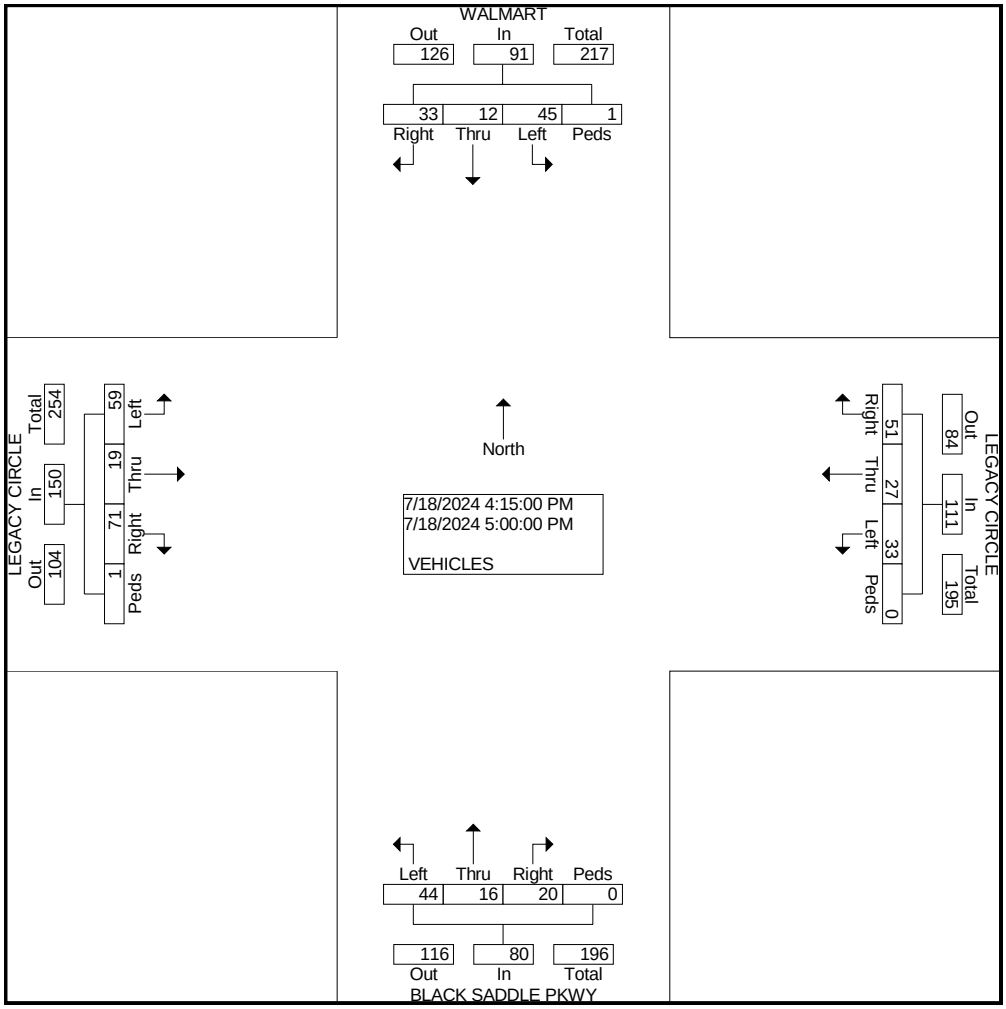
Start Date : 7/18/2024
Page No : 3

	WALMART Southbound					LEGACY CIRCLE Westbound					BLACK SADDLE PKWY Northbound					LEGACY CIRCLE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:15 PM to 05:00 PM - Peak 1 of 1																					
Intersection	04:15 PM																				
Volume	45	12	33	1	91	33	27	51	0	111	44	16	20	0	80	59	19	71	1	150	432
Percent	49.5	13.2	36.3	1.1		29.7	24.3	45.9	0.0		55.0	20.0	25.0	0.0		39.3	12.7	47.3	0.7		
05:00 Volume	12	4	3	1	20	11	12	14	0	37	11	3	4	0	18	14	8	19	0	41	116
Peak Factor																					0.931
High Int.	04:45 PM					05:00 PM					04:15 PM					04:30 PM					
Volume	10	5	10	0	25	11	12	14	0	37	12	4	8	0	24	20	3	20	0	43	
Peak Factor					0.910					0.750					0.833					0.872	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CR 13 (S. ELIZABETH ST)
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : CR13HWY86
Site Code : 00000025
Start Date : 7/24/2024
Page No : 1

Groups Printed- VEHICLES

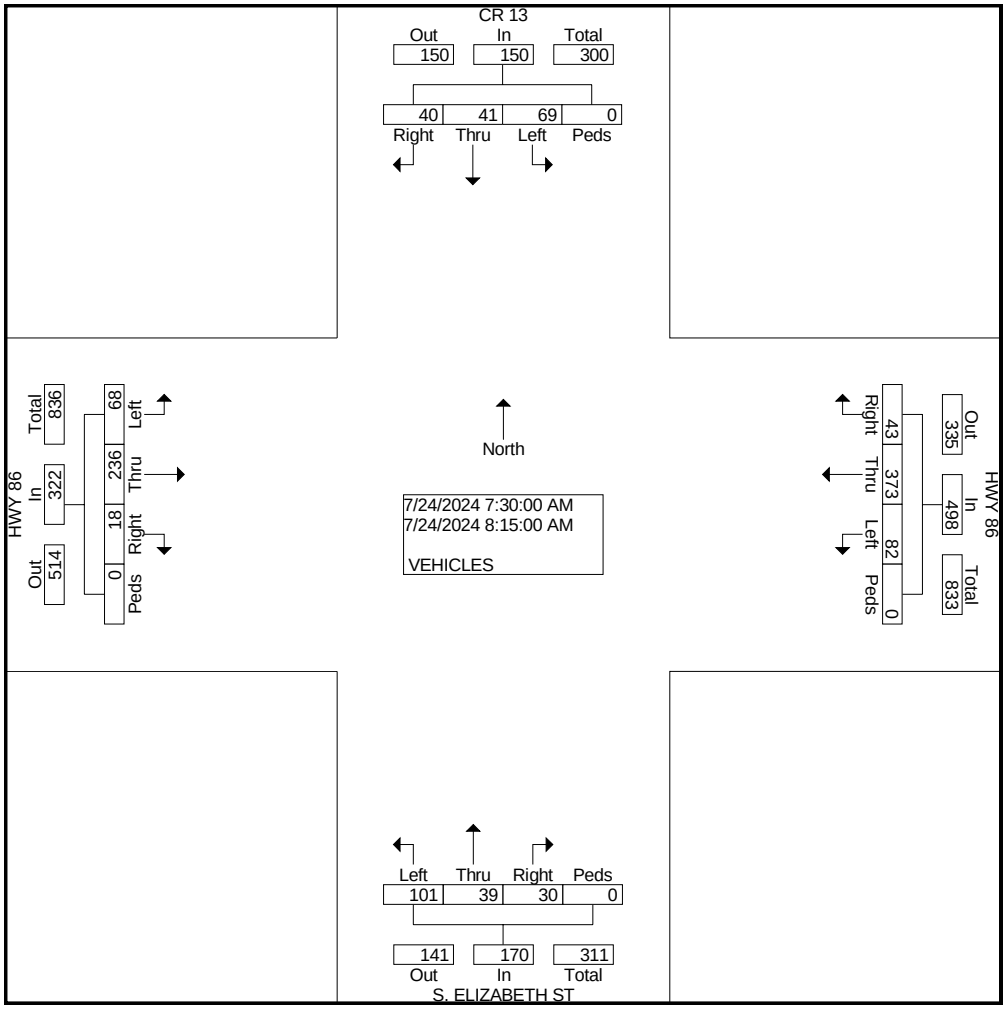
	CR 13 Southbound				HWY 86 Westbound				S. ELIZABETH ST Northbound				HWY 86 Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	2	0	6	0	9	102	9	0	19	6	5	0	2	30	4	0	194
06:45 AM	10	5	7	2	13	103	7	2	21	14	3	0	8	35	6	0	236
Total	12	5	13	2	22	205	16	2	40	20	8	0	10	65	10	0	430
07:00 AM	11	3	11	0	11	113	9	0	23	8	4	0	10	35	5	0	243
07:15 AM	12	3	13	0	13	106	7	0	25	9	9	0	15	42	2	0	256
07:30 AM	13	6	6	0	23	98	9	0	28	14	10	0	10	53	4	0	274
07:45 AM	19	13	14	0	13	87	12	0	21	9	5	0	20	58	4	0	275
Total	55	25	44	0	60	404	37	0	97	40	28	0	55	188	15	0	1048
08:00 AM	17	14	10	0	23	104	9	0	23	9	6	0	21	55	6	0	297
08:15 AM	20	8	10	0	23	84	13	0	29	7	9	0	17	70	4	0	294
Total	37	22	20	0	46	188	22	0	52	16	15	0	38	125	10	0	591
04:00 PM	17	16	7	0	30	93	5	0	28	17	21	0	9	117	17	0	377
04:15 PM	32	18	7	0	34	71	5	0	32	11	24	0	20	124	18	1	397
04:30 PM	21	15	6	0	24	76	10	0	29	14	30	0	12	116	18	0	371
04:45 PM	33	24	8	0	34	78	13	1	35	13	16	0	19	121	19	0	414
Total	103	73	28	0	122	318	33	1	124	55	91	0	60	478	72	1	1559
05:00 PM	33	13	8	0	32	83	6	0	34	12	40	1	18	121	20	0	421
05:15 PM	39	20	10	0	24	91	27	1	19	20	20	1	25	124	12	0	433
05:30 PM	23	24	5	0	27	83	11	0	25	18	25	0	26	115	21	0	403
05:45 PM	35	24	5	0	26	70	16	0	19	13	25	0	29	110	18	0	390
Total	130	81	28	0	109	327	60	1	97	63	110	2	98	470	71	0	1647
Grand Total	337	206	133	2	359	1442	168	4	410	194	252	2	261	1326	178	1	5275
Apprch %	49.7	30.4	19.6	0.3	18.2	73.1	8.5	0.2	47.8	22.6	29.4	0.2	14.8	75.1	10.1	0.1	
Total %	6.4	3.9	2.5	0.0	6.8	27.3	3.2	0.1	7.8	3.7	4.8	0.0	4.9	25.1	3.4	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CR 13 (S. ELIZABETH ST)
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : CR13HWY86
Site Code : 00000025
Start Date : 7/24/2024
Page No : 2

	CR 13 Southbound					HWY 86 Westbound					S. ELIZABETH ST Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	69	41	40	0	150	82	373	43	0	498	101	39	30	0	170	68	236	18	0	322	1140
Percent	46.0	27.3	26.7	0.0		16.5	74.9	8.6	0.0		59.4	22.9	17.6	0.0		21.1	73.3	5.6	0.0		
08:00 Volume	17	14	10	0	41	23	104	9	0	136	23	9	6	0	38	21	55	6	0	82	297
Peak Factor																					0.960
High Int.	07:45 AM					08:00 AM					07:30 AM					08:15 AM					
Volume	19	13	14	0	46	23	104	9	0	136	28	14	10	0	52	17	70	4	0	91	
Peak Factor					0.815					0.915					0.817					0.885	

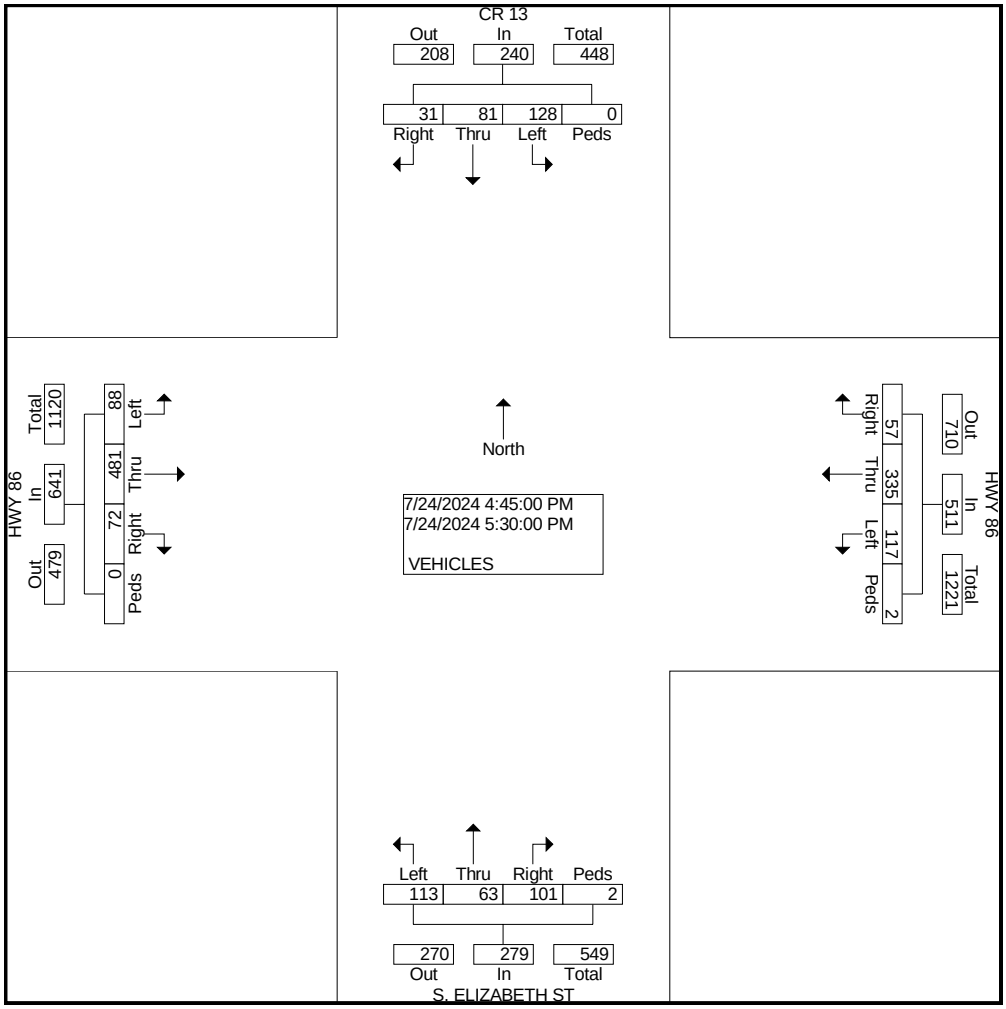


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CR 13 (S. ELIZABETH ST)
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : CR13HWY86
Site Code : 00000025
Start Date : 7/24/2024
Page No : 3

	CR 13 Southbound					HWY 86 Westbound					S. ELIZABETH ST Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	128	81	31	0	240	117	335	57	2	511	113	63	101	2	279	88	481	72	0	641	1671
Percent	53.3	33.8	12.9	0.0		22.9	65.6	11.2	0.4		40.5	22.6	36.2	0.7		13.7	75.0	11.2	0.0		
05:15 Volume	39	20	10	0	69	24	91	27	1	143	19	20	20	1	60	25	124	12	0	161	433
Peak Factor																					0.965
High Int.	05:15 PM					05:15 PM					05:00 PM					05:30 PM					
Volume	39	20	10	0	69	24	91	27	1	143	34	12	40	1	87	26	115	21	0	162	
Peak Factor					0.870					0.893					0.802					0.989	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HINDS ST
E/W STREET: CR 136
CITY: ELZABETH
COUNTY: ELBERT

File Name : HINDSCR136
Site Code : 00000016
Start Date : 7/16/2024
Page No : 1

Groups Printed- VEHICLES

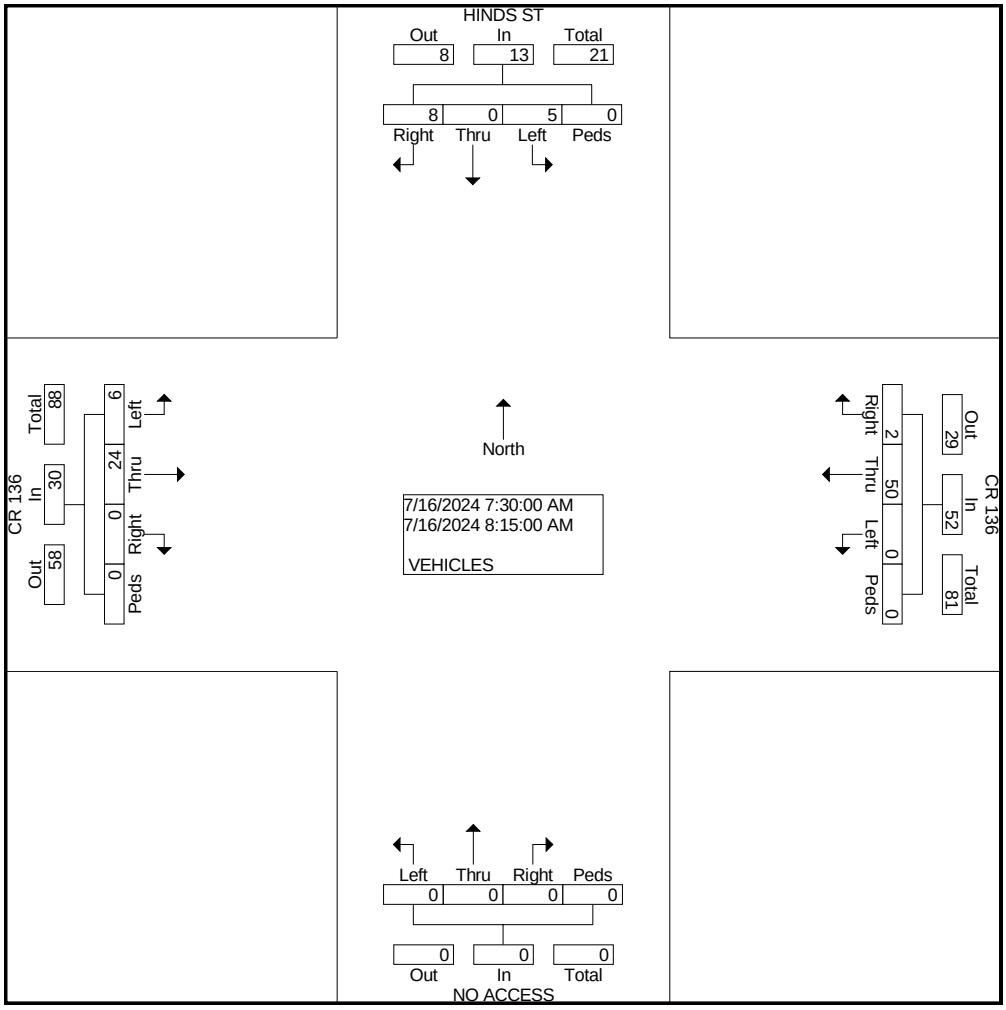
	HINDS ST Southbound				CR 136 Westbound				NO ACCESS Northbound				CR 136 Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	1	0	0	9	1	0	0	0	0	0	0	2	0	0	13
06:45 AM	0	0	0	0	0	13	0	0	0	0	0	1	1	1	0	0	16
Total	0	0	1	0	0	22	1	0	0	0	0	1	1	3	0	0	29
07:00 AM	0	0	0	0	0	7	0	0	0	0	0	0	1	6	0	0	14
07:15 AM	2	0	1	0	0	20	0	0	0	0	0	0	0	2	0	0	25
07:30 AM	0	0	2	0	0	16	1	0	0	0	0	0	1	7	0	0	27
07:45 AM	3	0	2	0	0	19	0	0	0	0	0	0	2	3	0	0	29
Total	5	0	5	0	0	62	1	0	0	0	0	0	4	18	0	0	95
08:00 AM	0	0	2	0	0	6	1	0	0	0	0	0	3	7	0	0	19
08:15 AM	2	0	2	0	0	9	0	0	0	0	0	0	0	7	0	0	20
Total	2	0	4	0	0	15	1	0	0	0	0	0	3	14	0	0	39
04:00 PM	7	0	0	0	0	5	1	0	0	0	0	0	0	7	0	0	20
04:15 PM	3	0	0	0	0	16	0	0	0	0	0	0	1	12	0	0	32
04:30 PM	2	0	1	0	0	4	0	0	0	0	0	0	2	8	0	0	17
04:45 PM	2	0	0	0	0	13	0	0	0	0	0	0	2	10	0	0	27
Total	14	0	1	0	0	38	1	0	0	0	0	0	5	37	0	0	96
05:00 PM	3	0	1	0	0	14	0	0	0	0	0	0	2	13	0	0	33
05:15 PM	1	0	0	0	0	8	1	1	0	0	0	0	0	12	0	0	23
05:30 PM	4	0	0	0	0	10	1	0	0	0	0	0	1	11	0	0	27
05:45 PM	5	0	0	0	0	8	0	0	0	0	0	0	0	12	0	0	25
Total	13	0	1	0	0	40	2	1	0	0	0	0	3	48	0	0	108
Grand Total	34	0	12	0	0	177	6	1	0	0	0	1	16	120	0	0	367
Apprch %	73.9	0.0	26.1	0.0	0.0	96.2	3.3	0.5	0.0	0.0	0.0	100.0	11.8	88.2	0.0	0.0	
Total %	9.3	0.0	3.3	0.0	0.0	48.2	1.6	0.3	0.0	0.0	0.0	0.3	4.4	32.7	0.0	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HINDS ST
E/W STREET: CR 136
CITY: ELZABETH
COUNTY: ELBERT

File Name : HINDSCR136
Site Code : 00000016
Start Date : 7/16/2024
Page No : 2

	HINDS ST Southbound					CR 136 Westbound					NO ACCESS Northbound					CR 136 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	5	0	8	0	13	0	50	2	0	52	0	0	0	0	0	6	24	0	0	30	95
Percent	38.5	0.0	61.5	0.0		0.0	96.2	3.8	0.0		0.0	0.0	0.0	0.0		20.0	80.0	0.0	0.0		
07:45 Volume	3	0	2	0	5	0	19	0	0	19	0	0	0	0	0	2	3	0	0	5	29
Peak Factor																					0.819
High Int.	07:45 AM					07:45 AM										08:00 AM					
Volume	3	0	2	0	5	0	19	0	0	19	0	0	0	0	0	3	7	0	0	10	
Peak Factor					0.650					0.684										0.750	

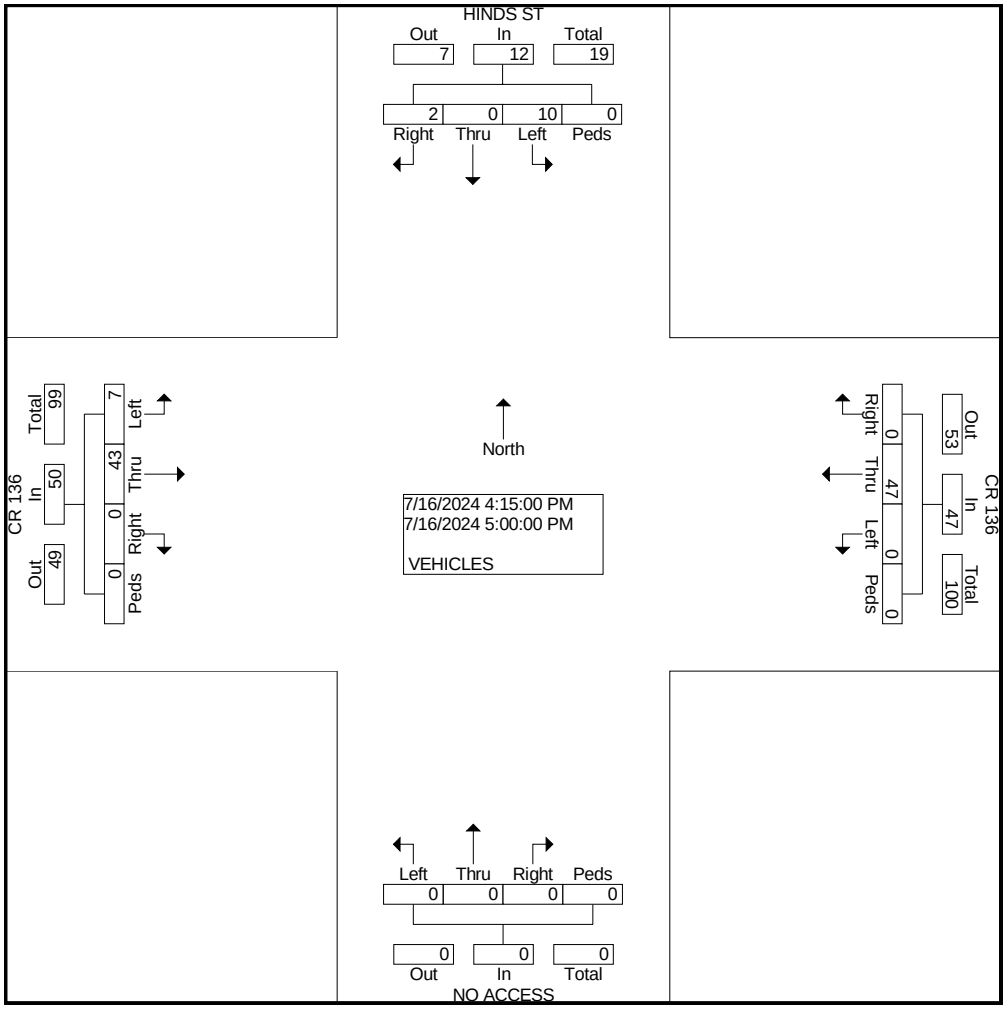


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HINDS ST
E/W STREET: CR 136
CITY: ELZABETH
COUNTY: ELBERT

File Name : HINDSCR136
Site Code : 00000016
Start Date : 7/16/2024
Page No : 3

	HINDS ST Southbound					CR 136 Westbound					NO ACCESS Northbound					CR 136 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:15 PM to 05:00 PM - Peak 1 of 1																					
Intersection	04:15 PM																				
Volume	10	0	2	0	12	0	47	0	0	47	0	0	0	0	0	7	43	0	0	50	109
Percent	83.3	0.0	16.7	0.0		0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0		14.0	86.0	0.0	0.0		
05:00 Volume	3	0	1	0	4	0	14	0	0	14	0	0	0	0	0	2	13	0	0	15	33
Peak Factor																					0.826
High Int.	05:00 PM					04:15 PM										05:00 PM					
Volume	3	0	1	0	4	0	16	0	0	16	0	0	0	0	0	2	13	0	0	15	
Peak Factor					0.750					0.734										0.833	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

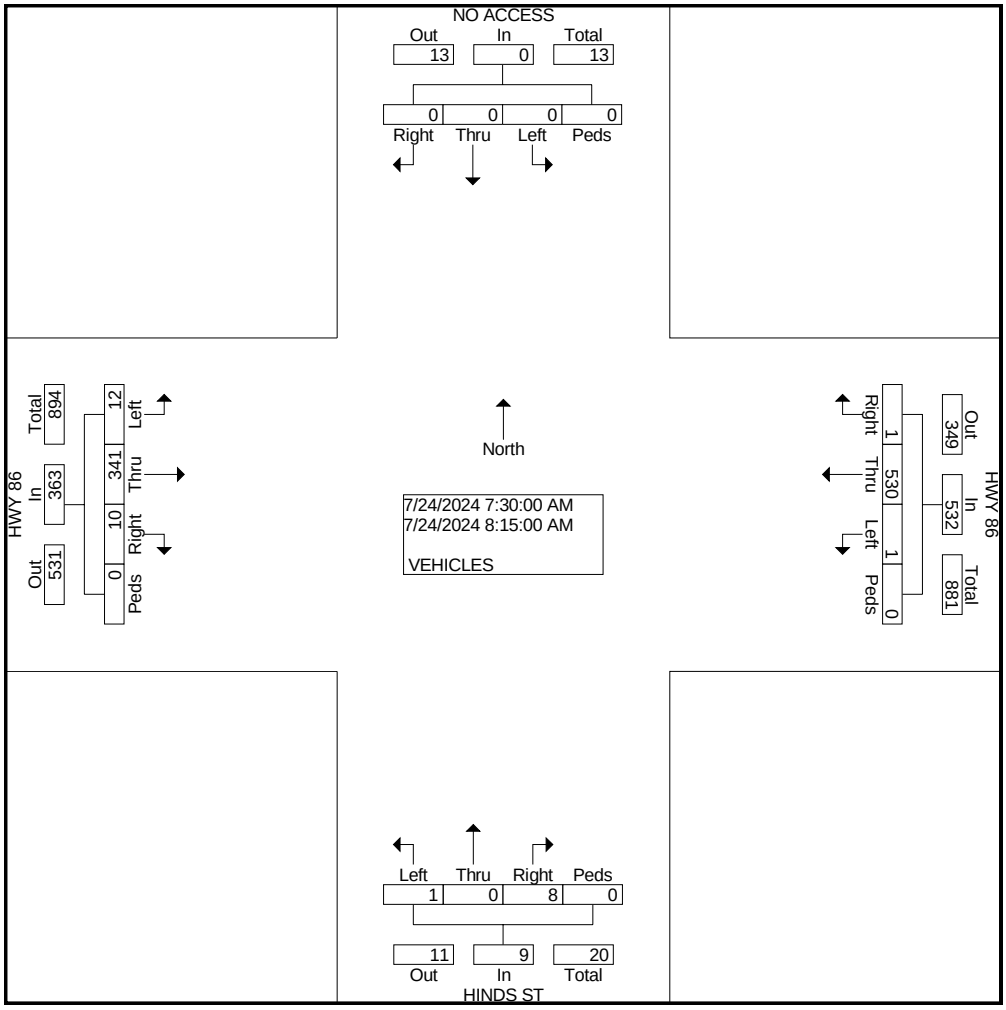
N/S STREET: HINDS ST
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : HINDSHWY86
Site Code : 00000008
Start Date : 7/24/2024
Page No : 1

Groups Printed- VEHICLES

	NO ACCESS Southbound				HWY 86 Westbound				HINDS ST Northbound				HWY 86 Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	0	0	0	133	0	0	0	0	0	0	0	37	0	0	170
06:45 AM	0	0	0	0	0	135	0	0	0	0	1	0	0	55	0	0	191
Total	0	0	0	0	0	268	0	0	0	0	1	0	0	92	0	0	361
07:00 AM	0	0	0	0	1	142	0	0	0	0	2	0	0	49	3	0	197
07:15 AM	0	0	0	0	0	156	0	0	0	0	1	0	0	69	3	0	229
07:30 AM	0	0	0	0	0	134	0	0	0	0	3	0	0	82	3	0	222
07:45 AM	0	0	0	0	1	137	0	0	0	0	3	0	0	97	2	0	240
Total	0	0	0	0	2	569	0	0	0	0	9	0	0	297	11	0	888
08:00 AM	0	0	0	0	0	126	0	0	0	0	0	0	12	72	2	0	212
08:15 AM	0	0	0	0	0	133	1	0	1	0	2	0	0	90	3	0	230
Total	0	0	0	0	0	259	1	0	1	0	2	0	12	162	5	0	442
04:00 PM	0	0	0	0	0	138	0	0	0	0	0	0	0	168	0	0	306
04:15 PM	0	0	0	0	0	127	0	0	0	0	3	0	0	185	1	1	317
04:30 PM	0	0	0	0	0	124	0	0	0	0	1	0	0	162	2	1	290
04:45 PM	0	0	0	0	0	143	0	0	0	0	2	0	0	187	2	0	334
Total	0	0	0	0	0	532	0	0	0	0	6	0	0	702	5	2	1247
05:00 PM	0	0	0	0	0	143	0	0	0	0	3	0	0	175	4	0	325
05:15 PM	0	0	0	0	1	141	0	0	0	0	2	0	0	172	5	1	322
05:30 PM	0	0	0	0	0	139	0	0	0	0	3	0	0	161	2	0	305
05:45 PM	0	0	0	0	0	116	1	0	0	0	0	0	0	166	3	0	286
Total	0	0	0	0	1	539	1	0	0	0	8	0	0	674	14	1	1238
Grand Total	0	0	0	0	3	2167	2	0	1	0	26	0	12	1927	35	3	4176
Apprch %	0.0	0.0	0.0	0.0	0.1	99.8	0.1	0.0	3.7	0.0	96.3	0.0	0.6	97.5	1.8	0.2	
Total %	0.0	0.0	0.0	0.0	0.1	51.9	0.0	0.0	0.0	0.0	0.6	0.0	0.3	46.1	0.8	0.1	

	NO ACCESS Southbound					HWY 86 Westbound					HINDS ST Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	0	0	0	0	0	1	530	1	0	532	1	0	8	0	9	12	341	10	0	363	904
Percent	0.0	0.0	0.0	0.0		0.2	99.6	0.2	0.0		11.1	0.0	88.9	0.0		3.3	93.9	2.8	0.0		
07:45 Volume	0	0	0	0	0	1	137	0	0	138	0	0	3	0	3	0	97	2	0	99	240
Peak Factor																					0.942
High Int.						07:45 AM					07:30 AM					07:45 AM					
Volume	0	0	0	0	0	1	137	0	0	138	0	0	3	0	3	0	97	2	0	99	
Peak Factor										0.964					0.750					0.917	

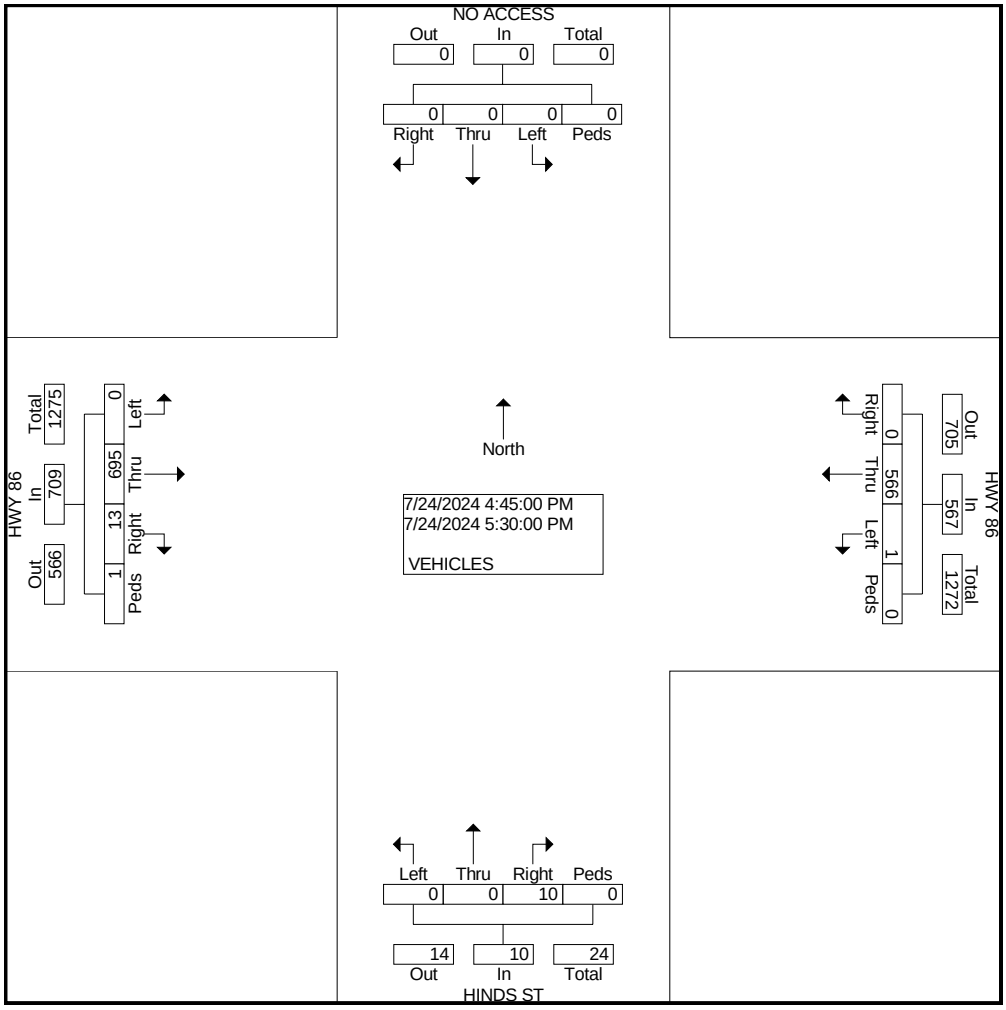


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HINDS ST
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : HINDSHWY86
Site Code : 00000008
Start Date : 7/24/2024
Page No : 3

	NO ACCESS Southbound					HWY 86 Westbound					HINDS ST Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:45 PM to 05:30 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	0	0	0	0	0	1	566	0	0	567	0	0	10	0	10	0	695	13	1	709	1286
Percent	0.0	0.0	0.0	0.0		0.2	99.8	0.0	0.0		0.0	0.0	100.0	0.0		0.0	98.0	1.8	0.1		
04:45 Volume	0	0	0	0	0	0	143	0	0	143	0	0	2	0	2	0	187	2	0	189	334
Peak Factor																					0.963
High Int.						04:45 PM					05:00 PM					04:45 PM					
Volume	0	0	0	0	0	0	143	0	0	143	0	0	3	0	3	0	187	2	0	189	
Peak Factor										0.99					0.83					0.93	
										1					3					8	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: LEGACY CIRCLE E
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : LEGAHWY8624
Site Code : 00000016
Start Date : 7/15/2024
Page No : 1

Groups Printed- VEHICLES

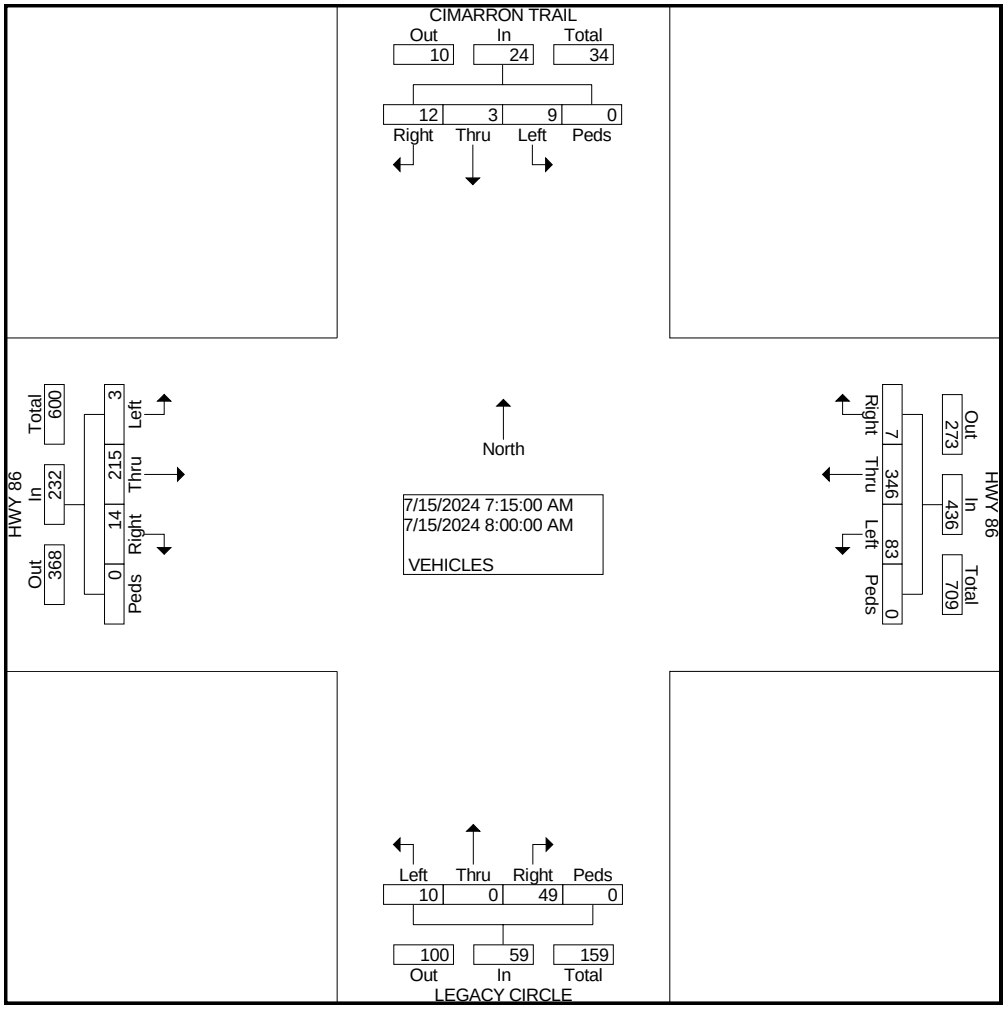
	CIMARRON TRAIL Southbound				HWY 86 Westbound				LEGACY CIRCLE Northbound				HWY 86 Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	2	2	2	0	13	103	0	0	6	0	12	0	1	28	0	0	169
06:45 AM	0	3	3	0	30	95	0	0	5	0	7	0	0	52	1	0	196
Total	2	5	5	0	43	198	0	0	11	0	19	0	1	80	1	0	365
07:00 AM	2	3	3	0	17	106	2	0	2	0	23	0	0	43	5	0	206
07:15 AM	2	0	1	0	14	69	0	0	3	0	11	0	0	33	2	0	135
07:30 AM	2	0	3	0	13	74	3	0	3	0	8	0	0	43	4	0	153
07:45 AM	3	3	5	0	27	109	3	0	1	0	14	0	2	74	3	0	244
Total	9	6	12	0	71	358	8	0	9	0	56	0	2	193	14	0	738
08:00 AM	2	0	3	0	29	94	1	0	3	0	16	0	1	65	5	0	219
08:15 AM	0	0	3	0	21	109	0	0	4	1	13	0	0	68	3	0	222
Total	2	0	6	0	50	203	1	0	7	1	29	0	1	133	8	0	441
04:00 PM	1	3	2	0	44	77	2	0	4	3	58	0	4	94	21	0	313
04:15 PM	7	3	0	0	46	77	3	0	3	1	54	0	4	100	11	0	309
04:30 PM	3	2	5	0	42	66	3	0	4	1	63	0	2	121	15	0	327
04:45 PM	0	0	0	0	42	53	5	0	3	2	48	0	3	116	14	0	286
Total	11	8	7	0	174	273	13	0	14	7	223	0	13	431	61	0	1235
05:00 PM	3	1	0	0	42	78	5	0	4	3	60	0	3	101	16	0	316
05:15 PM	2	0	2	0	33	74	3	0	2	2	40	0	4	105	9	0	276
05:30 PM	4	4	1	0	33	60	2	0	1	1	56	0	1	122	6	0	291
05:45 PM	1	4	4	0	33	66	2	0	4	1	45	0	4	119	11	0	294
Total	10	9	7	0	141	278	12	0	11	7	201	0	12	447	42	0	1177
Grand Total	34	28	37	0	479	1310	34	0	52	15	528	0	29	1284	126	0	3956
Apprch %	34.3	28.3	37.4	0.0	26.3	71.9	1.9	0.0	8.7	2.5	88.7	0.0	2.0	89.2	8.8	0.0	
Total %	0.9	0.7	0.9	0.0	12.1	33.1	0.9	0.0	1.3	0.4	13.3	0.0	0.7	32.5	3.2	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: LEGACY CIRCLE E
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : LEGAHWY8624
Site Code : 00000016
Start Date : 7/15/2024

	CIMARRON TRAIL Southbound					HWY 86 Westbound					LEGACY CIRCLE Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:15 AM to 08:00 AM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	9	3	12	0	24	83	346	7	0	436	10	0	49	0	59	3	215	14	0	232	751
Percent	37.5	12.5	50.0	0.0		19.0	79.4	1.6	0.0		16.9	0.0	83.1	0.0		1.3	92.7	6.0	0.0		
07:45 Volume	3	3	5	0	11	27	109	3	0	139	1	0	14	0	15	2	74	3	0	79	244
Peak Factor																					0.769
High Int.	07:45 AM					07:45 AM					08:00 AM					07:45 AM					
Volume	3	3	5	0	11	27	109	3	0	139	3	0	16	0	19	2	74	3	0	79	
Peak Factor					0.545					0.784					0.776					0.734	

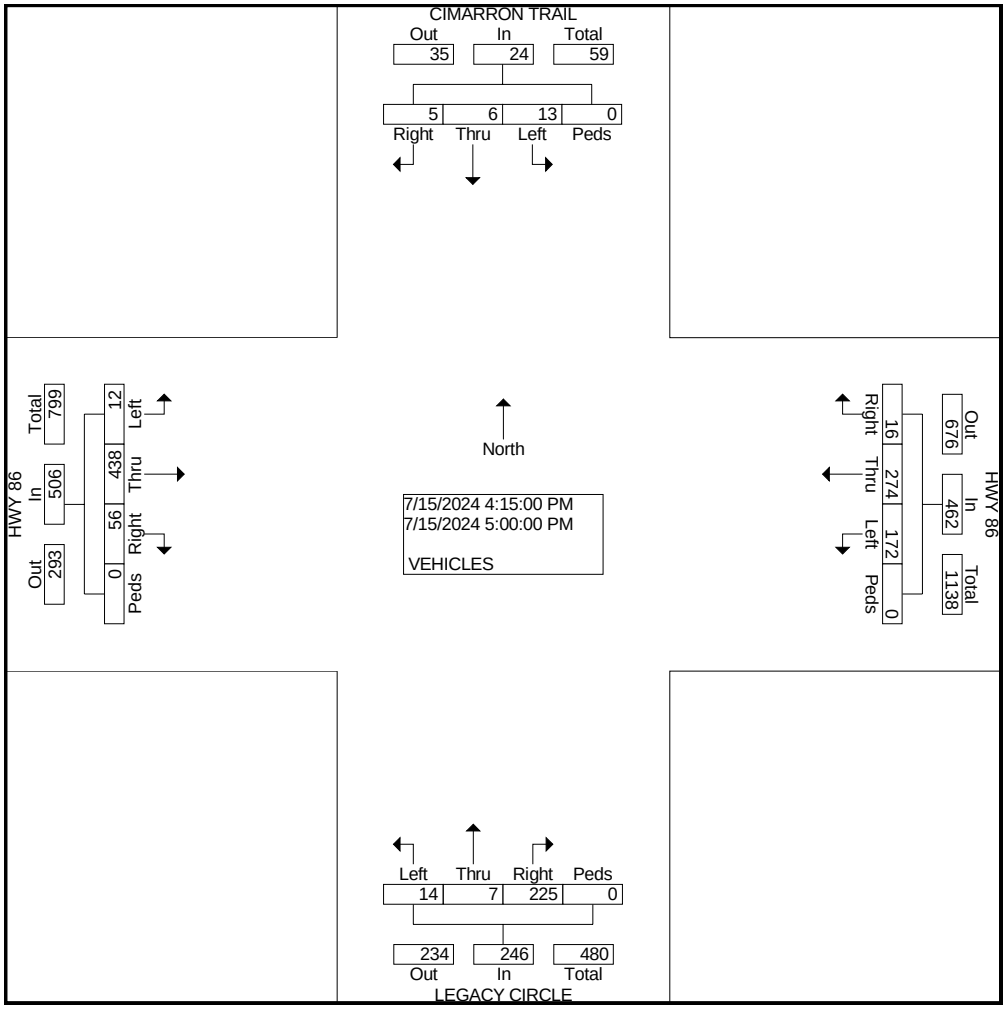


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: LEGACY CIRCLE E
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : LEGAHWY8624
Site Code : 00000016
Start Date : 7/15/2024
Page No : 3

	CIMARRON TRAIL Southbound					HWY 86 Westbound					LEGACY CIRCLE Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:15 PM to 05:00 PM - Peak 1 of 1																					
Intersection	04:15 PM																				
Volume	13	6	5	0	24	172	274	16	0	462	14	7	225	0	246	12	438	56	0	506	1238
Percent	54.2	25.0	20.8	0.0		37.2	59.3	3.5	0.0		5.7	2.8	91.5	0.0		2.4	86.6	11.1	0.0		
04:30 Volume	3	2	5	0	10	42	66	3	0	111	4	1	63	0	68	2	121	15	0	138	327
Peak Factor																					0.946
High Int.	04:15 PM					04:15 PM					04:30 PM					04:30 PM					
Volume	7	3	0	0	10	46	77	3	0	126	4	1	63	0	68	2	121	15	0	138	
Peak Factor					0.600					0.917					0.904					0.917	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: LEGACY CIRCLE
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : LEGAHWY86W24
Site Code : 00000005
Start Date : 7/17/2024
Page No : 1

Groups Printed- VEHICLES

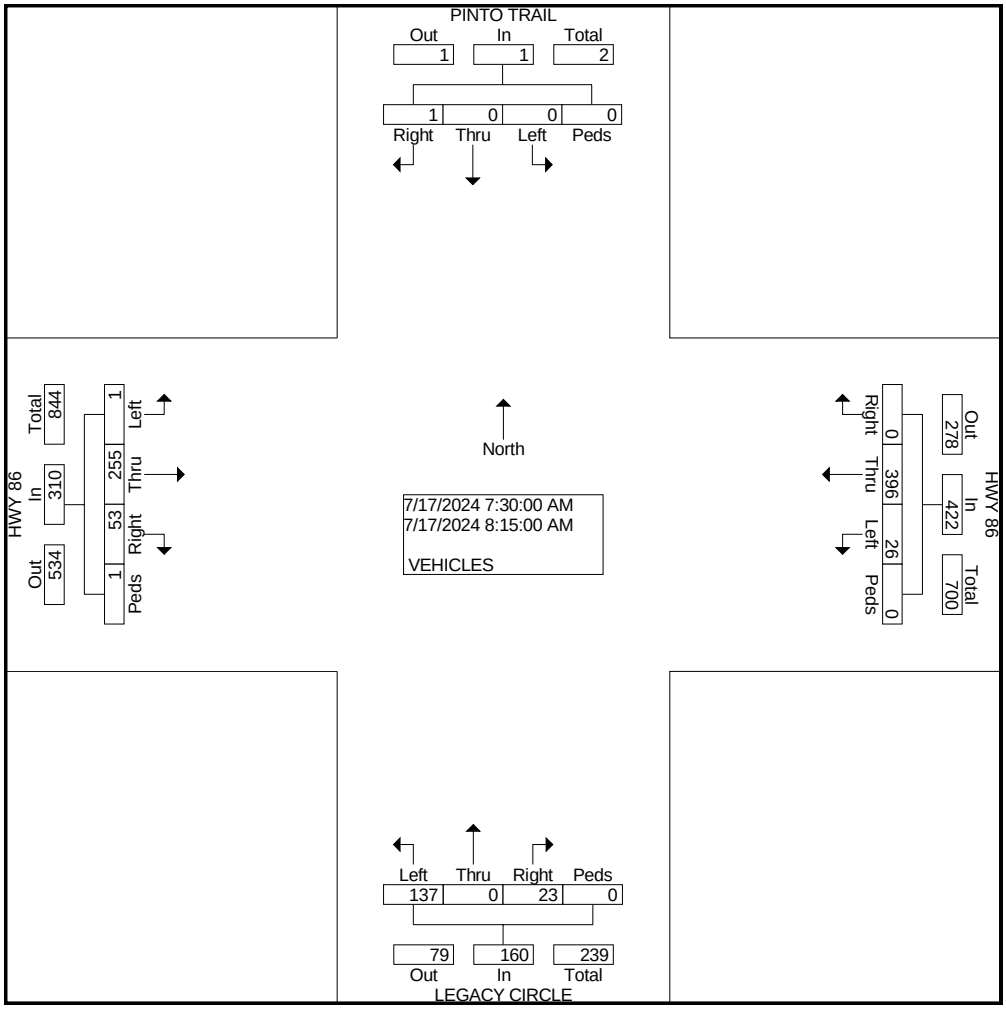
	PINTO TRAIL Southbound				HWY 86 Westbound				LEGACY CIRCLE Northbound				HWY 86 Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	1	0	4	102	0	0	28	0	2	0	0	27	14	0	178
06:45 AM	0	0	1	0	3	99	0	0	26	0	6	0	0	44	16	0	195
Total	0	0	2	0	7	201	0	0	54	0	8	0	0	71	30	0	373
07:00 AM	0	0	3	0	1	118	0	0	38	0	5	0	0	44	11	0	220
07:15 AM	0	1	1	0	6	114	0	0	44	0	2	0	0	58	16	0	242
07:30 AM	0	0	0	0	4	109	0	0	41	0	4	0	0	61	6	0	225
07:45 AM	0	0	0	0	6	101	0	0	28	0	6	0	1	79	11	1	233
Total	0	1	4	0	17	442	0	0	151	0	17	0	1	242	44	1	920
08:00 AM	0	0	0	0	6	76	0	0	40	0	9	0	0	45	15	0	191
08:15 AM	0	0	1	0	10	110	0	0	28	0	4	0	0	70	21	0	244
Total	0	0	1	0	16	186	0	0	68	0	13	0	0	115	36	0	435
04:00 PM	0	0	1	0	1	75	0	0	23	0	3	0	0	117	34	0	254
04:15 PM	0	1	1	0	8	79	0	0	21	0	9	0	2	118	54	1	294
04:30 PM	0	1	3	0	4	66	0	0	22	0	3	0	1	120	45	0	265
04:45 PM	0	1	1	0	4	48	0	0	22	0	3	0	1	96	41	0	217
Total	0	3	6	0	17	268	0	0	88	0	18	0	4	451	174	1	1030
05:00 PM	0	0	1	0	6	79	0	0	28	3	8	0	1	109	41	0	276
05:15 PM	1	0	1	0	4	81	0	0	23	0	4	0	2	122	34	0	272
05:30 PM	1	0	0	0	3	64	0	0	27	0	3	0	2	128	34	0	262
05:45 PM	0	0	0	0	3	66	0	1	10	1	4	1	1	133	43	0	263
Total	2	0	2	0	16	290	0	1	88	4	19	1	6	492	152	0	1073
Grand Total	2	4	15	0	73	1387	0	1	449	4	75	1	11	1371	436	2	3831
Apprch %	9.5	19.0	71.4	0.0	5.0	94.9	0.0	0.1	84.9	0.8	14.2	0.2	0.6	75.3	24.0	0.1	
Total %	0.1	0.1	0.4	0.0	1.9	36.2	0.0	0.0	11.7	0.1	2.0	0.0	0.3	35.8	11.4	0.1	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: LEGACY CIRCLE
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : LEGAHWY86W24
Site Code : 00000005
Start Date : 7/17/2024
Page No : 2

	PINTO TRAIL Southbound					HWY 86 Westbound					LEGACY CIRCLE Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	0	0	1	0	1	26	396	0	0	422	137	0	23	0	160	1	255	53	1	310	893
Percent	0.0	0.0	100.0	0.0		6.2	93.8	0.0	0.0		85.6	0.0	14.4	0.0		0.3	82.3	17.1	0.3		
08:15 Volume	0	0	1	0	1	10	110	0	0	120	28	0	4	0	32	0	70	21	0	91	244
Peak Factor																					0.915
High Int.	08:15 AM					08:15 AM					08:00 AM					07:45 AM					
Volume	0	0	1	0	1	10	110	0	0	120	40	0	9	0	49	1	79	11	1	92	
Peak Factor					0.250					0.879					0.816					0.842	

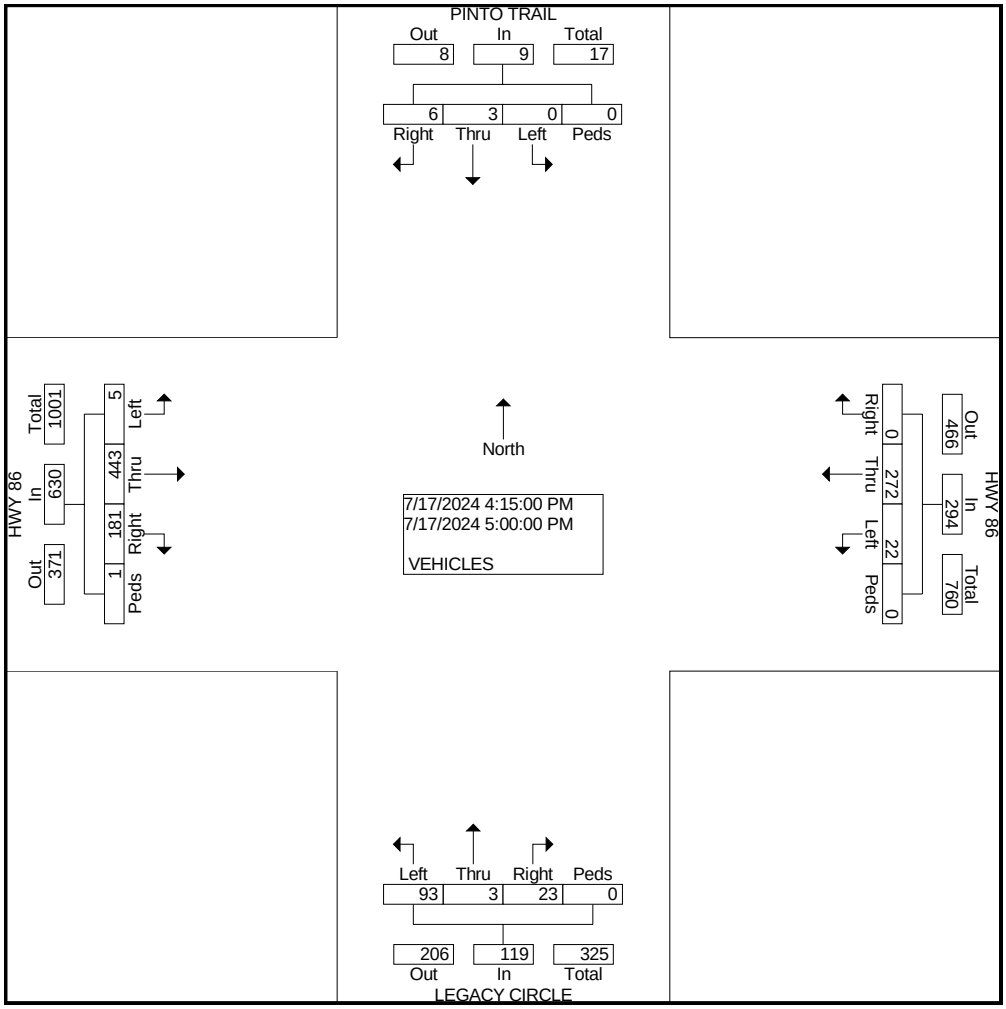


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: LEGACY CIRCLE
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : LEGAHWY86W24
Site Code : 00000005
Start Date : 7/17/2024
Page No : 3

	PINTO TRAIL Southbound					HWY 86 Westbound					LEGACY CIRCLE Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:15 PM to 05:00 PM - Peak 1 of 1																					
Intersection	04:15 PM																				
Volume	0	3	6	0	9	22	272	0	0	294	93	3	23	0	119	5	443	181	1	630	1052
Percent	0.0	33.3	66.7	0.0		7.5	92.5	0.0	0.0		78.2	2.5	19.3	0.0		0.8	70.3	28.7	0.2		
04:15 Volume	0	1	1	0	2	8	79	0	0	87	21	0	9	0	30	2	118	54	1	175	294
Peak Factor																					0.895
High Int.	04:30 PM					04:15 PM					05:00 PM					04:15 PM					
Volume	0	1	3	0	4	8	79	0	0	87	28	3	8	0	39	2	118	54	1	175	
Peak Factor					0.563					0.845					0.763					0.900	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: PARKING LOT (SONIC)
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : PARKINGHWY86
Site Code : 00000025
Start Date : 7/25/2024
Page No : 1

Groups Printed- Bank 1

	NO ACCESS Southbound				HWY 86 Westbound				PARKING LOT (SONIC) Northbound				HWY 86 Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
06:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	7	0	8
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	9	0	10
07:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	5
07:15 AM	0	0	0	0	1	0	0	0	0	0	1	0	0	0	8	0	10
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	14
07:45 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	14	0	16
Total	0	0	0	0	1	0	0	0	0	0	5	0	0	0	39	0	45
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7
08:15 AM	0	0	0	0	0	0	0	0	0	0	4	1	0	0	8	0	13
Total	0	0	0	0	0	0	0	0	0	0	4	1	0	0	15	0	20
04:00 PM	0	0	0	0	0	0	0	0	0	0	9	0	0	0	20	0	29
04:15 PM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	16	0	24
04:30 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	13	0	20
04:45 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	1	24	0	29
Total	0	0	0	0	0	0	0	0	0	0	28	0	0	1	73	0	102
05:00 PM	0	0	0	0	0	0	0	0	0	0	18	0	0	0	17	0	35
05:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	12	0	14
05:30 PM	0	0	0	0	0	0	0	0	0	0	14	0	0	0	8	0	22
05:45 PM	0	0	0	0	0	0	0	0	0	0	12	0	0	0	17	0	29
Total	0	0	0	0	0	0	0	0	0	0	46	0	0	0	54	0	100
Grand Total	0	0	0	0	1	0	0	0	0	0	84	1	0	1	190	0	277
Apprch %	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	98.8	1.2	0.0	0.5	99.5	0.0	
Total %	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	30.3	0.4	0.0	0.4	68.6	0.0	

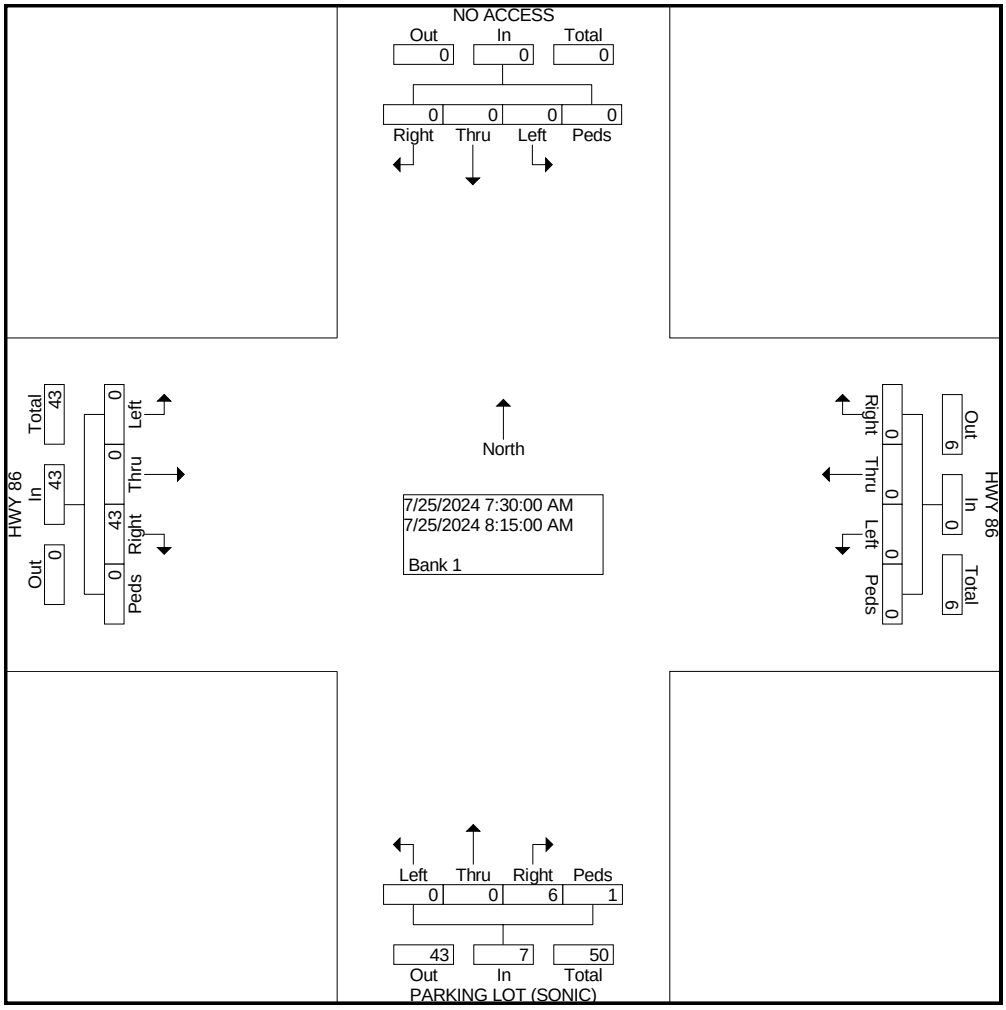
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: PARKING LOT (SONIC)
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : PARKINGHWY86
Site Code : 00000025
Start Date : 7/25/2024
Page No : 2

	NO ACCESS Southbound					HWY 86 Westbound					PARKING LOT (SONIC) Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:30 AM																				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	6	1	7	0	0	43	0	43	50
Percent	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	85.7	14.3		0.0	0.0	100.0	0.0		
07:45 Volume	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	14	0	14	16
Peak Factor																					0.781
High Int.											08:15 AM					07:30 AM					
Volume	0	0	0	0	0	0	0	0	0	0	0	0	4	1	5	0	0	14	0	14	
Peak Factor															0.350					0.768	



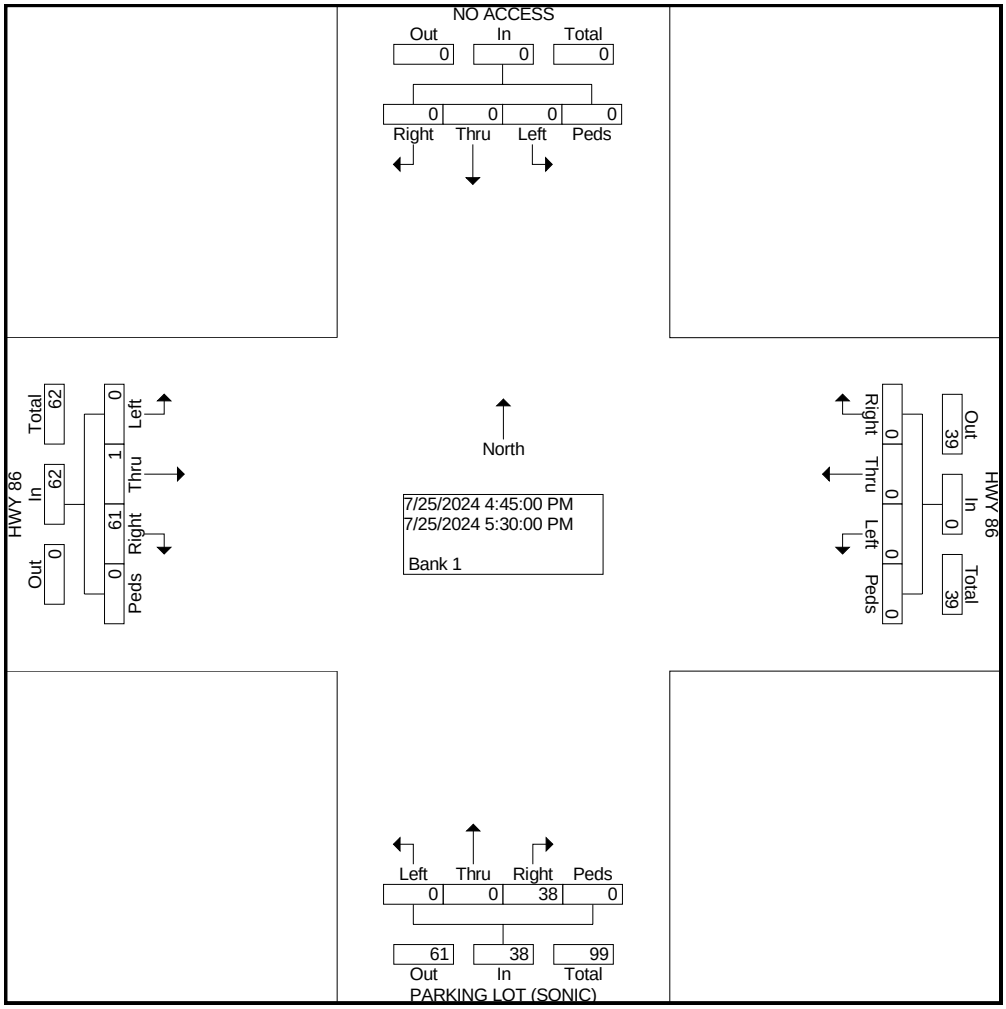
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: PARKING LOT (SONIC)
E/W STREET: HWY 86
CITY: ELIZABETH
COUNTY: ELBERT

File Name : PARKINGHWY86
Site Code : 00000025
Start Date : 7/25/2024
Page No : 3

	NO ACCESS Southbound					HWY 86 Westbound					PARKING LOT (SONIC) Northbound					HWY 86 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:45 PM to 05:30 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	38	0	38	0	1	61	0	62	100
Percent	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	100.0	0.0		0.0	1.6	98.4	0.0		
05:00 Volume	0	0	0	0	0	0	0	0	0	0	0	0	18	0	18	0	0	17	0	17	35
Peak Factor																					0.714
High Int.											05:00 PM					04:45 PM					
Volume	0	0	0	0	0	0	0	0	0	0	0	0	18	0	18	0	1	24	0	25	
Peak Factor															0.528					0.620	



LEGACY RIDGE ACP AMENDMENT
Location: BLACK SADDLE PKWY S-O LEGACY CIR
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2417304
Site Code:2417304
Start Date: 07172024 7/17/2024
End Date: 07182024 7/18/2024
Longitude: 0.000000
Longitude: 0.000000

7/17/2024 Time	NORTH	SOUTH	Total
12:00 AM	*	*	0
1:00	*	*	0
2:00	*	*	0
3:00	*	*	0
4:00	*	*	0
5:00	*	*	0
6:00	*	*	0
7:00	*	*	0
8:00	*	*	0
9:00	32	12	44
10:00	41	19	60
11:00	39	21	60
12:00 PM	41	20	61
1:00	26	17	43
2:00	29	24	53
3:00	37	39	76
4:00	62	68	130
5:00	79	98	177
6:00	68	134	202
7:00	43	49	92
8:00	29	32	61
9:00	16	24	40
10:00	14	21	35
11:00	11	17	28
Total	567	595	1162
Percent	48.8%	51.2%	
AM Peak	10:00	11:00	10:00
Volume	41	21	60
PM Peak	5:00	6:00	6:00
Volume	79	134	202

LEGACY RIDGE ACP AMENDMENT
Location: BLACK SADDLE PKWY S-O LEGACY CIR
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2417304
Site Code:2417304
Start Date: 07172024 7/17/2024
End Date: 07182024 7/18/2024
Longitude: 0.000000
Longitude: 0.000000

7/18/2024	NORTH	SOUTH		
Time				Total
12:00 AM	7	11		18
1:00	4	6		10
2:00	5	2		7
3:00	6	3		9
4:00	10	7		17
5:00	14	9		23
6:00	32	14		46
7:00	66	23		89
8:00	134	49		183
9:00	63	32		95
10:00	43	16		59
11:00	*	*		0
12:00 PM	*	*		0
1:00	*	*		0
2:00	*	*		0
3:00	*	*		0
4:00	*	*		0
5:00	*	*		0
6:00	*	*		0
7:00	*	*		0
8:00	*	*		0
9:00	*	*		0
10:00	*	*		0
11:00	*	*		0
Total	384	172		556
Percent	69.1%	30.9%		
AM Peak	8:00	8:00		8:00
Volume	134	49		183
PM Peak				
Volume				
Grand Total	951	767		1718
Percent	55.4%	44.6%		
ADT		ADT: 1,584	AADT: 1,584	

Location: HINDS ST S-O HWY 86
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES INC.
1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Site Code: 242420
Station ID: 242420

Start Time	24-Jul-24 Wed	NORTH	SOUTH							Total
12:00 AM		*	*							*
01:00		*	*							*
02:00		*	*							*
03:00		*	*							*
04:00		*	*							*
05:00		*	*							*
06:00		*	*							*
07:00		*	*							*
08:00		*	*							*
09:00		5	**10**							**15**
10:00		**6**	7							13
11:00		5	4							9
12:00 PM		6	4							10
01:00		5	3							8
02:00		7	4							11
03:00		4	3							7
04:00		5	1							6
05:00		7	8							15
06:00		**10**	**16**							**26**
07:00		5	9							14
08:00		3	4							7
09:00		1	1							2
10:00		2	0							2
11:00		1	1							2
Total		72	75							147
Percent		49.0%	51.0%							
AM Peak	-	10:00	09:00	-	-	-	-	-	-	09:00
Vol.	-	6	10	-	-	-	-	-	-	15
PM Peak	-	18:00	18:00	-	-	-	-	-	-	18:00
Vol.	-	10	16	-	-	-	-	-	-	26

Location: HINDS ST S-O HWY 86
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES INC.
1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Site Code: 242420
Station ID: 242420

Start Time	25-Jul-24 Thu	NORTH	SOUTH							Total
12:00 AM		1	0							1
01:00		0	0							0
02:00		0	1							1
03:00		0	1							1
04:00		1	2							3
05:00		1	1							2
06:00		2	3							5
07:00		4	3							7
08:00		**11**	**14**							**25**
09:00		9	10							19
10:00		7	7							14
11:00		*	*							*
12:00 PM		*	*							*
01:00		*	*							*
02:00		*	*							*
03:00		*	*							*
04:00		*	*							*
05:00		*	*							*
06:00		*	*							*
07:00		*	*							*
08:00		*	*							*
09:00		*	*							*
10:00		*	*							*
11:00		*	*							*
Total		36	42							78
Percent		46.2%	53.8%							
AM Peak	-	08:00	08:00	-	-	-	-	-	-	08:00
Vol.	-	11	14	-	-	-	-	-	-	25
PM Peak	-	-	-	-	-	-	-	-	-	-
Vol.	-	-	-	-	-	-	-	-	-	-
Grand Total		108	117							225
Percent		48.0%	52.0%							
ADT		ADT 192		AADT 192						

LEGACY RIDGE ACP AMENDMENT
Location: LEGACY CIR S-O HWY 86
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2417305
Site Code:2417305
Start Date: 07172024 7/17/2024
End Date: 07182024 7/18/2024
Longitude: 0.000000
Longitude: 0.000000

7/17/2024 Time	NORTH	SOUTH	Total
12:00 AM	*	*	0
1:00	*	*	0
2:00	*	*	0
3:00	*	*	0
4:00	*	*	0
5:00	*	*	0
6:00	*	*	0
7:00	*	*	0
8:00	*	*	0
9:00	103	12	115
10:00	121	69	190
11:00	134	78	212
12:00 PM	119	74	193
1:00	103	98	201
2:00	97	119	216
3:00	94	132	226
4:00	86	143	229
5:00	113	195	308
6:00	109	170	279
7:00	99	126	225
8:00	86	91	177
9:00	40	60	100
10:00	23	41	64
11:00	21	33	54
Total	1348	1441	2789
Percent	48.3%	51.7%	
AM Peak	11:00	11:00	11:00
Volume	134	78	212
PM Peak	12:00 PM	5:00	5:00
Volume	119	195	308

LEGACY RIDGE ACP AMENDMENT
Location: LEGACY CIR S-O HWY 86
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2417305
Site Code:2417305
Start Date: 07172024 7/17/2024
End Date: 07182024 7/18/2024
Longitude: 0.000000
Longitude: 0.000000

7/18/2024	NORTH	SOUTH		
Time				Total
12:00 AM	22	18		40
1:00	12	10		22
2:00	16	9		25
3:00	19	16		35
4:00	23	19		42
5:00	31	26		57
6:00	79	38		117
7:00	131	51		182
8:00	173	66		239
9:00	151	56		207
10:00	127	73		200
11:00	127	0		127
12:00 PM	34	0		34
1:00	0	0		0
2:00	0	0		0
3:00	0	0		0
4:00	0	0		0
5:00	0	0		0
6:00	0	0		0
7:00	0	0		0
8:00	0	0		0
9:00	0	0		0
10:00	0	0		0
11:00	*	*		0
Total	945	382		1327
Percent	71.2%	28.8%		
AM Peak	8:00	10:00		8:00
Volume	173	73		239
PM Peak	12:00 PM			12:00 PM
Volume	34			34
Grand Total	2293	1823		4116
Percent	55.7%	44.3%		
ADT		ADT: 2,464	AADT: 2,464	

LEGACY RIDGE ACP AMENDMENT
Location: LEGACY CIR E S-O HWY 86
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2417306
Site Code:2417306
Start Date: 07172024 7/17/2024
End Date: 07182024 7/18/2024
Longitude: 0.000000
Longitude: 0.000000

7/17/2024 Time	NORTH	SOUTH	Total
12:00 AM	*	*	0
1:00	*	*	0
2:00	*	*	0
3:00	*	*	0
4:00	*	*	0
5:00	*	*	0
6:00	*	*	0
7:00	*	*	0
8:00	*	*	0
9:00	23	39	62
10:00	47	79	126
11:00	39	81	120
12:00 PM	43	84	127
1:00	62	82	144
2:00	69	86	155
3:00	81	94	175
4:00	119	159	278
5:00	243	246	489
6:00	221	197	418
7:00	108	108	216
8:00	71	64	135
9:00	43	35	78
10:00	24	26	50
11:00	19	18	37
Total	1212	1398	2610
Percent	46.4%	53.6%	
AM Peak	10:00	11:00	10:00
Volume	47	81	126
PM Peak	5:00	5:00	5:00
Volume	243	246	489

LEGACY RIDGE ACP AMENDMENT
Location: LEGACY CIR E S-O HWY 86
City: ELIZABETH
County: ELBERT
Direction: NORTH/SOUTH

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2417306
Site Code:2417306
Start Date: 07172024 7/17/2024
End Date: 07182024 7/18/2024
Longitude: 0.000000
Longitude: 0.000000

7/18/2024	NORTH	SOUTH		
Time				Total
12:00 AM	20	16		36
1:00	15	16		31
2:00	13	18		31
3:00	14	21		35
4:00	18	24		42
5:00	23	28		51
6:00	34	41		75
7:00	38	53		91
8:00	71	92		163
9:00	53	96		149
10:00	51	71		122
11:00	*	*		0
12:00 PM	*	*		0
1:00	*	*		0
2:00	*	*		0
3:00	*	*		0
4:00	*	*		0
5:00	*	*		0
6:00	*	*		0
7:00	*	*		0
8:00	*	*		0
9:00	*	*		0
10:00	*	*		0
11:00	*	*		0
Total	350	476		826
Percent	42.4%	57.6%		
AM Peak	8:00	9:00		8:00
Volume	71	96		163
PM Peak				
Volume				
Grand Total	1562	1874		3436
Percent	45.5%	54.5%		
ADT		ADT: 3,154	AADT: 3,154	

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board

SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

LOS	Average Vehicle Delay sec/vehicle	Operational Characteristics
A	<10 seconds	Describes operations with low control delay, up to 10 sec/veh. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.
B	10 to 20 seconds	Describes operations with control delay greater than 10 seconds and up to 20 sec/veh. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.
C	20 to 35 seconds	Describes operations with control delay greater than 20 and up to 35 sec/veh. These higher delays may result from only fair progression, longer cycle length, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	35 to 55 seconds	Describes operations with control delay greater than 35 and up to 55 sec/veh. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55 to 80 seconds	Describes operations with control delay greater than 55 and up to 80 sec/veh. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent.
F	>80 seconds	Describes operations with control delay in excess of 80 sec/veh. This level, considered unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	Operational Characteristics
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. The delay could be up to 15 seconds. Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.
D	25 to 35 seconds	This is the point at which a traffic signal may be warranted for this intersection. The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. There is a high probability that this intersection will meet traffic signal warrants. The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. The only remedy for these long delays is installing a traffic signal or restricting the accesses. The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	215	14	83	346	7	10	0	49	9	3	12
Future Vol, veh/h	3	215	14	83	346	7	10	0	49	9	3	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	None	-	-	None
Storage Length	500	-	500	250	-	-	-	-	360	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	244	16	94	393	8	11	0	56	10	3	14

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	401	0	-	244	0	0	844	839	244	863	835	397
Stage 1	-	-	-	-	-	-	250	250	-	585	585	-
Stage 2	-	-	-	-	-	-	594	589	-	278	250	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1184	-	0	1347	-	-	304	307	878	292	309	788
Stage 1	-	-	0	-	-	-	824	733	-	547	510	-
Stage 2	-	-	0	-	-	-	539	507	-	792	733	-
Platoon blocked, %	1	-		1	-	-	1	1	1	1	1	1
Mov Cap-1 Maneuver	1184	-	-	1347	-	-	280	285	878	259	287	788
Mov Cap-2 Maneuver	-	-	-	-	-	-	280	285	-	259	287	-
Stage 1	-	-	-	-	-	-	822	731	-	545	475	-
Stage 2	-	-	-	-	-	-	489	472	-	740	731	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	1.5	10.9	14.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	280	878	1184	-	1347	-	-	397
HCM Lane V/C Ratio	0.041	0.063	0.003	-	0.07	-	-	0.069
HCM Control Delay (s)	18.4	9.4	8	-	7.9	-	-	14.7
HCM Lane LOS	C	A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0.2	0	-	0.2	-	-	0.2

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	341	10	0	530	0	8
Future Vol, veh/h	341	10	0	530	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Free
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	371	11	0	576	0	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	0	0	-	0	0
Stage 1	-	0	0	-	0	0
Stage 2	-	0	0	-	0	0
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	315	43	0	530	0	6
Future Vol, veh/h	315	43	0	530	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	342	47	0	576	0	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	0	0	-	0	0
Stage 1	-	0	0	-	0	0
Stage 2	-	0	0	-	0	0
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	68	236	18	82	373	43	101	39	30	69	41	40
Future Volume (veh/h)	68	236	18	82	373	43	101	39	30	69	41	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	71	246	0	85	389	0	105	41	0	72	43	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	656	1119		776	1124		260	151		244	102	
Arrive On Green	0.05	0.60	0.00	0.05	0.60	0.00	0.08	0.08	0.00	0.05	0.05	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	71	246	0	85	389	0	105	41	0	72	43	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	1.3	5.5	0.0	1.6	9.4	0.0	4.9	1.9	0.0	3.4	2.0	0.0
Cycle Q Clear(g_c), s	1.3	5.5	0.0	1.6	9.4	0.0	4.9	1.9	0.0	3.4	2.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	656	1119		776	1124		260	151		244	102	
V/C Ratio(X)	0.11	0.22		0.11	0.35		0.40	0.27		0.30	0.42	
Avail Cap(c_a), veh/h	712	1119		828	1124		262	374		293	374	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	6.4	8.4	0.0	6.1	9.1	0.0	36.2	38.9	0.0	37.6	41.2	0.0
Incr Delay (d2), s/veh	0.1	0.5	0.0	0.1	0.8	0.0	1.0	1.0	0.0	0.7	2.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	2.1	0.0	0.5	3.6	0.0	2.2	0.9	0.0	1.5	1.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.5	8.8	0.0	6.1	9.9	0.0	37.2	39.9	0.0	38.3	43.9	0.0
LnGrp LOS	A	A		A	A		D	D		D	D	
Approach Vol, veh/h		317			474			146			115	
Approach Delay, s/veh		8.3			9.2			37.9			40.4	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.4	58.8	11.9	9.9	9.2	59.1	9.5	12.3
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	7.0	18.0	7.0	38.0	7.0	18.0
Max Q Clear Time (g_c+I1), s	3.6	7.5	6.9	4.0	3.3	11.4	5.4	3.9
Green Ext Time (p_c), s	0.0	1.4	0.0	0.1	0.0	2.4	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	16.3
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	438	56	172	274	16	14	7	225	13	6	5
Future Vol, veh/h	12	438	56	172	274	16	14	7	225	13	6	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	None	-	-	None
Storage Length	500	-	500	250	-	-	-	-	360	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	476	61	187	298	17	15	8	245	14	7	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	315	0	-	476	0	0	1189	1191	476	1310	1183	307
Stage 1	-	-	-	-	-	-	502	502	-	681	681	-
Stage 2	-	-	-	-	-	-	687	689	-	629	502	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1275	-	0	1108	-	-	147	164	740	115	166	851
Stage 1	-	-	0	-	-	-	666	589	-	454	445	-
Stage 2	-	-	0	-	-	-	450	440	-	531	589	-
Platoon blocked, %	1	-		1	-	-	1	1	1	1	1	1
Mov Cap-1 Maneuver	1275	-	-	1108	-	-	122	135	740	63	137	851
Mov Cap-2 Maneuver	-	-	-	-	-	-	122	135	-	63	137	-
Stage 1	-	-	-	-	-	-	659	583	-	450	370	-
Stage 2	-	-	-	-	-	-	365	366	-	347	583	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	3.3	14.6	57.4
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	126	740	1275	-	1108	-	-	94
HCM Lane V/C Ratio	0.181	0.33	0.01	-	0.169	-	-	0.278
HCM Control Delay (s)	39.8	12.2	7.9	-	8.9	-	-	57.4
HCM Lane LOS	E	B	A	-	A	-	-	F
HCM 95th %tile Q(veh)	0.6	1.4	0	-	0.6	-	-	1

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	695	13	0	566	0	10
Future Vol, veh/h	695	13	0	566	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Free
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	755	14	0	615	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	0	0	-	0	0
Stage 1	-	0	0	-	0	0
Stage 2	-	0	0	-	0	0
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

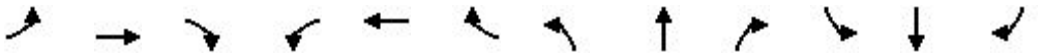
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	605	61	0	565	0	38
Future Vol, veh/h	605	61	0	565	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	658	66	0	614	0	41

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	0	0	-	0	0
Stage 1	-	0	0	-	0	0
Stage 2	-	0	0	-	0	0
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Control Delay (s)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	88	481	72	117	420	57	113	63	101	128	81	31
Future Volume (veh/h)	88	481	72	117	420	57	113	63	101	128	81	31
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	92	501	0	122	438	0	118	66	0	133	84	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	601	1083		556	1088		250	127		264	127	
Arrive On Green	0.05	0.58	0.00	0.05	0.58	0.00	0.08	0.07	0.00	0.08	0.07	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	92	501	0	122	438	0	118	66	0	133	84	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	1.8	13.9	0.0	2.4	11.5	0.0	5.5	3.1	0.0	6.2	3.9	0.0
Cycle Q Clear(g_c), s	1.8	13.9	0.0	2.4	11.5	0.0	5.5	3.1	0.0	6.2	3.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	601	1083		556	1088		250	127		264	127	
V/C Ratio(X)	0.15	0.46		0.22	0.40		0.47	0.52		0.50	0.66	
Avail Cap(c_a), veh/h	650	1083		600	1088		250	312		264	312	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	7.3	10.9	0.0	7.8	10.3	0.0	35.3	40.5	0.0	35.5	40.9	0.0
Incr Delay (d2), s/veh	0.1	1.4	0.0	0.2	1.1	0.0	1.4	3.2	0.0	1.5	5.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	5.5	0.0	0.8	4.5	0.0	2.4	1.5	0.0	2.7	2.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.4	12.3	0.0	8.0	11.4	0.0	36.6	43.8	0.0	37.1	46.6	0.0
LnGrp LOS	A	B		A	B		D	D		D	D	
Approach Vol, veh/h		593			560			184			217	
Approach Delay, s/veh		11.6			10.6			39.2			40.8	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.8	57.1	12.0	11.1	9.5	57.4	12.0	11.1
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	4.4	15.9	7.5	5.9	3.8	13.5	8.2	5.1
Green Ext Time (p_c), s	0.1	3.2	0.0	0.2	0.0	2.8	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	18.6
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

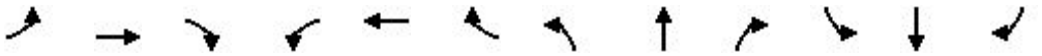
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	325	20	105	550	9	0	0	85	0	0	15
Future Vol, veh/h	5	325	20	105	550	9	0	0	85	0	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	369	23	119	625	10	0	0	97	0	0	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	635	0	-	369	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	931	-	0	1215	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	931	-	-	1215	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	1.3	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	931	-	1215	-	-	-
HCM Lane V/C Ratio	-	0.006	-	0.098	-	-	-
HCM Control Delay (s)	0	8.9	-	8.3	-	-	0
HCM Lane LOS	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	0.3	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	360	50	80	560	0	105	0	85	0	0	0
Future Volume (veh/h)	0	360	50	80	560	0	105	0	85	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	391	54	87	609	0	114	0	0	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	655	1321	1120	762	1517	1286	219	145		82	2	0
Arrive On Green	0.00	0.71	0.71	0.10	1.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	0
Grp Volume(v), veh/h	0	391	54	87	609	0	114	0	0	0	0	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	0
Q Serve(g_s), s	0.0	7.0	0.9	1.0	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	7.0	0.9	1.0	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	655	1321	1120	762	1517	1286	219	145		82	2	0
V/C Ratio(X)	0.00	0.30	0.05	0.11	0.40	0.00	0.52	0.00		0.00	0.00	0.00
Avail Cap(c_a), veh/h	792	1321	1120	813	1517	1286	219	312		219	312	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	4.9	4.0	2.7	0.0	0.0	40.8	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.6	0.1	0.1	0.8	0.0	2.2	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.1	0.3	0.1	0.3	0.0	2.6	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.5	4.1	2.7	0.8	0.0	43.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D	A		A	A	A
Approach Vol, veh/h		445			696			114			0	
Approach Delay, s/veh		5.3			1.0			43.0			0.0	
Approach LOS		A			A			D				

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.4	68.6	12.0	0.0	0.0	78.0	0.0	12.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	3.0	9.0	7.7	0.0	0.0	2.0	0.0	0.0
Green Ext Time (p_c), s	0.1	2.4	0.0	0.0	0.0	3.7	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	6.4
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

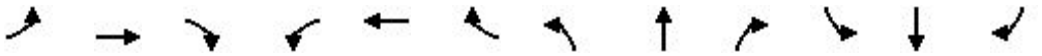
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	405	40	0	640	0	10
Future Vol, veh/h	405	40	0	640	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	440	43	0	696	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	295	35	100	455	65	120	55	50	85	50	65
Future Volume (veh/h)	85	295	35	100	455	65	120	55	50	85	50	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	89	307	0	104	474	0	125	57	0	89	52	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	589	1110		808	1113		257	134		246	103	
Arrive On Green	0.10	1.00	0.00	0.05	0.60	0.00	0.08	0.07	0.00	0.06	0.06	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	89	307	0	104	474	0	125	57	0	89	52	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	1.7	0.0	0.0	2.0	12.4	0.0	5.9	2.6	0.0	4.2	2.4	0.0
Cycle Q Clear(g_c), s	1.7	0.0	0.0	2.0	12.4	0.0	5.9	2.6	0.0	4.2	2.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	589	1110		808	1113		257	134		246	103	
V/C Ratio(X)	0.15	0.28		0.13	0.43		0.49	0.43		0.36	0.50	
Avail Cap(c_a), veh/h	640	1110		855	1113		257	312		276	312	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	6.6	0.0	0.0	6.0	9.9	0.0	36.4	40.0	0.0	37.0	41.3	0.0
Incr Delay (d2), s/veh	0.1	0.6	0.0	0.1	1.2	0.0	1.4	2.1	0.0	0.9	3.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.2	0.0	0.6	4.8	0.0	2.7	1.3	0.0	1.8	1.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.7	0.6	0.0	6.1	11.1	0.0	37.9	42.1	0.0	37.9	45.1	0.0
LnGrp LOS	A	A		A	B		D	D		D	D	
Approach Vol, veh/h		396			578			182			141	
Approach Delay, s/veh		2.0			10.2			39.2			40.5	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	58.4	12.0	10.0	9.5	58.6	10.5	11.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	4.0	2.0	7.9	4.4	3.7	14.4	6.2	4.6
Green Ext Time (p_c), s	0.1	1.9	0.0	0.1	0.0	3.0	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	15.0
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.7

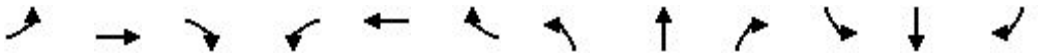
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	585	58	200	465	13	0	0	260	0	0	10
Future Vol, veh/h	15	585	58	200	465	13	0	0	260	0	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	616	61	211	489	14	0	0	274	0	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	503	0	-	616	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	*1058	-	0	*907	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	*1058	-	-	*907	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	3	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 1058	-	* 907	-	-	-
HCM Lane V/C Ratio	-	0.015	-	0.232	-	-	-
HCM Control Delay (s)	0	8.5	-	10.2	-	-	0
HCM Lane LOS	A	A	-	B	-	-	A
HCM 95th %tile Q(veh)	-	0	-	0.9	-	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	735	110	105	600	0	80	0	105	0	0	0
Future Volume (veh/h)	0	735	110	105	600	0	80	0	105	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	799	120	114	652	0	87	0	0	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	643	1344	1139	482	1546	1310	191	117		82	2	0
Arrive On Green	0.00	0.72	0.72	0.10	1.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	0
Grp Volume(v), veh/h	0	799	120	114	652	0	87	0	0	0	0	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	0
Q Serve(g_s), s	0.0	18.9	2.1	1.3	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	18.9	2.1	1.3	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	643	1344	1139	482	1546	1310	191	117		82	2	0
V/C Ratio(X)	0.00	0.59	0.11	0.24	0.42	0.00	0.46	0.00		0.00	0.00	0.00
Avail Cap(c_a), veh/h	779	1344	1139	528	1546	1310	219	312		219	312	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	6.2	3.9	4.7	0.0	0.0	41.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	0.2	0.2	0.8	0.0	1.7	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	5.6	0.6	0.3	0.4	0.0	2.0	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	8.2	4.0	5.0	0.8	0.0	43.2	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D	A		A	A	A
Approach Vol, veh/h		919			766			87			0	
Approach Delay, s/veh		7.6			1.5			43.2			0.0	
Approach LOS		A			A			D				

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	69.7	10.6	0.0	0.0	79.4	0.0	10.6
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	3.3	20.9	6.3	0.0	0.0	2.0	0.0	0.0
Green Ext Time (p_c), s	0.1	5.7	0.0	0.0	0.0	4.1	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	6.7
HCM 6th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

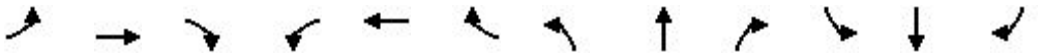
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	780	60	0	705	0	40
Future Vol, veh/h	780	60	0	705	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	848	65	0	766	0	43

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	115	605	100	135	520	80	135	80	120	150	95	50
Future Volume (veh/h)	115	605	100	135	520	80	135	80	120	150	95	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	120	630	0	141	542	0	141	83	0	156	99	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	496	1032		371	1036		280	132		295	143	
Arrive On Green	0.02	0.18	0.00	0.06	0.55	0.00	0.09	0.07	0.00	0.10	0.08	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	120	630	0	141	542	0	141	83	0	156	99	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	2.5	27.9	0.0	3.0	16.4	0.0	6.5	3.9	0.0	7.2	4.6	0.0
Cycle Q Clear(g_c), s	2.5	27.9	0.0	3.0	16.4	0.0	6.5	3.9	0.0	7.2	4.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	496	1032		371	1036		280	132		295	143	
V/C Ratio(X)	0.24	0.61		0.38	0.52		0.50	0.63		0.53	0.69	
Avail Cap(c_a), veh/h	540	1032		411	1036		310	312		314	312	
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	9.6	27.9	0.0	12.8	12.6	0.0	34.2	40.7	0.0	34.0	40.5	0.0
Incr Delay (d2), s/veh	0.3	2.7	0.0	0.6	1.9	0.0	1.4	4.8	0.0	1.5	5.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	14.6	0.0	1.1	6.7	0.0	2.9	2.0	0.0	3.1	2.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.8	30.6	0.0	13.4	14.5	0.0	35.5	45.5	0.0	35.5	46.5	0.0
LnGrp LOS	A	C		B	B		D	D		D	D	
Approach Vol, veh/h		750			683			224			255	
Approach Delay, s/veh		27.3			14.3			39.2			39.7	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.0	54.7	13.5	11.9	9.8	54.9	14.0	11.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	10.0	15.0	7.0	38.0	10.0	15.0
Max Q Clear Time (g_c+I1), s	5.0	29.9	8.5	6.6	4.5	18.4	9.2	5.9
Green Ext Time (p_c), s	0.1	2.6	0.1	0.2	0.1	3.3	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	25.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

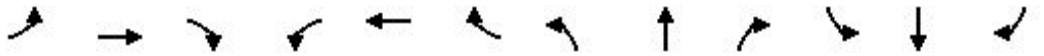
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	355	20	112	597	8	0	0	95	0	0	15
Future Vol, veh/h	5	355	20	112	597	8	0	0	95	0	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	403	23	127	678	9	0	0	108	0	0	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	687	0	-	403	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	873	-	0	1182	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	873	-	-	1182	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	1.3	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	873	-	1182	-	-	-
HCM Lane V/C Ratio	-	0.007	-	0.108	-	-	-
HCM Control Delay (s)	0	9.2	-	8.4	-	-	0
HCM Lane LOS	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	0.4	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	312	50	80	488	196	105	8	85	152	6	126
Future Volume (veh/h)	98	312	50	80	488	196	105	8	85	152	6	126
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	339	54	87	530	213	114	9	0	165	7	137
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	559	1013	858	604	1008	854	243	204		366	9	172
Arrive On Green	0.05	0.54	0.54	0.10	1.00	1.00	0.07	0.11	0.00	0.08	0.11	0.11
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	78	1519
Grp Volume(v), veh/h	107	339	54	87	530	213	114	9	0	165	0	144
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	0	1597
Q Serve(g_s), s	2.4	9.1	1.5	1.9	0.0	0.0	5.0	0.4	0.0	7.0	0.0	7.9
Cycle Q Clear(g_c), s	2.4	9.1	1.5	1.9	0.0	0.0	5.0	0.4	0.0	7.0	0.0	7.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.95
Lane Grp Cap(c), veh/h	559	1013	858	604	1008	854	243	204		366	0	181
V/C Ratio(X)	0.19	0.33	0.06	0.14	0.53	0.25	0.47	0.04		0.45	0.00	0.80
Avail Cap(c_a), veh/h	605	1013	858	655	1008	854	250	312		366	0	266
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.0	11.6	9.8	8.1	0.0	0.0	32.5	35.9	0.0	32.8	0.0	38.9
Incr Delay (d2), s/veh	0.2	0.9	0.1	0.1	2.0	0.7	1.4	0.1	0.0	0.9	0.0	9.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	3.5	0.5	0.6	0.5	0.2	2.2	0.2	0.0	3.2	0.0	3.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.2	12.4	9.9	8.2	2.0	0.7	33.9	36.0	0.0	33.7	0.0	48.7
LnGrp LOS	A	B	A	A	A	A	C	D		C	A	D
Approach Vol, veh/h		500			830			123			309	
Approach Delay, s/veh		11.3			2.3			34.0			40.7	
Approach LOS		B			A			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.4	53.7	11.6	15.2	9.7	53.5	12.0	14.8
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	3.9	11.1	7.0	9.9	4.4	2.0	9.0	2.4
Green Ext Time (p_c), s	0.0	2.0	0.0	0.3	0.1	3.8	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	13.8
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

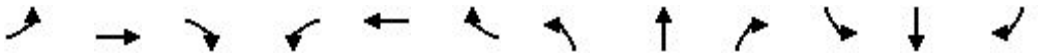
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	505	44	0	764	0	10
Future Vol, veh/h	505	44	0	764	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	549	48	0	830	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	112	353	50	100	525	65	146	55	50	85	50	93
Future Volume (veh/h)	112	353	50	100	525	65	146	55	50	85	50	93
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	117	368	0	104	547	0	152	57	0	89	52	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	538	1110		716	1108		257	134		246	103	
Arrive On Green	0.07	0.79	0.00	0.05	0.59	0.00	0.08	0.07	0.00	0.06	0.06	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	117	368	0	104	547	0	152	57	0	89	52	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	2.3	5.1	0.0	2.0	15.2	0.0	7.0	2.6	0.0	4.2	2.4	0.0
Cycle Q Clear(g_c), s	2.3	5.1	0.0	2.0	15.2	0.0	7.0	2.6	0.0	4.2	2.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	538	1110		716	1108		257	134		246	103	
V/C Ratio(X)	0.22	0.33		0.15	0.49		0.59	0.43		0.36	0.50	
Avail Cap(c_a), veh/h	583	1110		763	1108		257	312		276	312	
HCM Platoon Ratio	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	7.4	4.4	0.0	6.2	10.6	0.0	37.1	40.0	0.0	37.0	41.3	0.0
Incr Delay (d2), s/veh	0.2	0.8	0.0	0.1	1.6	0.0	3.6	2.1	0.0	0.9	3.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.7	0.0	0.7	6.0	0.0	3.4	1.3	0.0	1.8	1.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.6	5.2	0.0	6.3	12.1	0.0	40.7	42.1	0.0	37.9	45.1	0.0
LnGrp LOS	A	A		A	B		D	D		D	D	
Approach Vol, veh/h		485			651			209			141	
Approach Delay, s/veh		5.8			11.2			41.1			40.5	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	58.4	12.0	10.0	9.7	58.3	10.5	11.4
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	4.0	7.1	9.0	4.4	4.3	17.2	6.2	4.6
Green Ext Time (p_c), s	0.1	2.3	0.0	0.1	0.1	3.6	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	16.4
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.7

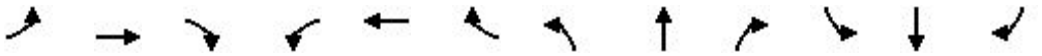
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	640	58	212	520	17	0	0	270	0	0	10
Future Vol, veh/h	15	640	58	212	520	17	0	0	270	0	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	674	61	223	547	18	0	0	284	0	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	565	0	-	674	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	*1008	-	0	*857	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	*1008	-	-	*857	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	3	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	* 1008	-	* 857	-	-	-
HCM Lane V/C Ratio	-	0.016	-	0.26	-	-	-
HCM Control Delay (s)	0	8.6	-	10.7	-	-	0
HCM Lane LOS	A	A	-	B	-	-	A
HCM 95th %tile Q(veh)	-	0	-	1	-	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	121	671	110	105	557	157	80	7	105	189	8	99
Future Volume (veh/h)	121	671	110	105	557	157	80	7	105	189	8	99
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	132	729	120	114	605	171	87	8	0	205	9	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	639	1066	903	365	1064	902	218	145		322	12	143
Arrive On Green	0.05	0.57	0.57	0.10	1.00	1.00	0.06	0.08	0.00	0.08	0.10	0.10
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	123	1480
Grp Volume(v), veh/h	132	729	120	114	605	171	87	8	0	205	0	117
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	0	1604
Q Serve(g_s), s	2.7	24.7	3.2	2.4	0.0	0.0	4.0	0.4	0.0	7.0	0.0	6.4
Cycle Q Clear(g_c), s	2.7	24.7	3.2	2.4	0.0	0.0	4.0	0.4	0.0	7.0	0.0	6.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.92
Lane Grp Cap(c), veh/h	639	1066	903	365	1064	902	218	145		322	0	155
V/C Ratio(X)	0.21	0.68	0.13	0.31	0.57	0.19	0.40	0.06		0.64	0.00	0.76
Avail Cap(c_a), veh/h	682	1066	903	410	1064	902	251	312		322	0	267
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.9	13.6	9.0	10.3	0.0	0.0	35.4	38.4	0.0	36.5	0.0	39.6
Incr Delay (d2), s/veh	0.2	3.6	0.3	0.5	2.2	0.5	1.2	0.2	0.0	4.1	0.0	7.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	9.7	1.1	0.7	0.7	0.1	1.8	0.2	0.0	4.6	0.0	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.1	17.2	9.3	10.8	2.2	0.5	36.6	38.6	0.0	40.6	0.0	47.0
LnGrp LOS	A	B	A	B	A	A	D	D		D	A	D
Approach Vol, veh/h		981			890			95			322	
Approach Delay, s/veh		14.9			3.0			36.7			42.9	
Approach LOS		B			A			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	56.3	10.3	13.7	9.8	56.2	12.0	12.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	41.0	7.0	15.0	7.0	41.0	7.0	15.0
Max Q Clear Time (g_c+I1), s	4.4	26.7	6.0	8.4	4.7	2.0	9.0	2.4
Green Ext Time (p_c), s	0.1	4.3	0.0	0.3	0.1	4.3	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	15.1
HCM 6th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

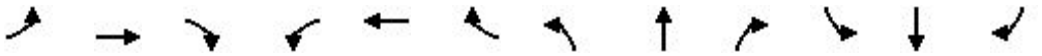
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↑		↱
Traffic Vol, veh/h	930	66	0	848	0	40
Future Vol, veh/h	930	66	0	848	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1011	72	0	922	0	43

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	152	693	125	135	600	80	162	80	120	150	95	86
Future Volume (veh/h)	152	693	125	135	600	80	162	80	120	150	95	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	158	722	0	141	625	0	169	83	0	156	99	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	427	1005		307	997		304	158		313	143	
Arrive On Green	0.02	0.18	0.00	0.06	0.53	0.00	0.11	0.08	0.00	0.10	0.08	0.00
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	158	722	0	141	625	0	169	83	0	156	99	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	3.5	32.8	0.0	3.2	21.1	0.0	7.7	3.8	0.0	7.1	4.6	0.0
Cycle Q Clear(g_c), s	3.5	32.8	0.0	3.2	21.1	0.0	7.7	3.8	0.0	7.1	4.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	427	1005		307	997		304	158		313	143	
V/C Ratio(X)	0.37	0.72		0.46	0.63		0.56	0.52		0.50	0.69	
Avail Cap(c_a), veh/h	458	1005		345	997		310	312		333	312	
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	11.7	30.6	0.0	15.5	14.7	0.0	33.2	39.5	0.0	33.6	40.5	0.0
Incr Delay (d2), s/veh	0.5	4.4	0.0	1.1	3.0	0.0	2.1	2.7	0.0	1.2	5.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	17.4	0.0	1.2	8.9	0.0	3.5	1.9	0.0	3.1	2.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.3	35.0	0.0	16.5	17.7	0.0	35.3	42.1	0.0	34.8	46.5	0.0
LnGrp LOS	B	D		B	B		D	D		C	D	
Approach Vol, veh/h		880			766			252			255	
Approach Delay, s/veh		30.9			17.5			37.6			39.3	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	53.3	14.7	11.9	10.4	53.0	14.0	12.6
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	10.0	15.0	7.0	38.0	10.0	15.0
Max Q Clear Time (g_c+I1), s	5.2	34.8	9.7	6.6	5.5	23.1	9.1	5.8
Green Ext Time (p_c), s	0.1	1.5	0.0	0.2	0.1	3.6	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	27.9
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

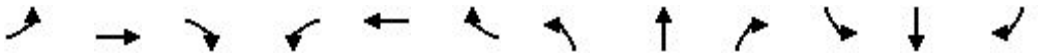
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	555	25	170	900	20	0	0	225	0	0	70
Future Vol, veh/h	15	555	25	170	900	20	0	0	225	0	0	70
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	0	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	603	27	185	978	22	0	0	245	0	0	76

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1000	0	-	603	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	1041	-	0	1274	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	1041	-	-	1274	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1.3	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1041	-	1274	-	-	-
HCM Lane V/C Ratio	-	0.016	-	0.145	-	-	-
HCM Control Delay (s)	0	8.5	-	8.3	-	-	0
HCM Lane LOS	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	0.5	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	735	55	85	975	0	115	0	90	0	0	0
Future Volume (veh/h)	0	735	55	85	975	0	115	0	90	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	799	60	92	1060	0	125	0	0	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	458	2507	1118	568	2882	1286	219	145		82	2	0
Arrive On Green	0.00	0.71	0.71	0.10	1.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	1870	0
Grp Volume(v), veh/h	0	799	60	92	1060	0	125	0	0	0	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	1870	0
Q Serve(g_s), s	0.0	7.7	1.0	1.1	0.0	0.0	6.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	7.7	1.0	1.1	0.0	0.0	6.3	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	458	2507	1118	568	2882	1286	219	145		82	2	0
V/C Ratio(X)	0.00	0.32	0.05	0.16	0.37	0.00	0.57	0.00		0.00	0.00	0.00
Avail Cap(c_a), veh/h	594	2507	1118	617	2882	1286	219	374		219	374	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	5.0	4.1	2.8	0.0	0.0	41.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.3	0.1	0.1	0.4	0.0	3.6	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.1	0.3	0.2	0.1	0.0	2.9	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.4	4.1	2.9	0.4	0.0	44.6	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D	A		A	A	A
Approach Vol, veh/h		859			1152			125			0	
Approach Delay, s/veh		5.3			0.6			44.6			0.0	
Approach LOS		A			A			D				

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.5	68.5	12.0	0.0	0.0	78.0	0.0	12.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	7.0	18.0	7.0	38.0	7.0	18.0
Max Q Clear Time (g_c+I1), s	3.1	9.7	8.3	0.0	0.0	2.0	0.0	0.0
Green Ext Time (p_c), s	0.1	5.7	0.0	0.0	0.0	7.8	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	5.0
HCM 6th LOS	A

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

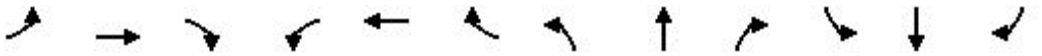
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	785	40	0	1060	0	10
Future Vol, veh/h	785	40	0	1060	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	853	43	0	1152	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	185	395	215	250	705	325	220	130	115	215	155	135
Future Volume (veh/h)	185	395	215	250	705	325	220	130	115	215	155	135
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	193	411	0	260	734	0	229	135	0	224	161	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	473	1743		598	1758		290	205		309	205	
Arrive On Green	0.02	0.16	0.00	0.08	0.49	0.00	0.10	0.11	0.00	0.10	0.11	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	193	411	0	260	734	0	229	135	0	224	161	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	4.6	9.1	0.0	6.6	11.8	0.0	9.0	6.2	0.0	9.0	7.5	0.0
Cycle Q Clear(g_c), s	4.6	9.1	0.0	6.6	11.8	0.0	9.0	6.2	0.0	9.0	7.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	473	1743		598	1758		290	205		309	205	
V/C Ratio(X)	0.41	0.24		0.43	0.42		0.79	0.66		0.73	0.78	
Avail Cap(c_a), veh/h	481	1743		598	1758		290	312		309	312	
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	11.2	23.0	0.0	10.5	14.5	0.0	33.7	38.4	0.0	33.2	39.0	0.0
Incr Delay (d2), s/veh	0.6	0.3	0.0	0.5	0.7	0.0	13.7	3.6	0.0	8.2	7.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	4.1	0.0	2.4	4.6	0.0	1.7	3.1	0.0	5.0	3.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	23.3	0.0	10.9	15.2	0.0	47.4	42.0	0.0	41.4	46.2	0.0
LnGrp LOS	B	C		B	B		D	D		D	D	
Approach Vol, veh/h		604			994			364			385	
Approach Delay, s/veh		19.6			14.1			45.4			43.4	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	49.1	14.0	14.9	11.6	49.5	14.0	14.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	39.0	9.0	15.0	7.0	39.0	9.0	15.0
Max Q Clear Time (g_c+I1), s	8.6	11.1	11.0	9.5	6.6	13.8	11.0	8.2
Green Ext Time (p_c), s	0.0	2.7	0.0	0.3	0.0	5.2	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	25.2
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.2

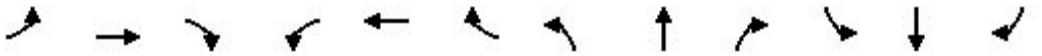
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	1080	60	245	875	45	0	0	320	0	0	35
Future Vol, veh/h	45	1080	60	245	875	45	0	0	320	0	0	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	0	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	1174	65	266	951	49	0	0	348	0	0	38

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1000	0	-	1174	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	1041	-	0	*956	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	1041	-	-	*956	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	2.1	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1041	-	* 956	-	-	-
HCM Lane V/C Ratio	-	0.047	-	0.279	-	-	-
HCM Control Delay (s)	0	8.6	-	10.2	-	-	0
HCM Lane LOS	A	A	-	B	-	-	A
HCM 95th %tile Q(veh)	-	0.1	-	1.1	-	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1295	120	115	1080	0	85	0	110	0	0	0
Future Volume (veh/h)	0	1295	120	115	1080	0	85	0	110	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	1408	130	125	1174	0	92	0	0	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	423	2539	1133	352	2925	1305	197	123		82	2	0
Arrive On Green	0.00	0.71	0.71	0.11	1.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	1870	0
Grp Volume(v), veh/h	0	1408	130	125	1174	0	92	0	0	0	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	1870	0
Q Serve(g_s), s	0.0	16.9	2.3	1.5	0.0	0.0	4.6	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	16.9	2.3	1.5	0.0	0.0	4.6	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.00
Lane Grp Cap(c), veh/h	423	2539	1133	352	2925	1305	197	123		82	2	0
V/C Ratio(X)	0.00	0.55	0.11	0.35	0.40	0.00	0.47	0.00		0.00	0.00	0.00
Avail Cap(c_a), veh/h	560	2539	1133	396	2925	1305	199	374		199	374	0
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	6.1	4.0	4.9	0.0	0.0	41.3	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.9	0.2	0.6	0.4	0.0	1.7	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	4.5	0.7	0.3	0.2	0.0	2.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	7.0	4.2	5.5	0.4	0.0	43.0	0.0	0.0	0.0	0.0	0.0
LnGrp LOS	A	A	A	A	A	A	D	A		A	A	A
Approach Vol, veh/h		1538			1299			92			0	
Approach Delay, s/veh		6.7			0.9			43.0			0.0	
Approach LOS		A			A			D				

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.8	69.3	10.9	0.0	0.0	79.1	0.0	10.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	39.0	6.0	18.0	7.0	39.0	6.0	18.0
Max Q Clear Time (g_c+I1), s	3.5	18.9	6.6	0.0	0.0	2.0	0.0	0.0
Green Ext Time (p_c), s	0.1	10.4	0.0	0.0	0.0	9.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	5.3
HCM 6th LOS	A

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

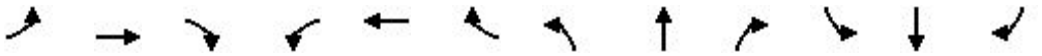
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1345	60	0	1195	0	40
Future Vol, veh/h	1345	60	0	1195	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1462	65	0	1299	0	43

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	345	835	205	260	790	190	245	195	200	220	170	160
Future Volume (veh/h)	345	835	205	260	790	190	245	195	200	220	170	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	359	870	0	271	823	0	255	203	0	229	177	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	424	1625		366	1585		327	246		309	246	
Arrive On Green	0.03	0.15	0.00	0.08	0.45	0.00	0.11	0.13	0.00	0.11	0.13	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	359	870	0	271	823	0	255	203	0	229	177	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	8.0	20.4	0.0	7.0	15.0	0.0	10.0	9.5	0.0	10.0	8.2	0.0
Cycle Q Clear(g_c), s	8.0	20.4	0.0	7.0	15.0	0.0	10.0	9.5	0.0	10.0	8.2	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	424	1625		366	1585		327	246		309	246	
V/C Ratio(X)	0.85	0.54		0.74	0.52		0.78	0.82		0.74	0.72	
Avail Cap(c_a), veh/h	424	1625		366	1585		327	312		309	312	
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	19.1	29.4	0.0	17.1	18.0	0.0	31.6	38.1	0.0	30.3	37.5	0.0
Incr Delay (d2), s/veh	14.7	1.3	0.0	7.8	1.2	0.0	11.4	13.3	0.0	9.3	5.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	9.8	0.0	3.6	6.0	0.0	5.9	5.2	0.0	4.9	4.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.8	30.6	0.0	25.0	19.2	0.0	42.9	51.4	0.0	39.6	43.2	0.0
LnGrp LOS	C	C		C	B		D	D		D	D	
Approach Vol, veh/h		1229			1094			458			406	
Approach Delay, s/veh		31.6			20.6			46.7			41.2	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	46.2	15.0	16.8	13.0	45.2	15.0	16.8
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	10.0	15.0	8.0	37.0	10.0	15.0
Max Q Clear Time (g_c+I1), s	9.0	22.4	12.0	10.2	10.0	17.0	12.0	11.5
Green Ext Time (p_c), s	0.0	5.3	0.0	0.3	0.0	5.6	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	31.2
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.9

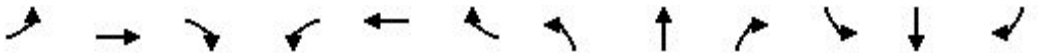
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	605	25	177	947	20	0	0	235	0	0	70
Future Vol, veh/h	15	605	25	177	947	20	0	0	235	0	0	70
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	0	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	658	27	192	1029	22	0	0	255	0	0	76

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1051	0	-	658	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	1046	-	0	*1259	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	1046	-	-	*1259	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1.3	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1046	-	* 1259	-	-	-
HCM Lane V/C Ratio	-	0.016	-	0.153	-	-	-
HCM Control Delay (s)	0	8.5	-	8.4	-	-	0
HCM Lane LOS	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	0.5	-	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	687	55	85	903	196	115	8	90	152	6	126
Future Volume (veh/h)	98	687	55	85	903	196	115	8	90	152	6	126
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	747	60	92	982	213	125	9	0	165	7	137
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	422	1902	848	447	1896	846	252	215		374	9	174
Arrive On Green	0.05	0.54	0.54	0.10	1.00	1.00	0.08	0.11	0.00	0.08	0.11	0.11
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	78	1519
Grp Volume(v), veh/h	107	747	60	92	982	213	125	9	0	165	0	144
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	0	1597
Q Serve(g_s), s	2.4	11.1	1.6	2.0	0.0	0.0	5.5	0.4	0.0	7.0	0.0	7.9
Cycle Q Clear(g_c), s	2.4	11.1	1.6	2.0	0.0	0.0	5.5	0.4	0.0	7.0	0.0	7.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.95
Lane Grp Cap(c), veh/h	422	1902	848	447	1896	846	252	215		374	0	183
V/C Ratio(X)	0.25	0.39	0.07	0.21	0.52	0.25	0.50	0.04		0.44	0.00	0.79
Avail Cap(c_a), veh/h	468	1902	848	496	1896	846	252	374		374	0	319
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.2	12.3	10.1	8.5	0.0	0.0	31.9	35.4	0.0	32.4	0.0	38.8
Incr Delay (d2), s/veh	0.3	0.6	0.2	0.2	1.0	0.7	1.5	0.1	0.0	0.8	0.0	7.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	4.0	0.6	0.6	0.3	0.2	2.4	0.2	0.0	3.2	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.5	12.9	10.3	8.8	1.0	0.7	33.4	35.5	0.0	33.2	0.0	46.0
LnGrp LOS	A	B	B	A	A	A	C	D		C	A	D
Approach Vol, veh/h		914			1287			134			309	
Approach Delay, s/veh		12.2			1.5			33.6			39.2	
Approach LOS		B			A			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.5	53.2	12.0	15.3	9.7	53.0	12.0	15.3
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	7.0	18.0	7.0	38.0	7.0	18.0
Max Q Clear Time (g_c+I1), s	4.0	13.1	7.5	9.9	4.4	2.0	9.0	2.4
Green Ext Time (p_c), s	0.0	5.1	0.0	0.4	0.1	7.9	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	11.2
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

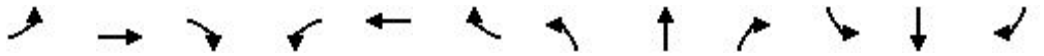
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	885	44	0	1184	0	10
Future Vol, veh/h	885	44	0	1184	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	962	48	0	1287	0	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	212	453	230	250	775	325	246	130	115	215	155	163
Future Volume (veh/h)	212	453	230	250	775	325	246	130	115	215	155	163
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	221	472	0	260	807	0	256	135	0	224	161	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	449	1743		563	1743		290	205		309	205	
Arrive On Green	0.03	0.16	0.00	0.08	0.49	0.00	0.10	0.11	0.00	0.10	0.11	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	221	472	0	260	807	0	256	135	0	224	161	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	5.3	10.5	0.0	6.6	13.5	0.0	9.0	6.2	0.0	9.0	7.5	0.0
Cycle Q Clear(g_c), s	5.3	10.5	0.0	6.6	13.5	0.0	9.0	6.2	0.0	9.0	7.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	449	1743		563	1743		290	205		309	205	
V/C Ratio(X)	0.49	0.27		0.46	0.46		0.88	0.66		0.73	0.78	
Avail Cap(c_a), veh/h	449	1743		563	1743		290	312		309	312	
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	11.7	23.6	0.0	10.7	15.1	0.0	34.9	38.4	0.0	33.2	39.0	0.0
Incr Delay (d2), s/veh	0.8	0.4	0.0	0.6	0.9	0.0	25.8	3.6	0.0	8.2	7.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.9	0.0	2.4	5.2	0.0	3.3	3.1	0.0	5.0	3.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.5	24.0	0.0	11.3	16.0	0.0	60.7	42.0	0.0	41.4	46.2	0.0
LnGrp LOS	B	C		B	B		E	D		D	D	
Approach Vol, veh/h		693			1067			391			385	
Approach Delay, s/veh		20.3			14.9			54.2			43.4	
Approach LOS		C			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	49.1	14.0	14.9	12.0	49.1	14.0	14.9
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	39.0	9.0	15.0	7.0	39.0	9.0	15.0
Max Q Clear Time (g_c+I1), s	8.6	12.5	11.0	9.5	7.3	15.5	11.0	8.2
Green Ext Time (p_c), s	0.0	3.2	0.0	0.3	0.0	5.8	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	26.8
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

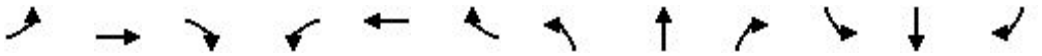
Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	1150	60	257	930	45	0	0	330	0	0	35
Future Vol, veh/h	45	1150	60	257	930	45	0	0	330	0	0	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	Free	-	-	None	-	-	Free	-	-	Free
Storage Length	500	-	500	250	-	0	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	1250	65	279	1011	49	0	0	359	0	0	38

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1060	0	-	1250	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	1034	-	0	929	-	-	0	0	0	0	0	0
Stage 1	-	-	0	-	-	-	0	0	0	0	0	0
Stage 2	-	-	0	-	-	-	0	0	0	0	0	0
Platoon blocked, %	1	-		1	-	-						
Mov Cap-1 Maneuver	1034	-	-	929	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	2.2	0	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1034	-	929	-	-	-
HCM Lane V/C Ratio	-	0.047	-	0.301	-	-	-
HCM Control Delay (s)	0	8.7	-	10.5	-	-	0
HCM Lane LOS	A	A	-	B	-	-	A
HCM 95th %tile Q(veh)	-	0.1	-	1.3	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	146	1217	120	115	1028	195	85	9	110	234	10	119
Future Volume (veh/h)	146	1217	120	115	1028	195	85	9	110	234	10	119
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	159	1323	130	125	1117	212	92	10	0	254	11	129
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	462	1961	875	279	1936	863	222	198		341	14	165
Arrive On Green	0.06	0.55	0.55	0.11	1.00	1.00	0.06	0.11	0.00	0.07	0.11	0.11
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	126	1478
Grp Volume(v), veh/h	159	1323	130	125	1117	212	92	10	0	254	0	140
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	0	1604
Q Serve(g_s), s	3.5	23.9	3.6	2.8	0.0	0.0	4.1	0.4	0.0	6.0	0.0	7.6
Cycle Q Clear(g_c), s	3.5	23.9	3.6	2.8	0.0	0.0	4.1	0.4	0.0	6.0	0.0	7.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		0.92
Lane Grp Cap(c), veh/h	462	1961	875	279	1936	863	222	198		341	0	179
V/C Ratio(X)	0.34	0.67	0.15	0.45	0.58	0.25	0.41	0.05		0.74	0.00	0.78
Avail Cap(c_a), veh/h	493	1961	875	323	1936	863	232	374		341	0	321
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.7	14.4	9.8	11.6	0.0	0.0	33.2	36.2	0.0	36.6	0.0	38.9
Incr Delay (d2), s/veh	0.4	1.9	0.4	1.1	1.3	0.7	1.2	0.1	0.0	8.6	0.0	7.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	8.6	1.3	0.8	0.3	0.2	1.8	0.2	0.0	3.3	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.1	16.3	10.2	12.7	1.3	0.7	34.5	36.3	0.0	45.2	0.0	46.0
LnGrp LOS	A	B	B	B	A	A	C	D		D	A	D
Approach Vol, veh/h		1612			1454			102			394	
Approach Delay, s/veh		15.0			2.2			34.6			45.5	
Approach LOS		B			A			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.8	54.7	10.5	15.1	10.4	54.0	11.0	14.5
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	39.0	6.0	18.0	7.0	39.0	6.0	18.0
Max Q Clear Time (g_c+I1), s	4.8	25.9	6.1	9.6	5.5	2.0	8.0	2.4
Green Ext Time (p_c), s	0.1	7.4	0.0	0.4	0.1	9.4	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	13.7
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

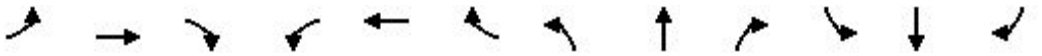
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1495	66	0	1338	0	40
Future Vol, veh/h	1495	66	0	1338	0	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	0	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1625	72	0	1454	0	43

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	-
Pot Cap-1 Maneuver	-	-	0	-	0	0
Stage 1	-	-	0	-	0	0
Stage 2	-	-	0	-	0	0
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-
HCM Control Delay (s)	0	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	-	-	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	382	923	230	260	870	190	272	195	200	220	170	196
Future Volume (veh/h)	382	923	230	260	870	190	272	195	200	220	170	196
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	398	961	0	271	906	0	283	203	0	229	177	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	407	1625		338	1546		327	246		309	246	
Arrive On Green	0.03	0.15	0.00	0.08	0.44	0.00	0.11	0.13	0.00	0.11	0.13	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	0	1781	1870	1585
Grp Volume(v), veh/h	398	961	0	271	906	0	283	203	0	229	177	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	0	1781	1870	1585
Q Serve(g_s), s	9.0	22.7	0.0	7.0	17.4	0.0	10.0	9.5	0.0	10.0	8.2	0.0
Cycle Q Clear(g_c), s	9.0	22.7	0.0	7.0	17.4	0.0	10.0	9.5	0.0	10.0	8.2	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	407	1625		338	1546		327	246		309	246	
V/C Ratio(X)	0.98	0.59		0.80	0.59		0.86	0.82		0.74	0.72	
Avail Cap(c_a), veh/h	407	1625		338	1546		327	312		309	312	
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.5	30.4	0.0	19.1	19.3	0.0	32.9	38.1	0.0	30.3	37.5	0.0
Incr Delay (d2), s/veh	38.7	1.6	0.0	12.9	1.6	0.0	20.7	13.3	0.0	9.3	5.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.6	11.0	0.0	4.1	7.0	0.0	3.3	5.2	0.0	4.9	4.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.2	32.0	0.0	32.0	20.9	0.0	53.6	51.4	0.0	39.6	43.2	0.0
LnGrp LOS	E	C		C	C		D	D		D	D	
Approach Vol, veh/h		1359			1177			486			406	
Approach Delay, s/veh		40.2			23.5			52.6			41.2	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	46.2	15.0	16.8	14.0	44.2	15.0	16.8
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	7.0	38.0	10.0	15.0	9.0	36.0	10.0	15.0
Max Q Clear Time (g_c+I1), s	9.0	24.7	12.0	10.2	11.0	19.4	12.0	11.5
Green Ext Time (p_c), s	0.0	5.5	0.0	0.3	0.0	5.7	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	36.3
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

This report was prepared in connection with a prior PUD amendment application for this property that has since been withdrawn. The financial projections referenced in the Gold Creek Commons Sketch Plan Staff Report have been scaled to reflect the 134-unit development currently proposed.

COMMERCIAL MARKET AND FISCAL IMPACT ANALYSIS

GOLD CREEK COMMONS

ELIZABETH, COLORADO

PREPARED FOR:

STEPHEN W. & BETTY M. GIBSON CHARITABLE REMAINDER TRUST

Economic & Market Research / Land & Development Planning

Landscape Architecture / Community Planning & Design

Golf Feasibility Analysis

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AUGUST 20, 2025

THK REFERENCE NO. 9193-000

PREPARED BY:

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Landscape Architecture / Community Planning & Design

Golf Feasibility Analysis

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Commercial Analysis

As presented in the following report, the research has established that the Gold Creek Commons Primary Trade Area (PTA) is experiencing a healthy but rather small and limited commercial market, characterized by very low annual net absorption. This condition threatens market stability, especially with the amount of vacant land that is available for commercial uses and known proposed retail projects. The Town of Elizabeth has a significant number of potential commercial development parcels with 36 prospective sites zoned Commercial (RC), Commercial Mixed-Use (CMU) or Planned Unit Development (PUD). and inventoried in the Town of Elizabeth. These potential commercial projects total approximately 74.68 acres. This total does not include the 25-acres currently planned at the Gold Creek Commons.

While there is a significant amount of available land for the commercial sectors, the projected demand is unlikely to reach or exceed the land that is currently zoned for these uses. Based on THK's research, from 2025 through 2035 a total of 166,900 square feet or 15.33-acres of new retail space will be needed to accommodate projected population growth in the PTA.

THK has also projected office and industrial space demand based on historical trends and the estimated growth in population in the PTA. Together, there is demand for just over 5-acres of additional office/industrial space in the trade area through 2035.

Based on the analysis it is concluded that there is an oversupply of vacant land designated for commercial space in the Town of Elizabeth and in the greater Gold Creek Commons PTA. As previously calculated, there is demand for 19,973 square feet or 1.8-acres of total commercial space per year in the Gold Creek Commons PTA. This totals 219,699 square feet through 2035. As shown below, the known 74.68 vacant and zoned commercial properties could contain an estimated 813,233 square feet or 74.68-acres of potential commercial space which would require 41 years to absorb, exclusive of the subject's 25-acres, which if included would extend the absorption period to 55 years.

Projected and Planned Commercial Absorption Potentials in the Gold Creek Commons PTA

Annual Average Commercial Demand for Supportable Sq. Ft	Annual Average Commercial Demand for Supportable Acres	Projected Square Feet Absorbed through 2035	Projected Acres Absorbed through 2035	Planned Potential Commercial Square Feet	Proposed Potential Commercial Acreage	Years to Absorb
19,973 Sq.Ft	1.8 Acres	219,699 Sq.Ft	20.2 Acres	813,233 Sq.Ft	74.7 Acres	41 years

Source: THK Associates, Inc.

The review of retail market conditions within the Town of Elizabeth and the Gold Creek Commons PTA illustrates an oversupply of commercial-zoned land. This excess presents problems, including potential stagnation in underutilized commercial areas, low land values, and inefficient land use planning.

The predicted demand for commercial square space in the Gold Creek Commons PTA does not justify maintaining such a high amount of vacant land planned for commercial purposes and this land can be converted to an alternative use without having a negative impact on the community. This very substantial oversupply of the Town of Elizabeth's zoning allocations for commercial land versus proposed retail space demand reveals an inherent imbalance that can potentially deliver very long-term underuse or vacancy of commercial lands and retail economic stagnation.

Fiscal Impact Analysis

This study also assesses the revenue impacts to the Town of Elizabeth from the planned and anticipated development within the Gold Creek Commons property, if the PUD plan is amended. The Gold Creek Commons site would be planned for the following:

- 23,373 Square Feet of Commercial Space
- 215 Single-Family Residential Units

The development of the subject site should have positive impacts in the Town of Elizabeth as well as other area service providers. Revenues from the development will primarily come from property and sales taxes. To quantify revenues generated from the proposed development, THK researched and examined the following:

- Annual sales taxes

- Annual property taxes
- Estimated wages from temporary employment
- Estimated wages from permanent employment

The following associated one-time fees that the Town would impose that are detailed in this report are listed below.

- Permit Fees
- Plan Review Fees
- Impact Fees
- Use Taxes
- Water Tap, Renewable Water & Wastewater Fees

The Gold Creek Commons community will also generate significant water, renewable water and wastewater fees to assist with increased use and expansion of facilities. While these fees are not part of the General Fund, they are certainly worthy of mentioning. Wastewater fees are $13,426.38 per Equivalent Residential Unit and will generate almost $3.0 million. Water Tap fees are $15,795.74 per SFE connection and $26,378.90 per commercial connection. The renewable water fee is $7,108.08 per residential tap and $11,870.51 per commercial connection. This equates to approximately $8,017,696 in water related fees.

Town of Elizabeth Wastewater & Water Fees

Fee Property Type	*Units/Taps*	*Tap Size*	*Fee per SFE or Building*	Total Fees
Sewer				
Residential	215		$13,426.38	$2,886,672
Retail/Commercial Buildings	4		$13,426.38	$53,706
Sub-Total				**$2,940,377**
Water Tap			***Fee per Tap***	
Residential	215	3/4"	$15,795.74	$3,396,084
Retail/Commercial Buildings	4	1"	$26,378.90	$105,516
Sub-Total			$0.00	**$3,501,600**
Renewable			***Fee per Tap***	
Residential	215	3/4"	$7,108.08	$1,528,237
Retail/Commercial Buildings	4	1"	$11,870.51	$47,482
Sub-Total				**$1,575,719**
Total				**$8,017,696**

Source: Town of Elizabeth & THK Associates, Inc.

The following table details the estimates of the revenues and fees that will be received by the Town of Elizabeth from the development of the Gold Creek Commons property, including the proposed 215 residential units and 23,373 square feet of commercial space. As detailed in the report, the development of the Gold Creek Commons has the potential to generate $468,472 in annual tax revenue to the Town of Elizabeth. One-time permits and fees will also be accumulated at the beginning of development and construction of buildings. In total, the Town of Elizabeth is estimated to generate $3,423,472 in these one-time permits and fees.

Summary of Tax Revenues & One-Time Development Fees to the Town of Elizabeth

Taxes	***Annual***	***Twenty Years***
Property Taxes	$116,999	$2,339,974
Sales Taxes	$351,473	$7,029,466
Total Tax Revenues	$468,472	$9,369,440
One-Time Fees	***One-Time***	
Building Permit Fee	$869,482	
Initial Plan Review Fee	$71,455	
Building Impact Fee	$1,594,477	
Use Tax Fee	$888,058	
Total One-Time Fees	**$3,423,472**	

Source: THK Associates, Inc.

Annual Public Benefit

Annual revenues from property and sales taxes to the Town of Elizabeth are estimated at $468,472. There will be some General Fund costs to serve the Gold Creek Commons property. Primary expenses will be for public works, police, roads and parks. THK has reviewed the Town of Elizabeth's adopted budget for 2025 and the town currently spends approximately $2.55 million annually to provide these services. The incorporated area of Elizabeth is 2.0 square miles or just under 1,300 acres. It is estimated that approximately 50%, or 640 acres of this land is currently developed. This equates to service costs being approximately $4,000 per acre. With the Gold Creek Commons site being close to 60 acres it is estimated that the cost to serve the Gold Creek Commons, using the $4,000 per acre cost, would be $240,000. This would result in an annual net Public Benefit of **$228,472**.

Net Annual Public Benefit to the Town of Elizabeth

Town of Elizabeth Net Public Benefit	**Annual**
Annual Property and Sales Taxes	$468,472
Expenses to Serve ($4,000 per Acre)	$240,000
Net Annual Public Benefit	**$228,472**

Source: THK Associates, Inc.

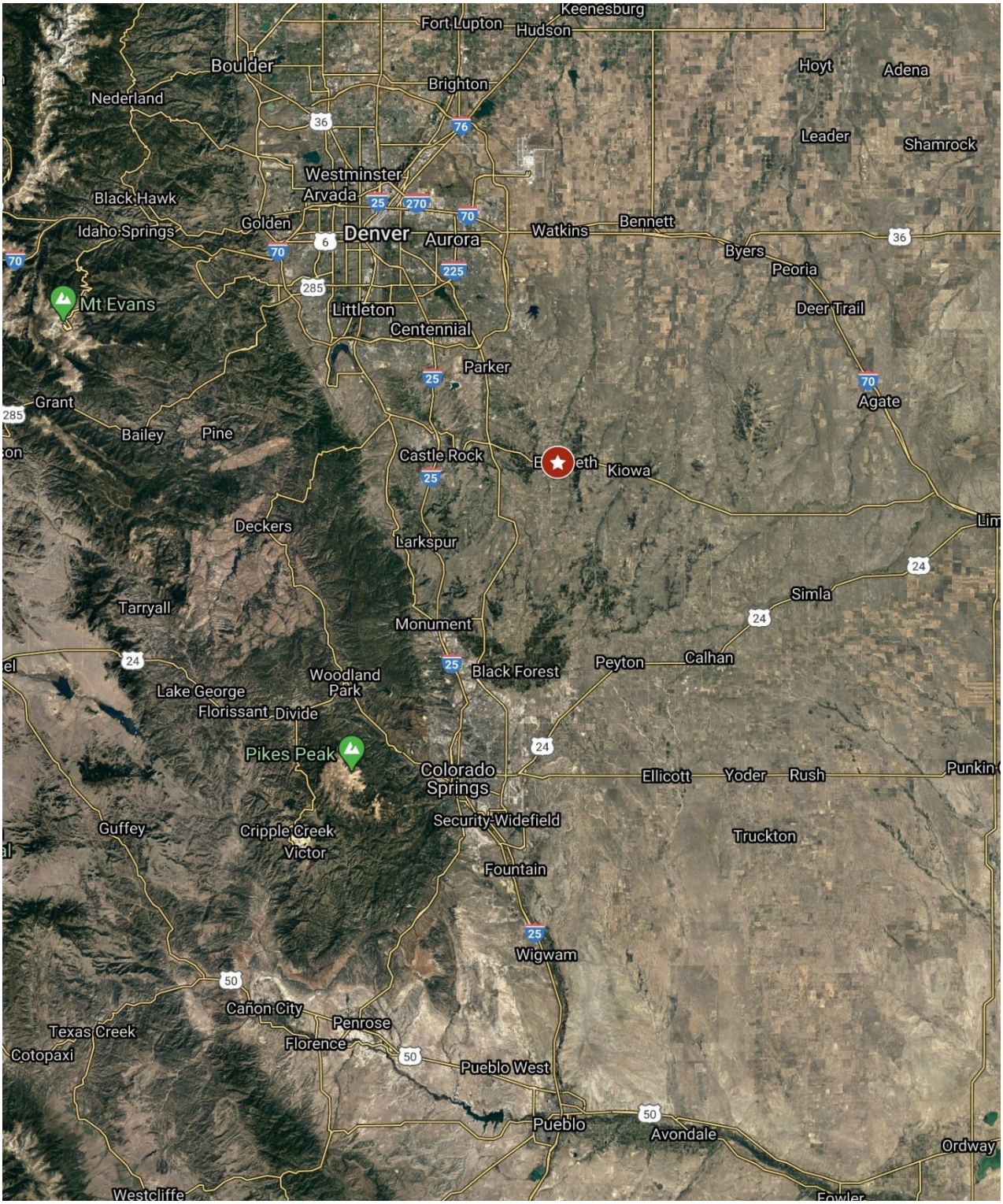
INTRODUCTION

I. INTRODUCTION

This report profiles the commercial real estate market in the environs of the Gold Creek Commons Primary Trade Area (PTA) and the Town of Elizabeth as a basis for determining the demand for future new commercial development in the Gold Creek Commons PTA and if there is an oversupply of commercial land in the PTA. Due to the substantial amount of existing and proposed vacant retail and commercial land in the environs of the Town of Elizabeth and the Gold Creek Commons PTA, it is clear that the amount of vacant land for additional commercial development is not justified today or in the future. In order to conduct this analysis, the following were undertaken:

- Profiled the Ten-County Denver Market Area, the Elbert County Submarket, the Town of Elizabeth environs, and the Gold Creek Commons primary trade area to determine population and household growth trends from 1980 to 2035.
- Established a primary trade area for the commercial market demand in the Gold Creek Commons PTA and the Town of Elizabeth.
- Demonstrated the amount of commercial space in the Elbert County Submarket and the Gold Creek Commons primary trade area (PTA) and the Town of Elizabeth.
- Provided historical trends of net absorption, construction deliveries, and average rental rates for each of these markets.
- Profiled vacant land and retail square footage existing and planned in the environs of the Gold Creek Commons PTA and the Town of Elizabeth and estimated the time required to absorb vacant land and square footage for commercial development proposed for the environs of the Gold Creek Commons PTA.
- Researched the Town of Elizabeth environs regarding existing and planned commercial and retail projects.
- Examined traffic patterns to help clarify commercial development potential for new space.
- Determined if there is an under- or over-supply of commercial and retail space and vacant land in the Gold Creek Commons PTA today and through 2035.
- Conducted a fiscal impact analysis of the proposed Gold Creek Commons development if amended, estimating potential revenues to the Town of Elizabeth from various taxes and fees that would result from the project.

Figure 1- REGIONAL LOCATION



SITE & AREA DESCRIPTION

II. SITE & AREA DESCRIPTION

A. Site & Area Description

The Town of Elizabeth is approximately 32 miles southeast of Denver's downtown and 34 miles or 37 minutes south of Denver International Airport (DIA) via Parker Road to E-470. Parker Road (US Highway 83) connects the Town of Elizabeth to Colorado Springs to the south and Denver to the north. The Town of Elizabeth straddles US Highway 86, which is an east/west arterial which connects with Franktown and Parker Road seven miles to the west and with Interstate 70 near Limon approximately 40 miles to the east. Major employment centers such as Castle Rock, Parker, the Denver Tech Center, Meridian, Inverness, and Greenwood Village are within a twenty-to-thirty-minute drive from the Town of Elizabeth.

The site itself is generally located on 56.53-acres north of the intersection of Hinds Road and US Highway 86, a short distance west of the old town of Elizabeth. The site is generally flat and rectangular in shape, from north to south, with some mature trees and vegetation along the eastern edge of the property.

The Gold Creek Commons site in Elizabeth is zoned as a PUD in Elizabeth. The proposed 56.53-acre site is currently planned for 134 residential units and 25.7-acres of commercial area. The developers propose to amend the PUD to an increase to 215 residential units and reduce the commercial uses to 2.33-acres of commercial space.

The underlying zoning for the subject site is Commercial Mixed Use (CMU). Per the Town of Elizabeth Comprehensive Plan, dated December 2019, this classification "identifies areas for future mixed-use development or redevelopment, farther from the heart of Elizabeth. These areas are located primarily along the Highway 86 corridor. This land use classification calls for the vertical or horizontal integration of commercial spaces with various types of residential land uses, including smaller lot detached housing or multi-family housing, including condos, townhomes, rowhomes, or apartments. The goal of this land use designation is to avoid the separation of land uses that has been pervasive in communities across the nation over the last 50 years, and to create distinct districts or nodes of development in various parts of Elizabeth that serve as focal points for activity. This land use category assumes a general range for residential densities of 8 to 24 dwelling units per acre. The Mixed-Use classification also assumes that at least 70 percent of the area within a given development would be developed as retail or commercial. Ongoing

design guideline efforts on the part of the Town would continue to help shape how mixed-use development proceeds in Elizabeth."

The Gold Creek Commons Primary Trade Area (PTA) has been defined as an area that extends from Franktown on the west to just east of Kiowa to the east, as well as neighborhoods and areas to the north and south. This area is predominantly the market environment from which commercial demand will come from.

B. Traffic Patterns

Traffic patterns in the Town of Elizabeth environs are moderate and fairly consistent by location. On State Highway 86, running through town, the daily traffic volume is between 11,000 and 14,000 vehicles. On Paker Road, just south of Franktown, the daily vehicle average is 8,200, while just north of Franktown the traffic count is 15,000 vehicles per day. The following summarizes traffic counts in the Gold Creek Commons at Elizabeth environs.

Table II-1: Annual Average Daily Traffic Counts, 2024

Location	Traffic Vol.
ON SH 86, KIOWA AVE E/O CR 13, ELIZABETH	14,000
ON SH 86, KIOWA AVE E/O ELBERT ST, ELIZABETH	13,000
ON SH 86, KIOWA AVE E/O CR 17, ELIZABETH	11,000
ON SH 83 S/O SH 86, FRANKTOWN	8,200
ON SH 83 N/O SH 86, FRANKTOWN	15,000

Source: CDOT and THK Associates Inc.

Figure 2- TOWN OF ELIZABETH BOUNDARY

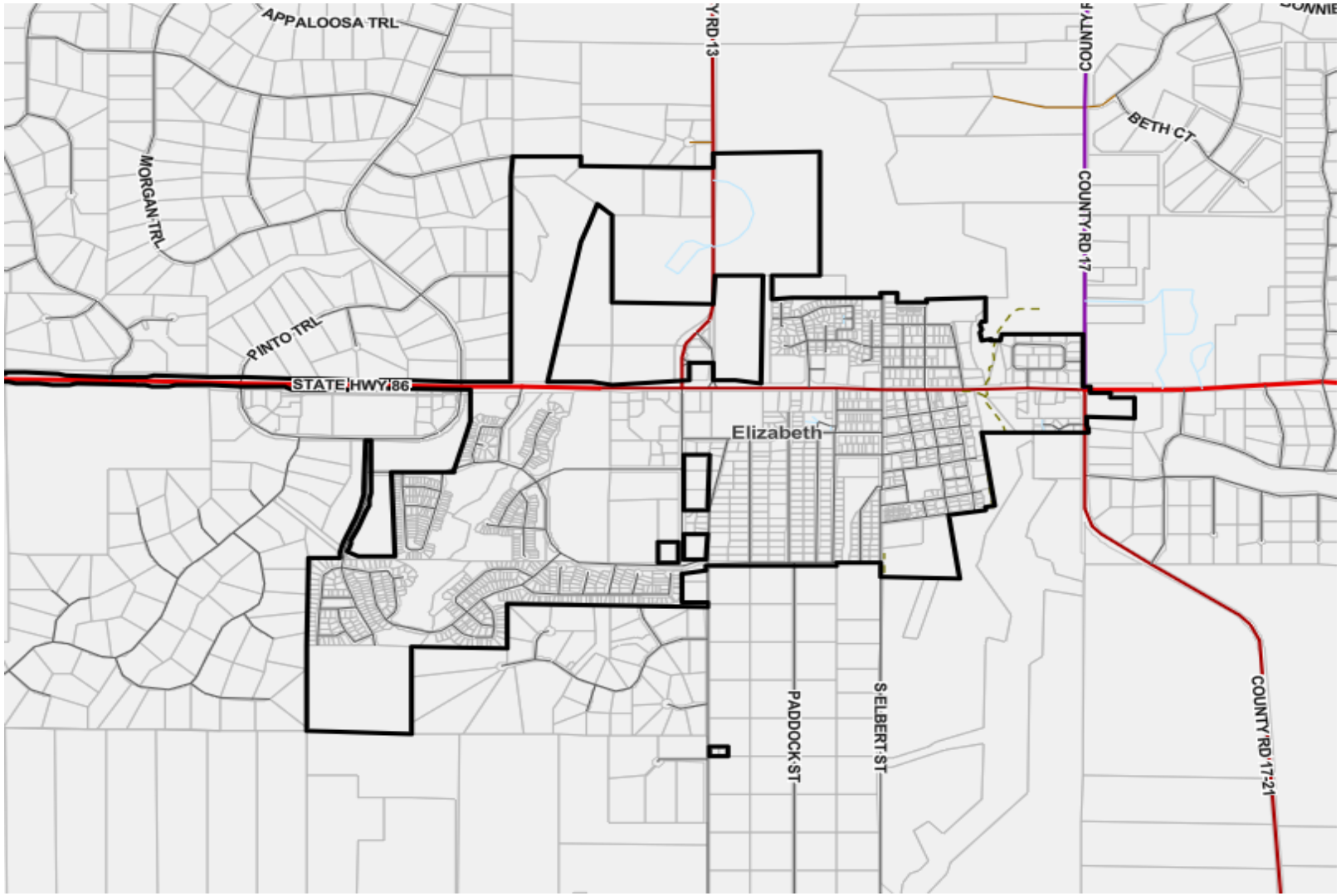


Figure 3- GOLD CREEK COMMONS SITE AREIAL

Figure 4- GOLD CREEK COMMONS PLANNED DEVELOPMENT

Gold Creek Commons

Planned Devlopment

A tract of land located in the Northeast ¼ and the West ½ of the Southeast ¼ of Section 12,
Township 8 South, Range 65 West of the 6th Principal Meridian, County of Elbert, State of Colorado
Page 1 of 4

Introduction
The Gold Creek Commons PD provides the opportunity for mixed use development including commercial uses, residential uses, and recreation uses combined with, parks and open space for residents to enjoy. **The requested zoning for this property is Town of Elizabeth, Planned Development which contains specific modifications to the standard residential and commercial categories.**

Notes
The subject property is composed of one parcel referred to as Gold Creek Commons. The property is currently in Elbert County

1. The requested zoning for this property is Town of Elizabeth, Planned Development (PD) which contains a number of specific modifications to the standard zoning categories.

2. Water and sewer services will be extended to the subject property by the Gold Creek Commons Metropolitan District. The subject property is located adjacent to Highway 86. The principal means of access to the property are Highway 86.

3. The approval of this PD document and its supporting information shall create a vested property right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as revised.

Section I: Conditions of Approval
This Gold Creek Commons (GCC) PD Development Plan and PD Development Guide (four [4] sheets total), pursuant to signature blocks on this Cover Sheet, is conditionally approved. Conditional approval of the PD rezone and associated documents is authorized pursuant to Elizabeth Municipal Code 16-1-150(b)(5)(ix). Conditions of approval are:

1. The town recognizes the PD Development Plan and PD Development Guide, in its entirety, as a conceptual land development proposal. The applicant has expressly indicated his willingness to have the PD proposal conditionally approved, instead of addressing a number of critical town identified at zoning. When subdivision and/or site plan submittals are made, the town expressly notes that said submittals shall be scrutinized in detail relative to the following issues, as well as all other matters addressed routinely as part of subdivision and/or site plan review. The GCC property is zoned PD with the following conditions:

a. RE: Property Access
As part of the provision (7) SH-86 Access Control Plan in the Annexation Agreement between the Town and GCC, the PD rezone is specifically conditioned not only on Planning Commission and Board of Trustee approval, but also on CDOT's approval of the requested amendment to the Access Control Plan. Without CDOT's approval of the pending amendment, the PD Development Plan and Development Guide is void. In such instance, the PD Rezone shall be valid, however, a new Development Plan and Guide shall be created that are consistent with traffic capacity.

Additionally, the Traffic Impact Report for the GCC project shall be updated to be consistent with CDOT and town action on the SH-86 amendment request.

b. RE: Floodplain:
Text in the Elizabeth Master Plan, as well as municipal code, directs that development in floodplains is discouraged and/or prohibited, and, if it occurs, subject to strict regulatory guidelines and standards. As part of subdivision and/or site plan review, detailed scrutiny will be made to ensure that all applicable regulatory guidelines and standards throughout the Colorado Water Conservation Board's (CWCB) 2005 Rules, as well as Town of Elizabeth documents, shall apply. It is expressly understood that there are variable guidelines and standards with CWCB's Rules. The specific guidelines and standards that the Town applies shall be those it chooses to impose, in consultation with the CWCB and other Town consultants.

c. RE: Preble's Mouse
Subdivision and Site Plan submittals be designed, and receive written approval from the USDOI, Fish & Wildlife Service, before being acted on by the Town of Elizabeth.

d. Cut & Fill:
The Design Standards and Guidelines that will apply to the project, as well as town guidelines in policy and regulatory documents, encourage retention of natural topography, and discourage extensive land excavation. Proposed land excavation on the property will be closely scrutinized, and subject to Subdivision and/or Site Plan approval.

2. RE: Annexation Agreement: All provisions of the Annexation Agreement between the Town of Elizabeth and Gold Creek Commons, dated 5-2-07 shall apply.

Date
December 8,2006

Revisions
February 20, 2007
March 16, 2007
May 3, 2007
May 15, 2007

A TRACT OF LAND LOCATED IN THE NORTHEAST ¼ AND THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 66 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.59 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET, TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 308.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 0 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING.

TOTAL AREA = 56.93 ACRES MORE OR LESS.

Sheet Index
1-Cover Page
2-PD Plan
3-PD Guidelines
4-Architectural and Other Guidelines

Planning Commission Recommendation
The PD rezoning of the real property shown herein was reviewed by the Planning Commission of the Town of Elizabeth, State of Colorado, and recommended to the Board of Trustees with conditions for approval this 15th day of March 2007 AD as attested by representative of the Town of Elizabeth, Elbert County, Colorado

Cristina M Bartunek 7/03/07
Chairperson Signature Date

Board of Trustees Approval
The PD rezoning of the real property shown herein is conditionally approved by the Board of Trustees of the Town of Elizabeth, State of Colorado, with conditions of approval indicated under Section I of this cover sheet, this 23rd day of May 2007 AD as attested by representative of the Town of Elizabeth, Elbert County, Colorado

Mayor Signature Date 7/26/07

Town Clerk Signature Date 7-30-07

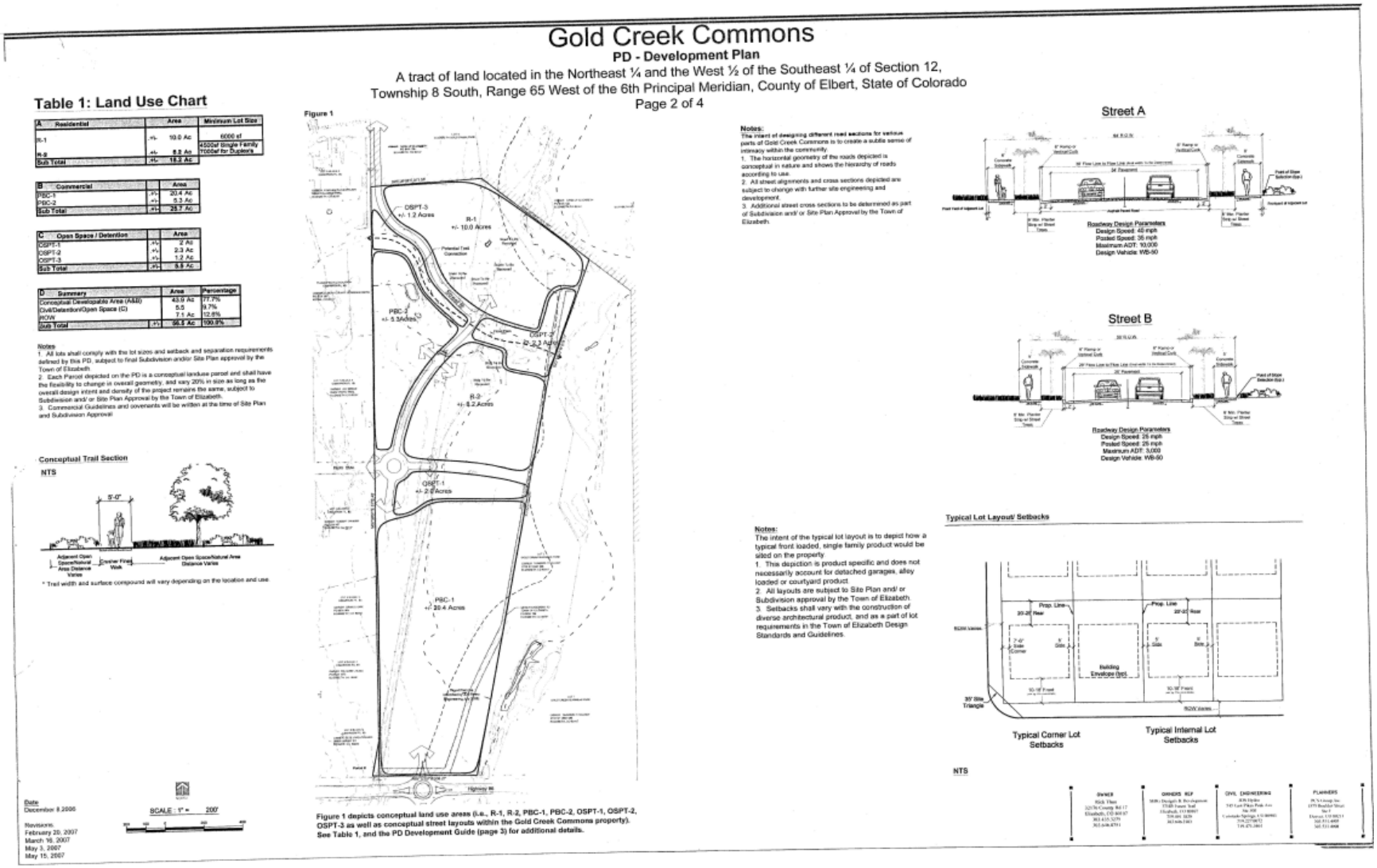
Recording Certificate
STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I hereby certify that this PD Development Plan and PD Development Guide was filed in my office on this 12th day of July 2007 a.d. at 11:41 o'clock am and was recorded at reception no. 201219 plat book P10 page ___

Elbert County Clerk and Recorder

OWNER	OWNERS REP	CIVIL ENGINEERING	PLANNERS
Rick Thee 52170 County Rd 17 Elizabeth, CO 80107 303.455.1275 303.646.3751	MSG Design & Development 37187 Forest Trail Elizabeth, CO 80107 719.495.3839 303.646.2383	JDS-Hydro 545 East Pikes Peak Ave Ste 300 Colorado Springs, CO 80903 719.520.0452 719.471.3601	PCS Group Inc. 1525 Ogden Street Ste F Denver, CO 80211 303.531.4905 303.531.4908

Figure 5- GOLD CREEK COMMONS PLANNED DEVELOPMENT



SOCIO-ECONOMIC TRENDS

III. SOCIO-ECONOMIC TRENDS

The Ten-County Metro Denver market area currently has a population of approximately 4.6 million people living in approximately 1.75 million households and this region has been growing in recent years by approximately 83,500 people in almost 29,000 households. Of this total, currently almost 32,000 people in over 10,000 households live in Elbert County and in recent years Elbert County has been growing annually by approximately 600 people in almost 200 households. The Town of Elizabeth currently has 2,625 people living in approximately 1,000 households and the Town of Elizabeth since 2010 has been growing annually by approximately 84 people in over 30 households. The Gold Creek Commons PTA has 23,341 people in 8,152 households and this PTA has been growing by 499 people and 157 households annually since 2010. The Gold Creek Commons PTA has been capturing less than 1% of the Ten-County Metro Denver growth and approximately 80% of the Elbert County growth.

Table III-2 demonstrates projected growth trends for the Ten-County Metro Denver region as well as Elbert County, the Town of Elizabeth, and the Gold Creek Commons PTA. Metro Denver is annually projected to grow during the next decade by 78,483 people in 29,858 households and by 2035, a total of almost 5.4 million people will live in over 2.0 million households. Elbert County is projected annually over the next decade to grow by 623 people in 195 households and by 2035 Elbert County will have just over 38,000 people. The Town of Elizabeth is projected annually during the next decade to grow by 76 people in 29 households and by 2035 the Town of Elizabeth will have a total population of just under 3,500 people. The Gold Creek Commons PTA is projected to grow annually by 534 people and 165 households and by 2035 it will have a population of just over 31,000 people. The Gold Creek Commons PTA will capture over 77% of Elbert County's projected population growth.

Figure 6- GOLD CREEK COMMONS PRIMARY TRADE AREA

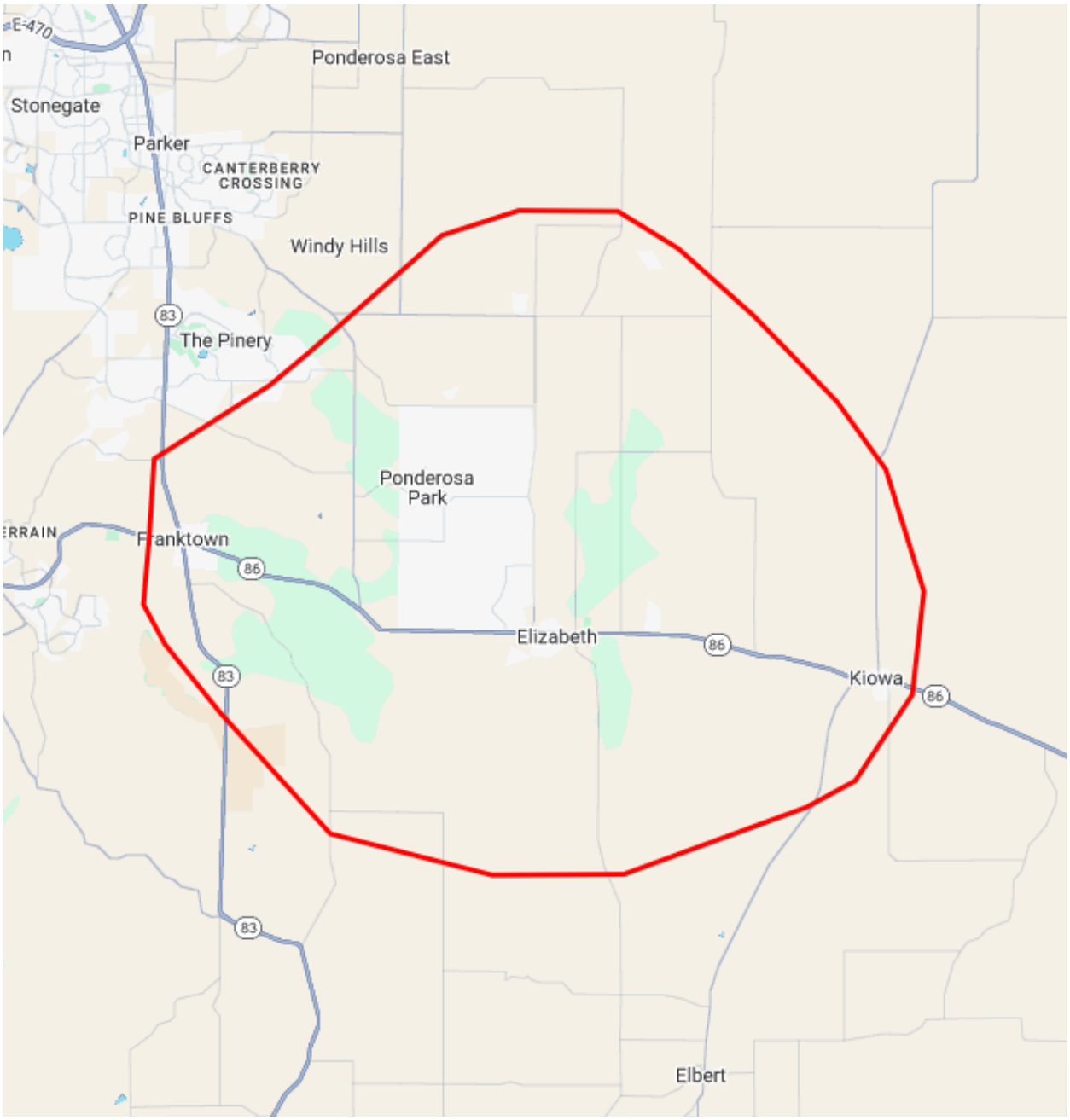


Table III-1: Historical Population and Household Trends in the Denver Ten County Market Area, Elbert County, Town of Elizabeth and Gold Creek Commons PTA, 1990-2025

						Annual Average					
						1990-2025		2000-2025		2010-2025	
Denver Ten County Market Area	1990	2000	2010	2020	2025						
Population	2,175,922	2,852,873	3,359,751	4,103,857	4,612,340	69,612	2.2%	70,379	1.9%	83,506	2.1%
Households	857,140	1,100,376	1,311,418	1,600,726	1,745,732	25,388	2.1%	25,814	1.9%	28,954	1.9%
Elbert County	1990	2000	2010	2020	2025						
Population	9,644	19,872	23,068	27,313	31,916	636	3.5%	482	1.9%	590	2.2%
Households	3,351	6,770	7,930	9,283	10,645	208	3.4%	155	1.8%	181	2.0%
Town of Elizabeth	1990	2000	2010	2020	2025						
Population	690	1,324	1,358	1,713	2,625	55	3.9%	52	2.8%	84	4.5%
Households	253	479	489	641	982	21	4.0%	20	2.9%	33	4.8%
Gold Creek Commons PTA											
Population	7,889	15,496	18,291	22,192	25,781	511	3.4%	411	2.1%	499	2.3%
Households	2,671	5,378	6,637	8,070	8,996	181	3.5%	145	2.1%	157	2.0%
Gold Creek Commons PTA as a Percent of Denver Ten County Market Area											
Population	0.4%	0.5%	0.5%	0.5%	0.6%	0.7%		0.6%		0.6%	
Households	0.3%	0.5%	0.5%	0.5%	0.5%	0.7%		0.6%		0.5%	
Gold Creek Commons PTA as a Percent of Elbert County											
Population	81.8%	78.0%	79.3%	81.3%	80.8%	80.3%		85.4%		84.7%	
Households	79.7%	79.4%	83.7%	86.9%	84.5%	86.7%		93.4%		86.9%	

Source: U.S. Bureau of the Census and THK Associates, Inc.

Table III-2: Projected Population and Household Trends in the Denver Ten County Market Area, Elbert County, Town of Elizabeth and Gold Creek Commons PTA, 2025-2035

				Annual Average 2025-2030		Annual Average 2025-2035	
Denver Ten County Market Area	2025	2030	2035	Numerical	%	Numerical	%
Population	4,612,340	4,989,111	5,397,166	75,354	1.6%	78,483	1.6%
Households	1,745,732	1,889,109	2,044,315	28,675	1.6%	29,858	1.6%
Elbert County	2025	2030	2035	Numerical	%	Numerical	%
Population	31,916	34,894	38,149	596	1.8%	623	1.8%
Households	10,645	11,581	12,600	187	1.7%	195	1.7%
Town of Elizabeth	2025	2030	2035	Numerical	%	Numerical	%
Population	2,625	3,005	3,441	76	2.7%	82	2.7%
Households	982	1,126	1,290	29	2.8%	31	2.8%
Gold Creek Commons PTA							
Population	25,781	28,325	31,120	509	1.9%	534	1.9%
Households	8,996	9,787	10,648	158	1.7%	165	1.7%
Gold Creek Commons PTA as a Percent of Denver Ten County Market Area							
Population	0.6%	0.6%	0.6%	0.7%		0.7%	
Households	0.5%	0.5%	0.5%	0.6%		0.6%	
Gold Creek Commons PTA as a Percent of Elbert County							
Population	80.8%	81.2%	81.6%	85.4%		85.7%	
Households	84.5%	84.5%	84.5%	84.5%		84.5%	

Source: U.S. Bureau of the Census, Sitewise, & THK Associates, Inc.

COMMERCIAL MARKET ANALYSIS

IV. COMMERCIAL MARKET ANALYSIS

A. Retail Market Characteristics

In the analysis to determine demand for real estate development, it is necessary to identify the primary trade area (PTA) in which the subject typically will compete. The PTA is a function of population density, natural barriers, accessibility of the sites, and the location of competitive projects. As previously illustrated with Figure 4 in the socio-economic trend analysis. The Gold Creek Commons Primary Trade Area (PTA) has been defined as an area the extends from Franktown on the west to just east of Kiowa to the east. This area is predominantly the market environment from which commercial demand will come from.

This report indicates that there are currently 220,050,117 square feet of retail space within the Denver Ten-County market area, 609,474 square feet of retail space within the Elbert County market area, 505,335 square feet within the Town of Elizabeth, and 669,054 square feet in the Gold Creek Commons PTA. This information is detailed in the table on the following page.

The Gold Creek Commons PTA over the past 15-year period has averaged just 4,694 square feet of annual retail absorption. While THK expects this figure to increase in the future, this raises concern in the Gold Creek Commons PTA, as there are almost 75-acres zoned/planned for potential commercial development in the Town of Elizabeth alone, this would equate to a substantial oversupply of commercial space. The Elbert County area is demanding on average $24.00 per square foot for retail space for a triple net lease.

Tables IV-1 through IV-5 detail historical trends in the retail market for the Ten-County Denver area as well as for Elbert County, the Town of Elizabeth, and the Gold Creek Commons PTA.

In addition, THK has researched and detailed the historical trends for the office and industrial markets for these same areas since 2010, as they are potential uses at the subject site as well. The figures are shown in Tables IV-6 through IV-15.

Table IV-1: Retail Trends For the Denver Ten County Market Area, Elbert County, Town of Elizabeth, and Gold Creek Commons PTA, 2025

	Existing Retail Inventory		Vacancy					
Markets	# of Buildings	Total RBA	Total SF	Vacant %	Net Absorption	Deliveries (Bldgs)	Under Construction SF	Quoted Rates
Denver Ten-County Market Area	16,708	220,050,117	8,256,495	3.8%	-304,481	22	580,252	$20.55
Elbert County	68	609,474	5,653	0.9%	-26	-	-	$24.00
Town of Elizabeth	47	505,335	5,653	1.1%	-4,101	-	-	$24.00
Gold Creek Commons PTA	72	669,054	5,653	0.8%	-26	-	-	$24.00
Gold Creek Commons PTA as a % of Denver Ten-County Market Area	0.4%	0.3%	100.0%	91.1%				116.8%
Gold Creek Commons PTA as a % of Elbert County	105.9%	109.8%	100.0%	91.1%				100.0%

Source: CoStar and THK Associates, Inc.

Table IV-2: Denver Ten County Retail Market Area Trends 2010-2025

Year	Retail Inventory Bldgs	Retail Inventory SF	Vacant SF Total	Vacant Percent % Total	Retail Net Absorption SF Total	Gross Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	16,708	220,050,117	8,256,495	3.8%	-304,481	2,445,837	22	188,616	31	580,252	$20.55
2024	16,688	219,870,651	7,769,618	3.5%	1,389,119	6,785,902	75	1,201,313	46	675,662	$20.56
2023	16,626	219,269,875	7,933,694	3.6%	116,538	5,998,168	121	1,308,322	72	1,300,592	$20.72
2022	16,528	218,519,599	7,985,064	3.7%	1,300,156	6,442,455	126	979,437	112	1,630,735	$19.81
2021	16,457	217,963,829	8,995,187	4.1%	924,145	6,442,351	84	789,666	95	976,006	$19.02
2020	16,437	217,881,253	9,909,548	4.5%	-1,087,798	5,297,588	126	1,131,242	60	657,901	$18.54
2019	16,345	217,027,088	7,659,864	3.5%	616,223	5,977,365	171	1,721,522	97	993,094	$18.31
2018	16,203	215,750,389	7,317,897	3.4%	2,282,233	7,777,716	181	2,315,099	107	1,207,683	$18.46
2017	16,060	214,080,805	7,744,251	3.6%	2,789,954	8,980,687	171	2,724,986	133	2,033,878	$17.51
2016	15,948	212,485,013	8,235,149	3.9%	2,494,607	7,638,374	152	2,467,196	110	2,189,683	$16.04
2015	15,876	210,783,842	9,080,938	4.3%	1,784,873	5,855,216	140	2,115,021	101	1,558,509	$15.50
2014	15,809	209,798,099	10,629,842	5.1%	1,987,299	6,468,608	124	1,339,801	83	1,397,264	$15.06
2013	15,733	209,256,247	11,690,899	5.6%	2,301,596	7,302,998	119	1,575,264	84	1,077,824	$14.93
2012	15,681	208,392,234	13,133,474	6.3%	1,328,554	6,156,702	89	1,078,953	72	1,104,369	$14.27
2011	15,643	209,345,437	14,576,881	7.0%	2,221,368	8,403,200	65	2,453,814	47	927,880	$14.13
2010	15,631	207,477,433	15,952,335	7.7%	3,810,956	6,641,502	64	3,663,650	39	2,296,276	$14.31
Average	**16,148**	**214,246,994**	**8,262,519**	**3.8%**	**1,497,209**	**6,538,417**	**114.4**	**1,690,869**	**80.6**	**1,287,976**	**$17.36**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Tabvle IV-3: Elbert County Retail Market Trends, 2010-2025

Year	Retail Inventory Bldgs	Retail Inventory SF	Vacant SF Total	Vacant Percent % Total	Retail Net Absorption SF Total	Gross Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	68	609,474	5,653	0.9%	-26	4,075	-	-	-	-	$24.00
2024	68	609,474	5,627	0.3%	2,677	6,752	-	-	-	-	$20.98
2023	68	609,474	8,304	1.4%	25,190	33,394	3	30,542	-	-	$22.65
2022	65	578,932	2,952	0.5%	8,199	10,648	2	6,433	1	10,542	$28.00
2021	63	572,499	4,718	0.8%	62	15,310	-	-	2	6,433	$11.69
2020	63	572,499	4,780	0.8%	11,180	17,030	1	9,500	1	4,578	$11.94
2019	62	562,999	6,460	1.1%	7,090	18,250	-	-	1	9,500	$13.22
2018	62	562,999	13,550	2.4%	16,634	26,586	1	4,828	-	-	$13.81
2017	61	558,171	22,876	4.1%	-5,936	17,707	-	-	1	4,828	$10.87
2016	61	558,171	19,420	3.5%	6,193	12,175	1	6,185	-	-	$15.00
2015	60	551,986	19,428	3.5%	1,320	14,732	-	-	-	-	$14.26
2014	60	551,986	19,748	3.6%	6,191	9,191	1	2,556	-	-	$12.99
2013	59	549,430	23,883	4.3%	5,580	13,337	-	-	1	2,556	$12.82
2012	59	549,430	28,963	5.3%	-5,492	8,735	-	-	-	-	$12.92
2011	59	549,430	24,471	4.5%	-1,443	11,432	-	-	-	-	$12.49
2010	59	549,430	23,028	4.2%	11,323	22,523	-	-	-	-	$11.42
Average	**62**	**568,524**	**13,284**	**2.4%**	**5,546**	**15,117**	**1.5**	**10,007**	**1.2**	**6,406**	**$15.57**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-4: Town of Elizabeth Retail Market Trends 2010-2025

Year	Retail Inventory Bldgs	Retail Inventory SF	Vacant SF Total	Vacant Percent % Total	Retail Net Absorption SF Total	Gross Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	47	505,335	5,653	1.1%	-4,101	-	-	-	-	-	$24.00
2024	47	505,335	5,627	0.3%	6,752	6,752	-	-	-	-	$20.98
2023	47	505,335	8,304	1.6%	-352	7,852	1	5,000	-	-	$22.65
2022	46	500,335	2,952	0.6%	8,199	10,648	2	6,433	-	-	$28.00
2021	44	493,902	4,718	1.0%	62	9,180	-	-	2	6,433	$11.69
2020	44	493,902	4,780	1.0%	11,180	11,900	1	9,500	1	4,578	$11.94
2019	43	484,402	6,460	1.3%	-550	9,110	-	-	1	9,500	$13.22
2018	43	484,402	5,910	1.2%	11,298	13,610	1	4,828	-	-	$13.81
2017	42	479,574	12,380	2.6%	-2,960	7,707	-	-	1	4,828	$10.87
2016	42	479,574	9,420	2.0%	16,193	12,175	1	6,185	-	-	$15.00
2015	41	473,389	19,428	4.1%	820	12,032	-	-	-	-	$14.26
2014	41	473,389	20,248	4.3%	5,191	7,691	1	2,556	-	-	$12.99
2013	40	470,833	22,883	4.9%	5,080	11,737	-	-	1	2,556	$12.82
2012	40	470,833	27,963	5.9%	-5,492	7,735	-	-	-	-	$12.92
2011	40	470,833	22,471	4.8%	-1,943	10,432	-	-	-	-	$12.49
2010	40	470,833	20,528	4.4%	4,823	15,523	-	-	-	-	$11.42
Average	**43**	**485,138**	**7,785**	**1.5%**	**3,388**	**10,272**	**1.2**	**5,750**	**1.2**	**5,579**	**$15.57**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-5: Gold Creek Commons PTA Retail Market Trends, 2010-2025

Year	Retail Inventory Bldgs	Retail Inventory SF	Vacant SF Total	Vacant Percent % Total	Retail Net Absorption SF Total	Gross Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	72	669,054	5,653	0.8%	-26	-	-	-	-	-	$24.00
2024	72	669,054	5,627	0.2%	5,927	14,720	-	-	-	-	$20.98
2023	72	669,054	11,554	1.7%	38	11,492	1	5,000	-	-	$22.65
2022	71	664,054	6,592	1.0%	4,559	10,648	2	6,433	-	-	$17.85
2021	69	657,621	4,718	0.7%	62	11,942	-	-	2	6,433	$13.71
2020	69	657,621	4,780	0.7%	8,780	11,700	1	9,500	1	4,578	$13.04
2019	68	648,121	4,060	0.6%	8,640	17,400	-	-	1	9,500	$12.36
2018	68	648,121	12,700	2.0%	17,484	32,536	1	4,828	-	-	$13.53
2017	67	643,293	25,356	3.9%	-5,936	21,707	-	-	1	4,828	$13.66
2016	67	643,293	19,420	3.0%	6,193	12,675	1	6,185	-	-	$15.00
2015	66	637,108	19,428	3.0%	820	12,032	-	-	-	-	$14.26
2014	66	637,108	20,248	3.2%	6,191	13,516	1	2,556	-	-	$9.92
2013	65	634,552	23,883	3.8%	6,991	14,370	-	-	1	2,556	$12.82
2012	65	634,552	30,874	4.9%	-5,603	8,535	-	-	-	-	$12.92
2011	65	634,552	25,271	4.0%	157	13,132	-	-	-	-	$12.49
2010	65	634,552	25,428	4.0%	20,823	34,323	-	-	-	-	$11.42
Average	**68**	**648,857**	**15,350**	**0**	**4,694**	**16,049**	**1.2**	**5,750**	**1.2**	**5,579**	**$15.04**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-6: Office Trends For the Denver Ten County Market Area, Elbert County, Town of Elizabeth, and Gold Creek Commons PTA, 2025

	Existing Office Inventory		Vacancy					
Markets	# of Buildings	Total RBA	Total SF	Vacant %	Net Absorption	Deliveries (Bldgs)	Under Construction SF	Quoted Rates
Denver Ten-County Market Area	8,402	226,546,475	37,709,572	16.6%	-1,061,481	5	1,365,638	$24.38
Elbert County	25	63,786	2,091	3.3%	-	-	-	-
Town of Elizabeth	18	35,223	5,653	1.1%	-	-	-	-
Gold Creek Commons PTA	21	54,067	0	0.0%	-	-	-	-
Gold Creek Commons PTA as a % of Denver Ten-County Market Area	0.2%	0.0%	0.0%	0.0%				
Gold Creek Commons PTA as a % of Elbert County	84.0%	84.8%	0.0%	0.0%				

Source: CoStar and THK Associates, Inc.

Table IV-7: Denver Ten County Office Market Area Trends 2010-2025

Year	Office Inventory Bldgs	Office Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	8,402	226,546,475	37,709,572	16.6%	-1,061,481	5	515,924	14	1,365,638	$24.38
2024	8,401	226,781,142	36,882,758	16.3%	-2,052,906	21	2,056,586	15	1,476,904	$23.96
2023	8,386	224,819,577	32,867,987	14.6%	-2,453,739	19	638,713	23	2,569,027	$24.28
2022	8,374	224,275,222	29,869,893	13.3%	-27,755	29	1,101,647	29	2,310,079	$23.87
2021	8,364	223,388,957	28,955,873	13.0%	-2,323,142	33	1,534,176	28	1,741,825	$23.55
2020	8,347	222,017,317	25,261,091	11.4%	-4,167,522	36	1,885,900	39	2,329,477	$23.87
2019	8,328	220,332,925	19,403,177	8.8%	2,248,160	49	2,029,652	48	3,033,290	$23.18
2018	8,306	218,778,937	20,100,739	9.2%	4,304,332	58	4,271,404	58	3,285,666	$22.69
2017	8,269	214,888,909	20,533,870	9.6%	1,581,929	55	3,101,922	68	5,174,052	$21.71
2016	8,233	212,007,697	19,234,587	9.1%	1,238,429	54	1,632,983	61	5,406,154	$20.99
2015	8,210	210,221,922	19,269,354	9.2%	3,528,515	40	2,954,405	50	3,202,733	$20.28
2014	8,203	207,648,539	20,348,210	9.8%	2,482,845	41	1,400,797	32	2,798,776	$19.77
2013	8,192	206,664,517	21,849,315	10.6%	2,176,735	24	1,202,181	39	1,675,477	$18.78
2012	8,196	205,733,363	23,105,596	11.2%	1,600,753	20	987,569	23	1,310,916	$17.98
2011	8,203	205,045,979	24,023,365	11.7%	1,831,446	28	865,508	18	1,356,545	$17.36
2010	8,195	204,421,210	25,232,639	12.3%	2,523,972	28	1,581,429	27	965,408	$17.18
Average	**8,288**	**215,848,293**	**26,371,718**	**11.9%**	**714,411**	**33.8**	**1,735,050**	**35.8**	**2,500,123**	**$21.49**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Tabvle IV-8: Elbert County Office Market Trends, 2010-2025

Year	Office Inventory Bldgs	Office Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	25	63,786	2,091	3.3%	-	-	-	-	-	-
2024	25	63,786	2,091	3.3%	-2,091	-	-	-	-	$26.89
2023	25	63,786	-	-	1,992	-	-	-	-	-
2022	25	63,786	1,992	3.1%	808	-	-	-	-	-
2021	25	63,786	2,800	4.4%	-2,800	-	-	-	-	$22.71
2020	25	63,786	-	-	-	-	-	-	-	-
2019	25	63,786	-	-	6,834	-	-	-	-	$7.57
2018	25	63,786	6,834	10.7%	-252	-	-	-	-	$7.48
2017	25	63,786	6,582	10.3%	-248	-	-	-	-	$4.60
2016	25	63,786	6,334	9.9%	-5,734	-	-	-	-	$5.81
2015	25	63,786	600	0.9%	600	-	-	-	-	$14.09
2014	25	63,786	1,200	1.9%	2,700	-	-	-	-	$13.37
2013	25	63,786	3,900	6.1%	1,100	-	-	-	-	$12.05
2012	25	63,786	5,000	7.8%	9,300	-	-	-	-	$8.67
2011	25	63,786	14,300	22.4%	964	-	-	-	-	$7.95
2010	25	63,786	15,264	23.9%	-6,864	-	-	-	-	$7.93
Average	**25**	**63,786**	**3,780**	**5.9%**	**451**					**$11.59**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-9: Town of Elizabeth Office Market Trends 2010-2025

Year	Office Inventory Bldgs	Office Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	18	35,223	-	-	-	-	-	-	-	-
2024	18	35,223	-	-	-	-	-	-	-	$26.89
2023	18	35,223	-	-	1,992	-	-	-	-	-
2022	18	35,223	1,992	5.7%	808	-	-	-	-	-
2021	18	35,223	2,800	7.9%	-2,800	-	-	-	-	$22.71
2020	18	35,223	-	-	-	-	-	-	-	-
2019	18	35,223	-	-	1,500	-	-	-	-	$20.00
2018	18	35,223	1,500	4.3%	-900	-	-	-	-	$15.84
2017	18	35,223	600	1.7%	-100	-	-	-	-	$5.45
2016	18	35,223	500	1.4%	100	-	-	-	-	$6.73
2015	18	35,223	600	1.7%	600	-	-	-	-	$14.09
2014	18	35,223	1,200	3.4%	2,700	-	-	-	-	$13.37
2013	18	35,223	3,900	11.1%	1,100	-	-	-	-	$12.56
2012	18	35,223	5,000	14.2%	1,600	-	-	-	-	$7.78
2011	18	35,223	6,600	18.7%	1,264	-	-	-	-	$8.53
2010	18	35,223	7,864	22.3%	-4,664	-	-	-	-	$13.07
Average	**18**	**35,223**	**1,332**	**3.8%**	**246**					**$13.92**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-10: Gold Creek Commons PTA Office Market Trends, 2010-2025

Year	Office Inventory Bldgs	Office Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	Base Rent Overall
2025 YTD	21	54,067	-	-	-	-	-	-	-	-
2024	21	54,067	-	-	-	-	-	-	-	$26.89
2023	21	54,067	-	-	1,992	-	-	-	-	-
2022	21	54,067	1,992	3.7%	808	-	-	-	-	-
2021	21	54,067	2,800	5.2%	-2,800	-	-	-	-	$22.71
2020	21	54,067	-	-	2,500	-	-	-	-	-
2019	21	54,067	2,500	4.6%	-1,000	-	-	-	-	$7.57
2018	21	54,067	1,500	2.8%	5,082	-	-	-	-	$7.48
2017	21	54,067	6,582	12.2%	-6,082	-	-	-	-	$5.45
2016	21	54,067	500	0.9%	100	-	-	-	-	$6.73
2015	21	54,067	600	1.1%	600	-	-	-	-	$14.09
2014	21	54,067	1,200	2.2%	2,700	-	-	-	-	$13.37
2013	21	54,067	3,900	7.2%	1,100	-	-	-	-	$12.56
2012	21	54,067	5,000	9.2%	7,600	-	-	-	-	$7.78
2011	21	54,067	12,600	23.3%	-536	-	-	-	-	$7.85
2010	21	54,067	12,064	22.3%	-2,564	-	-	-	-	$7.55
Average	**21**	**54,067**	**4,270**	**7.9%**	**679**					**$11.67**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-11: Industrial Market Trends For the Denver Ten County Market Area, Elbert County, Town of Elizabeth, and Gold Creek Commons PTA, 2025

	Existing Industrial Inventory		Vacancy					
Markets	# of Buildings	Total RBA	Total SF	Vacant %	Net Absorption	Deliveries (Bldgs)	Under Construction SF	Quoted Rates
Denver Ten-County Market Area	11,850	379,345,723	32,863,837	8.7%	-3,076,012	19	5,332,527	$11.83
Elbert County	30	242,431	15,700	6.5%	-700	1	-	$18.00
Town of Elizabeth	16	134,239	5,653	1.1%	-6,500	-	-	$14.00
Gold Creek Commons PTA	20	147,870	9,700	6.6%	-9,700	-	-	$18.00
Gold Creek Commons PTA as a % of Denver Ten-County Market Area	0.2%	0.0%	61.8%	101.3%				152.2%
Gold Creek Commons PTA as a % of Elbert County	66.7%	61.0%	61.8%	101.3%				100.0%

Source: CoStar and THK Associates, Inc.

Table IV-12: Denver Ten County Industrial Market Area Trends 2010-2025

Year	Industrial Inventory Bldgs	Industrial Inventory SF	Vacant SF Total	Vacant Percent % Total	Industriall Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	11,850	379,345,723	32,863,837	8.7%	-3,076,012	19	1,214,487	29	5,332,527	$11.83
2024	11,834	378,580,313	29,031,069	7.7%	3,979,398	69	5,770,347	37	4,621,641	$12.05
2023	11,771	372,947,820	28,396,430	7.6%	7,995,429	96	14,529,551	79	8,327,075	$12.30
2022	11,690	358,748,463	21,174,046	5.9%	6,961,352	93	10,631,436	95	14,674,880	$11.35
2021	11,614	348,462,265	17,856,130	5.1%	10,661,992	69	9,866,175	98	11,040,456	$10.65
2020	11,580	339,969,103	20,095,753	5.9%	2,829,776	100	7,223,939	60	9,265,012	$9.91
2019	11,505	333,215,002	16,176,352	4.9%	4,196,848	97	7,073,605	89	7,192,098	$9.45
2018	11,430	326,398,360	13,547,677	4.2%	5,617,383	92	6,343,979	80	7,420,668	$8.99
2017	11,354	320,425,766	13,589,749	4.2%	5,503,432	107	6,564,070	85	5,774,280	$8.91
2016	11,268	314,545,452	12,836,051	4.1%	3,375,291	68	5,615,957	89	6,265,511	$8.38
2015	11,232	310,005,416	11,667,013	3.8%	3,305,445	47	3,195,820	53	4,790,317	$8.01
2014	11,210	307,477,731	12,512,251	4.1%	7,669,384	70	4,455,456	31	2,915,298	$7.12
2013	11,175	303,815,865	16,479,285	5.4%	4,325,615	28	2,841,706	52	3,344,200	$6.44
2012	11,212	305,429,363	22,345,584	7.3%	3,013,481	35	1,013,197	19	2,523,054	$5.74
2011	11,218	305,376,754	25,378,176	8.3%	-777,866	18	359,582	21	1,036,524	$5.65
2010	11,219	305,602,090	24,815,026	8.1%	1,541,040	38	1,507,719	11	253,564	$5.75
Average	**11,448**	**331,896,593**	**19,748,555**	**5.6%**	**4,195,124**	**65.4**	**5,512,939**	**58.0**	**5,923,569**	**$8.91**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Tabvle IV-13: Elbert County Industrial Market Trends, 2010-2025

Year	Industrial Inventory Bldgs	Industriail Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	30	242,431	15,700	6.5%	-700	1	15,000	-	-	$18.00
2024	29	227,431	-	-	-	-	-	1	15,000	-
2023	29	227,431	-	-	11,200	1	6,400	1	15,000	$14.41
2022	28	221,031	4,800	2.2%	-4,800	-	-	1	6,400	$12.00
2021	28	221,031	-	-	4,000	1	4,000	-	-	-
2020	27	217,031	-	-	8,725	-	-	1	4,000	-
2019	27	217,031	8,725	4.0%	1,100	-	-	-	-	-
2018	27	217,031	9,825	4.5%	-200	-	-	-	-	-
2017	27	217,031	9,625	4.4%	-9,625	-	-	-	-	-
2016	27	217,031	-	-	-	-	-	-	-	$10.00
2015	27	217,031	-	-	16,500	1	10,000	-	-	$5.00
2014	26	207,031	6,500	3.1%	4,407	-	-	-	-	-
2013	26	207,031	10,907	5.3%	-700	-	-	-	-	-
2012	26	207,031	10,207	4.9%	-10,207	-	-	-	-	-
2011	26	207,031	-	-	7,568	-	-	-	-	-
2010	26	207,031	7,568	3.7%	-7,568	-	-	-	-	-
Average	**27**	**217,294**	**8,397**	**3.9%**	**1,407**	**1.0**	**8,850**	**1.0**	**10,100**	**$11.88**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-14: Town of Elizabeth Industrial Market Trends 2010-2025

Year	Industrial Inventory Bldgs	Industrial Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	16	134,239	6,500	4.8%	-6,500	-	-	-	-	$14.00
2024	16	134,239	-	-	-	-	-	-	-	-
2023	16	134,239	-	-	-	-	-	-	-	$10.00
2022	16	134,239	-	-	-	-	-	-	-	$12.00
2021	16	134,239	-	-	4,000	1	4,000	-	-	-
2020	15	130,239	-	-	8,225	-	-	1	4,000	-
2019	15	130,239	8,225	6.3%	900	-	-	-	-	$6.00
2018	15	130,239	9,125	7.0%	-100	-	-	-	-	$6.10
2017	15	130,239	9,025	6.9%	-9,025	-	-	-	-	$6.09
2016	15	130,239	-	-	-	-	-	-	-	-
2015	15	130,239	-	-	11,000	1	10,000	-	-	$5.16
2014	14	120,239	1,000	0.8%	3,807	-	-	-	-	$5.78
2013	14	120,239	4,807	4.0%	2,200	-	-	-	-	$5.78
2012	14	120,239	7,007	5.8%	-7,007	-	-	-	-	$5.78
2011	14	120,239	-	-	5,068	-	-	-	-	$7.19
2010	14	120,239	5,068	4.2%	-5,068	-	-	-	-	$6.54
Average	**15**	**128,364**	**8,219**	**6.3%**	**625**	**1.0**	**7,000**	**1.0**	**4,000**	**$7.54**

2025 YTD is through June

Source: THK Associates Inc., CoStar

Table IV-15: Gold Creek Commons PTA Industrial Market Trends, 2010-2025

Year	Industrial Inventory Bldgs	Industrial Inventory SF	Vacant SF Total	Vacant Percent % Total	Net Absorption SF Total	Deliveries Bldgs	Deliveries SF	Under Construction Bldgs	Under Construction SF	NNN Rent Overall
2025 YTD	20	147,870	9,700	6.6%	-9,700	-	-	-	-	$18.00
2024	20	147,870	-	-	-	-	-	-	-	-
2023	20	147,870	-	-	11,200	1	6,400	-	-	$14.41
2022	19	141,470	4,800	3.4%	-4,800	-	-	1	6,400	$12.00
2021	19	141,470	-	-	5,944	1	4,000	-	-	-
2020	18	137,470	1,944	1.4%	7,081	-	-	1	4,000	-
2019	18	137,470	9,025	6.6%	-300	-	-	-	-	-
2018	18	137,470	8,725	6.3%	300	-	-	-	-	-
2017	18	137,470	9,025	6.6%	-9,025	-	-	-	-	-
2016	18	137,470	-	-	-	-	-	-	-	$10.00
2015	18	137,470	-	-	5,000	-	-	-	-	$5.00
2014	18	137,470	5,000	3.6%	3,807	-	-	-	-	-
2013	18	137,470	8,807	6.4%	-600	-	-	-	-	-
2012	18	137,470	8,207	6.0%	-8,207	-	-	-	-	-
2011	18	137,470	-	-	6,568	-	-	-	-	-
2010	18	137,470	6,568	4.8%	-5,168	-	-	-	-	-
Average	**19**	**139,920**	**7,180**	**5.2%**	**150**	**1.0**	**5,200**	**1.0**	**5,200**	**$11.88**

2025 YTD is through June

Source: THK Associates Inc., CoStar

B. Town of Elizabeth Vacant/Undeveloped Land Available for Commercial Development

The Town of Elizabeth has a fairly significant amount of potential commercial development parcels with 36 prospective sites zoned Commercial (RC), Commercial Mixed-Use (CMU) or Planned Unit Development (PUD). and inventoried in the Town of Elizabeth. These potential commercial projects total approximately 74.677 acres. This figure does not include the approximately 25-acres of commercial land currently planned for Gold Creek Commons.

The most significant of these properties is the Abraham piece, zoned CMU, which is over 43-acres of the potential 74.677 acres of vacant commercial land.

The following chart, provided by the Town, details these available parcels.

Town of Elizabeth - Vacant parcels zoned RC, CMU or PUD							
Property Zoning	Subdivision	Legal	Acres	Current Use	Proposed Use	Property Address	Owner
RC	Elizabeth Street Plaza	Lot 1	0.928	vacant	Site Plan Approved for Commercial/Retail	625 W Beverly Street	EO Invests LLC
RC	Elizabeth Street Plaza	Lot 2	0.906	vacant	Site Plan Approved for Commercial/Retail	621 W Beverly Street	EO Invests LLC
RC	Elizabeth Towne Center	Lot 7	1.300	vacant	N/A	NA	Safeway Stores 46, Inc.
RC	Elizabeth Acres	Tract A	0.170	vacant	N/A	NA	Sweetbriar Homes Inc
RC	Elizabeth Acres	Lot 1	0.460	vacant	N/A	748 S Elizabeth Street	Sweetbriar Homes Inc
RC	Elizabeth Acres	Lot 2	0.490	vacant	N/A	870 S Elizabeth Street	Sweetbriar Homes Inc
RC	Robins	Lot 2	1.017	vacant	N/A	440 W Kiowa Avenue	Michael and Amy Heutzer
RC	Elizabeth Garlands Addition	Lot 4	0.095	vacant/fire damage	N/A	241 E Kiowa Avenue	Douglas Orlando
RC	Elizabeth Original	Lot 10	0.105	vacant/parking lot	N/A	NA	Joel and Laura Wendler
RC	Brown	Lot 2	0.810	vacant/parking	N/A	NA	TNGK Holdings LLC
RC	Elizabeth Crossroads Business Park	Lot 8	0.530	vacant	N/A	775 Crossroads Circle	Sweet Apple Beauty LLC
RC	Elizabeth Crossroads Business Park	Tract C	0.950	vacant	N/A	NA	Elizabeth Cross Roads Owners Assoc.
RC	Elizabeth Crossroads Business Park	Lot 7	0.750	vacant	N/A	771 Crossroads Circle	Jan Myers
RC	Elizabeth Crossroads Business Park	Lot 6	0.650	vacant	N/A	767 Crossroads Circle	303 Investments Inc.
RC	Elizabeth Crossroads Business Park	Lot 4	0.720	vacant	N/A	759 Crossroads Circle	Scott and Paula Gardner
RC	Elizabeth Crossroads Business Park	Lot 2	0.555	vacant	N/A	751 Crossroads Circle	Shamrock Invests LLC
RC	Elizabeth Crossroads Business Park	Lot 1	0.490	vacant	N/A	747 Crossroads Circle	Shamrock Invests LLC
RC	Elizabeth Crossroads Business Park	Lot 14	0.580	vacant	N/A	799 Crossroads Circle	Sweet Apple Beauty LLC
RC	Elizabeth Crossroads Business Park	Lot 12	0.660	vacant	N/A	791 Crossroads Circle	Harjot Singh
RC	Elizabeth Crossroads Business Park	Lot 16	0.640	vacant	N/A	786 Crossroads Circle	JAJ Legacy Holdings LLC
RC	Elizabeth Crossroads Business Park	Lot 17	0.640	vacant	N/A	782 Crossroads Circle	Patrick Kelly
RC	Elizabeth Crossroads Business Park	Lot 18	0.630	vacant	N/A	778 Crossroads Circle	Prickly Pear Investments
RC	Elizabeth Crossroads Business Park	Lot 19	0..69	vacant	N/A	768 Crossroads Circle	Jarrett Hill
RC	Elizabeth Crossroads Business Park	Lot 20	0.700	vacant	N/A	764 Crossroads Circle	Jarrett Hill
RC	Elizabeth Crossroads Business Park	Lot 21	0.510	vacant	N/A	760 Crossroads Circle	Gregory and Kimberly Richardson Trust
RC	Next to Country	Lot 1	4.880	vacant	N/A	132 County Road 17	E C M C LLC
CMU	Scarlett Creek	Lot 1	1.443	vacant	N/A	NA	Omerta Storm Water Mgmt Plus Inc
CMU	Scarlett Creek	Lot 2	1.507	vacant	N/A	NA	Omerta Storm Water Mgmt Plus Inc
CMU	Elizabeth Original	Lot 15,16	0.150	vacant	N/A	174 S Banner Street	Town of Elizabeth (future parking)
CMU	Abraham		43.108	vacant	N/A	NA	New Mexico Construction Concepts LLC
PUD	Legacy Village F1	Tract A	4.472	vacant	N/A	2484 State Hwy 86	Elizabeth 86 Water LLC
PUD	Elizabeth Crossroads Business Park	Lot 11	0.640	vacant	Site Plan Approved for Liquor Store + Retail		Harjot Singh
DT	Elizabeth Original	Lots 1-8	0.650	vacant	N/A	165 S Main Street	Town of Elizabeth
DT	Main St Station	Lot 1	1.070	vacant	Site Plan in Process for Commercial-Mixed Use	565 S Main Street	Main Street Station Elizabeth LLC
DT	Bulmer Subdivision	Lot 3	0.421	vacant	N/A	444 S Main Street	Don S Bulmer
DT	Main St Station	Lot 2	1.050	vacant	Site Plan in Process for Commercial-Mixed Use	620 S Main Street	Main Street Station Elizabeth LLC
			74.677				

C. Retail Market Demand in the Gold Creek Commons Primary Trade Area

While there is a significant amount of available land for the retail commercial sectors, the projected demand is unlikely to reach or exceed the land that is currently zoned for these uses.

Based on the previous research, Table IV-16 illustrates the projected demand for additional retail space in the Gold Creek Commons PTA. As shown from 2025 through 2035 a total of 166,900 square feet or 15.33-acres of new retail space will be needed to accommodate projected population growth in the PTA.

Table IV-16: Gold Creek Commons PTA Retail Demand, 2025 - 2035

Year	PTA Population	Retail SqFt per Person	Total Annual Supportable Retail Demand (SqFt)	Cumulative Supportable PTA Retail Demand (SqFt)	Annual Acreage Demand (25% FAR)	Cumulative Acreage Demand (25% FAR)
2025	25,781	26	13,856	13,856	1.27	1.27
2026	26,271	26	14,105	27,961	1.30	2.57
2027	26,770	27	14,359	42,320	1.32	3.89
2028	27,279	27	14,618	56,938	1.34	5.23
2029	27,797	28	14,881	71,819	1.37	6.59
2030	28,325	28	15,149	86,967	1.39	7.99
2031	28,863	29	15,421	102,388	1.42	9.40
2032	29,412	29	15,699	118,087	1.44	10.84
2033	29,970	30	15,981	134,069	1.47	12.31
2034	30,540	30	16,269	150,338	1.49	13.81
2035	31,120	31	16,562	166,900	1.52	15.33
Additional Annual Average New Demand 2025-2035	**534**	**28**	**15,173**	**-**	**1.39**	**-**
Total Demand 2025-2035	**31,120**	**-**	**166,900**	**166,900**	**15.33**	**15.33**

Source: CoStar and THK Associates, Inc.

THK has also projected office and industrial space demand based on historical trends and the estimated growth in population in the PTA. Table IV-17 and IV-18 illustrate this demand for new space. Together, there is demand for just over 5-acres of additional office/industrial space in the trade area through 2035.

Table IV-17: Gold Creek Commons PTA Office Space Demand, 2025 - 2035

Year	PTA Population	Office SqFt per Person	Total Annual Supportable Office Demand (SqFt)	Cumulative Supportable PTA Office Demand (SqFt)	Annual Acreage Demand (25% FAR)	Cumulative Acreage Demand (25% FAR)
2025	25,781	2	1,321	1,321	0.14	0.14
2026	26,271	3	1,345	2,666	0.14	0.28
2027	26,770	3	1,369	4,035	0.14	0.42
2028	27,279	3	1,394	5,428	0.15	0.57
2029	27,797	3	1,419	6,847	0.15	0.71
2030	28,325	3	1,444	8,291	0.15	0.87
2031	28,863	3	1,470	9,761	0.15	1.02
2032	29,412	3	1,497	11,258	0.16	1.17
2033	29,970	3	1,524	12,782	0.16	1.33
2034	30,540	3	1,551	14,333	0.16	1.50
2035	31,120	3	1,579	15,912	0.16	1.66
Additional Annual Average New Demand						
2025-2035	**534**	**3**	**1,447**	**-**	**0.15**	**-**
Total Demand						
2025-2035	**31,120**	**-**	**15,912**	**15,912**	**1.66**	**1.66**

Source: CoStar and THK Associates, Inc.

Table IV-18: Gold Creek Commons PTA Industrial Space Demand, 2025 - 2035

Year	PTA Population	Industriall SqFt per Person	Total Annual Supportable Industriall Demand (SqFt)	Cumulative Supportable PTA Retail Demand (SqFt)	Annual Acreage Demand (25% FAR)	Cumulative Acreage Demand (25% FAR)
2025	25,781	6	3,062	3,062	0.28	0.28
2026	26,271	6	3,117	6,180	0.29	0.57
2027	26,770	6	3,174	9,353	0.29	0.86
2028	27,279	6	3,231	12,584	0.30	1.16
2029	27,797	6	3,289	15,873	0.30	1.46
2030	28,325	6	3,348	19,221	0.31	1.77
2031	28,863	6	3,408	22,629	0.31	2.08
2032	29,412	6	3,470	26,099	0.32	2.40
2033	29,970	7	3,532	29,631	0.32	2.72
2034	30,540	7	3,596	33,227	0.33	3.05
2035	31,120	7	3,660	36,887	0.34	3.39
Additional Annual Average New Demand						
2025-2035	**534**	**6**	**3,353**	**-**	**0.31**	**-**
Total Demand						
2025-2035	**31,120**	**-**	**36,887**	**36,887**	**3.39**	**3.39**

Source: CoStar and THK Associates, Inc.

Below the retail space per person, and a comparison of projected demand for new retail space in the Town of Elizabeth, the Gold Creek Commons PTA and the Towns of Parker and Castle Rock, based on the existing square feet of retail space per person.

Table IV-19: Historical Retail Space per Person in the Town of Elizabeth, the Gold Creek Commons PTA, Town of Castle Rock and Town of Parker

	Retail Square Feet per Person		
	2010	**2020**	**2025**
Town of Elizabeth	346.7	288.3	192.5
Gold Commons PTA	34.7	29.6	26.0
Town of Castle Rock	68.1	57.4	49.1
Town of Parker	91.7	78.5	71.6

Source: CoStar and THK Associates, Inc.

Table IV-20: Comparative Retail Demand in the Town of Elizabeth, the Gold Creek Commons PTA, Town of Castle Rock and Town of Parker

	Current Square Feet of Retail per Person	Annual Population Growth	Annual New Square Feet of Retail Demand*	Annual New Acres of Retail Demand*
Town of Elizabeth	192.5	82	15,786	1.4
Gold Commons PTA	29.9	534	15,967	1.5
Town of Castle Rock	49.1	2,701	132,745	12.2
Town of Parker	71.6	1,718	123,013	11.3

Source: CoStar and THK Associates, Inc.

D. Conclusions and Recommendations

Based on the previous analysis it is concluded that there is an oversupply of vacant land designated for commercial space in the Town of Elizabeth and especially in the Gold Creek Commons PTA. As previously calculated, there is demand for 19,973 square feet or 1.8-acres of commercial space per year in the Gold Creek Commons PTA. This totals 219,699 square feet through 2035. As shown below, the known 74.68 vacant and zoned commercial properties contain an estimated 813,233 square feet or 74.68-acres of potential retail space which would require 41 years to absorb, exclusive of the subject's 25-acres of commercial space, which if used would extend the absorption period to approximately 55 years.

Table IV-21: Projected and Planned Commercial Absorption Potentials in the Gold Creek Commons PTA

Annual Average Commercial Demand for Supportable Sq. Ft	Annual Average Commercial Demand for Supportable Acres	Projected Square Feet Absorbed through 2035	Projected Acres Absorbed through 2035	Planned Potential Commercial Square Feet	Proposed Potential Commercial Acreage	Years to Absorb
19,973 Sq.Ft	1.8 Acres	219,699 Sq.Ft	20.2 Acres	813,233 Sq.Ft	74.68	41 years

Source: THK Associates, Inc.

The review of retail market conditions within the Town of Elizabeth and the Gold Creek Commons PTA illustrates an oversupply of commercial-zoned land. This excess presents problems, including potential stagnation in underutilized commercial areas, low land values, and inefficient land use planning.

The predicted demand for commercial square space in the Gold Creek Commons PTA does not justify maintaining such a high amount of vacant land planned for commercial purposes and this land can be converted to an alternative use without having a negative impact on the community.

It has been mentioned that there could be demand for lodging facilities in Elizabeth. To test this assumption THK identified one hotel, The Parker Hotel with 51 rooms that is actually in Parker (excluding hotels on E-470 that service E-470 travelers and employment centers to the west). With a population of 66,484 in Parker there are .00077 hotel rooms per person. The Gold Creek Commons PTA has a population of 25,781 which would support 20 hotel rooms today and 24 hotel rooms in the next decade. Based on these statistics there is no reasonable demand for lodging facilities in the Elizabeth environs.

FISCAL IMPACT ANALYSIS

V. FISCAL IMPACT ANALYSIS

A. Estimated Construction Costs

This study also assesses the revenue impacts to the Town of Elizabeth from the planned and anticipated development within the Gold Creek Commons property, if the plan is amended. The Gold Creek Commons site would be planned for the following:

- 23,373 Square Feet of Commercial Space
- 215 Single-Family Detached and Attached Residential Units

In Table V-1, THK has estimated construction costs per square foot for the residential and commercial uses for the proposed development.

The residential construction costs are estimated at $350,000 per single family detached unit. For retail and commercial uses the cost is estimated at $275 per square foot. The total construction costs for all uses have been estimated at just over $82.2 million.

Table V-1: Estimated Construction Costs and Assessed Value

Use	Square Feet	Construction cost/Sq. Ft.	Total Cost
Commercial	25,373	$275	$6,977,575
	Units	**Construction cost/Unit**	**Total Cost**
Total Residential	215	$350,000	$75,250,000
Total Construction Costs			**$82,227,575**

Source: THK Associates, Inc.

B. Tax Revenues Resulting from the Gold Creek Commons Development

The development of the subject site should have positive impacts in the Town of Elizabeth as well as other area service providers. Revenues from the development will primarily come from property and sales taxes. To quantify revenues generated from the proposed development, THK researched and examined the following:

- Annual property taxes
- Annual sales taxes
- Estimated wages from temporary employment
- Estimated wages from permanent employment

C. One-Time Municipal Development Fees

The Town of Elizabeth would have jurisdiction over the proposed Gold Creek Commons development. The following associated fees that the Town would impose that are detailed in this report are listed below.

- Permit Fees
- Plan Review Fees
- Impact Fees
- Use Taxes
- Water Tap, Renewable Water & Wastewater Fees

D. Taxing Authorities

THK researched the mill levies issued by Elbert County and the Town of Elizabeth that are applicable to the subject property. The Town of Elizabeth has a mill levy of 12.615 mills. The total mills for the Gold Creek Commons site, with the Town of Elizabeth included, is 89.185.

Table V-2: Taxing Authorities and Coinciding Rates at the Gold Creek Commons Site

Taxing Authority	Taxing Rate (/1,000)	Mill Levy
Town of Elizabeth	0.012615	**12.615**
Elbert County General	0.014831	14.831
Elbert County Road and Bridge	0.0095	9.500
Elbert County Social Service	0.0015	1.500
Elbert County Retirement	0.000996	0.996
Elizabeth School General	0.027019	27.019
Elizabeth School 2018 MLO	0.004029	4.029
Elizabeth Fire Protection District	0.01371	13.710
Elizabeth Park and Rec General	0.002466	2.466
Elbert County Library	0.002519	2.519
Total:	**0.0892**	**89.185**

Source: Elbert County Assessor and THK Associates, Inc.

E. Property Taxes

Property taxes are a major source of revenue to area service providers, including the Town of Elizabeth. The estimated annual property taxes to the Town are detailed below. These annually recurring revenues have been estimated based on the commercial and assessed values calculated earlier in this report. The tax revenues have been calculated on an annual and twenty-year basis.

The State of Colorado uses a commercial assessment rate (for commercial property) of 27.0%.

The residential assessment rate is 7.05% for school districts and 6.25% for all other local government entities. Using these assessment rates and having determined the market value per unit and per square foot, the estimated assessed value of the retail space is $1,883,945 and the residential assessed value is $7,390,625. In total, the whole development is estimated to have an assessed value of $9,274,570.

The 215 residential units and 23,373 square feet of retail space are estimated to generate $116,999 in property taxes to the Town of Elizabeth each year, applying the Town of Elizabeth's 12.615 mills. The Town of Elizabeth will receive an estimated total of $2.339 million in total property tax revenues over twenty years.

Table V-3: Estimated Property Tax Revenue to the Town of Elizabeth

215 Residential Units

Estimated Market Value	$118,250,000
Market Value per Unit	$550,000
Assessment Rate	6.25%
Estimated Assessed Value	$7,390,625
Annual Property Tax Revenue	
Town of Elizabeth (12.615 Mills)	$93,233

23,373 Commercial Sq. Ft.

	Value Per Sq. Ft.	25,373 Sq. Ft.
Estimated Market Value	$275	$6,977,575
Assessment Rate		27.00%
Estimated Assessed Value		$1,883,945
Annual Property Tax Revenue		
Town of Elizabeth (12.615 Mills)		$23,766
Total Assessed Value		**$9,274,570**
Total Tax Revenue	One Year	Twenty Years
Tax Revenue to Town of Elizabeth	**$116,999**	**$2,339,974**

Source: Elbert County, Town of Elizabeth and THK Associates, Inc.

THK has also made estimates for the property tax revenues that would be generated for the other relevant taxing authorities at the Gold Creek Commons site. These entities and their respective mill levies are shown in Table III-2. With a total assessed value of $9,274,570 for the entirety of the Highlands development the nine additional tax authorities would generate just over $710,000 in annual property tax revenues. These revenues are detailed in Table III-3A.

Table V-3A: Property Tax Revenues to the Additional Taxing Authorities

Total Gold Creek Commons Development	
	Commercial
Estimated Market Value	$6,977,575
Assessment Rate	27.0%
Estimated Assessed Value	$1,883,945

	Residential
Estimated Market Value	$118,250,000
Assessment Rate	6.3%
Estimated Assessed Value	$7,390,625

Total Estimated Assessed Value	**$9,274,570**

Property Tax Revenue			
Taxing Authority	**Mill Levy**	**Revenues**	**Revenues over 20 Years**
Elbert County General	14.831	$137,551	$2,751,023
Elbert County Road and Bridge	9.500	$88,108	$1,762,168
Elbert County Social Service	1.500	$13,912	$278,237
Elbert County Retirement	0.996	$9,237	$184,749
Elizabeth School General	27.019	$250,590	$5,011,792
Elizabeth School 2018 MLO	4.029	$37,367	$747,345
Elizabeth Fire Protection District	13.710	$127,154	$2,543,087
Elizabeth Park and Rec General	2.466	$22,871	$457,422
Elbert County Library	2.519	$23,363	$467,253
Total	***76.570***	***$710,154***	***$14,203,077***

Source: Elbert County and THK Associates, Inc.

F. Employment and Wages

Following the development of the Gold Creek Commons, 43 permanent jobs are expected to be added from the residential units, and 56 permanent jobs will be added from all the commercial space.

According to the Bureau of Labor Statistics (BLS), average hourly wages in the Town of Elizabeth for likely jobs to be generated from the lands will average $26 per hour for those jobs created by the residential units and $30 per hour for people working in the commercial spaces. Applying these average wages to the projected added permanent employment would generate $5.84 million in total annual wages and $116.87 million in total wages over a 20-year period.

Table V-4: Estimated Permanent Employment and Wage Generation

Property	Estimated Full-Time Equivalent (FTE) Employees	Estimated Average Hourly Wages	Estimated Annual Average Wages
Commercial	56	$30.00	$3,518,389
Residential	43	$26.00	$2,325,440
Total:	99	$26.67	$5,843,829
Total Combined Wages Over a 20-Year Period			**$116,876,587**

Source: THK Associates, Inc, Bureau of Labor Statistics and the Urban Land Institute

In addition to permanent employment, the proposed developments are also expected to create approximately 338 temporary construction jobs, 52 attributable to the commercial uses and 286 attributable to the construction of the residential units. With an average annual wage of $57,600 per construction worker, the Gold Creek Commons development would generate $22.45 million in wages from temporary employment.

Table V-5: Estimated Temporary Employment and Wage Generation

Property Type	Estimated Full-Time Equivalent (FTE) Employees	Estimated Annual Average Wages	Average Construction Time Period per Employee (Months)	Estimated Total Wages
Residential (1.33 per unit)	286	$57,600	12	$16,470,720
Commercial/Retail (1 per 450 square feet)	52	$57,600	24	$5,983,488
Estimated Total Construction Jobs	**338**			**$22,454,208**

G. Sales Taxes

With the proposed development of some limited retail space in the Gold Creek Commons, future retail sales and future sales tax revenues from these sales were estimated. The Town of Elizabeth sales tax rate is 4.0%. The retail space is projected to generate $8,326,631 in taxable sales revenue annually, based on 17,530 square feet of retail space (75% of the total 23,373 square feet is estimated to be taxable space) and sales of $475 per square foot. The Town of Elizabeth would receive $333,065 in annual sales tax revenue.

Table V-6: Potential Sales Tax Revenue from the Proposed Gold Creek Commons Retail Development

Taxable Retail Sq. Ft.	Retail Sales	Sales Tax Rate	Annual Town Sales Tax Revenues
17,530	$8,326,631	4.0%	$333,065

Source: Town of Elizabeth & THK Associates, Inc.

In addition to sales tax revenue being generated from the proposed commercial development, a percentage of permanent employee income will be spent in the Town of Elizabeth, further increasing potential sales tax revenues.

As discussed in the previous section, the Gold Creek Commons, when developed, is forecast to add 99 permanent employees with a combined $5.84 million in annual wages. After accounting for taxes, housing, transportation, savings, medical and/or education expenses, $1.84 million of employee wages are available for retail spending. THK estimates that approximately 25% of the disposable income from the added permanent employees will be spent in the Town of Elizabeth. Thus, Elizabeth is expected to receive $18,408 in sales tax revenue per year, or $368,161 over twenty years.

Table V-7: Potential Sales Tax Revenue From the Gold Creek Commons Employees

Employees		
Total Annual Permanent Employee Salaries		$5,843,829
Disposable Income	70.0%	$4,090,681
Percent of Disposable Income Available For Retail	45.0%	$1,840,806
Dollars Available for Retail		$1,840,806
Estimated Retail Spending in the Town of Elizabeth	25.0%	$460,202
Estimated Annual Elizabeth New Sales Tax Revenue	4.00%	**$18,408**
Estimated 20-Year Elizabeth New Sales Tax Revenue		**$368,161**

Source: THK Associates, Inc.

H. One-Time Development Fees

As noted previously, several development fees will be imposed on the developer. Each of these development fees and the subsequent revenues that are generated to the town are detailed in the following tables. The fees are derived and calculated based on the Town of Elizabeth's Community Development and Building Department services, as shown in the Appendix of the report. As a consultant to the Town of Elizabeth, SAFEbuilt Colorado, a planning and building services firm, receives 53.5% of the permit and plan review fees, while the Town receives 46.5%. Building permit fees to the Town will total $869,482. Plan review fees for the Town are estimated to total $71,455. Use tax fees will generate $888,058. One of the largest revenue sources is the impact fees which will generate just under $1.6 million in one-time fees. The total one-time fees will generate $3,423,472 in revenue to Elizabeth.

Table V-8: Town of Elizabeth Building Permit Fees

Property Type	*Units/Square Feet*	*Average Unit/ Sq. Ft. Value*	*Rate for 1st $500,000= $7684.00 + $11.25 for each additional $1,000 of value*	Total Permit Fees*
Residential	215	$550,000	$8,426.50	$842,439
			Rate for 1st $1,000,000= $13,325.00 plus $7.50/each additional $1,000	
Retail Commercial	25,373	$275		$27,043
Total Permit Fees				**$869,482**

*Per agreement with SAFEbuilt (a building services consultant), the Town receives 46.5% of the total permit fee

Source: Town of Elizabeth & THK Associates, Inc.

Table V-9: Town of Elizabeth Initial Plan Review Fees

Property Type	*Units/Square Feet*	*Average Unit/ Sq. Ft. Value*	*Rate for 1st $500,000= $7684.00 + $11.25/each additional $1,000*	Initial Plan Review Fees**
Single Family	215	$550,000	$8,426.50	
5 Builders, 5 Models @ 65%	5			$12,735
Remaining Single Family @ 5%	210			$41,142
Retail/Commercial	25,373	$275		$17,578
Total Initial Plan Review Fees				**$71,455**

*65% of total permit fees for initial 5 single family home models, then 5% for each unit/building thereafter: retail/commercial @ 65% of permit fees
**Per agrrement with SAFEbuilt (a building services consultant), the Town receives 46.5% of the total plan review fee

Source: Town of Elizabeth & THK Associates, Inc.

Table V-10: Town of Elizabeth Building Impact Fees

Property Type	*Units/Square Feet*	*Fee per Dwelling**	Total Impact Fees
Residential	215	$7,252.14	$1,559,210
		*Fee per 1,000 Square Feet**	
Retail Commercial	25,373	$1,389.94	$35,267
Total Impact Fees			**$1,594,477**

*Impact fees include fees for Police,Public Buildings, Parks, Open Space & Trails and Public Works

Source: Town of Elizabeth & THK Associates, Inc.

Table V-11: Town of Elizabeth Use Tax Fees

Construction Costs	*Costs*	*Use Tax*	Use Tax Fees
Total	$82,227,575		
Improvements (80%)	$65,782,060		
Materials (45% of Improvements)	$29,601,927	3.00%	**$888,058**

Source: Town of Elizabeth & THK Associates, Inc.

Table V-12: Summary of One-Time Development Fees to the Town of Elizabeth

Fee	Fees
Building Permit Fee	$869,482
Initial Plan Review Fee	$71,455
Building Impact Fee	$1,594,477
Use Tax Fee	$888,058
Total One-Time Fees	**$3,423,472**

Source: Town of Elizabeth & THK Associates, Inc.

I. Water Tap, Renewable Water and Wastewater Fees

The Gold Creek Commons community will generate significant water tap, renewable water and wastewater fees to assist with expansion of facilities. While these fees are not part of the General Fund, they are certainly worthy of mentioning. Wastewater fees are $13,426.38 per Equivalent Residential Unit and will generate almost $3.0 million. Water Tap fees are $15,795.74 per SFE connection and $26,378.90 per commercial connection. The renewable water fee is $7,108.08 per residential tap and $11,870.51 per commercial connection. This equates to approximately $8,017,696 in water related fees.

Table V-13: Town of Elizabeth Wastewater & Water Fees

Fee Property Type	*Units/Taps*	*Tap Size*	*Fee per SFE or Building*	Total Fees
Sewer				
Residential	215		$13,426.38	$2,886,672
Retail/Commercial Buildings	4		$13,426.38	$53,706
Sub-Total				**$2,940,377**
Water Tap			***Fee per Tap***	
Residential	215	3/4"	$15,795.74	$3,396,084
Retail/Commercial Buildings	4	1"	$26,378.90	$105,516
Sub-Total				**$3,501,600**
Renewable			***Fee per Tap***	
Residential	215	3/4"	$7,108.08	$1,528,237
Retail/Commercial Buildings	4	1"	$11,870.51	$47,482
Sub-Total				**$1,575,719**
Total				**$8,017,696**

Source: Town of Elizabeth & THK Associates, Inc.

J. Summary of Revenue Impacts

The purpose of this analysis has been to estimate the revenues and fees that will be received by the Town of Elizabeth from the development of the Gold Creek Commons property, including the proposed 215 residential units and 23,373 square feet of commercial space. As detailed in the previous charts, the development of the Gold Creek Commons has the potential to generate $468,472 in annual tax revenue to the Town of Elizabeth. One-time permits and fees will also be accumulated at the beginning of development and construction of buildings. In total, the Town of Elizabeth is estimated to generate $4,506,055 in these one-time permits and fees.

Table V-14: Summary of Tax Revenues & One-Time Development Fees to the Town of Elizabeth

Taxes	*Annual*	*Twenty Years*
Property Taxes	$116,999	$2,339,974
Sales Taxes	$351,473	$7,029,466
Total Tax Revenues	$468,472	$9,369,440
One-Time Fees	***One-Time***	
Building Permit Fee	$869,482	
Initial Plan Review Fee	$71,455	
Building Impact Fee	$1,594,477	
Use Tax Fee	$888,058	
Total One-Time Fees	**$3,423,472**	

Source: THK Associates, Inc.

K. Annual Public Benefit

Annual revenues from property and sales taxes to the Town of Elizabeth are estimated at $468,472. There will be some General Fund costs to serve the Gold Creek Commons property. Primary expenses will be for public works, police, roads and parks. THK has reviewed the Town of Elizabeth's adopted budget for 2025 and the town currently spends approximately $2.55 million annually to provide these services. The incorporated area of Elizabeth is 2.0 square miles or just under 1,300 acres. It is estimated that approximately 50%, or 640 acres of this land is currently developed. This equates to service costs being approximately $4,000 per acre. With the Gold Creek Commons site being close to 60 acres it is estimated that the cost to serve the Gold Creek Commons, using the $4,000 per acre cost, would be $240,000. This would result in an annual net Public Benefit of **$228,472**.

Table V-15: Net Annual Public Benefit to the Town of Elizabeth

Town of Elizabeth Net Public Benefit	Annual
Annual Property and Sales Taxes	$468,472
Expenses to Serve ($4,000 per Acre)	$240,000
Net Annual Public Benefit	**$228,472**

Source: THK Associates, Inc.

PROJECT COMPATIBILITY ANALYSIS

VI. PROJECT COMPATIBILITY ANALYSIS

A. Gold Creek Commons Project Compatibility

It is also important to assess the current PUD to the proposed amendment to analyze impact on the surrounding area.

Current PUD – The current Gold Creek PUD allows for 134 residential units and 25.3-acres of commercial uses which would support approximately 275,520 square feet of space. Regardless of demand for commercial space, this amount of commercial space would generate significant traffic in the neighborhood that would be less than ideal for residents west of the Gold Creek community. Also, lighting and views of commercial buildings are less desirable and difficult to screen from adjoining properties. Forcing commercial uses in the Gold Creek community would result in significant disturbance to the creek's flood plain area. The creek represents significant challenges to commercial development and would bifurcate commercial uses resulting in less-than-ideal traffic patterns. Commercial uses would desire to be as close to Highway 86 as possible, and this portion of the site is narrow and less attractive to any significant commercial user.

Proposed PUD Amendment – The proposed amended Gold Creek PUD allows for a much more efficient use of the property with the ability to "cluster" residential units and better screen or buffer uses from residents to the west. There is already a road on the west side of the property that serves a private residence. The reduction in the commercial area is more in line with market conditions and could attract uses such as a daycare facility, senior living center, small professional offices or related uses.

SWOT ANALYSIS

VII. SWOT ANALYSIS

A. Gold Creek Commons Development SWOT Analysis

STRENGTHS

The Ten-County Denver Metro area, Elbert County, the Town of Elizabeth, and the Gold Creek Commons PTA are all experiencing population and household growth leading to increased demand for residential and commercial development activity.

The Gold Creek Commons property is well located with frontage on the north side of Highway 86 in the heart of the Town of Elizabeth. The highway is an east/west arterial which connects with Franktown and Parker Road seven miles to the west and with Interstate 70 near Limon approximately 40 miles to the east. Major employment centers such as Castle Rock, Parker, the Denver Tech Center, Meridian, Inverness, and Greenwood Village are within a twenty-to-thirty-minute drive from the Town of Elizabeth. Residents in this area enjoy relatively high incomes.

There are very active residential developments in the immediate area which are adding rooftops and demand for residential development as well as for retail goods and services.

WEAKNESSES

The Town of Elizabeth and the Gold Creek Commons PTA have a reasonable amount of existing retail square footage, with minimal vacancy, however, annual net absorption is quite low.

The Town of Elizabeth has approximately 75-acres of designated vacant land that is proposed/zoned for potential commercial space, equating to roughly 815,000 square feet of potential commercial space.

There is an abundance of better-located retail land and a substantial oversupply of retail land in the Town of Elizabeth environs.

The Town of Elizabeth and the Gold Creek Commons PTA suffer from a limited amount of annual demand for retail space.

The Town of Elizabeth and the Gold Creek Commons PTA suffered from a very limited amount of annual average delivery of retail space over the past 15 years.

New retail construction is limited due to high construction costs and lower than necessary lease rates.

The immediate area surrounding the Gold Creek Commons property experiences extremely highly priced access to water and sewer services as well as dry utility services.

OPPORTUNITIES

The existing topography and infrastructure make new development very feasible.

Because of the significant amount of existing retail space in the Town of Elizabeth the subject Gold Creek Commons PTA property has limited potential for new retail uses and the retail potential is limited to mostly nonretail sales tax generating commercial tenants.

Developing alternative land uses, particularly residential, to retail in the Gold Creek Commons PTA will create additional retail support for existing retail in the area.

With existing infrastructure available to the Gold Creek Commons PTA the opportunity exists to create mixed use and residential communities.

Increased housing in the Gold Creek Commons PTA will generate additional conventional retail sales as well as online sales tax revenue for the Town of Elizabeth.

THREATS

Surrounding properties designated for commercial development create alternative sites for retail opportunities from better located retail lands.

There is an approximately 41-year supply of approved commercial space within the Town of Elizabeth today, exclusive of the subject's 25-acres, which if included would extend the absorption period to 55 years.

END OF REPORT

PREPARED BY:

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610364 B: 818 P: 877 WD
07/26/2021 12:50:31 PM Page 1 of 4 R: $28.00 D: $105.00
Dallas Schroeder Clerk/Recorder, Elbert County, CO

WHEN RECORDED RETURN TO:
The Stephen W. and Bette M. Gibson
Charitable Remainder Unitrust 2021
1095 Mountain Ridge Road
Provo, UT 84604

First American

File Number: 5503-3740136

WARRANTY DEED

THIS DEED, Made this 15 day of July, 2021, between **John Davis** of the County of Elbert and State of Colorado, grantor, and **The Stephen W. and Bette M. Gibson Charitable Remainder Unitrust 2021** whose legal address is 1095 Mountain Ridge Road, Provo, UT 84604 of the County of Utah and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **ONE MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($1,050,000.00),** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Elbert, State of Colorado, described as follows:

PARCEL 1:

A TRACT OF LAND LOCATED WITHIN OPEN SPACE PARCEL "OSPT-3", WHICH IS PART OF THE PROPOSED SUBDIVISION OF GOLD CREEK COMMONS BUT DOES NOT INCLUDE THE RECREATIONAL PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MAIN PARCEL, GOLD CREEK COMMONS;
A TRACT OF LAND LOCATED WITHIN THE EAST 1/2 OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 65 WEST OF THE 6TH P.M., ELBERT COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, THENCE N 00°09'51" E (BASIS OF BEARING), 553.42 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 12, THENCE N 86°38'08" E, 16.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 86°38'08" E, 557.08 FEET;
THENCE S 51°25'39" E, 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267 OF THE RECORDS OF ELBERT COUNTY, COLORADO.
THENCE S 20°18'00" W, 618.17 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN SAID BOOK 326 AT PAGE 267,
THENCE S 10°48'27" W, 2173.60 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN SAID BOOK 326 AT PAGE 267 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86;
THENCE S 89°59'48" W, 508.25 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 86 TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12, THENCE N 00°09'51" E, 1669.91 FEET ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE S 89°50'09" E, 30.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT,
THENCE SOUTHEASTERLY, 175.14 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT SAID

Doc Fee: $105.00

**ARC HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 44°35'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S 67°23'52" E, 170.75 FEET;
THENCE S 45°00'00" E, 96.99 FEET;
THENCE N 31°55'15" E, 91.42 FEET;
THENCE N 10°48'27" E, 433.93 FEET;
THENCE N 05°01'16" E, 43.80 FEET;
THENCE N 07°48'31" W, 155.70 FEET;
THENCE S 79°11'33" E, 120.74 FEET;
THENCE NORTHWESTERLY, 75.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 369.00 FEET, A CENTRAL ANGLE OF 11°43'58" AND BEING SUBTENDED BY A CHORD THAT BEARS
N 19°36'56" W, 75.43 FEET;
THENCE N 25°28'55" W, 520.99 FEET TO A NON-TANGENT CURVE TO THE LEFT, THENCE NORTHWESTERLY, 52.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 189.88 FEET, A CENTRAL ANGLE OF 15°52'41" AND BEING SUBTENDED BY A CHORD THAT BEARS N 38°16'28" W, 52.45 FEET, THENCE N 46°12'48"W, 160.64 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE NORTHERLY, 180.34 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 223.50 FEET, A CENTRAL ANGLE OF 46°13'54" AND BEING SUBTENDED BY A CHORD THAT BEARS N 23°05'51" W, 175.49 FEET, THENCE N 00°01'06" E, 49.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.**

PARCEL 2:

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;
THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;
THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET, TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267;
THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 618.17 FEET;
THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE 267, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;
THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;
THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.**

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND RECORDED IN SPECIAL WARRANTY DEED, FEBRUARY 14, 2013 UNDER RECEPTION NO. 533531 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED WITHIN OPEN SPACE PARCEL "OSPT-3", WHICH IS PART OF THE PROPOSED SUBDIVISION OF GOLD CREEK COMMONS BUT DOES NOT INCLUDE THE RECREATIONAL PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MAIN PARCEL, GOLD CREEK COMMONS;
A TRACT OF LAND LOCATED WITHIN THE EAST 1/2 OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 65 WEST OF THE 6TH P.M., ELBERT COUNTY, DESCRIBED AS FOLLOWS:

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

also known by street and number as: **2481 Highway 86, Elizabeth, CO 80107-7606**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, 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 said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain sell and convey the same in manner and form aforesaid, and that the same are

free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, and except general taxes for the current year and subsequent years, and subject to statutory exceptions.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

John Davis

State of **Colorado**

County of Douglas

The foregoing instrument was acknowledged to before me this 15 day of July, 2021 by **John Davis**.

Witness my hand and official seal.
My commission expires: 6/18/2024

Notary Public

PATRICIA ANN BACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044021477
MY COMMISSION EXPIRES JUNE 18, 2024

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **RND70863300-4** Date: **11/03/2025**

Property Address: **VACANT LAND, ELIZABETH, CO 80107**

For Closing Assistance

For Title Assistance

SCOTT BENNETTS 5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111 (303) 850-4175 (Work) **sbennetts@ltgc.com** Company License: CO44565

Referral Agent for Buyer
COTTONWOOD TITLE & GOVERNMENT RELATIONS
Attention: TOM HARPER
2421 E PARLEYS WAY
SALT LAKE CITY, UT 84109
(801) 654-1739 (Cell)
tharper@cottonwoodtitle.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: RND70863300-4 **Date:** 11/03/2025

Property Address: VACANT LAND, ELIZABETH, CO 80107

Seller(s): THE STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER UNITRUST 2021

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	$436.00
TBD - TBD Income	$-436.00
TOTAL	**$0.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Elbert county recorded 07/26/2021 under reception no. 610364

Plat Map(s):

Elbert county recorded 07/12/2007 under reception no. 201219

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70863300-4

Property Address:

VACANT LAND, ELIZABETH, CO 80107

1. **Effective Date:**

   10/29/2025 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   THE STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER UNITRUST 2021

5. **The Land referred to in this Commitment is described as follows:**

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 TO BEAR NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12 A DISTANCE OF 553.42 FEET;

THENCE NORTH 86 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 573.58 FEET;

THENCE SOUTH 51 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 701.90 FEET, TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE **267**;

THENCE SOUTH 20 DEGREES 18 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE **267**, A DISTANCE OF 618.17 FEET;

THENCE SOUTH 10 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 326 AT PAGE **267**, A DISTANCE OF 2173.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE STATE HIGHWAY NO. 86;

THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 508.47 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 2564.20 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND RECORDED IN SPECIAL WARRANTY DEED, FEBRUARY 14, 2013 UNDER RECEPTION NO. **533531** AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70863300-4

A TRACT OF LAND LOCATED WITHIN OPEN SPACE PARCEL "OSPT-3", WHICH IS PART OF THE PROPOSED SUBDIVISION OF GOLD CREEK COMMONS BUT DOES NOT INCLUDE THE RECREATIONAL PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MAIN PARCEL, GOLD CREEK COMMONS;

A TRACT OF LAND LOCATED WITHIN THE EAST 1/2 OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 65 WEST OF THE 6TH P.M., ELBERT COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 12, THENCE N 00°09'51" E (BASIS OF BEARING), 553.42 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 12, THENCE N 86°38'08" E, 16.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N 86°38'08" E, 557.08 FEET;

THENCE S 51°25'39" E, 701.90 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT DESCRIBED IN DEED RECORDED AUGUST 14, 1979 IN BOOK 326 AT PAGE 267 OF THE RECORDS OF ELBERT COUNTY, COLORADO.

THENCE S 20°18'00" W, 618.17 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN SAID BOOK 326 AT PAGE 267,

THENCE S 10°48'27" W, 2173.60 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN SAID BOOK 326 AT PAGE 267 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86;

THENCE S 89°59'48" W, 508.25 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 86 TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12,

THENCE N 00°09'51" E, 1669.91 FEET ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 12;

THENCE S 89°50'09" E, 30.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT,

THENCE SOUTHEASTERLY, 175.14 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT SAID ARC HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 44°35'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S 67°23'52" E, 170.75 FEET;

THENCE S 45°00'00" E, 96.99 FEET;

THENCE N 31°55'15" E, 91.42 FEET;

THENCE N 10°48'27" E, 433.93 FEET;

THENCE N 05°01'16" E, 43.80 FEET;

THENCE N 07°48'31" W, 155.70 FEET;

THENCE S 79°11'33" E, 120.74 FEET;

THENCE NORTHWESTERLY, 75.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 369.00 FEET, A CENTRAL ANGLE OF 11°43'58" AND

BEING SUBTENDED BY A CHORD THAT BEARS

N 19°36'56" W, 75.43 FEET;

THENCE N 25°28'55" W, 520.99 FEET TO A NON-TANGENT CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 52.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 189.88 FEET, A CENTRAL ANGLE OF 15°52'41" AND BEING SUBTENDED BY A CHORD THAT BEARS N 38°16'28" W, 52.45 FEET,

THENCE N 46°12'48"W, 160.64 FEET TO A POINT OF CURVE TO THE RIGHT,

THENCE NORTHERLY, 180.34 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 223.50 FEET, A CENTRAL ANGLE OF 46°13'54" AND BEING SUBTENDED BY A CHORD THAT BEARS N 23°05'51" W, 175.49 FEET,

THENCE N 00°01'06" E, 49.99 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70863300-4

All of the following Requirements must be met:

This 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.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

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.

1. A FULL COPY OF THE FULLY EXECUTED TRUST AGREEMENT OF THE STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER UNITRUST 2021, A TRUST, MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY PRIOR TO CLOSING SO THAT THE COMPANY CAN CONFIRM THE ACCURACY OF THE STATEMENTS APPEARING IN THE STATEMENT OF AUTHORITY OR TRUST AFFIDAVIT OF PUBLIC RECORD.
2. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR THE STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER UNITRUST 2021 RECORDED JULY 26, 2021 UNDER RECEPTION NO. **610366** IS CURRENT.

   NOTE: SAID INSTRUMENT DISCLOSES STEPHEN W. GIBSON AS THE TRUSTEE AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.
3. WARRANTY DEED FROM THE STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER UNITRUST 2021 TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

   NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70863300-4

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 18, 1891, IN BOOK 14 AT PAGE **71**.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF COOPERATIVE AGREEMENT FOR DAMAGE PREVENTION FENCING, RECORDED JUNE 01, 1993 IN BOOK 471 AT PAGE **922**.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INTERGOVERNMENTAL AGREEMENT REGARDING CONSTRUCTION AND FINANCING OF GOLD CREEK SANITARY SEWER FACILITIES AND IMPROVEMENTS RECORDED JUNE 13, 2006 UNDER RECEPTION NO. **475057**.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED JULY 12, 2007 UNDER RECEPTION NO. **486886**.

    NOTE: CORRECTIVE EASEMENT TO THE ANNEXATION AGREEMENT SEWER EASEMENT, RECORDED MARCH 27, 2017 UNDER RECEPTION NO. **567551**
13. WATER RIGHTS GRANTED TO THE TOWN OF ELIZABETH AS TO ALL RIGHTS TO ANY TRIBUTARY AND/OR NON-TRIBUTARY GROUND WATER IN ANY AND ALL AQUIFERS BENEATH SUBJECT PROPERTY AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JULY 12, 2007 AT RECEPTION NO. **486887**.
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON GOLD CREEK COMMONS NO. 1 ANNEXATION RECORDED JULY 12, 2007 UNDER RECEPTION NO. **486888**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70863300-4

15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON GOLD CREEK COMMONS SITE REZONING EXHIBIT RECORDED JULY 12, 2007 UNDER RECEPTION NO. **201218**.

16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON GOLD CREEK COMMONS PLANNED DEVELOPMENT RECORDED JULY 12, 2007 UNDER RECEPTION NO. **201219**.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINDINGS AND DECREE FOR THE FORMATION OF GOLD CREEK COMMONS METROPOLITAN DISTRICT RECORDED NOVEMBER 28, 2007 UNDER RECEPTION NO. **490566**.

    NOTE: ELIZABETH PARK AND RECREATION DISTRICT CONSENT RESOLUTION FOR GOLD CREEK METROPOLITAN DISTRICT RECORDED FEBRUARY 19, 2008 UNDER RECEPTION NO. **492353**

    NOTE: ORDER AND CERTIFICATE DISSOLVING SPECIAL DISTRICT RECORDED DECEMBER 7, 2016 UNDER RECEPTION NO. **564469**

    NOTE: ORDER AND CERTIFICATE OF DISSOLUTION OF SPECIAL DISTRICT RECORDED DECEMBER 20, 2016 UNDER RECEPTION NO. **564863**

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SECOND AMENDED FINDINGS OF FACT, CONCLUSION OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE OF THE WATER COURT RECORDED FEBRUARY 24, 2011 UNDER RECEPTION NO. **516683**.

19. LACK OF ACCESS TO AND FROM PUBLIC ROAD, HIGHWAY, OR STREET.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT AGREEMENT RECORDED MAY 30, 2006 UNDER RECEPTION NO. **474541**.

Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The 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.

Note: Effective September 1, 1997, CRS 30-10-406 requires 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 any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National 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, Old Republic National Title Insurance Company, a Minnesota corporation (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 Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "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.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in 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, 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 shall not be 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (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 and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, 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 HAS BEEN 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 the purpose of providing closing or settlement services.

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. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option 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.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By _____ President

Attest _____ Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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LETTER OF AUTHORIZATION

Oct. 29, 2025 (Date)

Town of Elizabeth
Community Development Department
PO Box 159 / 151 S. Banner Street
Elizabeth, CO 80107

The Stephen W. and Bette M. Gibson Charitable Remainder Trust, as the Land Owner of the property known as: **Gold Creek Commons**, hereby authorizes

David Bourne and LAI Design Group to make applications to the Town of Elizabeth for the development of the property.

Land Owner:

By: **The Stephen W. and Bette M. Gibson Charitable Remainder Trust**

Name: **Stephen Gibson**

Title: **Trustee** Stephen W Gibson, Trustee

Subscribed and sworn to me before this 29th day of October, 2025.

My commission expires: 2/18/2029 Notary: Julie Beckstrand

INSERT NOTARY STAMP HERE

JULIE BECKSTRAND
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires February 18, 2029
COMMISSION NUMBER 741390

TOWN OF ELIZABETH

MIKE DEVOL, PUBLIC WORKS DIRECTOR

October 24, 2025

Mr. and Mrs. Gibson
2481 State Highway 86
Elizabeth, CO. 80107

RE: Will Serve Letter for Water and Sanitary Sewer Service of Gold Creek Commons

Dear Mr. and Mrs. Gibson,

The Town of Elizabeth does have the ability to serve Water and Sanitary Sewer Service for the approved Gold Creek Commons Development. The Town of Elizabeth Water and Sewer Standards can be found on-line for your reference. The Town of Elizabeth will review construction drawings for an EQR assessment with the Public Works Director, Town Engineer, and Town Administrator for concurrence.

Please note this letter does not authorize the disruption of the current property, including pre-construction or construction activities. It also does not waive any steps in the approval process, including the payment of water, sewer, and renewable water tap fees.

Please feel free to contact me with any questions or concerns.

Thank you,

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

CTL | THOMPSON

Founded in 1971

BIOLOGICAL ASSESSMENT AND CULTURAL RESOURCES RECORDS REVIEW

GOLD CREEK COMMONS
NORTHEAST OF CIMARRON TRAIL AND STATE HIGHWAY 86
ELIZABETH, COLORADO

Prepared for:

STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER TRUST
1115 Mountain Ridge Road
Provo, UT 84064

Attention:

Mr. David Bourne

Project No. DN52,547.000-240-R1

February 18, 2025

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TERMS

ACOE – Army Corps of Engineers

BGEPA – Bald and Golden Eagle Protection Act

CHS – Colorado Historical Society

CPW – Colorado Parks and Wildlife

CWA – Clean Water Act

ESA – Endangered Species Act

Federally Endangered/Threatened Species – Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future.

FEMA – Federal Emergency Management Agency

IPaC – Information for Planning and Consultation

Jurisdictional WOTUS– Waters that are “jurisdictional” are subject to the multiple regulatory requirements of the Clean Water Act by the US Army Corps of Engineers. Non-jurisdictional waters are not subject to those requirements.

MBTA – Migratory Bird Treaty Act

NFHL – National Flood Hazard Layer

NHD – National Hydrology Dataset

NHPA – National Historic Preservation Act

PMJM – Preble’s meadow jumping mouse

State Endangered/Threatened Species – A species that is considered Endangered or Threatened by State legislature. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range throughout the state. "Threatened" means a species is likely to become endangered within the foreseeable future.

‘Take’ – According to the Endangered Species Act, 'take' means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

USFWS – United States Fish and Wildlife Service

USGS – United States Geological Survey

WOTUS – Waters of the U.S.

1.0 INTRODUCTION

This report was prepared by CTL|Thompson, Inc. (CTL|T) for Stephen W. & Bette M. Gibson Charitable Remainder Trust (The Trust) and presents the results of the Biological Assessment and Cultural Records Review for the property known as Gold Creek Commons, located northeast of Cimarron Trail and State Highway 86 in Elizabeth, Colorado, hereto referred to as the "Subject Property" or "Property". The Biological Assessment and Cultural Resources Records Review was conducted in general accordance with CTL|T's Proposal No. DN-25-0054R, under Service Agreement between The Trust and CTL|T dated January 29, 2025, and subsequent authorization by Mr. Stephen W. Gibson on February 3, 2025.

TABLE I
SUBJECT PROPERTY LOCATION AND DESCRIPTION

Descriptor	Description
Location	Northeast of Cimarron Trail and State Highway 86, Elizabeth, Elbert County, Colorado 80107
Township and Range	Section 12, Township 8 South, Range 65 West of the 6th Principal Meridian
USGS Quadrangle	Castle Rock, Elizabeth
Parcel Number	8512100186
Current Use	Abandoned farmstead
Total Land Area	~60 acres
Ownership	Stephen W and Bette M Gibson Charitable Remainder Unitrust

The Subject Property location and plan are shown in the attachments Figure 1 (Topographic Area Map) and Figure 2 (Subject Property Map).

We evaluated the Subject Property for:

- The presence of jurisdictional wetlands;
- The presence of threatened or endangered species;
- The presence of endangered or threatened species critical habitat; and,
- The presence of registered archeological and/or historic sites.

On February 13, 2025, Ms. Claire Asmussen conducted a Property visit. Subject Property conditions consisted of temperatures in the mid-30s (°F), cloud cover of approximately 5% and winds of approximately 5 to 10 miles per hour (mph). Some snow cover was present. Photographic documentation is presented in **Appendix A**. During this visit, Ms. Asmussen collected specific information about the Subject Property's physical features, vegetation, hydrology, soil conditions, and surrounding environmental conditions. This information is required to evaluate aquatic and biological components of the Subject Property. CTL|T searched publicly available literature on federal, state and local websites regarding the Subject Property, which are outlined in the References section of this report.

1.1 Summary of Site Historical Use

The Subject Property, approximately 60 acres in size, currently consists of an abandoned farmstead and formerly agricultural land. The Property appears to have remained agricultural and residential in use since at least the mid-1980s. Historical Topographic Maps indicate a structure has been present in the location of the current farmstead on the Property since at least 1945.

1.2 Existing Conditions

The Subject Property has historically been used for agriculture. An abandoned farmstead occupies the northern portion of the Property. One branch of Gold Creek runs west to east through the northern position of the Property and joins with another branch of Gold Creek which runs adjacent to the Property to the east. The EPA's Level III Ecoregion Map classifies the Subject Property as flat to rolling plains. A photographic record of our site reconnaissance is presented in **Appendix A**.

2.0 AQUATIC RESOURCE ASSESSMENT

The following subsections discuss our research and onsite assessment of Waters of the U.S., wetlands, and FEMA floodplains on the Subject Property and/or in connection with the Subject Property.

2.1 Waters of the U.S.

The Clean Water Act was passed by the U.S. Congress in 1971 to protect the physical, biological, and chemical quality of "Waters of the U.S.," or WOTUS. The Corps Regulatory Program administers and enforces Section 404 of the Clean Water Act. Under Section 404, a Corps permit is required for the discharge of dredged or fill material into wetlands and Waters of the U.S. The Corps defines WOTUS as all navigable waters and their tributaries, all interstate waters and their tributaries, all wetlands adjacent to these waters, and all impoundments of these waters. The State of Colorado further asserts jurisdiction over waters with a "significant nexus" to WOTUS, as described in further detail below.

The Corps will assert jurisdiction over non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g. typically three months). The Corps will assert jurisdiction over those adjacent waters and wetlands that have continuous surface connection to such tributaries (e.g. they are not separated by uplands, a berm, dike, or similar feature).

The Corps will assert further jurisdiction over non-navigable waters, defined as not relatively permanent tributaries and their adjacent wetlands, as long as such waters and wetlands have a continuous surface connection to WOTUS. Corps jurisdictional determination includes consideration of hydraulic factors, including the following:

- Volume, duration, and frequency of flow, including consideration of certain physical characteristics of the tributary;
- Proximity to the traditional navigable water;
- Size of the watershed;
- Average annual rainfall; and,
- Average annual winter snow pack.

The State of Colorado will assert further jurisdiction over waters that are not relatively permanent, nor traditionally navigable, and do not contain a surface connection to one of the former, as long as such tributaries and wetlands have a "significant nexus" connection to a

Corps jurisdictional water. A “significant nexus” means the water or wetland may have a physical, chemical, or biological impact on a jurisdictional water.

Finally, the Corps and the State have indicated the following geographic features generally are not jurisdictional waters:

- Swales or erosion control features (e.g. gullies, small washes characterized by low volume, infrequent, or short duration flow); and,
- Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

It should be noted that regulations surrounding WOTUS have recently been in flux. The Corps jurisdiction of the “Waters of the U.S.” changed in 2006 as a result of the U.S. Supreme Court’s decision in Rapanos v. United States & Carabell v. United States. The June 5, 2007, Agency Guidance document indicates the Corps would assert jurisdiction over all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters, which are subject to the ebb and flow of the tide, as well as those waters with a “significant nexus” to them. However, the Rapanos decision was overturned on May 25, 2023, in the U.S. Supreme Court decision in Sackett v. Environmental Protection Agency. As a result, the Corps will only assert jurisdiction according to the Sackett decision, which outlines that waters and wetlands must be relatively permanent, standing, or continuously flowing bodies of water, or connected to other waters through a surface connection. As a result of this decision, on July 6, 2023, the Colorado Department of Public Health and Environment Water Quality Control Division (CDPHE-WQCD) released CW-17: Enforcement of Unpermitted Dredge and Activity in State Waters. This policy was intended as a temporary measure to assert jurisdiction over “Sackett gap waters,” or “State Waters,” which are loosely defined as those waters and wetlands in Colorado that were previously regulated under the Rapanos decision but became unregulated as a result of the Sackett decision. On May 30th, 2024, House Bill (HB) 24-1379 was signed into law. This bill is very similar, albeit more permanent and detailed, to CW-17. HB 24-1379 directs the Water Quality Control Division (WQCD) to develop a dredge and fill program for the State by December 31, 2025. The outcome will be Regulation No. 87, which is currently in draft form and not yet finalized. Therefore, waters and wetlands fall under the definitions and jurisdictions of the Sackett decision (for Waters of the U.S., Corps jurisdiction). As of January 1, 2025, any

person seeking authorization to discharge dredged or fill material into State Waters (generally, non-WOTUS, but still meet "significant nexus" rule) shall apply for a Temporary Authorization from the WQCD. Temporary Authorizations recognized Nationwide Permits (NWP) and Regional General Permits (RGP) issued by USACE as valid authorizations for discharge of dredged or fill materials into State Waters.

On February 13, 2025, we evaluated for potential Waters of the U.S. or State Waters on the Property. A branch of Gold Creek Runs through the Property. This branch is listed as Riverine Intermittent Streambed Temporary Flooded (R4SBA) system by the National Wetlands Inventory. There are also two small artificially impounded ponds on the Property. We believe Gold Creek may be a WOTUS, but the artificially impounded ponds are not likely to be WOTUS. They may, however, be State Waters, depending on the presence of a significant nexus.

2.2 Wetlands

Wetlands are defined by the U.S. Army Corps of Engineers (Corps) as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. To meet the classification, a wetland that is not significantly disturbed and is under normal conditions must show evidence of a minimum of one positive wetland indicator from each three parameters: hydrology, soils, and vegetation. If the wetland is considered significantly disturbed or not considered to be under normal conditions, only one parameter is necessary for a positive classification. Delineated wetlands that are determined as jurisdictional by the Corps or the State are regulated, and proper care must be taken to protect them during development. If the disturbance and/or development of a jurisdictional wetland cannot be avoided, the Corps or the State may approve mitigation. Guidelines for the mitigation of wetlands are outlined in the U.S. Army Corps of Engineers Standard Operating Procedures for the Regulatory Program.

The U.S. Fish and Wildlife Service (USFWS) defines wetlands as lands transitional between terrestrial and aquatic systems, where the water table is usually at or near the surface, or the land is covered by shallow water. For the purpose of this classification, wetlands must have at least one of the following three attributes: (1) at least periodically, the land

supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of the year.

We evaluated the site for the possible presence of wetlands. Based on visual observations made during our site visit, aerial imagery, NWI, and web-based resources, we believe there are potential wetlands located on the Subject Property. CTL|T used a USFWS National Wetland Inventory (NWI) Map as an aid to help determine the location of wetlands that may be present on the Subject Property. The map indicates the presence of a Riverine Intermittent Streambed Temporary Flooded (R4SBA) system on the Property. We are concurrently performing a Wetland Delineation on the Property to assess both Gold Creek and the impounded ponds. This report should be read in its entirety when it is available.

2.3 FEMA Floodplains

The Federal Emergency Management Agency (FEMA) provides Flood Insurance Risk Maps (FIRMs), which display floodplains (also referred to as flood zones) and define floodplains based on the annual chance of flooding over a designated period of time. Floodplains may provide critical habitat for State and/or Federal protected species. FEMA also provides locations of regulatory floodways, which must be preserved in order to discharge the base flood of an area without cumulatively increasing the water surface elevation more than a designated height. FEMA requires hydrologic and hydraulic analyses that demonstrate that the proposed development of a regulatory floodway would not result in any increase of flood levels.

We researched the FEMA National Flood Hazard Layer (NFHL) map for floodplains on the Subject Property. The FEMA NFHL indicated the Property primarily as an area of minimal flood hazard. The floodplain associated with Gold Creek encroaches on the eastern edge of the Property. This area is listed as Zone A, meaning there is a 1% annual chance of flooding and a 36% chance of flooding over the life of a 30-year mortgage. We understand a further review of floodplains and flood risk assessment is being performed by the design team and Civil Engineer as a part of due diligence and to meet Town of Elizabeth requirements. The FEMA NFHL map is presented in **Appendix C.**

3.0 BIOLOGICAL RESOURCE ASSESSMENT

The following subsections discuss our assessment of critical habitat or potential habitat of State and Federal protected species, as well as other species of concern, on the Subject Property and/or in connection with the Subject Property.

3.1 Federally Threatened, Endangered, and Candidate Species

The Subject Property was assessed for potential habitat for threatened and endangered species under the Endangered Species Act (ESA). Federally threatened and endangered species are protected under the Endangered Species Act of 1973 as amended (16 U.S.C. 1531 et seq.). Significant adverse effects to a federally listed species or its habitat require consultation with the U.S. Fish and Wildlife (USFWS) under Section 7 or 10 of the Endangered Species Act (ESA). The service lists five (5) threatened or endangered species with potential habitat on or near the Subject Property in Elbert County, Colorado (USFWS 2025). Table II lists common and scientific names and the status of the species.

TABLE II
FEDERAL THREATENED, ENDANGERED, AND CANDIDATE SPECIES
ELBERT COUNTY

COMMON NAME	SCIENTIFIC NAME	STATUS
Preble's Meadow Jumping Mouse	Rodent – Zapus hudsonius preblei	Threatened
Pallid Sturgeon	Fish – *Scaphirhynchus albus*	Endangered
Piping Plover	Bird – *Charadrius melodus*	Threatened
Whooping Crane	Bird – *Grus americanus*	Endangered
Western Prairie Fringed Orchid	Plant – *Platanthera praeclara*	Threatened

The Preble's meadow jumping mouse (*Zapus hudsonius preblei*), referred to as PMJM, is a species that is typically located in low undergrowth consisting of grasses and forbs, in open wet meadows, riparian corridors near forests, or where tall shrubs and low trees provide adequate cover. It is listed by CPW as state threatened and federally threatened. The mice prefer well developed riparian habitats with adjacent, relatively undisturbed grassland communities and a nearby water source. Their nests are composed of plant material and are generally located above ground at the base of shrubs and trees or in open grasslands. The Property has historically been used for agriculture, and we do not consider the

majority of the Property to provide habitat for the PMJM. Areas adjacent to Gold Creek on the Property may provide habitat for the PMJM. CPW has been contacted to inquire about the possibility for PMJM habitat. A written notice will be provided once CPW evaluates the Property for potential PMJM habitat and provides a response. A PMJM Trapping Survey was not included within the scope of this report.

The pallid sturgeon is an endangered, bottom-oriented, large obligate river fish. The fish inhabits mainly the Missouri and Mississippi river systems. USFWS states that in the region of the Subject Property, the Pallid sturgeon only need be taken into consideration if the development of the Property could affect the North Platte, South Platte, or Laramie River basins. Additionally, the Pallid sturgeon is not known to inhabit the portions of the South Platte in Colorado, it is listed only because upstream impacts to water quality may affect downstream populations in other states. Gold Creek has eventual connectivity to Box Elder Creek and the South Platte Rivier system. To protect the pallid sturgeon, we recommend that sediment control measures and BMPs be used to protect the water quality of the surface water features on the Property and their connected waterways. For a higher level of assurance to determine whether planned development will chemically, biologically, or physically impact stream areas and thus potentially impact pallid sturgeon, we recommend consultation with CPW.

The piping plover (*Charadrius melodus*), and the whooping crane (*Grus americanus*) are species that are affected by impacts to waterways and lakes. Piping plovers typically reside along open shorelines of creeks, lakes, and rivers. Whooping cranes breed and nest in wetland habitat where bulrush, cattail, are the dominant vegetation type. Piping plovers nest primarily in southeastern Colorado in Kiowa and Bent Counties. There are no large bodies of water with wetlands or sandy shorelines present on the Subject Property, thus there is not suitable habitat for these species. Additionally, the whooping crane is believed to be extirpated from the state as it has not been seen in Colorado since 2010. We do not believe the development of the Subject Property will adversely impact these bird species.

The western prairie fringed orchid (*Platanthera praeclara*) is a perennial orchid found in North American tall grass prairies. The orchid grows to a height of approximately four (4) feet tall with a flowering stalk that bears up to 24 white flowers about one inch across. The

species is believed to occur in Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, and South Dakota. This species is listed in Elbert County because of the potential down-stream effects from activities in this area. To protect the western prairie fringe orchid, we recommend that sediment control measures and BMPs be used to protect the water quality of the surface water features on the Property and their connected waterways. For a higher level of assurance to determine whether planned development will chemically, biologically, or physically impact stream areas and thus potentially impact the western prairie fringed orchid, we recommend consultation with CPW.

3.2 State Threatened, Endangered, and Candidate Species

The project area was assessed for potential habitat for threatened, endangered, and candidate species and critical habitat designated by Colorado Parks and Wildlife (CPW). Colorado's State Wildlife Action Plan (SWAP) articulates a set of conservation priorities that considers an expansive array of wildlife from a statewide perspective. According to the SWAP plan, the Tier 1 list represents the species of highest conservation priority in the State, while Tier 2 species remain important in light of forestalling population trends or habitat conditions that may lead to a threatened or endangered listing status.

CPW data was consulted for the ranges of Tier 1 fish and amphibian species. The Subject Property does not fall within a known range of Tier 1 fish or amphibian species.

The burrowing owl (*Athene cunicularia*) is a small, migratory owl that occupies prairie dog towns in Colorado during the spring and summer breeding season. It is listed by CPW as state threatened. The owl is active during the day and uses prairie dog burrows for nesting and roosting. Burrowing owls are a threatened species and are protected under federal and state laws, including the Migratory Bird Treaty Act. Per CPW, no human encroachment is allowed within 150 feet of prairie dog burrows that are being used as nests from March 15 through October 31. It is recommended that efforts to eradicate prairie dogs or destroy abandoned towns do not occur between March 15 and October 31, as owls may be present. CPW data indicates that the Property falls within potential burrowing owl breeding range. We did not observe prairie dogs or their burrows on or directly adjacent to the Property, indicating a lack of habitat for the burrowing owl. We do not anticipate the development of the Property negatively impacting the burrowing owl.

The black-tailed prairie dog (*Cynomys ludovicianus*) is a burrowing rodent, approximately 15 inches in length with a black-tipped tail. It is listed by CPW as state special concern. Once occupying seven million acres in Colorado, the black-tailed prairie dog is now present on the eastern third of Colorado below 6,000 feet. Approximately 150 other species rely on the habitat that the black-tailed prairie dog creates. We did not observe prairie dogs or their burrows on the Property. If active prairie dog colonies are encountered on the Property, CPW recommends attempting to remove or exterminate them prior to development activities for humane reasons. It is important to note that destruction of prairie dogs or their burrows is not recommended during burrowing owl breeding season (March 15 through October 31) since burrowing owls may use prairie dog burrows as habitat. We do not believe the development of the Property will negatively affect the black-tailed prairie dog.

Other CPW listed species of concern have been taken into consideration. Based on lack of suitable habitat on site and information regarding population locations from CPW, we do not believe these species to be a concern for the Subject Property.

3.3 Migratory Bird Treaty Act

Migratory birds, as well as their eggs and nests, are protected under the Migratory Bird Treaty Act (MBTA). The MBTA does not contain any prohibition that applies to the destruction of a bird nest alone (without bird or eggs), provided that no “take” (of bird or eggs) occurs during the destruction. The regulatory definition of “take” means to pursue, hunt, shoot, kill, trap, capture or collect, or attempt to pursue, hunt, wound, kill, trap, capture, or collect. While destruction of a nest by itself is not prohibited under MBTA, nest destruction that results in the unpermitted take of migratory birds or their eggs is illegal and fully prosecutable under the MBTA. One method to avoid a violation of the MBTA is to remove vegetation and nests outside the active breeding season, which typically falls between March and August, depending on species.

The Subject Property was assessed for potential migratory bird nesting habitat. The majority of the Property generally provides habitat for ground nesting migratory birds. Additionally, trees are present around the farmstead and Gold Creek on the Property, indicating the presence of tree-nesting migratory bird habitat on the Property. We did not observe ob-

vious bird nests on the Property. Our Property visit did not occur within migratory bird breeding season. We recommend further removal of vegetation outside of the breeding season to avoid removal or damage to any nests. If removal of vegetation is planned during the breeding season, we recommend a supplemental migratory bird survey prior to removal.

3.4 Colorado Raptors

Colorado raptors such as red-tailed hawks (*Buteo jamacicensis*), Ferruginous hawk (*Buteo regalis)*, and American kestrels (*Falco sparverius*) are protected by the MBTA (discussed in the previous section). Additionally, Colorado Parks and Wildlife recommends buffer zones around active raptor nests to avoid and minimize disturbance to nesting raptors in Colorado. For raptors, CPW recommends no human encroachment beyond that which historically occurred, within one-third to one-fourth mile radius of active nests, depending on the species. Raptor species in Colorado have varying breeding seasons dependent upon their food sources and when hatchlings fledge (leave) the nest. The general raptor breeding season in Colorado is from January to August.

We observed mature trees on and adjacent to the Property which may provide suitable habitat for raptors. We did not observe obvious raptors or raptor nests on or adjacent to the Property. We do not believe development of the Property will result in CPW raptor buffer zone encroachment in its current state. If development is planned for a subsequent raptor breeding season, we recommend a raptor survey be performed prior to this activity to confirm that the development of the Property will not encroach on CPW raptor buffer zone requirements.

3.5 Bald and Golden Eagle Protection Act of 1940

Bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) are protected by the MBTA (discussed in the previous section) and the Bald and Golden Eagle Protection Act of 1940, as amended November 1978. These species nest in a variety of habitats, including on cliffs and in large trees, and prefer a nearby water source. The Act allows further protection of eagles by prohibiting anyone, without a permit issued by the Secretary of the Interior, from “taking” eagles, including their parts, eggs or nests. Like MBTA, “take” means to pursue, hunt, wound, kill, trap, capture, or collect; however, it also includes

“disturb,” which means to agitate or bother a bald or golden eagle to the level that causes or is likely to cause injury, decrease in productivity, or nest abandonment.

CPW data indicates that the Subject Property falls within the known bald eagle winter range. CPW data indicates that the closest active bald eagle nests are located over a mile from the Subject Property. CPW does not provide data on the locations of active golden eagle nests. We observed large trees which may provide habitat for bald or golden eagles on and adjacent to the Property. We did not observe obvious bald or golden eagle nests on or adjacent to the Subject Property. We do not believe the development of the Subject Property will result in a “take” of bald or golden eagles in its current state.

4.0 CULTURAL RESOURCE ASSESSMENT

The following section discusses our assessment of historical or archaeological listings on the Subject Property and/or in connection with the site.

4.1 Historical and Archaeological Findings

Historic properties are properties that are included in the National Register of Historic Places or that meet the criteria for the National Register. Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of their undertakings on historic properties prior to construction. If it determines that it has no undertaking, or that its undertaking is a type of activity that has no potential to affect historic properties, the agency has no further Section 106 obligations. However, if it determines its undertaking may have an adverse effect on a historic property it must notify the appropriate State Historic Preservation Officer/Tribal Historic Preservation Officer to consult with during the process. It should also plan to involve the public and identify other potential consulting parties. Additionally, under NHPA Section 110(f), where a federal undertaking may directly and adversely affect a property designated as a National Historic Landmark, the agency must, prior to approving the undertaking and to the maximum extent possible, undertake such planning and actions necessary to minimize harm to such landmark. It should be noted, that with certain limited exceptions, federal agencies are prohibited by NHPA Section 110(k) from granting loans, loan guarantees, permits, licenses, or other assistance to any applicant who intentionally significantly adversely affected a historic property to which the assistance would relate

with the intent to avoid the requirements of Section 106. If you perform these activities prior to the start of construction, it will help to avoid significant project delays and possible project cancellation. A review of listed cultural resources does not always rise to the level of a Section 106 review.

CTL|T contacted History Colorado, Office of Archaeology and Historic Preservation to request a search of the Colorado Inventory of Cultural Resources on the Subject Property. We have not yet received a response to this request. If we receive a response which significantly alters the findings of this report, a written notice will be provided. It is important to note that Section 106 eligible historical and archeological resources generally are not a concern for development where government funding is not utilized.

5.0 OPINION AND RECOMMENDATION

We evaluated the site for the possible presence of wetlands and waters of the U.S. Based on visual observations made during our site visit, aerial imagery, NWI, and web-based resources, we believe there are potential wetlands and WOTUS located on the Subject Property. CTL|T used a USFWS National Wetland Inventory (NWI) Map as an aid to help determine the location of wetlands that may be present on the Subject Property. The map indicates the presence of a branch of Gold Creek running through the Property which is classified as a Riverine Intermittent Streambed Temporary Flooded (R4SBA) system. We are concurrently performing a Wetland Delineation on the Property to assess both Gold Creek and the impounded ponds. This report should be read in its entirety when it is available.

The FEMA NFHL indicated the Property primarily as an area of minimal flood hazard. The floodplain associated with Gold Creek encroaches on the eastern edge of the Property. This area is listed as Zone A, meaning there is a 1% annual chance of flooding and a 36% chance of flooding over the life of a 30-year mortgage. We understand a further review of floodplains and flood risk assessment is being performed by the design team and Civil Engineer as a part of due diligence and to meet Town of Elizabeth requirements.

We observed potential habitat or upstream habitat for three federally threatened or endangered species on the Property: the Preble's meadow jumping mouse, the pallid sturgeon, and the western prairie fringed orchid. These species rely on the resources provided by healthy wetland and/or riparian habitats. To avoid impacts to these species we recommend proper sediment control measures and BMPs be enforced around surface water features on the Property. CPW has been contacted to determine if the Subject Property may provide habitat for the PMJM and to determine if a PMJM Trapping Survey may be required to evaluate for the presence of the PMJM on the Property. A written notice will be provided once CPW provides an opinion.

We observed potential habitat for tree-nesting and ground-nesting migratory birds on the Property. If development or vegetation removal is planned for migratory bird breeding season (generally March through August) we recommend a migratory bird survey be completed for a higher level of assurance that the MBTA is not infringed upon.

We observed potential raptor and eagle nesting habitat on and adjacent to the Property where mature trees are present. We did not observe obvious raptor or eagle nests on the Subject Property. Additionally, the Property is located over a mile from the nearest known bald eagle nest, according to the CPW species map. We do not believe the development of the Property in its current sate will impact Colorado raptors or bald or golden eagles. However, since raptor nest locations are not static year to year, we recommend a raptor survey be performed prior to development activities if they are planned for subsequent raptor breeding seasons (January to August), for a higher level of assurance that CPW raptor protections are not infringed upon.

We have not yet received a response to our request for a search of the Colorado Inventory of Cultural Resources. If we receive an updated response from History Colorado which significantly alters the findings of this report, a written notice will be provided.

While all construction and development activities have the potential to cause indirect impacts, which may include, but may not be limited to, noise, pollution, dust, and general encroachment, we believe that potential impacts at the Property are limited. Proposed devel-

opment at the Property is presumably in accordance with local zoning and existing development in the area. There is already residential and commercial development in the area of the Property. Regulations and best management practices regarding stormwater management and spill prevention and control should be followed to best protect local water resources. Additionally, local regulations and best management practices to reduce noise and dust during construction should be followed. With these measures in mind, we do not believe construction or development at the Property will cause additional indirect impacts beyond those which have historically occurred in the vicinity.

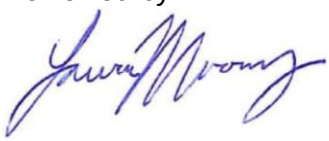
6.0 LIMITATIONS

This assessment only applies to the Subject Property in its current state, in areas that were easily observed. If development of the Subject Property is planned for 2025 or after, we recommend a supplementary biological assessment and cultural records review as species behaviors are not static season to season. We believe that CTL|T performed services in a professional manner, consistent with industry standards and practices in the locality of the project at the time the services were performed. No warranty, express or implied, is made.

CTL|THOMPSON, INC.

Claire Asmussen
Environmental Scientist

Reviewed by:



Laura Mooney, PWS
Environmental Scientist

Via e-mail: davidkbourne@gmail.com
jcarpenter@LAIdesigngroup.com

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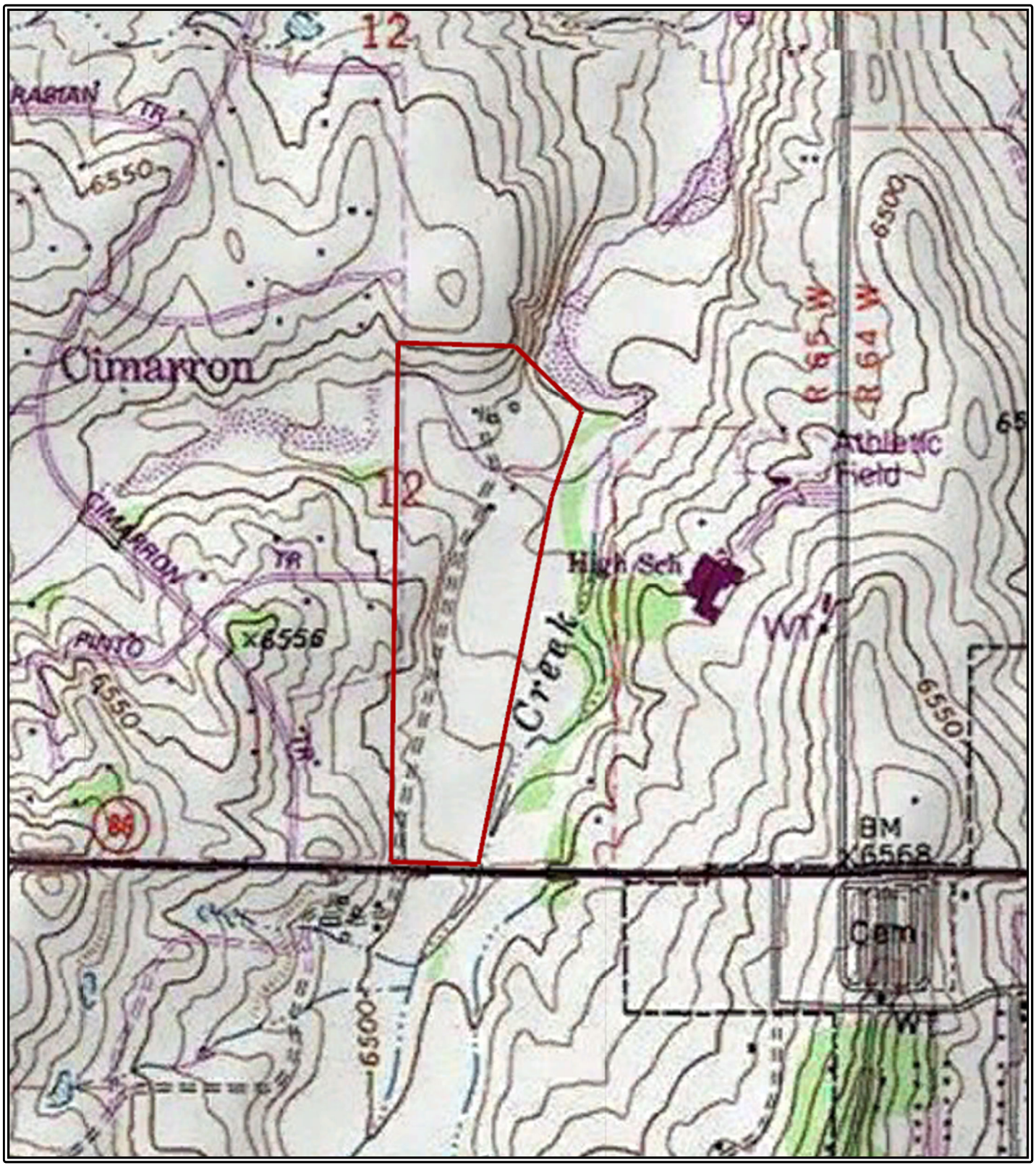

Approximate Subject Property Boundary Source: Google Earth 2022 Not to Scale

Figure 1 – Topographic Area Map

GOLD CREEK COMMONS
February 11, 2025

CTL|T Project No. DN 52,547.000-240-R1
Page 1 of 1

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Approximate Subject Property Boundary Source: Google Earth 2022 Not to Scale

Figure 2 – Property Map
GOLD CREEK COMMONS
February 11, 2025
CTL|T Project No. DN 52,547.000-240-R1
Page 1 of 1

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APPENDIX A
PROPERTY PHOTOGRAPHS

Description: General Property view
View Direction: North

Description: View along eastern boundary
View Direction: North

Description: View of southeastern corner
View Direction: East

Description: General Property view
View Direction: North

PROPERTY PHOTOGRAPHS

GOLD CREEK COMMONS
Site Reconnaissance – February 13, 2025

Description: Drainage on Property
View Direction: West

Description: Drainage on Property
View Direction: West

Description: Western pond
View Direction: West

Description: Drainage on Property
View Direction: West

PROPERTY PHOTOGRAPHS

GOLD CREEK COMMONS
Site Reconnaissance – February 13, 2025

Description: Drainage culvert under driveway
View Direction: West

Description: Drainage on Property
View Direction: East

Description: Eastern pond
View Direction: Southeast

Description: Driveway area with ice/standing water
View Direction: East

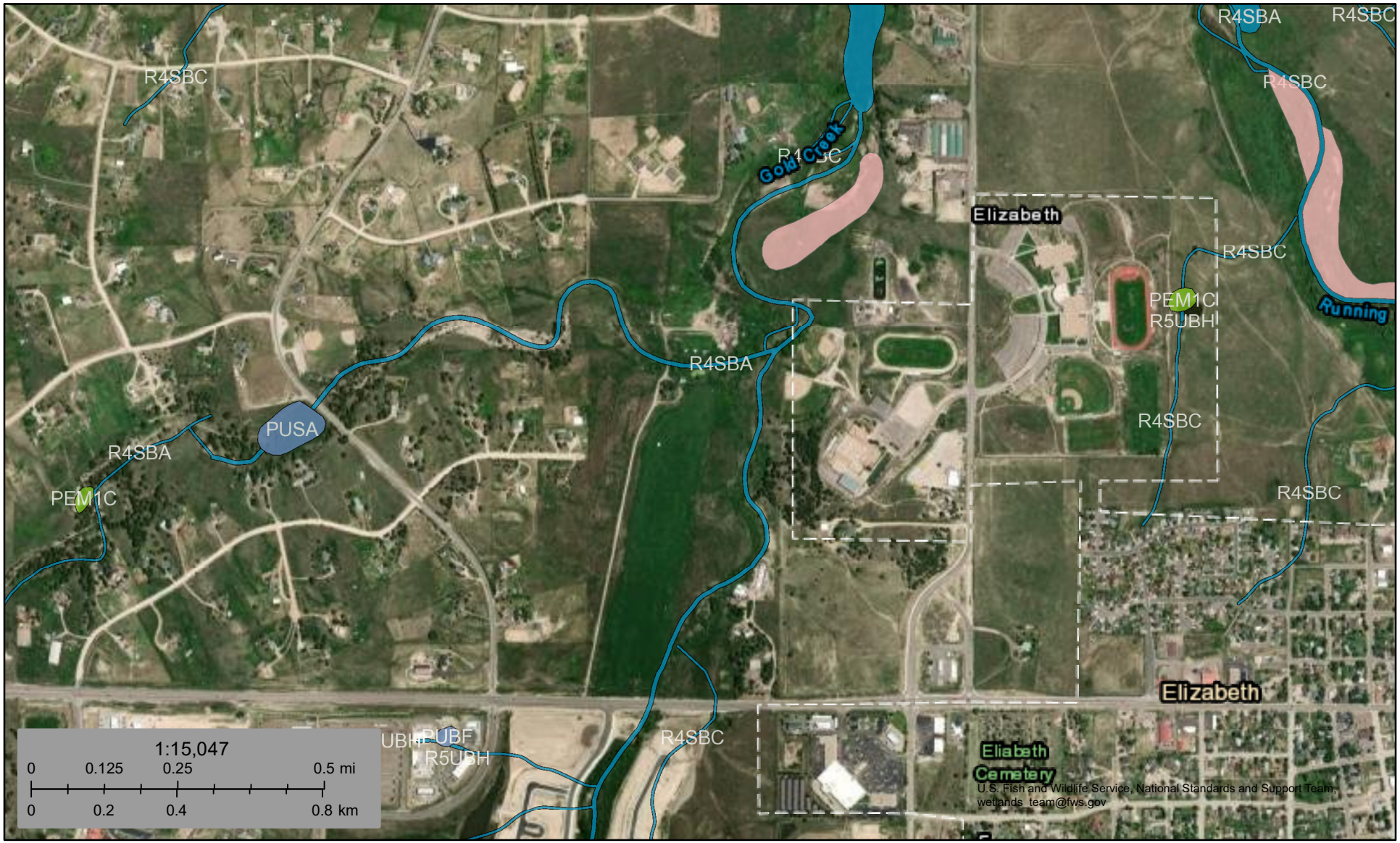
PROPERTY PHOTOGRAPHS

GOLD CREEK COMMONS
Site Reconnaissance – February 13, 2025

APPENDIX B
WETLAND INVENTORY MAP

U.S. Fish and Wildlife Service
National Wetlands Inventory

Gold Creek Commons - Appendix B



February 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

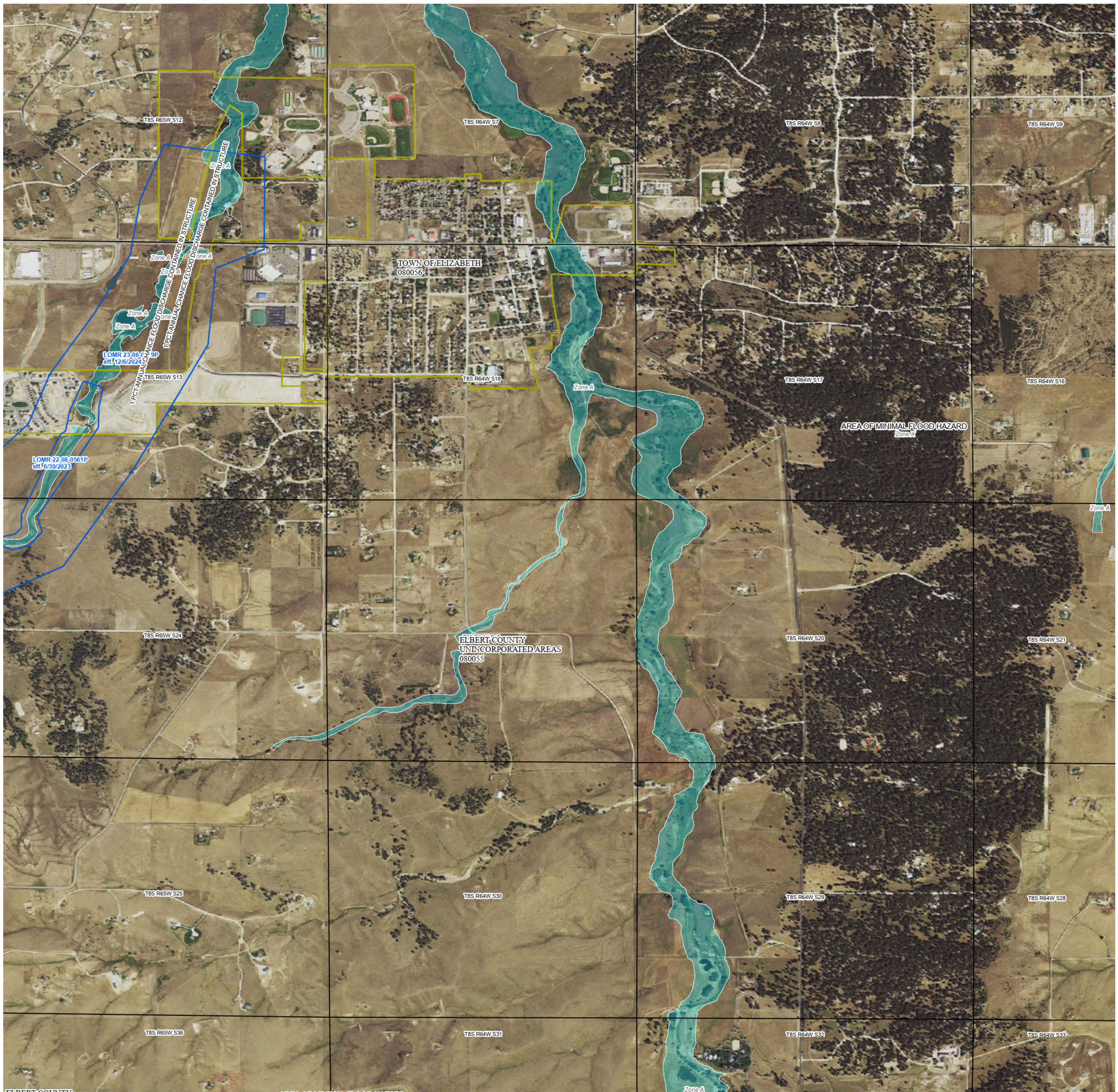
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX C

FEMA NFHL

104°37'30.89"W 39°22'43.2"N



104°33'44.18"W 39°18'31.85"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **2/10/2025 8:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **480** OF **1200**

Panel Contains:

COMMUNITY	NUMBER	PANEL
TOWN OF ELIZABETH	080056	0480
ELBERT COUNTY	080055	0480

MAP NUMBER
08039C0480C
EFFECTIVE DATE
March 17, 2011

Outlook

RE: [EXTERNAL] Preble's Jumping Mouse Inquiry for Development Site, Elizabeth CO

From ColoradoES, FW6 <ColoradoES@fws.gov>
Date Thu 2/27/2025 3:32 PM
To Claire Asmussen <casmussen@ctlthompson.com>
Cc Laura Mooney <lmooney@ctlthompson.com>

Hi Claire,

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed your project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

Kate Lunz
Biologist
Ecological Services, U.S. Fish and Wildlife Service

From: Claire Asmussen <casmussen@ctlthompson.com>
Sent: Tuesday, February 11, 2025 7:55 AM
To: ColoradoES, FW6 <ColoradoES@fws.gov>
Cc: Laura Mooney <lmooney@ctlthompson.com>
Subject: [EXTERNAL] Preble's Jumping Mouse Inquiry for Development Site, Elizabeth CO

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good morning,

I would like to inquire about the need for a Preble's Jumping Mouse survey on a proposed development site in Elizabeth, CO. This site falls outside of the Denver Block Clearance zone; however, it has primarily been used for agriculture as visible in Google Earth imagery and as such the majority of the Property does not likely provide habitat for the PMJM in its current state. Could you please review the attached KMZ and/or pdf property map and let me know your thoughts on the need for further PMJM evaluation at this site.

Thank you!

Claire Asmussen | Environmental Staff Scientist

CTL | Thompson, Inc.

1971 W 12th Ave

Denver, CO 80204
Office: (303) 626-7642

casmussen@ctlthompson.com www.ctlt.com

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CTL | THOMPSON

Founded in 1971

WETLAND DELINEATION

GOLD CREEK COMMONS
NORTHEAST OF CIMARRON TRAIL AND STATE HIGHWAY 86
ELIZABETH, COLORADO

Prepared for:

STEPHEN W. AND BETTE M. GIBSON CHARITABLE REMAINDER TRUST
1115 Mountain Ridge Road
Provo, UT 84064

Attention:

Mr. David Bourne

Project No. DN52,547.000-242-R1

March 14, 2025

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APPENDIX B – NWI MAP

APPENDIX C – LOMR DETERMINATION DOCUMENT

TERMS

ACOE – Army Corps of Engineers

CPW – Colorado Parks and Wildlife

CWA – Clean Water Act

ESA – Endangered Species Act

FEMA – Federal Emergency Management Agency

IPaC – Information for Planning and Consultation

Jurisdictional WOTUS– Waters that are "jurisdictional" are subject to the multiple regulatory requirements of the Clean Water Act by the US Army Corps of Engineers. Non-jurisdictional waters are not subject to those requirements.

NFHL – National Flood Hazard Layer

NHD – National Hydrology Dataset

USFWS – United States Fish and Wildlife Service

USGS – United States Geological Survey

WOTUS – Waters of the U.S.

1.0 PURPOSE AND SCOPE OF STUDY

This report was prepared by CTL|Thompson, Inc. (CTL|T) for Stephen W. & Bette M. Gibson Charitable Remainder Trust (The Trust) and presents the results of the Wetland Delineation performed for the property known as Gold Creek Commons, located northeast of Cimarron Trail and State Highway 86 in Elizabeth, Colorado, hereto referred to as the "Subject Property" or "Property". The Wetland Delineation was conducted in general accordance with CTL|T's Proposal No. DN-25-0054R, under Service Agreement between The Trust and CTL|T dated January 29, 2025, and subsequent authorization by Mr. Stephen W. Gibson on February 3, 2025.

2.0 SITE CONDITIONS AND PROPOSED CONSTRUCTION

The Subject Property, approximately 60 acres in size, currently consists of an abandoned farmstead and formerly agricultural land. The property is located northeast of Cimarron Trail and State Highway 86 in Elizabeth, Colorado. The property slopes generally to the east toward a branch of Gold Creek that runs adjacent to the property on the western boundary. The northern and southern portions of the property are depicted in Figures 1 and 2, respectively.

Site Description:

- The NW ¼ and SW ¼ of the SE ¼ of Section 12, Township 8 South, Range 65 West
- USGS Quadrangle: Elizabeth, Elbert County
- 39.368, -104.614 (WGS84)
- Estimated Nearest Stream Relatively Permanent Water (RPW) (to wetlands): Gold Creek
- Surface Connection: None (may connect during high water events)
- Wetland Type: Palustrine Unconsolidated Bottom, Mud, Permanently Flooded, Excavated (PUB3Hx)

3.0 WETLAND DELINEATION

A wetland delineation was performed on the property by CTL|Thompson, Inc. on March 3, 2025, following procedures outlined in the U.S. Army Corps of Engineers (USACE)

1987 Wetland Delineation Manual and May 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). Several plant communities were identified, which were sampled for our data points. The wetland boundaries were flagged. Continuous observations of vegetation, soils, and hydrology features were made along wetland boundaries during flagging – several of these areas are represented in full USACE data sheets, attached in Appendix A.

Three open water/ponded areas were identified. The ponds had minimal wetlands along the fringes, largely characterized by sandy soils and sparse vegetation. As this assessment was performed during the dry season, the water level in the ponds may rise higher during the growing season. The pond and fringe wetland areas were generally classified as Palustrine, Unconsolidated Bottom, Mud, Permanently Flooded, Excavated (PUB3Hx), as classified by the Cowardin classification system. There is also a culvert area at the very southeastern corner of the property where Gold Creek passes under Highway 86, which we determined to be off-property based on assessor maps. If field surveying later indicates this area is actually partially on-property, we can provide further opinion. The wetland boundaries were identified using vegetation, hydric indicators in the soils, hydrology indicators, and geomorphic features.

It is our opinion that the findings of our field investigation were not entirely consistent with the National Wetlands Inventory (NWI) Map. The NWI Map, presented in Appendix B, indicates the drainage that runs east-west through the northern portion of the property is a Riverine (R4SBA) wetland. It should be noted that the NWI map is intended for reference only. It is based on aerial imagery and lidar, and the U.S. Fish and Wildlife Service has noted that on-the-ground data is to take precedence over NWI Mappings.

3.1 Vegetation

Vegetation on the property consists of mixed cover; woody, forested and shrub-scrub vegetation dominates the boundary of each pond. Much of the rest of the property is covered with fallow agricultural fields and naturally vegetated grasses. We believe the delineation was performed prior the growing season. Much of the vegetation during our visit was dormant or dead. Few emergent grasses were visible below dead or dormant brush. Some plants may

not have been present or identifiable. Some were identified by examination of dead or dormant stems. If desired for a higher level of assurance, we can return to perform vegetation identifications during the growing season.

Vegetation was sampled within plots of representative communities. Plot sizes were established based on strata. Other species may have existed within the wetland in its entirety, but outside of sampling plots.

Vegetation surrounding the ponds was dominated by woody trees, some shrubs, and herbaceous plants and grasses outside of the pond high water marks. With a few exceptions, there were generally clear lines between bare ground areas (likely flooded as a part of the ponds during high water) and vegetated fringe. Therefore, most species present were rated facultative, facultative upland, or upland.

The drainage that runs east-west through the property is generally eroded and contains weedy species, such as *Bassia scoparia.* It did not generally pass plot sampling for hydrophytic vegetation.

Woody vegetation (Populus deltoides) surrounds on-site ponds (Pond C pictured)

Pond's likely high water mark is visible by bare ground (Pond A pictured)

Fallow agricultural field dominates most of the southern portion of the property

3.2 Soils

Soils varied based on location on the property. Hydric soils were generally not found within the NWI-labeled drainage running east-west through the northern portion of the property, nor were they found adjacent to the ponds. Soils within the drainage and adjacent to ponds were generally sandy. Some sand, such as within the drainage on the northeastern portion of the site, may have been artificially placed and drifted during high water events, based on pile placements and observations of surrounding soils. This sand was also observed near Pond A. Soils further from the ponds were generally loamy to clayey. There were areas of minimal fringe wetlands directly adjacent to the ponds (within ~1 foot), which may be flooded during high water, that exhibited sandy redox concentrations (S5).

Sand, possibly artificially placed, within eroded drainage near NWC of property

3.3 Geomorphology/Hydrology

The three ponded areas on the property appear to be artificially excavated. There are minimal fringe wetlands in low-lying areas surrounding the ponds, which are likely flooded as a part of the ponds during high water. However, a significant portion of each pond border is dominated by steep, excavated slopes, limiting the extents of both pond and wetland areas. Some flatter pond fringe areas (within ~1 foot of surface water) exhibited saturation (A3), oxidized rhizospheres on living roots (C3), and dry-season water table (C2). Sparse vegetation (B8) was present along the pond fringes, likely along the high water mark. Inundation is visible on aerial imagery (B7).

There is a drainage that runs east-west across the northern portion of the property and runs past each pond area. While the drainage did exhibit a geomorphic position/swale conducive to wet conditions (D2), it did not exhibit other features, such as hydrophytic vegetation or hydric soils. Areas of the drainage contained loose sand, possibly artificially placed

in piles near heavily eroded areas. Several of the sand piles were located in areas where natural sand bars and soil deposition would not occur, such as on the outsides of curves below erosion banks. While the drainage may contain flowing water infrequently during high water events, we do not believe it contains wetlands.

4.0 FLOODPLAINS

The Federal Emergency Management Agency (FEMA) provides Flood Insurance Risk Maps (FIRMs), which display floodplains (also referred to as flood zones) and define floodplains based on the annual chance of flooding over a designated period of time. Floodplains may provide critical habitat for State and/or Federal protected species. FEMA also provides locations of regulatory floodways, which must be preserved in order to discharge the base flood of an area without cumulatively increasing the water surface elevation more than a designated height. FEMA requires hydrologic and hydraulic analyses that demonstrate that the proposed development of a regulatory floodway would not result in any increase of flood levels.

We researched the FEMA National Flood Hazard Layer (NFHL) map for floodplains on the property. Much of the southern portion of the map is included within a Letter of Map Revision (LOMR). We understand this is a modification to an effective FIRM, possibly based on the implication of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in a modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the FIRM, and when appropriate, includes a description of the modifications. The FIRM reflects edits following the LOMR, which is included in Appendix C. The FIRM with LOMR indicates two small areas of Zone A encroachment on the eastern boundary of the property.

The FEMA NFHL indicated the property is primarily an area of minimal flood hazard. The floodplain associated with Gold Creek encroaches on the eastern edge of the property. This area is listed as Zone A, meaning there is a 1% annual change of flooding and a 36% chance of flooding over the life of a 30-year mortgage. We understand a further review of

floodplains and flood risk assessment is being performed by the design team and Civil Engineer as a part of due diligence and to meet Town of Elizabeth requirements. It should be noted that we are not civil engineers, and we do not review base flood elevations.

5.0 WEATHER/CLIMATE CONDITIONS

The average annual precipitation as defined for MLRA 49 is 12 to 25 inches. This year, Denver, Colorado (the nearest SNOTEL station) has received approximately 2.7 inches for the water year to the date of the delineation field portion, or a cumulative 107% of water year average so far. Based on these values and NRCS water year to date precipitation and month to date values as a percentage of NRCS 1991-2020 average values, we believe precipitation is normal for the time of year.

We believe this delineation was performed prior the growing season for the area based on dead and dormant vegetation, low water, and minimal plant emergence.

6.0 WETLAND/WOTUS IMPACTS FROM DEVELOPMENT

The Clean Water Act was passed by the U.S. Congress in 1971 to protect the physical, biological, and chemical quality of “Waters of the U.S.,” or WOTUS. The Corps Regulatory Program administers and enforces Section 404 of the Clean Water Act. Under Section 404, a Corps permit is required for the discharge of dredged or fill material into wetlands and Waters of the U.S. The Corps defines WOTUS as all navigable waters and their tributaries, all interstate waters and their tributaries, all wetlands adjacent to these waters, and all impoundments of these waters. The State of Colorado further asserts jurisdiction over waters with a “significant nexus” to WOTUS, as described in further detail below.

The Corps will assert jurisdiction over non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g. typically three months). The Corps will assert jurisdiction over those adjacent waters and wetlands that have continuous surface connection to such tributaries (e.g. they are not separated by uplands or similar feature).

The Corps will assert further jurisdiction over non-navigable waters, defined as not relatively permanent tributaries and their adjacent wetlands, as long as such waters and wetlands have a continuous surface connection to WOTUS. Corps jurisdictional determination includes consideration of hydraulic factors, including the following:

- Volume, duration, and frequency of flow, including consideration of certain physical characteristics of the tributary;
- Proximity to the traditional navigable water;
- Size of the watershed;
- Average annual rainfall; and,
- Average annual winter snowpack.

The State of Colorado will assert further jurisdiction over waters that are not relatively permanent, nor traditionally navigable, and do not contain a surface connection to one of the former, as long as such tributaries and wetlands have a "significant nexus" connection to a Corps jurisdictional water. A "significant nexus" means the water or wetland may have a physical, chemical, or biological impact on a jurisdictional water.

Finally, the Corps and the State have indicated the following geographic features generally are not jurisdictional waters:

- Swales or erosion control features (e.g. gullies, small washes characterized by low volume, infrequent, or short duration flow); and,
- Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

It should be noted that regulations surrounding WOTUS have recently been in flux. The Corps jurisdiction of the "Waters of the U.S." changed in 2006 as a result of the U.S. Supreme Court's decision in *Rapanos v. United States* & *Carabell v. United States*. The June 5, 2007, Agency Guidance document indicates the Corps would assert jurisdiction over all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters, which are subject to the ebb and flow of the tide, as well as those waters with a "significant nexus" to them. However, the *Rapanos*

decision was overturned on May 25, 2023, in the U.S. Supreme Court decision in *Sackett v. Environmental Protection Agency*. As a result, the Corps will only assert jurisdiction according to the *Sackett* decision, which outlines that waters and wetlands must be relatively permanent, standing, or continuously flowing bodies of water, or connected to other waters through a surface connection. As a result of this decision, on July 6, 2023, the Colorado Department of Public Health and Environment Water Quality Control Division (CDPHE-WQCD) released CW-17: Enforcement of Unpermitted Dredge and Activity in State Waters. This policy was intended as a temporary measure to assert jurisdiction over "*Sackett* gap waters," or "State Waters," which are loosely defined as those waters and wetlands in Colorado that were previously regulated under the *Rapanos* decision but became unregulated as a result of the *Sackett* decision. On May 6th, 2024, the Colorado Legislature passed HB24-1379, a bill designed to present a more permanent policy: Regulation 87. This bill is very similar, albeit more permanent and detailed, to CW-17 and is likely to be implemented in 2025; until then, CW-17 is still in effect. Therefore, waters and wetlands fall under the definitions and jurisdictions of the *Sackett* decision (for Waters of the U.S., Corps jurisdiction) and the CW-17 Implementation Policy (for State Waters, State of Colorado jurisdiction).

For waters that are not jurisdictional to the Corps but are jurisdictional to the State, a Temporary Authorization is required under the stopgap measure. For projects that are set to begin in 2026 or later, the State regulating agency (the Water Quality Control Division) recommends waiting until 2026 to submit temporary authorization.

It is our opinion that the waters on the property are likely not jurisdictional to the Corps. They may be jurisdictional to the State. If soil disturbance on the property is to begin in 2025, we recommend a Temporary Authorization submittal. If soil disturbance is not planned until 2026, we recommend waiting for Regulation 87. We can also submit for a jurisdictional determination (AJD) with the Corps for a higher level of assurance.

7.0 LIMITATIONS

The conclusions submitted in this report are based upon the data obtained from the wetland delineation, subsequent research, and our experience in the area. Wetlands or Waters of the U.S. identified in this report are pursuant to the Army Corps of Engineers' Regional

Supplement and appropriate guidance and pursuant to confirmation by appropriate regulatory staff including but not limited to the Army Corp of Engineers. We believe that CTL|T performed services in a professional manner, consistent with industry standards and practices in the locality of the project at the time the services were performed. No warranty, express or implied, is made.

CTL|THOMPSON, INC.

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Environmental Scientist

Claire Asmussen
Environmental Scientist
Via email: davidkbourne@gmail.com
jcarpenter@LAIdesigngroup.com

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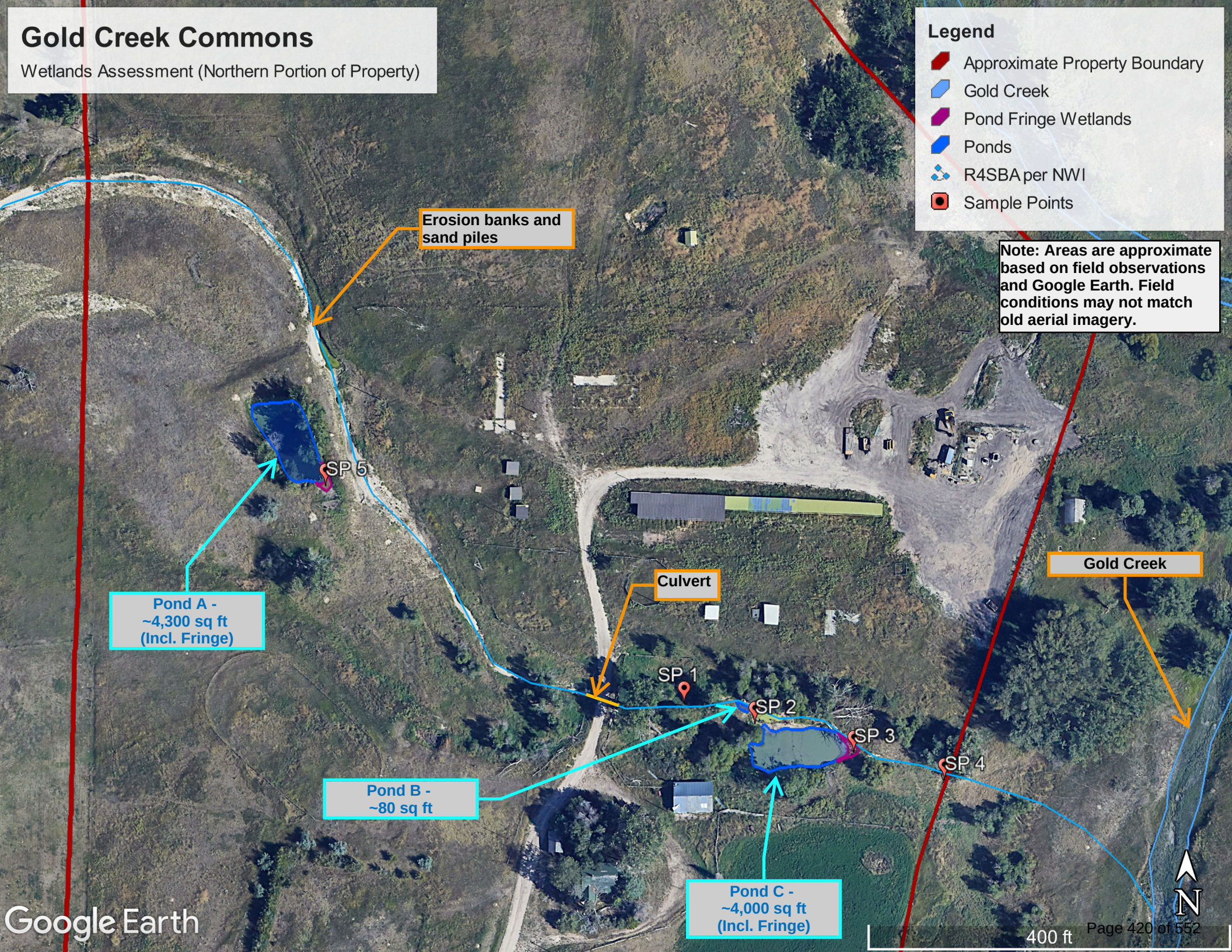
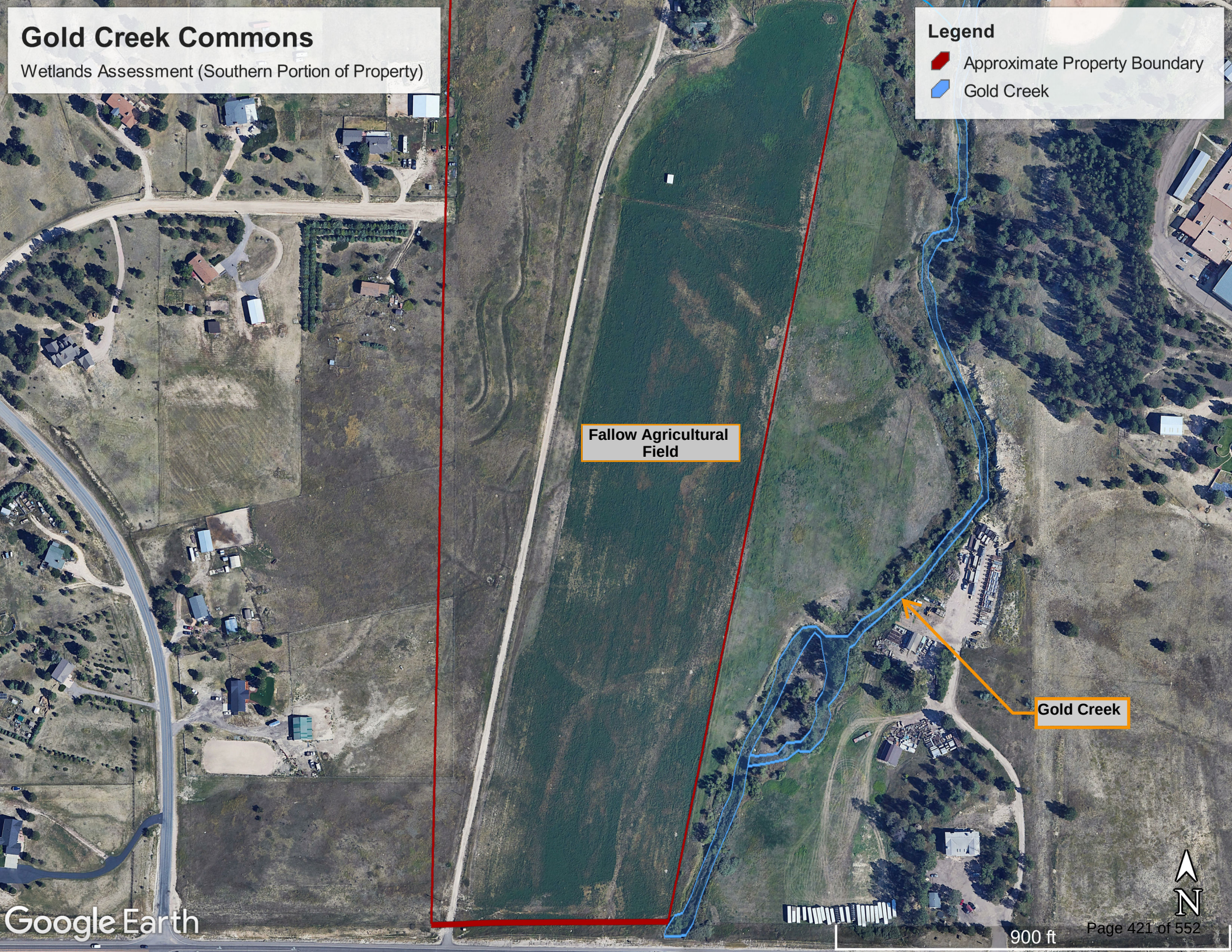

Gold Creek Commons
Wetlands Assessment (Northern Portion of Property)
Legend
Approximate Property Boundary
Gold Creek
Pond Fringe Wetlands
Ponds
R4SBA per NWI
Sample Points
Note: Areas are approximate based on field observations and Google Earth. Field conditions may not match old aerial imagery.
Erosion banks and sand piles
SP 5
Pond A - ~4,300 sq ft (Incl. Fringe)
Culvert
Gold Creek
SP 1
SP 2
SP 3
SP 4
Pond B - ~80 sq ft
Pond C - ~4,000 sq ft (Incl. Fringe)
N
Google Earth
400 ft


Gold Creek Commons
Wetlands Assessment (Southern Portion of Property)
Legend
Approximate Property Boundary
Gold Creek
Fallow Agricultural Field
Gold Creek
N
Google Earth
900 ft

APPENDIX A
DATA SHEETS

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region

See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Gold Creek Commons / 2481 HWY 86 City/County: Elizabeth Sampling Date: 3/3/25

Applicant/Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust State: CO Sampling Point: SP01

Investigator(s): Laura Mooney, Claire Asmussen, Bianca Hodge Pardo Section, Township, Range: 8S 12T 65W

Landform (hillside, terrace, etc.): swale Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 39.36804 Long: -104.61392 Datum: WGS84

Soil Map Unit Name: Haplustolls (75%) NWI classification: R4SBA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ____ No X
Hydric Soil Present? Yes ____ No X
Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** ____ **No** X

Remarks:
NWI indicates R4SBA - adjacent pond appears to be PUB3Hx

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	40	Yes	FAC
2. *Salix fragilis*	10	Yes	UPL
3.			
4.			
	50	=Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 10)			
1. *Bromus inermis*	80	Yes	UPL
2. *Elymus repens*	10	No	FAC
3. *Verbascum thapsus*	2	No	FACU
4. *Asparagus officinalis*	2	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	94	=Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 4

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	50	x 3 =	150
FACU species	4	x 4 =	16
UPL species	90	x 5 =	450
Column Totals:	144 (A)		616 (B)
Prevalence Index = B/A =			4.28

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
____ 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ 5 - Wetland Non-Vascular Plants[1]
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks:
Outside of growing season - vegetation is dormant or dead. Some may not be present. Some may not be identifiable.

SOIL

Sampling Point: SP01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2.5	7.5YR 4/3	98	2.5YR 4/8	2	C	PL/M	Loamy/Clayey	Prominent redox concentrations
2.5-7	2.5YR 4/2	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
very hard digging, possibly frozen

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
drainge/swale area

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region

See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Gold Creek Commons / 2481 HWY 86 City/County: Elizabeth Sampling Date: 3/3/25

Applicant/Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust State: CO Sampling Point: SP02

Investigator(s): Laura Mooney, Claire Asmussen, Bianca Hodge Pardo Section, Township, Range: 8S 12T 65W

Landform (hillside, terrace, etc.): swale Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 39.36794 Long: -104.61366 Datum: WGS84

Soil Map Unit Name: Haplustolls (75%) NWI classification: R4SBA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
NWI indicates R4SBA - adjacent pond appears to be PUB3Hx

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	35	Yes	FAC
2.			
3.			
4.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____	=Total Cover	
Herb Stratum (Plot size: 10)			
1. *Bromus inermis*	65	Yes	UPL
2. *Elymus repens*	20	Yes	FAC
3. *Arctium minus*	5	No	UPL
4. *Verbascum thapsus*	2	No	FACU
5. *Bassia scoparia*	2	No	FAC
6.			
7.			
8.			
9.			
10.			
11.			
	94	=Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____	=Total Cover	

% Bare Ground in Herb Stratum 4

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	57	x 3 =	171
FACU species	2	x 4 =	8
UPL species	70	x 5 =	350
Column Totals:	129 (A)		529 (B)
Prevalence Index = B/A =			4.10

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ 5 - Wetland Non-Vascular Plants[1]
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:
Outside of growing season - vegetation is dormant or dead. Some may not be present. Some may not be identifiable.

SOIL

Sampling Point: SP02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	7.5YR 6/3	100					Sandy	
2-8	7.5YR 2.5/1	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
very hard digging, possibly frozen

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region

See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Gold Creek Commons / 2481 HWY 86 City/County: Elizabeth Sampling Date: 3/3/25

Applicant/Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust State: CO Sampling Point: SP03

Investigator(s): Laura Mooney, Claire Asmussen, Bianca Hodge Pardo Section, Township, Range: 8S 12T 65W

Landform (hillside, terrace, etc.): foot/toe slope Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 39.36785 Long: -104.61331 Datum: WGS84

Soil Map Unit Name: Haplustolls (75%) NWI classification: R4SBA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____

Hydric Soil Present? Yes X No ____

Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** X **No** ____

Remarks:
NWI indicates R4SBA - adjacent pond appears to be PUB3Hx, this sample point is likely within the high water line for pond and underwater during growing season

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 10)			
1. *Elymus repens*	75	Yes	FAC
2. *Bassia scoparia*	5	No	FAC
3. *Verbascum thapsus*	1	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	81 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	=Total Cover		

% Bare Ground in Herb Stratum 19

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	1	x 4 =	4
UPL species	0	x 5 =	0
Column Totals:	81 (A)		244 (B)

Prevalence Index = B/A = 3.01

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ 5 - Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks:
Outside of growing season - vegetation is dormant or dead. Some may not be present. Some may not be identifiable.

SOIL

Sampling Point: SP03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-0.5	10YR 5/3	100					Sandy	
0.5-7	7.5YR 2.5/2	93	5YR 4/6	7	C	PL/M	Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:
very hard digging, possibly frozen

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- X Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2 4A, and 4B**)
- ___ Drainage Patterns (B10)
- X Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	X	No	___	Depth (inches): 15
Water Table Present?	Yes	X	No	___	Depth (inches): 16
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 12

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
likely part of pond during high water, particularly bare ground areas. iron deposits visible on water

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region

See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Gold Creek Commons / 2481 HWY 86 City/County: Elizabeth Sampling Date: 3/3/25

Applicant/Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust State: CO Sampling Point: SP04

Investigator(s): Laura Mooney, Claire Asmussen, Bianca Hodge Pardo Section, Township, Range: 8S 12T 65W

Landform (hillside, terrace, etc.): swale Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 39.36776 Long: -104.61293 Datum: WGS84

Soil Map Unit Name: Haplustolls (75%) NWI classification: R4SBA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	20	Yes	FAC
2. *Salix fragilis*	10	Yes	UPL
3.			
4.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____	=Total Cover	
Herb Stratum (Plot size: 10)			
1. *Bromus inermis*	90	Yes	UPL
2. *Artemisia frigida*	4	No	FAC
3. *Heterotheca villosa*	3	No	UPL
4. *Cryptantha minima*	1	No	UPL
5. *Bassia scoparia*	1	No	FAC
6.			
7.			
8.			
9.			
10.			
11.			
	99	=Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____	=Total Cover	

% Bare Ground in Herb Stratum 4

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	0	x 4 =	0
UPL species	104	x 5 =	520
Column Totals:	129 (A)		595 (B)
Prevalence Index = B/A =			4.61

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

____ 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ 5 - Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks:
Outside of growing season - vegetation is dormant or dead. Some may not be present. Some may not be identifiable.

SOIL

Sampling Point: SP04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/3	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
very hard digging, possibly frozen

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
drainage/swale area

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region

See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Gold Creek Commons / 2481 HWY 86 City/County: Elizabeth Sampling Date: 3/3/25

Applicant/Owner: Stephen W. & Bette M. Gibson Charitable Remainder Trust State: CO Sampling Point: SP05

Investigator(s): Laura Mooney, Claire Asmussen, Bianca Hodge Pardo Section, Township, Range: 8S 12T 65W

Landform (hillside, terrace, etc.): swale Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR/MLRA): LRR E, MLRA 49 Lat: 39.36864 Long: -104.61533 Datum: WGS84

Soil Map Unit Name: Haplustolls (75%) NWI classification: R4SBA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No ____

Hydric Soil Present? Yes X No ____

Wetland Hydrology Present? Yes X No ____

Is the Sampled Area within a Wetland? **Yes** X **No** ____

Remarks:
NWI indicates R4SBA - adjacent pond appears to be PUB3Hx

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	10	Yes	FAC
2.			
3.			
4.			
	10 =Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ =Total Cover		
Herb Stratum (Plot size: 10)			
1. *Equisetum arvense*	20	Yes	FAC
2. *Rumex crispus*	15	Yes	FAC
3. *Grindelia squarrosa*	10	Yes	FACU
4. *Elymus repens*	2	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	47 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ =Total Cover		

% Bare Ground in Herb Stratum 53

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	47	x 3 =	141
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	57 (A)		181 (B)

Prevalence Index = B/A = 3.18

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ 5 - Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks:
Outside of growing season - vegetation is dormant or dead. Some may not be present. Some may not be identifiable. Vegetation is on edge of bare high water area

SOIL

Sampling Point: SP05

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-7	7.5YR 2.5/2	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

very hard digging, possibly frozen. Sandy entisol/buildup from pond, or artificially placed likely

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- X Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

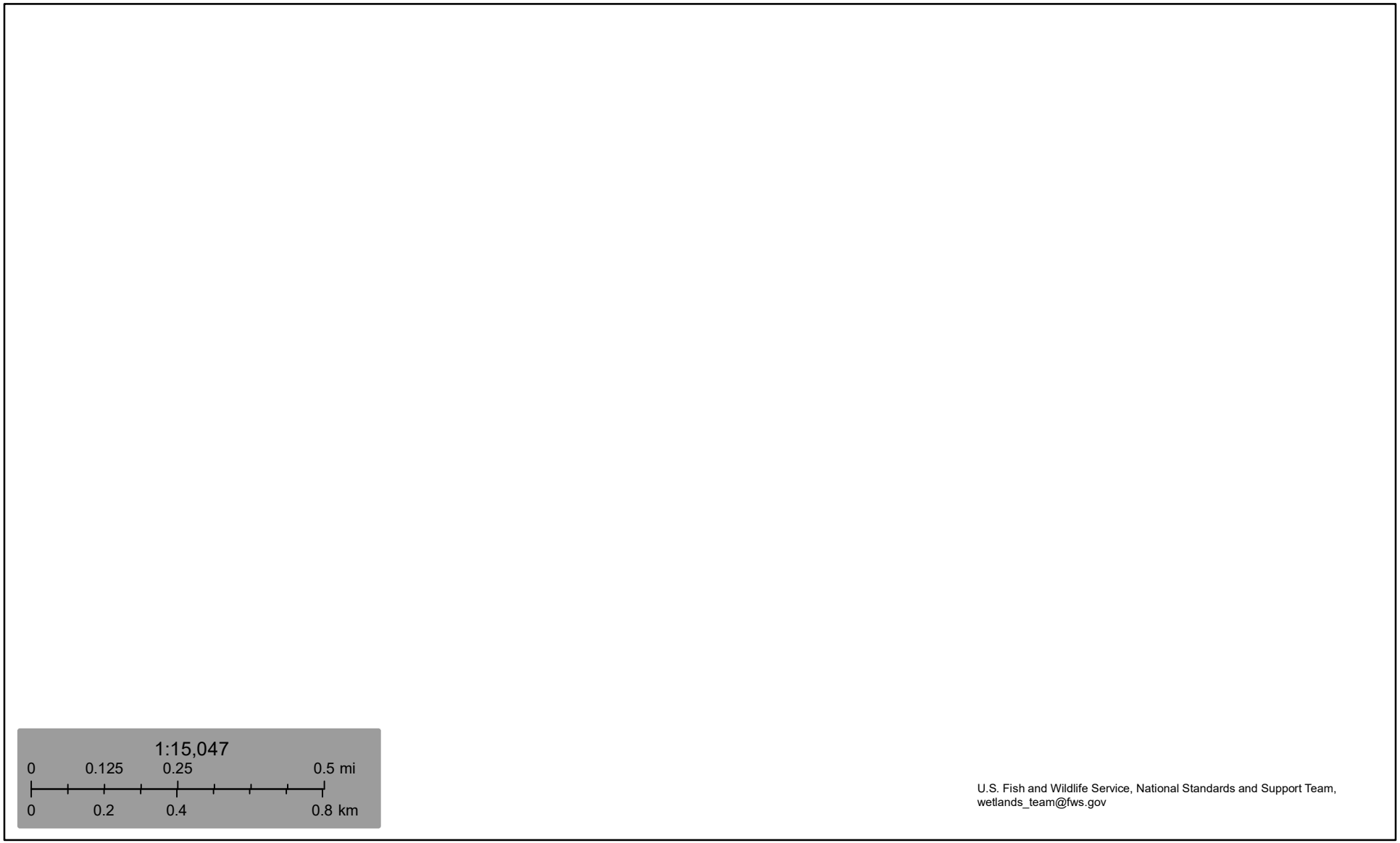
Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

sparsely vegetated area likely part of pond during high water. Vegetation noted is around fringe of sparse area. Soils are frozen and could not dig very deep to determine sat/water table.

APPENDIX B
WETLAND INVENTORY MAP



February 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX C
FEMA LOMR DETERMINATION

Follows Conditional Case No.: 21-08-0390R

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Elbert County Colorado (Unincorporated Areas)	CULVERT EXCAVATION FILL	1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 080055		
IDENTIFIER	As-Built LOMR Following 21-08-0390R	APPROXIMATE LATITUDE & LONGITUDE: 39.358, -104.616 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 08039C0475C DATE: March 17, 2011 TYPE: FIRM* NO.: 08039C0480C DATE: March 17, 2011	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Gold Creek - from approximately 2,250 feet downstream of State Highway 86 to approximately 2,360 feet downstream of County Road 132

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gold Creek	Zone A	Zone A	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 080056 **Name:** Town of Elizabeth, Colorado

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM* NO.: 08039C0480C DATE: March 17, 2011 TYPE: FIRM* NO.: 08039C0475C DATE: March 17, 2011	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the base (1-percent-annual-chance) flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

This revision has met our criteria for removing an area from the base floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM . for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

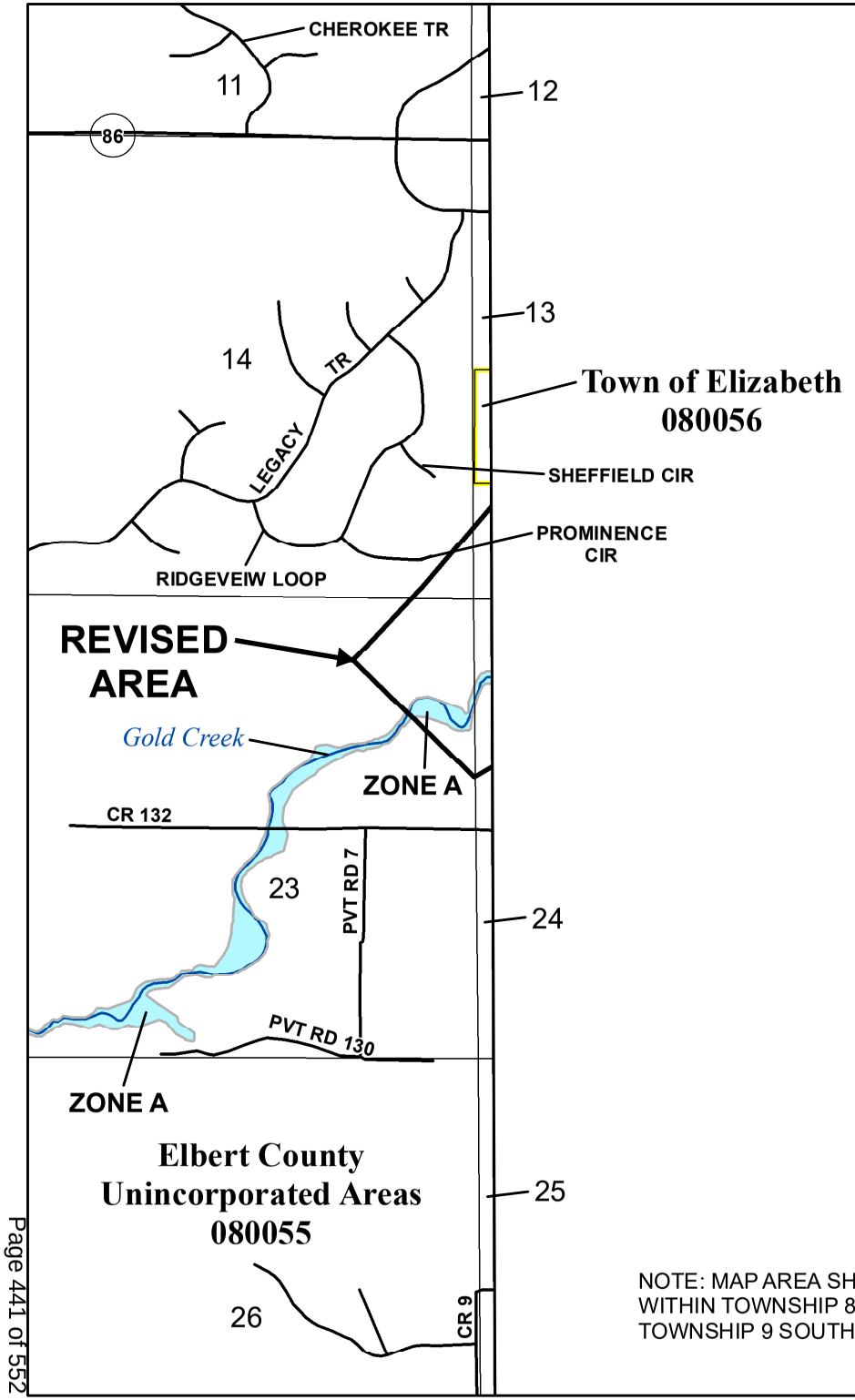
Name: *Elbert County News*

Dates: August 1, 2024 and August 8, 2024

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8 SOUTH, RANGE 65 WEST AND TOWNSHIP 9 SOUTH, RANGE 65 WEST.

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

SCALE

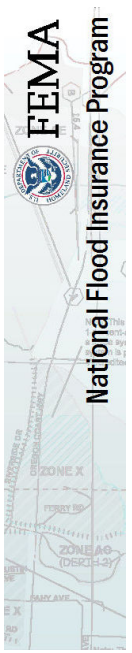
N

Map Projection:
NAD83 UTM Zone 13N
Western Hemisphere; Vertical Datum: NAVD88

1 inch = 2,000 feet 1:24,000

0 1,000 2,000 4,000 Feet

0 300 600 1,200 Meters



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

ELBERT COUNTY, COLORADO

PANEL 475 OF 1200

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELBERT COUNTY	080055	0475	C
ELIZABETH, TOWN OF	080056	0475	C

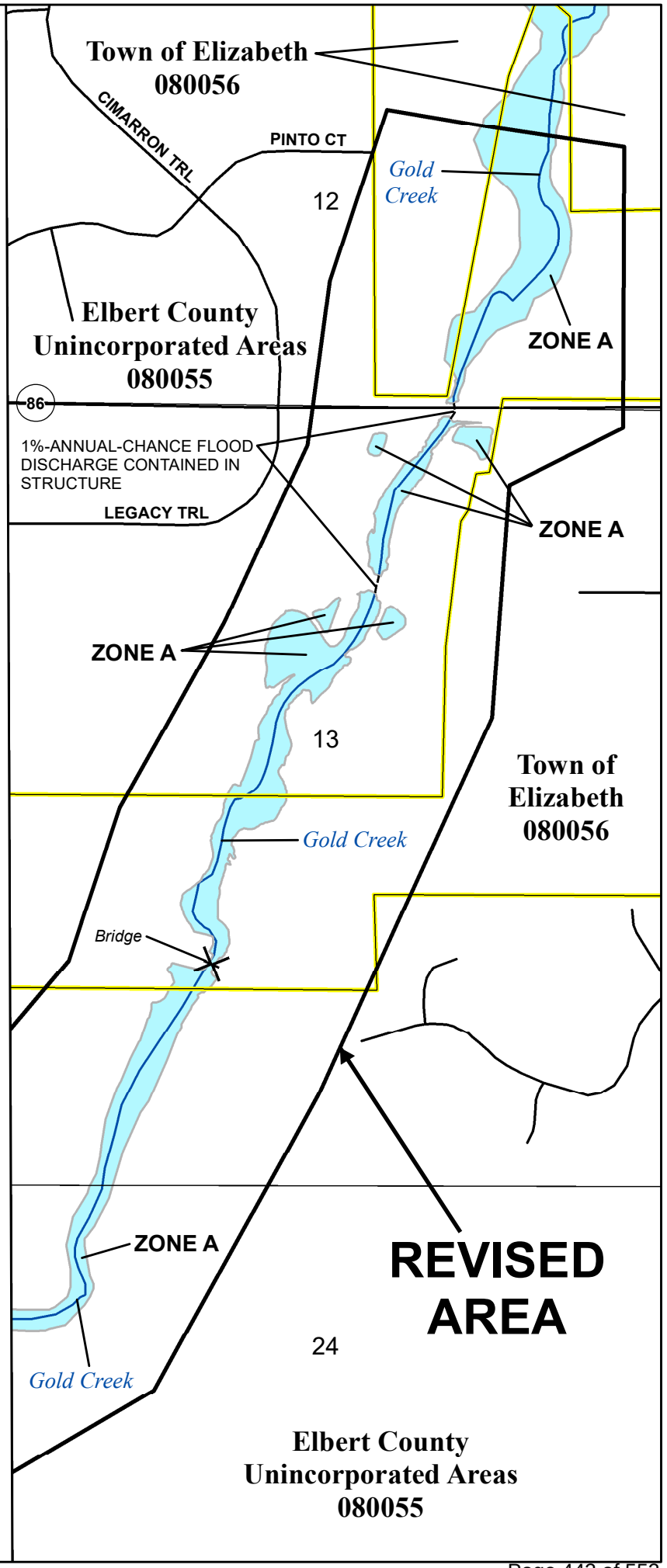
REVISED TO
REFLECT LOMR
EFFECTIVE: December 6, 2024

VERSION NUMBER
1.1.1.0

MAP NUMBER
08039C0475C

EFFECTIVE DATE
MARCH 17, 2011

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8 SOUTH, RANGE 64 WEST AND TOWNSHIP 8 SOUTH, RANGE 65 WEST.



SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

SCALE

Map Projection:
NAD83 UTM Zone 13N
Western Hemisphere; Vertical Datum: NAVD88

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 Feet

0 150 300 600 Meters

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

ELBERT COUNTY, COLORADO

PANEL 480 OF 1200

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELBERT COUNTY	080055	0480	C
ELIZABETH, TOWN OF	080056	0480	C

REVISED TO
REFLECT LOMR
EFFECTIVE: December 6, 2024

VERSION NUMBER
1.1.1.0

MAP NUMBER
08039C0480C

EFFECTIVE DATE
MARCH 17, 2011

EXHIBIT B

January 27, 2026

Town of Elizabeth – Director of Public Works
Mr. Michael DeVol
151 S. Banner Street Elizabeth, CO 80107
(303) 419-5631

Gold Creek Commons Engineering:

Mike,

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

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

Sincerely,

Martin Metsker, PE
Associate Principal

TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

TO: Alexandra Cramer, Community Development Director
FROM: Mike DeVol, Town of Elizabeth Public Works Director
DATE: January 27, 2026
SUBJECT: Gold Creek Commons Site Sketch Approval

Alexandra,
Please see the attached comments and responses from Public Works and the Applicant.
Public Works approves the response comments and will ensure that these items are reflected in the SIA and/or Final Plat.

Regards,

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

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

APPLICATION REFERRAL RESPONSE FORM

Project Title:	**Gold Creek Commons Sketch Plan**
Description:	**The Gold Creek Commons Sketch Plan proposes a mixed-use development on 56.4 acres along Highway 86 consisting of 134 residential units (52 single-family homes and 82 duplex units), 21.3 acres of commercial space, and 14 acres of open space. The proposal conforms to the existing 2007 Planned Development with minor adjustments within the allowable 20% variance to address topographical and drainage constraints.**
Review Sent Date: 2-2-26	**Review Due Date:** 2-2-26

/

/REFERRAL AGENCY	**Elizabeth Fire Protection District**
Contact Name	**Kara Gerczynski**
Contact Email and Phone Number	**kara@elizabethfire.org**

COMMENTS:

Fire Flow:

- **See the attached fire flow requirements for commercial and residential.**
- **A separate plan review will be required for the design of the water hydrant system throughout the subdivision**

Access:

- **The new fire department access is approved by this department. Depending on the secondary fire department access road that will be utilized for the project the following will be required:**
  - **Pinto Road will need to be upgraded on the west side of the gate to allow for emergency access.**
  - **Pinto and Palomino Road shall be 20' all weather surface and maintained on both sides of the gate all year round. If the gate is locked, it will need a knox locking system that can be accessed by the fire department. You can order that at knoxbox.com**
  - **The new fire department access road that connects to Highway 86 shall be at least 20' wide and an all weather surface. The northern portion of the main road to serve the 52 lots will have a median down the middle to allow for fire**

access to go negative if needed in an emergency. Design of that median will need to be reviewed by the fire district.

Impact Fees:

- **Impact fees will be collected on residential and commercial at issuance of building permit.**

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

APPLICATION REFERRAL RESPONSE FORM

Project Title:	**Gold Creek Commons Sketch Plan**
Description:	**The developer has resubmitted the traffic study in support of the Gold Creek Commons Sketch Plan. This review determines whether the previous round of comments was adequately addressed and whether Stolfus has any additional comments on the revised traffic study.**

Review Sent Date: 1/27/2026 **Review Due Date:** 1/27/2026

REFERRAL AGENCY	**Stolfus and Associates**
Contact Name	**Max Rusch**
Contact Email and Phone Number	**max@stolfusandassociates.com**

COMMENTS:

The previous round of comments have been addressed and we have no further comments. Therefore, we approve the Gold Creek Commons Sketch Plan traffic study.

From: Brooks Kaufman
To: Alexandra Cramer
Subject: RE: Revised Submittal - Gold Creek Commons Sketch Plan
Date: Wednesday, January 14, 2026 6:51:29 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Good morning, Alexandra

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE has existing underground/overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies.

CORE Electric Cooperative approves the sketch plan.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

ELECTRIC COOPERATIVE

The Energy to Thrive™

Book time to meet with me

From: Alexandra Cramer <acramer@townofelizabeth.org>
Sent: Wednesday, January 7, 2026 4:49 PM

TOWN OF ELIZABETH

PO Box 159, 151 S. Banner Street ▪ Elizabeth CO 80107 ▪ 303-646-4166 x4

APPLICATION REFERRAL RESPONSE FORM

Project Title:	**Gold Creek Commons Sketch Plan**
Description:	**The Gold Creek Commons Sketch Plan proposes a mixed-use development on 56.4 acres along Highway 86 consisting of 134 residential units (52 single-family homes and 82 duplex units), 21.3 acres of commercial space, and 14 acres of open space. The proposal conforms to the existing 2007 Planned Development with minor adjustments within the allowable 20% variance to address topographical and drainage constraints.**

REFERRAL AGENCY	**Community Development Department**
Contact Name	**Alexandra Cramer, Planner/Project Manager**
Contact Email and Phone Number	**303-646-4166 ext. 503 acramer@townofelizabeth.org**

COMMENTS:
All previous comments and conditions have been addressed.

Having reviewed the Gold Creek Commons Sketch Plan application for conformance with the Elizabeth Municipal Code, the Gold Creek Commons Planned Development, the Town's Comprehensive Plan, and applicable referral agency comments, the Community Development Director finds the application complete and the proposal approvable at the sketch plan stage.

EXHIBIT C

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

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

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

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

COCHRAN DAVID BLAINE	210 PALOMA WAY		ELIZABETH	CO	80107
CRUDER ROBERT	2482 PINTO TRL		ELIZABETH	CO	80107
DAVIS KATHLEEN L	2488 PALAMINO TRL		ELIZABETH	CO	80107
DICKERSON NAOMI GENA	2399 PINTO TRL		ELIZABETH	CO	80107
E-86 METROPOLITAN DISTRICT		0	ELIZABETH	CO	80107
E-86 METROPOLITAN DISTRICT		0	ELIZABETH	CO	80107
ELBERT COUNTY COMMISSIONERS		0	ELIZABETH	CO	80107
ELIZABETH 86 WATER LLC	2484 STATE HWY 86		ELIZABETH	CO	80107
ELIZABETH SCHOOL DISTRICT	34291 COUNTY RD 13		ELIZABETH	CO	80107
GANIBEGOVIC WHITNEY ANN	201 PALOMA WAY		ELIZABETH	CO	80107
GARLICK DAVID	200 PALOMA WAY		ELIZABETH	CO	80107
HUTTON GARY SCOTT	241 PALOMA WAY		ELIZABETH	CO	80107
JACOBSON JAMES M III	34104 CIMARRON TRL		ELIZABETH	CO	80107
KAREN WORKMAN TRUST	2543 PALAMINO TRL		ELIZABETH	CO	80107
KOPLAN CHRISTOPHER	2535 PALAMINO TRL		ELIZABETH	CO	80107
LAPLACE CORISSA ANN	251 PALOMA WAY		ELIZABETH	CO	80107
LATHAM JOEL	2493 PALAMINO TRL		ELIZABETH	CO	80107
LEGACY VILLAGE COMMUNITY ASSOCIATION INC		0	ELIZABETH	CO	80107
LEGACY VILLAGE COMMUNITY ASSOCIATION INC		0	ELIZABETH	CO	80107
LEGACY VILLAGE COMMUNITY ASSOCIATION INC		0	ELIZABETH	CO	80107
MOORE JAMES R III	2388 PINTO TRL		ELIZABETH	CO	80107
MOUTZOURIS PETE J	34052 CIMARRON TRL		ELIZABETH	CO	80107
NEW MEXICO CONSTRUCTION CONCEPTS LLC		0	ELIZABETH	CO	80107

ORR CINDY C	34156 CIMARRON TRL		ELIZABETH	CO	80107
PICKENPAUGH BETTY J	2526 PALAMINO TRL		ELIZABETH	CO	80107
RAITER CECIL W	2545 PALAMINO TRL		ELIZABETH	CO	80107
SABULSKY RICHARD M	2412 PALAMINO TRL		ELIZABETH	CO	80107
SPIEGEL DYLAN	261 PALOMA WAY		ELIZABETH	CO	80107
STEPHEN W AND BETTE M GIBSON CHARITABLE REMAINDER UNITRUST	2481 STATE HWY 86		ELIZABETH	CO	80107
STEPHEN W AND BETTE M GIBSON CHARITABLE UNITRUST		0	ELIZABETH	CO	80107
TOWN OF ELIZABETH		0	ELIZABETH	CO	80107
TOWN OF ELIZABETH		0	ELIZABETH	CO	80107
UNLIMITED LEASING LLP	2733 STATE HWY 86		ELIZABETH	CO	80107
UNLIMITED LEASING LLP		0	ELIZABETH	CO	80107
WREDE JAY CASEY	2487 PINTO TRL		ELIZABETH	CO	80107

,

3. In doing so, I specifically sent such notices via regular first class mail with proper postage affixed to each mailing, and such notices were deposited for mailing on **February 2, 2026**

FURTHER AFFIANT SAYETH NAUGHT.

By: D J B

STATE OF ~~COLORADO~~ Utah)
) ss.
COUNTY OF Salt lake)

Subscribed and sworn to before me this 4th day of February, 2026 by David Bourne.

Witness my hand and official seal.

My commission expires:
(SEAL)

By: Ezekiel Peterson
Ezekiel Peterson

EZEKIEL STARK PETERSON
Notary Public State of Utah
My Commission Expires on:
May 08, 2029
Comm. Number: 743050

For publication on Thursday, January 29, 2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Trustees of the Town of Elizabeth, acting in its capacity as both the Planning Commission and the Board of Trustees pursuant to Section 2-6-20(5) of the Town Code, shall hold a public hearing concerning a Sketch Plan application for Gold Creek Commons, a proposed mixed-use development on a +/- 56.4-acre parcel located at 2481 State Highway 86, pursuant to the Town of Elizabeth Land Development Ordinance.

A public hearing is to be held before the Board of Trustees on February 24, 2026, at 7:00 p.m., or as soon as possible thereafter. The public hearing shall be held in the Town Hall, 151 South Banner Street, Elizabeth, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Community Development Department at (303) 646-4166.

ALL INTERESTED PERSONS MAY ATTEND.

EXHIBIT A (legal description)

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

February 5, 2026

Dear Property Owner,

Gold Creek Commons

Town of Elizabeth Board of Trustees Hearing

Gold Creek Commons is a proposed development on a +/- 56.4-acre parcel of land on the north side of Highway 86 within the Town of Elizabeth. The Applicant proposes a Sketch Plan that complies with the existing Gold Creek Commons Planned Development (PD) which was approved in 2007. This Sketch Plan proposes 21.3 acres of Commercial Uses, 12 acres of R-1 Residential, 9.1 acres of R-2 Residential and 13 acres of Open Space. The total maximum units allowed within the approved PD and proposed with this Sketch Plan are 134 homes. Primary access will be from Highway 86 and aligned with the existing intersection at Hinds Street.

Sincerely,

David Bourne

TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

SIGN POSTING AFFIDAVIT

(Photo of sign on the property must be inserted here.)

Pursuant to the Town of Elizabeth Land Development Code, the above sign was posted on

Date ___**02/06/2026**_____

Location ___2481 STATE HWY 86 ELIZABETH, CO 80107_____

Verified by Applicant or Representative

__Don Ryan_____
Printed Name

_____
Signature

State of Colorado County of Arapahoe

Signed and sworn to before me this 09 day of febuary, 2026, by Donald Ryan.

_____
(Notary's official signature)

Notary
(Title of office)

Dec 15, 2029.
(Commission Expiration)

Notary Stamp

SAVANNAH CORDOVA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254046014
MY COMMISSION EXPIRES DEC 15, 2029

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

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

January 29, 2026

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

January 29, 2026

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

Nikki Lister Publisher

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

29 day of January, 2026

Jenna Lister
Notary Public

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

JENNIFER LISTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244007249
MY COMMISSION EXPIRES FEBRUARY 20, 2028

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Trustees of the Town of Elizabeth, acting in its capacity as both the Planning Commission and the Board of Trustees pursuant to Section 2-6-20(5) of the Town Code, shall hold a public hearing concerning a Sketch Plan application for Gold Creek Commons, a proposed mixed-use development on a +/- 56.4-acre parcel located at 2481 State Highway 86, pursuant to the Town of Elizabeth Land Development Ordinance.

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ALL INTERESTED PERSONS MAY ATTEND. EXHIBIT A (legal description)

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

Published January 29, 2026
In Ranchland News
Legal No. 36

RESOLUTION 26R09

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

WHEREAS, David Bourne, on behalf of the Stephen W. & Bette M. Gibson Charitable Remainder Trust, submitted a Sketch Plan application for the Gold Creek Commons Planned Development located at 2481 State Highway 86; and

WHEREAS, the Board of Trustees conducted a public hearing on February 24, 2026, and evaluated the Sketch Plan, referral agency comments, and public testimony pursuant to EMC § 16-3-40; and

WHEREAS, the Board of Trustees finds the Sketch Plan is in compliance with the adopted standards, regulations, and policies of the Town of Elizabeth, including the Gold Creek Commons Planned Development and EMC §§ 16-3-10 and 16-3-40.

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

PASSED, APPROVED, and ADOPTED this 24th day of February, 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

TOWN OF ELIZABETH

MICHELLE M. OESER TOWN CLERK / ADMINISTRATIVE SERVICES DIRECTOR

TO: Honorable Mayor and Board of Trustees
FROM: Michelle Oeser Town Clerk
DATE: February 24, 2026
SUBJECT: Administrative Time Tracking

SUMMARY

This memorandum explains the Administrative Time Tracking Policy and the expectations for implementation. The policy is designed to improve internal reporting and ensure the Town has accurate information regarding administrative support provided to specific operational areas.

This policy is to document the amount of time Town Administrative Staff spend supporting the functions of the Water and Wastewater Department and Capital Improvement projects.

Gathering this information will allow the Town to better understand how administrative resources are allocated. The data will be used for budgeting, cost allocation, and financial reporting.

Administrative staff will track time spent on tasks related to the Town Water and Sewer Department and Capital Improvements, record time daily whenever practicable, and provide a monthly summary when requested.

Staff are not required to track time down to the exact hour and minute. A reasonable, good-faith summary of time spent on these tasks is sufficient.

This policy is intended to create helpful data while reducing administrative burden. Staff are expected to comply in good faith and to ensure monthly summaries are accurate and timely.

STAFF RECOMMENDATION

Staff recommend that the Board approve Resolution 26R10, a Resolution adopting an Administrative Time Tracking Policy.

ATTACHMENT

Resolution 26R10

RESOLUTION 26R10

A RESOLUTION ADOPTING AN ADMINSITRATIVE TIME TRACKING POLICY

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 following policy for the Town:

ADMINSTRATIVE TIME TRACKING POLICY

I. Purpose. This policy is intended to create data regarding the amount of time spent by Town Administrative Staff supporting the functions of the Town Water and Sewer Department and working on Capital Improvements. The data created may be used for any purpose that benefits the Town and its functions.

II. Time Tracking. Administrative staff shall track the time spent devoted to tasks supporting the functions of the Town Water and Sewer Department and Capital Improvements. Time shall be tracked on a daily basis, when possible, and summarized in a monthly spreadsheet. Administrative staff are only required to provide a summary of the time spent on the identified tasks, not track the precise hour and minute devoted to the identified tasks.

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

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

To: Board of Trustees
From: Alexandra Cramer, AICP, Planner/Project Manager
Date: February 24th, 2026
Subject: Ordinance 26-03

Summary
The Board of Trustees shall consider an ordinance repealing and reenacting Section 2-6-20 of the Town of Elizabeth Municipal Code. The proposed ordinance amends the membership structure of the Planning Commission, reducing its total membership to seven (7) members consistent with C.R.S. § 31-23-203(4). All members must be bona fide residents of the Town, shall not otherwise serve as Town officials (with the exception that one member may also serve on the Board of Adjustment), and shall be appointed to four (4) year terms. Membership shall automatically terminate if a member ceases to meet qualification requirements.

If adopted, the ordinance will take effect thirty (30) days after publication.

Staff Recommendation
Staff recommends that the Board of Trustees approve Ordinance 26-03.

Attachment(s)
Ordinance 26-03

ORDINANCE 26-03

AN ORDINANCE REPEALING AND REENACTING SECTION 2-6-20 OF THE TOWN OF ELIZABETH MUNICIPAL CODE REGARDING THE MEMBERSHIP OF THE PLANNING COMMISSION

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

Section 1. Section 2-6-20 of the Town of Elizabeth Municipal Code is repealed and reenacted to read as follows:

Sec. 2-6-20. - Created.

Pursuant to the provisions of C.R.S. § 31-23-201, *et seq.*, there is created a Planning Commission. Consistent with the provisions of C.R.S. § 31-23-203(4), the Planning Commission shall consist of a total of seven (7) members as follows:

(a) All members of the Planning Commission shall be bona fide residents of the Town, and shall not otherwise be officials of the Town, except that one (1) member may also serve on the Board of Adjustment. All members shall be appointed to four (4) year terms.

(b) In the event any member of the Planning Commission ceases to be qualified to serve on the Planning Commission as provided above, his or her membership on the Planning Commission shall automatically terminate.

Section 2. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. This Ordinance shall become effective thirty (30) days after publication.

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

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST:

_____
Michelle M. Oeser, Town Clerk

ORDINANCE 26-04

AN ORDINANCE AMENDING CHAPTER 18 OF THE TOWN OF ELIZABETH MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW ARTICLE XVI ADOPTING THE WILDFIRE RESILIENCY CODE

WHEREAS, the Colorado Legislature passed SB23-166 and SB25-142 mandating the adoption of a model wildfire resiliency code by local governments including the Town; and

WHEREAS, the Town hereby adopts the wildfire resiliency code as drafted and adopted by the Wildfire Resiliency Code Board.

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

Section 1. Chapter 18 of the Town of Elizabeth Municipal Code is amended by the addition thereto of a new Article XVI to read as follows:

ARTICLE XVI – WILDFIRE RESILIENCY CODE

Sec. 18-16-10. – Adoption.

There is hereby adopted for the purpose of establishing minimum regulations for the safeguarding of life and for property protection intended to mitigate the risk to life and structures from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels in the Town, the 2025 Colorado Wildfire Resiliency Code, published by the Colorado Division of Fire Prevention & Control. All Appendices to the 2025 Colorado Wildfire Resiliency Code are hereby adopted.

Sec. 18-16-20. – Copy on file.

One (1) copy of such Code is on file in the office of the Town Clerk and may be inspected during regular business hours.

Sec. 18-16-30. – Amendments.

The Code adopted herein is hereby modified by the following amendments:

(a) Section 101 Scope and General Requirements is amended to read as follows:

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by the Town of Elizabeth, hereinafter referred to as "this Code".

(b) Section 103.1 Creation of agency is amended to read as follows:

103.1 Creation of agency. The Town Building Department is the official in charge thereof and shall be known as the Code official. The function of the agency shall

be the implementation, administration, and enforcement of the provisions of this Code.

(c) Section C101.3.4 Compliance with orders and notices is amended to read as follows:

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this Code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises, or vehicle when ordered or notified to do so by the Code official shall be subject to penalties as set forth in Article IV of Chapter 1 of the Town of Elizabeth Municipal Code. Such violation is also deemed a nuisance and may be abated as such.

(d) Section C101.3.7 Violation penalties is amended in part to read as follows:

All violations shall be subject to the penalties in Article IV of Chapter 1 of the Town of Elizabeth Municipal Code.

Sec. 18-16-40. - Penalty.

Failure to comply with the terms of the *Wildfire Resiliency Code* or with this Article shall constitute a civil infraction. Any person who is found guilty of, or pleads guilty or nolo contendere to the commission of the civil infraction shall be subject to a civil penalty as set forth in this Code. For each day, or portion thereof during which any violation continues, a person may be cited for a separate civil infraction.

Section 2**.** The Wildfire Resiliency Code - Fire Intensity Classifications contained in the Colorado Wildfire Resiliency State Code Map, developed by the Division of Fire Prevention and Control (DFPC) and the Colorado State Forest Service (CSFS) and within the municipal boundaries of the Town are hereby adopted as the wildland-urban interface areas with the corresponding fire intensity classifications. Town staff is directed to ensure such map is available for public inspection through an accessible online platform and at the office of the Town Clerk.

Section 3. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 4. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. This Ordinance shall become effective 30 days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this ____ day of _____, 2026.

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST

_____
Michelle M. Oeser, Town Clerk

ORDINANCE 26-05

AN ORDINANCE AMENDING THE PENALTY PROVISION OF THE TOWN OF ELIZABETH MUNICIPAL CODE APPLICABLE TO MAXIMUM CRIMINAL PENALTIES TO ALIGN WITH STATE LAW

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

Section 1. The Town of Elizabeth Municipal Code is amended by the addition thereto of a new Section 1-4-80 to read as follows:

Section 1-4-80. - Maximum criminal penalties.

Any penalties imposed by this Code may not exceed the maximum penalties established by Sections C.R.S. § 18-1.3-501(1)(a.5) and C.R.S. § 18-1.3-503(1.5), or any such applicable limitation otherwise set by state law.

Section 2. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. This Ordinance shall become effective 30 days after publication.

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

Passed by a vote of _____ for and _____ against and ordered published.

_____
Angela Ternus, Mayor

ATTEST:

_____
Michelle M. Oeser, Town Clerk

To: Honorable Mayor and Board of Trustees
From: Chris Lowe, Interim Town Administrator
Date: February 16, 2026

Subject: Purchasing Policy Revisions

Staff met to discuss the subject matter areas in the purchasing policy that were under discussion at the Board meeting on February 10, 2026. I was subsequently able to view that discussion as well. After listening to the Board discuss this issue and hearing areas of concern in terms of logistics and operation of some of these amendments from staff, it is my belief that there should be more discussion to make sure we have absolute clarity on how both the Board and staff understand these policy changes. This will insure that any changes that are made will be both protective of the Board's fiduciary duty to protect the financial well-being of the Town, will provide the Board with the necessary information in a timely fashion consistent with their duties, but will protect the ability of Town staff to act autonomously and quickly to protect the Town's spending as projects change dynamically, as they most often do. It is also important that staff have the authority to act consistently with their job duties on a day-to-day basis. The whole intent of the policy versus administrative dichotomy is to maintain the ability of the Board to perform its long-range strategic role of setting policy and providing oversight while allowing administration (staff) to execute the day-to-day functions of running the Town. It is important that any policy changes respect the distinct roles of elected officials and staff, so that staff is not engaged in policymaking and the Board is not encroaching on execution of policy by staff. I am not certain that we have adequately covered the proposed changes to the language of the policy sufficiently to be able to bring the Board of draft changes at this time.

We want to make sure that we do not have to continually revisit this policy once it is amended moving forward. I would recommend that we have a brief discussion on the areas where some confusion may remain. Specifically, the amounts of purchasing authority at various levels. Staff recommends more research before we decide these limits. The change order policy language is currently open to interpretation and staff would like more clarity about how the Board would like that to function before we develop language to address that policy decision. Budget authority versus budget amendments is another area that I would like to discuss, so that I understand better what the objectives of the Board are before developing any proposed amendments.

Staff Recommendation: Staff recommends further discussion to clarify outstanding areas of confusion and would request time to research the best language and methods of operation to achieve the policy objective of the Board before putting this issue back on the agenda.

TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

TO: Madam Mayor, Madam Mayor Pro-Tem and Town Board of Trustees
FROM: Mike DeVol, Town of Elizabeth Public Works Director
DATE: February 17, 2026
SUBJECT: Discussion for Watering Restrictions beginning March 1, 2026

Madam Mayor and Board of Trustees,

Public Works would like to institute Mandatory Watering Restrictions beginning March 1, 2026, due to the severe drought conditions along the front range and moderate drought in the mountains. Public Works continue to monitor short- and long-range weather forecast for the water year and it appears to be bleak at this point. Public Works would invite any comments or concerns regarding this decision.

Regards,

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

TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

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 **02/01/2026 at 12:01 a.m. to 02/14/2026 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
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Email: Police@townofelizabeth.org
www.townofelizabeth.org

Colorado Association of Chiefs of Police

TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Total Calls for Service:

277

Traffic Stops:

Total Stops:	Penalty Assessments Issued:	Warnings Issued:
62	37	25

Other Calls for Service:

Call Type:	Number of Calls:
911 Landline	20
911 Rapid SOS	4
Alarm-Bank	2
Alarm-Business Burglary	2
Animal Complaint	4
Assault	1
Assist to Fire Department	3
Assist to Other Agency	6

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ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Business Check	24
Citizen Assist	17
Citizen Contact	12
Crime Prevention	3
Dead Animal	1
Disorderly Conduct	1
Disturbance	3
Domestic Violence-Physical	1
Drug Offense	1
Flock	2
Follow Up	30
Harassment	4
Increased Patrol	21
Informational Report	1
Medical Assist	6
Motorcycle Complaint	1
Motorist Assist	4
Municipal Ordinance Violation	4
Motor Vehicle Crash with Property Damage	2

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Park Check	1
Parking Complaint	2
Report Every Drunk Driver Immediately (REDDI)	4
Returned Runaway	1
School Education	1
Sex Assault on a Child	1
Sex Offense	1
Suicidal Subject	2
Suspicious Circumstance	4
Suspicious Vehicle	4
Traffic Complaint	2
Traffic Hazard	4
Traffic Stop	62
Unwanted Subject	1
VIN Verify	4
Welfare Check	3

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Open Patrol Division Criminal Investigations:

Case Number:	Call Type:	Details:
25-6683	Theft	Investigation into a theft at a business.
25-7891	Theft	Investigation into a theft at a business.
26-0621	Motor Vehicle Crash	Investigation into a hit and run crash.
26-0812	Motor Vehicle Crash	Investigation into a hit and run crash.
26-0876	Harassment	Investigation into alleged harassment that occurred in Town
26-0862	School Incident	Investigation into an incident that occurred at a local school.
26-0860	Assault	Investigation into an assault that occurred in Town
26-0847	Sex Offense	Investigation into an alleged sex offense that occurred in Town

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Open Community Services Division Municipal Ordinance Violations:

Case Number:	Call Type:	Notes:
26-0440	Municipal Ordinance Violation	Investigation into code violations at a property within Town.
26-0605	Municipal Ordinance Violation	Investigation into code violations at a property within Town.
26-0830	Municipal Ordinance Violation	Investigation into code violations at a property within Town.
26-0855	Municipal Ordinance Violation	Investigation into code violations at a property within Town.

**Please note that limited information regarding open investigations is available. This is to protect the integrity of the investigations. **

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Closed Case/Incident Reports:

Case/Incident Number:	Call Type:	Details:
25-6381	Municipal Ordinance Violation	EPD's Community Services Division closed a case regarding violations of municipal ordinances at a property in Town. The case was turned over to Safebuilt for further follow up on building codes.
25-7342	Financial Crimes	EPD closed a case regarding fraud. After numerous attempts, the victim refused to cooperate with the investigation, and no investigative leads were able to be followed.
25-7848	Criminal Mischief	EPD closed a case regarding several juveniles who caused considerable damage to garage doors in Town. The juveniles were filed into the 23rd Judicial District on several charges.
26-0291	Municipal Ordinance Violation	EPD's Community Services Division closed a case regarding violations of municipal ordinances at a property in Town. The owner came into voluntary compliance with Town Code.
26-0336	Municipal Ordinance Violation	EPD's Community Services Division closed a case regarding violations of municipal ordinances at a property in Town. The owner came into voluntary compliance with Town Code.
26-0481	Dog Bite	EPD Officers responded to a reported dog bite. After investigation, the owner of the dog was charged with several violations of Town code.

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

26-0530	Weapons Violation	EPD's SROs responded to a local school on a report of a possible weapon on school grounds. The SROs were able to quickly determine the alleged weapon was a toy, and the case was non-criminal. The student was turned over to the school district for any related school discipline.
26-0561	Municipal Ordinance Violation	EPD's Community Services Division closed a case regarding violations of municipal ordinances at a property in Town. The owner came into voluntary compliance with Town Code.
26-0564	Municipal Ordinance Violation	EPD's Community Services Division closed a case regarding violations of municipal ordinances at a property in Town. The owner came into voluntary compliance with Town Code.
26-0607	Municipal Ordinance Violation	EPD's Community Services Division closed a case regarding violations of municipal ordinances at a property in Town. The owner came into voluntary compliance with Town Code.
26-0556	Domestic Violence	EPD's SROs responded to a cold domestic violence call reported at a local school. Upon initial investigation, it was determined the alleged crime would have occurred in Elbert County. The case was forwarded to the Elbert

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

		County Sheriff's Office (ECSO) for further investigation.
26-0606	Suicidal Subject	EPD's SROs responded to a reported suicidal student at a local school. Centennial Mental Health (CMH) was called to evaluate the student. After evaluation, it was determined the juvenile needed to be placed at a mental health facility. EPD transported the juvenile and released them to the facility without incident.
26-0615	Disorderly Conduct	EPD responded to a local apartment complex on a reported disturbance between residents. After investigation, it was determined that no crime had occurred.
26-0616	Domestic Violence	EPD responded to a local apartment complex on a reported domestic violence call. After investigation, there was insufficient evidence to pursue criminal charges.
26-0617	Suicidal Subject	EPD responded to a residence on a reported suicidal party. The party had taken measures to end their life and fled the scene. After a coordinated multi-agency effort, the subject was located safely and transported to a local hospital.
26-0659	Harassment	EPD' SROs responded to a local school on a reported harassment. After investigation, there was insufficient probable cause to

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

		support criminal charges, and the case was turned over to the school.
26-0688	Suicidal Subject	EPD's SROs responded to a reported suicidal student at a local school. Centennial Mental Health (CMH) was called to evaluate the student. After evaluation, it was determined the juvenile needed to be placed at a mental health facility. EPD transported the juvenile and released them to the facility without incident.
26-0709	Suicidal Subject	EPD responded to a residence on a reported suicidal party. The party had taken measures to end their life. The subject was safely transported to a local hospital.
26-0710	Drug Offense	EPD's SROs responded to a local school on a reported drug offense. After investigation, probable cause existed that an offense had occurred. The juvenile was issued a municipal summons.
26-0733	Assist to Elbert County	EPD Officers responded to assist the Elbert County Sheriff's Office (ECSO) with a theft. EPD located and stopped the suspects. Once ECSO arrived, EPD assisted in their investigation.

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

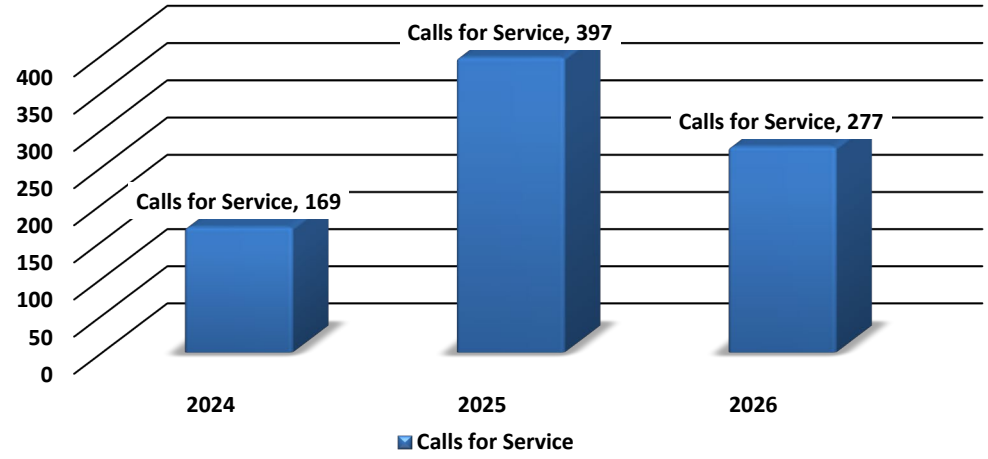
26-0785	Medical Assist	EPD's SROs responded to a local school on a report of several students ingesting an unknown substance. They were evaluated and released to their parents.
26-0889	Domestic Violence	EPD responded to a local apartment complex on a reported domestic violence call. After investigation, there was insufficient evidence to pursue criminal charges.
26-0837	Motor Vehicle Crash	EPD responded to a single car crash. The vehicle had struck a light pole and a fence. After investigation, it was determined the driver was experiencing a medical issue which contributed to the crash. A State of Colorado crash report was taken.

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

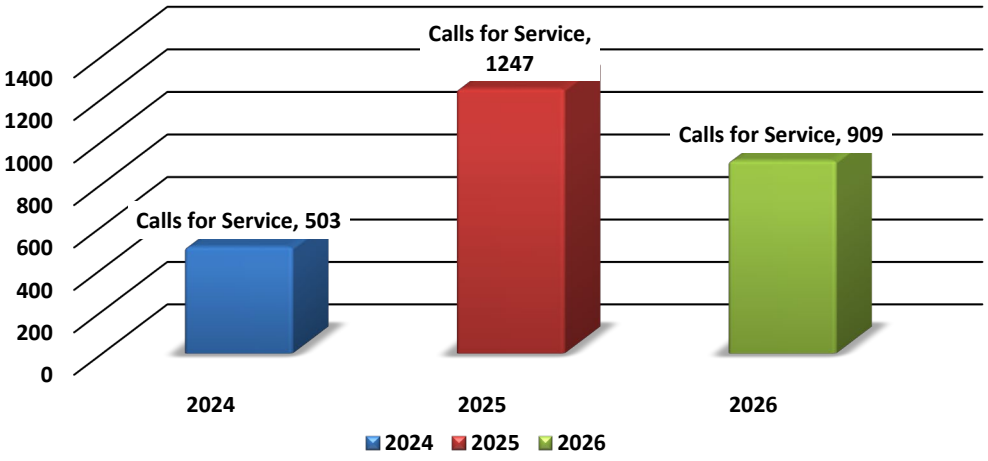
Period: 02/01/2026 to 02/14/2026

Historical Data:

Calls for Service For Same Period:



Total Calls for Service Year to Date



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Colorado Association of Chiefs of Police

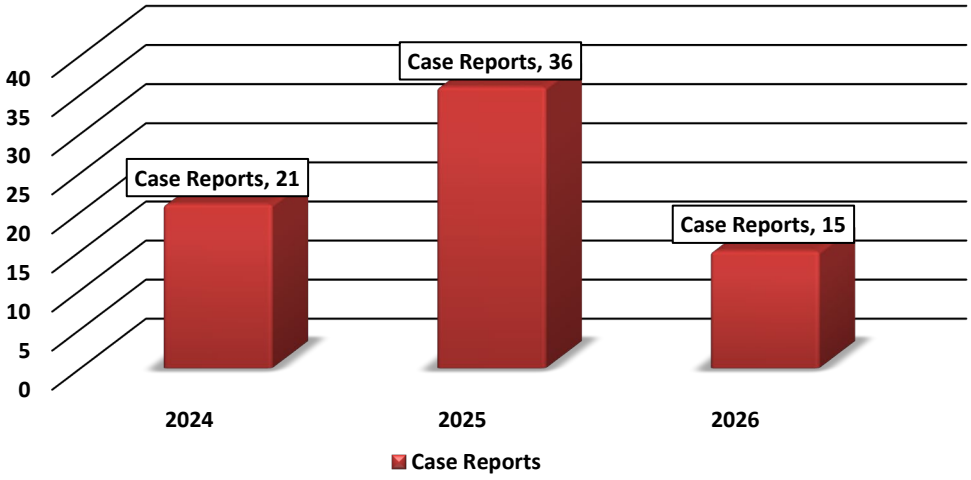
TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

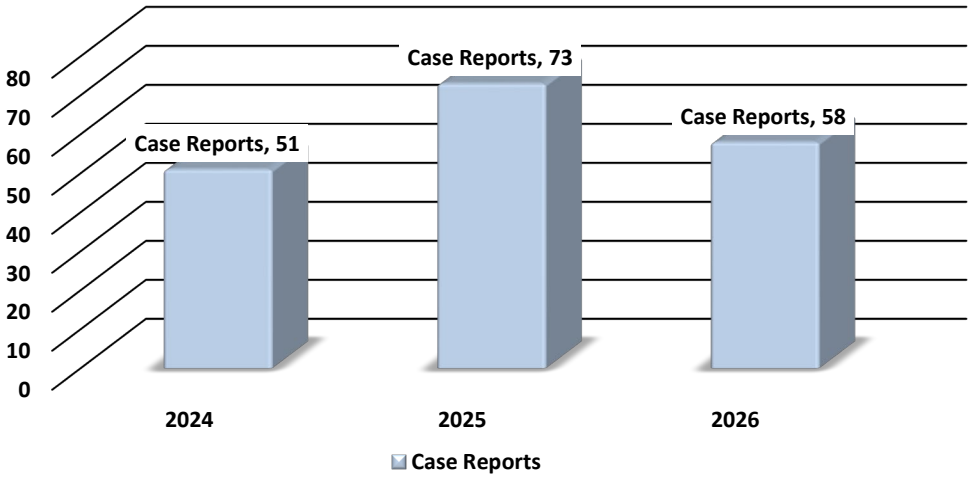
ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 02/01/2026 to 02/14/2026

Case Reports Pulled For Same Period:



Total Case Reports Pulled Year to Date:



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As tax season ramps up, so do scams targeting community members. The IRS reports an increase in phishing emails, text messaging (smishing), and fake refund notices that are designed to steal personal information or file fraudulent returns. Also, criminals frequently impersonate the IRS, using official-looking language, logos, and urgent messages to pressure people into clicking links or sharing sensitive data.

AI-powered tools, including voice cloning and realistic fake IRS websites, are used to make their messages sound and look legitimate. These AI scams can mimic an IRS agent's voice or create flawless phishing pages, making them increasingly difficult to spot.

Remember:

- The IRS does *not* initiate contact by text, email, or social media.
- Do not click on links in unsolicited messages.
- Always to directly to IRS.gov to verify information

Staying vigilant is your best defense this tax season.

If you fall victim to an IRS scam, please contact the Elizabeth Police Department.

Town of Elizabeth Police Department Monitoring Report

February 24, 2025

Departmental Updates:

- The Vector Solution training and implementation remain in progress. Weekly meetings with Vector Solutions are occurring as we move forward with the project.
- Phoenix Technologies is currently working with Douglas County to install our Virtual Private Network (VPN), a project initiated in 2025. Communication between all parties has been ongoing throughout the process. Because progress is dependent on Douglas County, Phoenix Technologies, and I are continuing to provide support and apply influence where possible to help move the project to completion.
- The annual report is being compiled. The final draft of the annual report will be made available to the public upon completion.
- The Colorado Bureau of Investigations Major Crime Unit met with members of the Elizabeth Police Department to discuss major crime considerations and provide strategies for an ongoing and open investigation.

Training Updates:

- Officer Steven Herbel has trained the department in accordance with State of Colorado standards, the annual Standard Field Sobriety Testing (SFST) certification.

Elizabeth Police Department

Special Report

FOR INTERNAL USE ONLY

Report Date	Report Time	Date Occurred	Time Occurred	Primary Jurisdiction	Case Number
02/03/2026	1406	02/03/2026	1025	Elizabeth Police Department	26-763

Location of Occurrence
Black Saddle Street

	Major Criminal Event		Transportation Incident	X	Notable Incident/Arrest
	Inmate Injury		Police Vehicle Accident		General Information Item
	Death Investigation		Discharge of Police Weapon		Other

	After Action Report Completed (required for all incidents involving natural or man-made disasters, pandemics, civil disturbances, mass arrests, credible bomb threats, hostage or barricaded person situations, acts of terrorism, and other unusual incidents)

On February 3, 2026 at approximately 10:25 A.M., Officer Josh Hunter, Officer Steven Herbel, Commander Brett Cutler, and Chief Jeff Engel responded to Black Saddle Street regarding a suicidal subject with a weapon.

Upon arrival, Officers Hunter and Herbel approached the residence, locating , and , on the north side of the residence at the bottom of the stairs leading from the backyard to the front of the residence. was cradled and comforted by . was conscious, displaying symptoms of a head injury.

The investigation determined that was going to speak with about the current living arrangements. is renting the basement of Black Saddle St. approached near the gate that leads from the front of the home to the stairs descending to the backyard.

During the encounter, pushed . Subsequently, lost his balance and fell backwards. fell backwards approximately 3 steps, stopping near the bottom of the steps. The grade from the top of the stairs to the backyard is an approximate 9% grade.

was transported to Parker Adventist Hospital for medical evaluation. It was determined that sustained a skull fracture and internal brain bleeding.

Nothing further to report.

Deputy/Supervisor Name & Number	
Jeff Engel, Chief of Police	Page 1 of 1

Elizabeth Police Department

Special Report

FOR INTERNAL USE ONLY

Report Date	Report Time	Date Occurred	Time Occurred	Primary Jurisdiction	Case Number
02/13/2026	1346	02/12/2026	1346	Elizabeth Police Department	26-862

Location of Occurrence

Elizabeth Middle School, 34427 County Rd 13

	Major Criminal Event		Transportation Incident	X	Notable Incident/Arrest
	Inmate Injury		Police Vehicle Accident		General Information Item
	Death Investigation		Discharge of Police Weapon		Other

	After Action Report Completed (required for all incidents involving natural or man-made disasters, pandemics, civil disturbances, mass arrests, credible bomb threats, hostage or barricaded person situations, acts of terrorism, and other unusual incidents)

On Thursday, February 12, 2026, at approximately 1:46 P.M., School Resource Officer (SRO) Daisy Tucker received information regarding a piece of student-authored documentation that raised concerns. Officer Tucker conducted an initial assessment and determined that the content presented a potential threat to school safety.

The student identified as the author, was contacted and interviewed as part of the investigation. With the consent of the student's parent/guardian, a search of the residence was conducted. No weapons or items posing a danger to the school community were found.

Following the evaluation, was placed on an M-1 mental health hold and transported to Children's Hospital South.

The investigation remains open and ongoing.

No immediate threats to school safety have been identified at this time.

Nothing further to report.

Deputy/Supervisor Name & Number	
Jeff Engel, Chief of Police	Page 1 of 1

TOWN OF ELIZABETH

CHIEF OF POLICE JEFF ENGEL

TO: *Mayor Angela Ternus, Mayor Pro Tem Hutchins, and Board of Trustees*

FROM: Jeffery R. Engel, Chief of Police

SUBJECT: EIAF Grant Award

DATE: February 24, 2025

SUMMARY:

In March 2025, the Elizabeth Police Department submitted an application for the EIAF Mineral Grant, a 50/50 matching grant, to support the refurbishment of its facilities. The proposed improvements included installing low-emission flooring in the patrol room and public areas (excluding bathrooms), upgrading to energy-efficient siding, and constructing an ADA-compliant ramp.

On June 13, 2025, the Town of Elizabeth received an award letter for $54,000 to fund these projects. Four days later, on June 17, the Department of Local Affairs (DOLA) requested additional information to support the contract, which was promptly provided the same day. On July 18, 2025, follow-up correspondence was sent to DOLA regarding the grant and next steps; however, no response was received.

In early August, bids for the work were solicited, and one bid was received. On August 28, 2025, contracts for the work were finalized. Construction began in September on the siding, flooring, and ADA-compliant ramp, with all work completed in October 2025.

Reporting for reimbursement for the fourth quarter of 2025 began in late November. During this process, it was identified that construction commenced prior to the State of Colorado issuing finalized contracts.

ANALYSIS:

In correspondence with DOLA, all avenues for reimbursement have been exhausted. Specifically cited is that internal compliance staff do not see an option to receive reimbursement.

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

STAFF RECOMMENDATIONS:

In consultation with Interim Town Administrator Chris Lowe, Staff recommend withdrawing from the EIAF grant and not pursuing reimbursement. All contractor payments have been fully settled, and the associated contracts are now complete.

Staff will apply strengthened internal controls and closer monitoring to future grant contracts to ensure compliance and timely execution.

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

February 24th, 2026

Management Team Updates

Note: *This report has been restructured based on feedback from the January 13th meeting. Each section now begins with current/recent activities (2025-2026), followed by a "Background & Context" subsection containing relevant historical information and ongoing initiatives.*

Community Development — Alexandra Cramer, AICP, Planner/Project Manager

Current Activities (2025-2026)

- **Planning Commission:** Staff has two meetings with potential additions to the Planning Commission. If appointed, the PC will have a full commission. Staff prepared onboarding packets/reference guides for the new PC members, along with the returning members. These guides will be available on the Town's website by next week.
- **HAB:**. The 2nd annual historic building coloring contest planning is underway. We are working again with Wendy Finch to feature the Section House this year. Staff has also been working with the school district to send two HAB members to visit the students during their library hour to have a brief story time on the history of the town and as it relates to the DNO Railroad and Section House. We are also preparing information to launch a "Preservation Myths" social media campaign. HAB and staff are beginning to work on a comprehensive lesson plan of town history to be shared with the elementary schools Staff and several HAB members attended the 2026 Saving Places Conference in Denver on February 11-13th.
- **2026 Event Planning:** Staff is beginning to work on 2026 events. A calendar of these events will be out in the next few weeks. Those that are coordinated by the CD Department include: Main Street Spring and Fall Car Shows, Main Street Networking Event, Main Street Feed Lot, Historic Building Coloring Contest, Main Street 5K/Family Color Run, Historic Walk & Talk, and a proposed 250/150 Community BBQ/Picnic.
- **MSBOD:** Staff and the MSBOD had their annual visit with DOLA Colorado Main Street team on January 12th. We discussed our goals for the next year and brainstormed how to best utilize DOLA's resources for the program. We also discussed some challenges that Main Street currently faces as it relates to zoning code barriers to economic development. There are multiple residences currently on sale along Main Street, with some potential buyers expressing the desire for commercial retrofits to the buildings.
- **2025 Permit and Licensing Activity:** Building permit fees remain unchanged since Resolution 22R55 adoption. Staff utilizes SAFEbuilt's valuation calculator for consistent use tax assessment. *2025 activity included: 166 building permits issued, 23 new business licenses processed, and 14 sign permits issued.*

- **Land Use Applications:** Staff has been active with managing and reviewing land use applications. We are anticipating several applications going to public hearing in the first quarter of 2026.
- **Code Updates:** Staff is working on identifying areas in the code that are recommended to be updated/revised. We had a work session with the Planning Commission on 12/2/2025 to review some of these recommendations. We discussed eliminating the minimum off-street parking requirements for the DT, Downtown District as well as eliminating the minimum lot width requirement for residential-zoned districts. Both were unanimously supported by the Planning Commission. *If there are elements in the zoning code that the BOT would like to discuss revising, please let staff know.*

Background & Context — Main Street Board

- **Main Street Feed Lot:** The MSBOD had their first "Main Street Feed Lot" on small business Saturday. Staff will continue to work with the MSBOD and local food truck vendors for dates in 2026.
- **Chamber Collaboration (October 25):** Some members on the MSBOD will be assisting the Elizabeth Chamber of Commerce at their BooBash on October 25th. This cooperation came out of several meetings the MSBOD had with Chamber on how to better collaborate and assist with each organization's events and efforts. The MSBOD is also sponsoring a musician to play on Main Street during the event from 11am-1pm to encourage attendees to stay and patronize the businesses.
- **2025 5K and Family Color Run:** The 5K and Family Color Run was a success this year. We had approximately 240 participants. We were sponsored by the following organizations/businesses: Waste Management, Independence/Craft Companies, Potestio Brothers, Bobo Bars, EBC, EPR District. We partnered with the Elizabeth Chamber of Commerce to help coordinate sponsorships to pay for the t-shirts this year. We received donations from the following businesses: RNK Running & Walking, Sprouts, Mountain Man, Randy's Antiques, IC Threads, The Nest, EBC, The Prickly Pear and Coffee House on Mainstreet, Carriage Shoppes. We had volunteers from the following organizations: EHS Poms Team, Running Creek PTCO, Boy Scout Troop 636, Elbert Schools Booster Club, Elbert County Fair Royalty, Kiowa Schools, and Redstone Bank.
- **DOLA Colorado Main Street Manager Summit:** Staff attended the Colorado Main Street Manager Summit in Lyons, where Main Street communities across the state presented their recent work. Notable accomplishments included: Windsor received the Colorful Colorado Choice Award for their Downtown Master Plan and launched a new 501(c)(3) Main Street Partnership; Silverton secured full funding for their Blair Street Revitalization Project; Town of Lyons completed town-wide wayfinding signage; Pagosa Springs supported downtown businesses through a two-year US 160 reconstruction; Rifle launched "Third Thursday on Third Street"; Wellington completed two new downtown murals and launched their Walk of Fame project; Victor adopted a new Land Use Code and launched a Revitalization Program providing $7,500 property improvement grants to 10 businesses. The MSBOD will review all accomplishments presented at the summit to identify programs and initiatives that could be adapted for Elizabeth.

- **Main Street Car Show (September 5, 2025):** The Main Street Car Show took place on September 5th, 2025. There were over 80 cars that participated. We had 3 food trucks and a local musician. We received good feedback from both participants and attendees—some that were visiting Elizabeth Main Street for the first time. The MSBOD would like to explore another car show in the spring.
- **Colorado Main Street Community of the Year Award (2024):** 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.
- **Oddfellows Building Mural (May):** 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.
- **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.
- **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 (May):** 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.
- **Stampede Participation:** The MSBOD attempted to attend the Stampede, but their participation was cut short due to storms and tent malfunctions.

Background & Context — 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 social media generating 250+ engagements on Facebook.
- **11th Historic Walk and Talk (September 27):** The HAB held their 11th Historic Walk and Talk on September 27th at 9:30am with approximately 100 attendees.

The event received positive feedback from both new and returning participants. Highlights included a tour of the Oddfellows building and a first-person historic character enactment performed by a Historic Advisory Board member, who dressed in historically accurate attire and portrayed Elsie Banes through monologue. Staff created brochures focusing on the town's historic figures for distribution at the event. American Legion provided lunch, and Elizabeth Brewing Company featured their "Elizabrew" commemorating the town's 135-year anniversary.

- **Museum Tour:** The HAB recently took a tour of the Elbert County Museum and got to meet some of their board members.
- **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.
- **Partnership Development:** The HAB is exploring new partnerships with the Library District as well as the Elbert County Historical Society and Museum.

Additional Department Updates

- **Consulting Services Clarification:** At the workshop on October 20th, a comment was made that suggested eliminating SAFEbuilt consulting services as a budget cut, with the implication that Community Development staff should be doing this work instead. This assumes the work is not already being done in-house, which is incorrect. Community Development manages project coordination, stakeholder communication, code compliance, public engagement, Board presentations, and long-range planning. Consulting services provide technical input on specific matters, not ongoing project management or regular planning review. Since the Planner/Project Manager position was filled in 2023, Community Development staff has managed and reviewed all projects. Multiple projects have been presented to and approved by the Board without any third-party consultation. This includes projects managed after the department was reduced by a third in December 2024. The 350 S Elbert Street Subdivision represents a specific exception where the former director established a third-party arrangement in 2022 for project management due to applicant difficulties, and this was kept in place for continuity with both staff and the applicant through the director's departure. With Walnut Grove, SAFEbuilt was used as a planning resource and second opinion through coordination with the applicant, engineering consultants, and staff on how planning and engineering considerations intersected. Plan review against code is only one small part of

what planning and project management entails. The reality is that the town's zoning code and PUDs are outdated and create situations that are rarely black and white. Relying on a single planner to interpret these ordinances without peer review at times is not responsible planning. SAFEbuilt has worked with the Town for over eight years and knows how things generally work here. Getting a second set of eyes on certain situations is standard practice and ultimately protects the Town.

Background & Context — Ongoing Initiatives

- **Greater Elizabeth PROST Master Plan:** The master plan was approved by the Town's BOT, EPR District, and Elizabeth School District.
- **2025 Neighborhood Block Parties:** Neighborhood block parties took place over the course of June, July, and August. *If the BOT plans to move forward with long-range planning initiatives such as a Facilities Master Plan or a Comprehensive Plan Update in 2026-2027, neighborhood block parties should be considered for a way to reach and receive authentic feedback from residents.*
- **Advisory 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.
- **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. Additional PC training will be researched to help prepare them for a potential comprehensive plan update.

TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

To:	Honorable Mayor, Mayor Pro-Tem, and Town Board of Trustees
From:	Mike DeVol, Public Works Director
Date:	February 10, 2026
Subject:	Public Works Monitoring Report

Town Street Paving Improvements Project:

1. Ongoing projects for the year 2026.
2. Receiving Price quotes for Chip Seal County Road 13 from school water tank North for the 2027 Budget Planning.
3. Bid Net public notice for Hillside Paving project was released Saturday January 31, 2026.
4. To date 11 companies have picked up bid packets, a mandatory pre-bid meeting will take place at Town Hall on Monday February 9, 2026 at 1pm Mountain Standard Time (MST).
5. Sealed Bid Packet Opening will be March 2, 2026 at Town Hall 1p.m.
6. Terracina Engineering and Public Works will provide a summary of the bids and present to the BOT at the March 24, 2026 meeting with staff recommendations.

Town Main St. Decorations:

1. Main Street lights should be completed and electrically inspected by the 3rd week of February for Public Works approval.

Town Wells, Tanks, and Effluent:

1. Plant Effluent (waste treated outflow) for January 2026 = 6,391,830 gallons; Avg. Daily 206,188 gallons (gpd) or .206 mgd (42% capacity) and Plant is rated for 500,000 gpd or .5mgd. Once Treatment Flows show 85% or 425,000 gallons per day, we need to start engineering for plant expansion per CDPHE. Public Works currently has pre-engineering completed in advance of the 85% threshold.
2. Macquire Tank Company has received approval from CDPHE for the screened vents and installation will be taking place within the next month.
3. Public Works has a memo in this BOT packet to institute Watering restrictions effective March 1, 2026 due to the severe drought with no weather forecast relief in the near future for the high plains

Town Water Line (NON) Emergency Repair:

N/A

Town Hall Repairs/Landscaping Plan:

1. No report.

Town Walkway Repairs:

1. PW will be installing a chase drain on the North side sidewalk of the carriage shop to allow run-off water to go under the sidewalk rather than over it and causing icy walking conditions during the winter months.

Town Street Maintenance/Striping Projects:

1. Striping will take place during the early spring and as weather allows.
2. PW will be adding Painted STOP lettering and STOP Lines at North and South bound Elizabeth St at the 4 way stop sign. PW will also be adding STOP AHEAD signs for both North and South bound lanes to add the extra 100 plus feet warning of a STOP sign.

Town Snow Plowing and Street Sweeping:

1. Public Works continue to educate property owners about not shoveling snow into the streets, rather place on lawn or landscaped areas for melting.
2. The Town website has been updated with the Snow Plowing Information as well as pushed out on the Town Facebook page.
3. PW is aware that this is our first snow on the new streetscape and will address concerns or issues as they arise.

Town New Wells at Ritoro/Gold Creek Valley:

Town Trail Project:

1. Fencing around the Depot Lot detention pond will begin the first week in March.

Town Police Department:

Gold Creek Lift Station Improvements:

Gold Creek Wastewater Treatment Plant:

1. No Report/see Town Wells and Effluent.

Town Clean-Up Day/Paint Round-Up/Arbor Day:

1. May 9th 2026 is Town Clean-Up Day
2. Elizabeth Locker Plant "MEAT-IN" is scheduled for May 16th, 2026
3. Paint Round Up will be hosted at Big Store parking lot in August of 2026 by Paint Care of Colorado.

Town Public Works News: **Please Note Speed Limit for Main Street is 15MPH for Pedestrian Safety**

Town Farmers Market:

1. PW and Community development plan on a meeting with Elizabeth Brewing Company and Don Means agency for future events to discuss placement of Solar Lamp Posts, Electrical outlets, and trees to enhance the use for all parties.

Town Parks and Right of Way:

1. Public Works will begin installing fencing at the detention pond in the first week of March 2026. PW has scheduled a walk thru inspection of all seeded/reclaimed areas to ensure that warranty work is completed.

Upcoming Projects:

1. PW has completed the 2025 CDPHE Annual Reporting.
2. Annual biosolids sampling will take place in October 2025 for CDPHE (state) compliance.
3. Regulation 85 Nutrient (federal) monitoring will be conducted in October of 2025 for acceptance by CDPHE.
4. PW has completed a round of PFAFs (radiation/radiological). Results have been reported to CDPHE.
5. Water Augmentation and Recording.
6. Water lead and copper sampling.
7. Water constituents for heavy 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 is conducting the Highway User Tax Fund (HUTF) reporting and data processing for 2025.
12. PW has completed lead and copper testing per CDPHE guidelines for 2025.
13. Flushing of entire town's water supply system is completed every 6 months.
14. Cleaning of the 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

February 24, 2026

The Clerk's / Finance report reflects updates provided by individual Staff members.

Justin

- I started working as the Utilities Clerk on February 2nd and have been improving daily thanks to the help of Michelle, Allison, and Hannah. I am becoming more familiar, and confident with the systems used for water payments, court payments, and reconciliations. My next goal will be learning more about meter reading, and sewer. I feel confident that I will be able to learn those quickly as well and improve even more in the upcoming weeks.

Hannah

- I was able to complete the November Financial accessibility through CommonLook. I was fortunate to have Harmony walk through this with Allison and I.
- The portal for the Audit has been opened. Documents are starting to be gathered and uploaded as completed!

Allison

- Michelle and I are scheduled to meet with the Mayor to discuss this year's Christmas event. I have been working on a draft map for the event to be held on the Depot Lot and some long overdue rebranding.
- Food Truck license renewals are coming in as everyone receives their reminders. Business license renewal reminders will go next month.
- Sewer rates are due to be recalculated at the end of this month. I will be walking Justin through the process. Changes will be reflected in March invoices.

Michelle

- This month's Senior Luncheon had over 30 attendees. Everyone was very flexible, we did not have power and neither did Domino's, where we ordered lunch from. We ended up at Safeway and luckily, they had enough sandwiches for everyone. Instead of eating during the presentation, we had lunch at the end. The power came on about 10 minutes prior to the end of the presentation. A lot of the attendees stayed, ate, had blood pressure checks, and visited with each other.
- February 15, 2026, marked Allison's 5-year anniversary with our team! We are so happy to have her as a long-term team member and truly appreciate her dedication, hard

work, and the positive impact she continues to make every day. We look forward to many more years together!

- Staff would like direction on how you would like the Interim Administrators invoices coded for payment. Do you want them to be all in one line item under the Clerk's budget for contracted services, or split out in departments?

Certificate of Appreciation

This certificate is presented to:

Allison Ritter

In recognition for 5 years of outstanding service to the Town of Elizabeth

Angela Ternus, Mayor
Mayor Angela Ternus

Michelle M. Oeser
Town Clerk Michelle Oeser

TOWN OF ELIZABETH SEAL INCORPORATED SEPTEMBER 26, 1890

"Through the years, your talents and efforts have helped our success. Together, we take pride in your accomplishment and your commitment to excellence. Congratulations on your anniversary!"

TOWN OF ELIZABETH
COMBINED CASH INVESTMENT
November 30, 2025

COMBINED CASH ACCOUNTS

99-100013	CASH CLEARING - BOND & RESTITU	(250.00)
99-104201	COLOTRUST INVESTMENT ACCOUNT	18,823,344.69
99-104202	CORE ARPA ACCOUNT	78,017.26
99-104203	CORE INVESTMENT ACCOUNT	5,497,264.22
99-104204	COLOTRUST VEHICLE DEPRECIATION	222,900.50
99-104205	COLOTRUST POLICE IMPACT FEES	84,650.17
99-104206	COLOTRUST BUILDINGS IMPACT FEE	86,661.52
99-104207	COLOTRUST PARKS IMPACT FEES	65,741.27
99-104208	COLOTRUST PW IMPACT FEES	151,564.57
99-105200	CBOC (WATER SEWER)	994,129.23
	TOTAL COMBINED CASH	26,004,023.43
99-100001	CASH ALLOCATED TO OTHER FUNDS	(26,004,023.43)
	TOTAL UNALLOCATED CASH	0.00

DRAFT

TOWN OF ELIZABETH
BALANCE SHEET
November 30, 2025

GENERAL FUND

ASSETS			
10-100001	CASH IN COMBINED CASH FUND	4,621,389.14	
10-101000	PETTY CASH	200.00	
10-101100	PETTY CASH- POLICE DEPT	100.00	
10-110000	PROPERTY TAXES RECEIVABLE	(22,236.51)	
10-115000	ACCOUNTS RECEIVABLE	349,296.30	
	TOTAL ASSETS		4,948,748.93
LIABILITIES AND EQUITY			
LIABILITIES			
10-201000	ACCRUED SALARIES PAYABLE	43,813.10	
10-202000	ACCOUNTS PAYABLE	(8,573.72)	
10-202202	OJW/WARRANT FEE DUE TO DMV	21.66	
10-202203	PERFORMANCE BONDS PAYABLE	12,370.99	
10-202204	DEVELOPER FUNDS IN LIEU OF LOC	140,677.71	
10-202300	AP TO ELBERT CO.--BLGUTX SHARE	52,310.52	
10-217100	FPPA CONTRIBUTIONS PAYABLE	5,987.90	
10-217200	SOC SEC TAXES PAYABLE	3,328.26	
10-217201	MEDICARE TAXES PAYABLE	2,486.17	
10-217300	FED'L WITHHOLDING TAXES PAYABL	7,860.21	
10-217400	STATE WITHHOLDING TAXES PAYABL	15,237.00	
10-217500	HEALTH INSURANCE PAYABLE	(24,857.25)	
10-217501	PRETAX SUPPLEMENTAL INSURANCE	68.23	
10-217502	AFTER TAX SUPPLEMENTAL INS	112.74	
10-217600	UNEMPLOYMENT INSURANCE PAYABLE	1,053.96	
10-217601	HEALTH SAVINGS PAYABLE	(1,680.80)	
10-217603	WORKERS' COMP. INS. PAYABLE	52,319.86	
10-217700	GARNISHMENT PAYABLE	494.04	
10-219000	457 CONTRIBUTIONS PAYABLE	6,014.01	
10-219200	SALES TAX PAYABLE	488.54	
10-222000	DEFERRED REVENUE	(40,428.00)	
10-222001	DEFERRED REVENUE - ARPA	44,549.82	
10-222002	SENIOR OUTREACH	4,031.00	
10-222003	POLICE OFFICER'S FOUNDATION	7,418.91	
10-250018	WINCHESTER ESTATES	(709.30)	
10-250041	MAIN STREET STATION	1,112.57	
10-250051	HENDERSON REPLAT	461.05	
10-250060	PINE RIDGE CROSSING (NEW)	(43.00)	
10-250061	LENNAR AT LEGACY VILLAGE	(340.03)	
10-250062	ELIZABETH STREET PLAZA	(1,164.40)	
10-250063	WALNUT GROVE	(2,268.06)	
10-250064	MBP ENTERPRISES INC.	(3,031.69)	
10-250073	889 S ELIZABETH STREET	8,050.00	
10-250074	BANNER STREET - GENE GREGORY	2,671.04	
10-250075	E86 PUD AMENDMENT	(249.48)	
10-250077	SINGH LIQUOR STORE	(216.00)	
10-250078	GOLD CREEK COMMONS PUD	14,593.41	
	TOTAL LIABILITIES		343,970.97
FUND EQUITY			
10-280000	FUND BALANCE	3,934,123.16	

DRAFT

TOWN OF ELIZABETH
BALANCE SHEET
November 30, 2025

GENERAL FUND

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	670,654.80		
BALANCE - CURRENT DATE		670,654.80	
TOTAL FUND EQUITY			4,604,777.96
TOTAL LIABILITIES AND EQUITY			4,948,748.93

DRAFT

TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

TAX		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-31-1000	CURRENT PROPERTY TAXES	8,278.59	782,102.99	853,798.00	71,695.01	91.6
10-31-2000	SPECIFIC OWNERSHIP TAX	9,510.56	101,306.42	110,000.00	8,693.58	92.1
10-31-3100	1% NON-TABOR SALES TAX	105,824.28	1,067,080.20	1,000,000.00	(67,080.20)	106.7
	TOTAL TAX	123,613.43	1,950,489.61	1,963,798.00	13,308.39	99.3

LICENSES & PERMITS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-32-1000	FRANCHISE TAX	4,478.83	126,275.91	110,000.00	(16,275.91)	114.8
10-32-2000	BUILDING PERMIT	31,901.03	229,621.42	150,000.00	(79,621.42)	153.1
10-32-2100	PASSPORT EXECUTION FEES	735.00	10,775.00	10,000.00	(775.00)	107.8
10-32-2200	PASSPORT PHOTO FEES	90.00	2,026.00	2,000.00	(26.00)	101.3
10-32-2300	BAG FEES	0.00	7,198.20	6,500.00	(698.20)	110.7
10-32-3000	OTHER LICENSES, FEES AND CHG	180.00	20,433.05	30,000.00	9,566.95	68.1
	TOTAL LICENSES & PERMITS	37,384.86	396,329.58	308,500.00	(87,829.58)	128.5

INTERGOVERNMENTAL		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-33-2000	CIGARETTE TAX	357.27	5,475.48	3,600.00	(1,875.48)	152.1
10-33-3000	CONSERVATION TRUST FUND	0.00	9,832.84	12,000.00	2,167.16	81.9
	TOTAL INTERGOVERNMENTAL	357.27	15,308.32	15,600.00	291.68	98.1

EARMARKED FUNDS / MISCELLANEOUS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-36-1000	INTEREST	17,991.13	189,628.88	60,000.00	(129,628.88)	316.0
10-36-3100	FINES AND FORFEITURES	12,516.70	147,152.29	67,000.00	(80,152.29)	219.6
10-36-4000	PUBLIC IMPROVEMENT FEE	70,505.32	754,479.26	786,510.00	32,030.74	95.9
10-36-7000	POLICE REVENUE	345.70	28,296.30	20,000.00	(8,296.30)	141.5
10-36-7100	POLICE IMPACT FEE REVENUE	0.00	10,412.62	36,000.00	25,587.38	28.9
10-36-7200	PUBLIC BLDG IMPACT FEE REVENUE	12,567.00	23,238.03	37,000.00	13,761.97	62.8
10-36-7300	PARKS IMPACT FEE REVENUE	0.00	2,595.24	12,000.00	9,404.76	21.6
10-36-7400	PUBLIC WORKS IMPACT FEE REVENU	0.00	18,651.22	64,000.00	45,348.78	29.1
10-36-9000	OTHER REVENUE	1,200.00	29,160.62	8,000.00	(21,160.62)	364.5
	TOTAL EARMARKED FUNDS / MISCELLANEOUS	115,125.85	1,203,614.46	1,090,510.00	(113,104.46)	110.4

OTHER FUNDS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-39-7000	TRANSFER FROM WATER FUND	22,916.67	227,083.33	250,000.00	22,916.67	90.8
10-39-7003	TRANSFER FROM CAP IMP FUND	12,916.67	127,083.33	140,000.00	12,916.67	90.8
10-39-7004	TRANSFER FROM STREET CAP FUND	13,333.34	126,666.70	140,000.00	13,333.30	90.5
	TOTAL OTHER FUNDS	49,166.68	480,833.36	530,000.00	49,166.64	90.7
	TOTAL FUND REVENUE	325,648.09	4,046,575.33	3,908,408.00	(138,167.33)	103.5

DRAFT

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

TOWN CLERK		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-41-1100	SALARIES & WAGES	38,500.78	298,635.31	330,693.00	32,057.69	90.3
10-41-1300	OVERTIME	0.00	179.44	998.00	818.56	18.0
10-41-1400	WORKERS' COMPENSATION	38.52	298.92	464.00	165.08	64.4
10-41-1500	HEALTH INSURANCE	6,996.76	78,254.82	78,010.00	(244.82)	100.3
10-41-1550	RETIREMENT	1,925.04	14,931.87	16,585.00	1,653.13	90.0
10-41-1600	FICA	2,856.81	22,151.21	25,374.00	3,222.79	87.3
10-41-1700	COLO UNEMPLOYMENT	77.01	597.74	995.00	397.26	60.1
10-41-1800	TUITION REIMBURSEMENT	0.00	2,315.97	7,500.00	5,184.03	30.9
10-41-1825	MEMBERSHIPS - EMPLOYEE	355.00	2,099.00	2,000.00	(99.00)	105.0
10-41-1850	TRAINING, TRAVEL AND LODGING	1,582.45	10,587.79	9,000.00	(1,587.79)	117.6
10-41-2500	AUDIT	0.00	28,500.00	28,500.00	0.00	100.0
10-41-3010	COMMUNITY & PUBLIC RELATIONS	207.14	4,960.49	8,750.00	3,789.51	56.7
10-41-3020	MAYOR'S TREE LIGHTING	2,764.51	6,514.08	15,500.00	8,985.92	42.0
10-41-3030	BIRTHDAY BASH	0.00	4,562.21	5,500.00	937.79	82.9
10-41-3040	SENIOR ENGAGEMENT	195.41	2,147.15	5,000.00	2,852.85	42.9
10-41-3200	CONTRACTED SERVICES	82.95	17,627.70	1,200.00	(16,427.70)	1469.0
10-41-3320	CONTRIBUTIONS AND SPONSORSHIPS	0.00	3,000.00	3,000.00	0.00	100.0
10-41-3350	COUNTY TREASURER & OTHER FEES	177.16	16,243.12	23,000.00	6,756.88	70.6
10-41-3400	LEGAL PUBLICATIONS	0.00	2,590.50	3,000.00	409.50	86.4
10-41-3450	ELECTIONS	0.00	522.07	0.00	(522.07)	0.0
10-41-4000	BLDG MAINT AND REPAIRS	0.00	8,051.25	5,500.00	(2,551.25)	146.4
10-41-4400	EQUIPMENT AND MAINT	0.00	6,733.94	9,500.00	2,766.06	70.9
10-41-4500	FURNITURE	0.00	199.99	500.00	300.01	40.0
10-41-4600	OFFICE SUPPLIES	1,304.08	6,357.53	11,000.00	4,642.47	57.8
10-41-4700	POSTAGE	0.00	6,339.66	8,700.00	2,360.34	72.9
10-41-4800	TELEPHONE AND INTERNET	262.50	17,806.07	17,300.00	(506.07)	102.9
10-41-4900	UTILITIES	0.00	4,054.95	8,700.00	4,645.05	46.6
10-41-5250	IT - CONTRACTED	0.00	9,343.10	12,000.00	2,656.90	77.9
10-41-5325	IT - SOFTWARE PURCHASES	0.00	137.05	0.00	(137.05)	0.0
10-41-5390	RECORDS MANAGEMENT	43.68	602.56	1,000.00	397.44	60.3
10-41-5400	INSURANCE	0.00	37,257.03	38,000.00	742.97	98.0
10-41-5500	LEGAL - CONTRACTED	0.00	27,734.85	40,000.00	12,265.15	69.3
10-41-5600	MEMBERSHIPS - TOWN	573.50	13,192.27	15,000.00	1,807.73	87.9
10-41-5800	TOWN HALL EVENTS	341.80	405.06	9,500.00	9,094.94	4.3
10-41-5850	EMPLOYEE RECOGNITION	157.30	1,321.30	3,500.00	2,178.70	37.8
10-41-9000	OTHER	838.47	8,527.20	3,000.00	(5,527.20)	284.2
	TOTAL TOWN CLERK	59,280.87	664,783.20	748,269.00	83,485.80	88.8

DRAFT

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

JUDICIAL		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-42-1200	SALARIES & WAGES- MUNI JUDGE	755.00	10,570.00	13,590.00	3,020.00	77.8
10-42-1300	SALARIES & WAGES- ASST JUDGE	0.00	1,438.53	4,316.00	2,877.47	33.3
10-42-1400	STATE COMP	0.76	12.04	25.00	12.96	48.2
10-42-1600	FICA	57.76	918.69	1,370.00	451.31	67.1
10-42-1700	COLO UNEMPLOYMENT	1.51	24.02	54.00	29.98	44.5
10-42-1850	TRAINING, TRAVEL AND LODGING	0.00	928.76	3,000.00	2,071.24	31.0
10-42-3200	COURT PROSECUTOR - CONTRACTED	0.00	5,325.00	17,000.00	11,675.00	31.3
10-42-9000	OTHER	50.00	155.00	250.00	95.00	62.0
	TOTAL JUDICIAL	865.03	19,372.04	39,605.00	20,232.96	48.9

LEGISLATURE		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-43-1100	BOT - SALARIES & WAGES	2,400.00	13,200.00	14,400.00	1,200.00	91.7
10-43-1200	PC - COMPENSATION	600.00	3,550.00	4,200.00	650.00	84.5
10-43-1400	BOT - WORKERS' COMPENSATION	0.96	5.29	20.00	14.71	26.5
10-43-1450	PC - WORKERS' COMPENSATION	0.24	1.42	6.00	4.58	23.7
10-43-1600	BOT - FICA	183.66	1,010.07	1,102.00	91.93	91.7
10-43-1650	PC - FICA	45.96	271.93	321.00	49.07	84.7
10-43-1700	BOT - COLO UNEMPLOYMENT	4.80	26.40	43.00	16.60	61.4
10-43-1750	PC - COLO UNEMPLOYMENT	1.20	7.10	13.00	5.90	54.6
10-43-1850	BOT - TRAIN, TRVL, LODG	0.00	5,372.14	3,000.00	(2,372.14)	179.1
10-43-3700	PC - TRAIN, TRVL, LODG	0.00	0.00	1,500.00	1,500.00	0.0
10-43-5000	BOT - MEALS	0.00	544.99	1,400.00	855.01	38.9
10-43-5100	PC - MEALS	0.00	0.00	500.00	500.00	0.0
10-43-5250	IT - CONTRACTED	0.00	12,048.80	12,000.00	(48.80)	100.4
10-43-5800	BOT - AWARDS/RECOGNITION	0.00	253.50	1,000.00	746.50	25.4
10-43-5900	PC - AWARDS/RECOGNITION	0.00	0.00	500.00	500.00	0.0
10-43-9000	BOT- OTHER	0.00	250.00	250.00	0.00	100.0
	TOTAL LEGISLATURE	3,236.82	36,541.64	40,255.00	3,713.36	90.8

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

POLICE		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-46-1100	SALARIES & WAGES	134,404.11	964,862.53	1,066,504.00	101,641.47	90.5
10-46-1230	HVE GRANT OVERTIME	0.00	710.28	6,000.00	5,289.72	11.8
10-46-1240	CONTRACTED OVERTIME	1,200.00	3,300.00	1,000.00	(2,300.00)	330.0
10-46-1300	OVERTIME	2,151.09	24,758.34	20,216.00	(4,542.34)	122.5
10-46-1400	WORKERS' COMPENSATION	2,897.08	20,923.28	29,022.00	8,098.72	72.1
10-46-1500	HEALTH INSURANCE	19,500.54	206,121.49	245,224.00	39,102.51	84.1
10-46-1550	RETIREMENT	1,539.64	12,137.75	16,835.00	4,697.25	72.1
10-46-1600	FICA	2,781.07	20,523.03	22,988.00	2,464.97	89.3
10-46-1605	FPPA	15,682.12	116,422.13	134,010.00	17,587.87	86.9
10-46-1700	COLO UNEMPLOYMENT	257.91	1,862.22	3,260.00	1,397.78	57.1
10-46-1825	MEMBERSHIPS - EMPLOYEE	0.00	2,048.93	1,500.00	(548.93)	136.6
10-46-1850	TRAINING, TRAVEL AND LODGING	17.98	10,305.76	12,500.00	2,194.24	82.4
10-46-3000	COMMUNITY OUTREACH	98.37	1,172.15	3,500.00	2,327.85	33.5
10-46-3005	STUDENT ACADEMY	0.00	1,533.43	8,000.00	6,466.57	19.2
10-46-3200	CONTRACTED SERVICES	1,329.95	6,471.23	20,000.00	13,528.77	32.4
10-46-3205	VICTIMS ADVOCATE	0.00	11,250.00	15,000.00	3,750.00	75.0
10-46-3210	ECCA MAINTENANCE	0.00	13,214.84	13,000.00	(214.84)	101.7
10-46-3500	INVESTIGATIVE SERVICES	0.00	899.00	5,000.00	4,101.00	18.0
10-46-3505	INVESTIGATIVE & PROPERTY EQUIP	148.77	869.96	2,000.00	1,130.04	43.5
10-46-3510	ROCKY MOUNTAIN RCFL	0.00	0.00	1,000.00	1,000.00	0.0
10-46-3600	MOBILE DATA LAPTOPS	0.00	3,125.00	5,000.00	1,875.00	62.5
10-46-3650	WEAPONS - LESS LETHAL	0.00	2,977.99	3,000.00	22.01	99.3
10-46-3655	BODY CAMS CONTRACT	0.00	13,007.19	15,510.00	2,502.81	83.9
10-46-3660	TASERS CONTRACT	0.00	5,628.81	4,810.00	(818.81)	117.0
10-46-3665	FLOCK CAMERAS	0.00	7,500.00	8,500.00	1,000.00	88.2
10-46-3675	OTHER EQUIPMENT	0.00	12,644.59	0.00	(12,644.59)	0.0
10-46-4000	BLDG MAINT & REPAIRS	18.65	6,082.04	3,500.00	(2,582.04)	173.8
10-46-4300	DRUG, SCREEN, PSY & POLY TEST	0.00	510.00	525.00	15.00	97.1
10-46-4305	SANE EXAMS	0.00	0.00	1,000.00	1,000.00	0.0
10-46-4400	EQUIPMENT AND MAINTENANCE	0.00	3,696.32	5,500.00	1,803.68	67.2
10-46-4500	FURNITURE	0.00	0.00	1,000.00	1,000.00	0.0
10-46-4650	OFFICE SUPPLIES	133.80	4,382.60	7,500.00	3,117.40	58.4
10-46-4700	POSTAGE	41.92	573.21	600.00	26.79	95.5
10-46-4800	TELEPHONE & INTERNET	75.00	21,660.04	17,000.00	(4,660.04)	127.4
10-46-4900	UTILITIES	0.00	3,251.50	7,000.00	3,748.50	46.5
10-46-5250	IT - CONTRACTED	0.00	33,108.80	25,000.00	(8,108.80)	132.4
10-46-5305	IT - HARDWARE	0.00	67.00	0.00	(67.00)	0.0
10-46-5350	IT - SOFTWARE CONTRACTS	0.00	239.88	0.00	(239.88)	0.0
10-46-5400	INSURANCE	0.00	98,525.78	130,000.00	31,474.22	75.8
10-46-6400	TRAINING AND AMMUNITION	0.00	3,527.22	6,000.00	2,472.78	58.8
10-46-6600	UNIFORMS	272.76	5,225.71	5,600.00	374.29	93.3
10-46-8050	VEHICLE MAINT & REPAIRS	1,973.00	21,065.81	20,000.00	(1,065.81)	105.3
10-46-8075	FUEL	111.29	10,877.67	22,000.00	11,122.33	49.4
10-46-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
10-46-9000	OTHER	0.00	1,738.36	1,500.00	(238.36)	115.9
	TOTAL POLICE	184,635.05	1,682,801.87	1,921,104.00	238,302.13	87.6

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

PUBLIC WORKS/PARKS/BUILDINGS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-49-1100	SALARIES & WAGES	14,051.65	124,456.74	144,211.00	19,754.26	86.3
10-49-1300	OVERTIME	0.00	1,338.73	3,132.00	1,793.27	42.7
10-49-1400	WORKERS' COMPENSATION	360.69	3,048.04	4,096.00	1,047.96	74.4
10-49-1500	HEALTH INSURANCE	2,514.40	29,418.04	36,675.00	7,256.96	80.2
10-49-1550	RETIREMENT	259.88	2,485.07	7,367.00	4,881.93	33.7
10-49-1600	FICA	1,049.46	9,419.75	11,272.00	1,852.25	83.6
10-49-1700	COLO UNEMPLOYMENT	28.08	251.59	442.00	190.41	56.9
10-49-1850	TRAINING, TRAVEL AND LODGING	0.00	11.29	300.00	288.71	3.8
10-49-4000	BLDG MAINT & REPAIRS	70.95	7,378.72	6,000.00	(1,378.72)	123.0
10-49-4100	EQUIPMENT MAINT & REPAIRS	0.00	4,744.37	5,000.00	255.63	94.9
10-49-4800	TELEPHONE AND CELLPHONES	215.64	4,767.27	4,500.00	(267.27)	105.9
10-49-4900	UTILITIES	(20.35)	5,471.30	8,250.00	2,778.70	66.3
10-49-5250	IT - CONTRACTED	0.00	1,627.70	2,500.00	872.30	65.1
10-49-5300	IT - HARDWARE	0.00	346.13	0.00	(346.13)	0.0
10-49-5400	INSURANCE	0.00	4,996.42	3,500.00	(1,496.42)	142.8
10-49-6100	PARKS MAINTENANCE	504.45	20,333.89	23,000.00	2,666.11	88.4
10-49-6500	TREE CITY USA	0.00	0.00	2,500.00	2,500.00	0.0
10-49-6600	UNIFORMS	50.00	539.90	1,000.00	460.10	54.0
10-49-8050	VEHICLE MAINT & REPAIRS	0.00	4,634.36	4,500.00	(134.36)	103.0
10-49-8075	FUEL	0.00	2,256.47	4,000.00	1,743.53	56.4
10-49-8080	DIESEL	0.00	504.87	2,500.00	1,995.13	20.2
10-49-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
10-49-9000	OTHER	0.00	877.85	100.00	(777.85)	877.9
	TOTAL PUBLIC WORKS/PARKS/BUILDINGS	19,084.85	232,908.50	278,845.00	45,936.50	83.5

TWN ADMINSTR		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-52-1100	SALARIES & WAGES	173,154.79	315,752.77	185,377.00	(130,375.77)	170.3
10-52-1400	WORKERS' COMPENSATION	33.95	176.54	260.00	83.46	67.9
10-52-1500	HEALTH INSURANCE	2,260.77	24,920.04	28,082.00	3,161.96	88.7
10-52-1550	RETIREMENT	339.52	5,771.84	9,269.00	3,497.16	62.3
10-52-1600	FICA	4,366.54	15,037.50	14,181.00	(856.50)	106.0
10-52-1700	COLO UNEMPLOYMENT	346.31	631.49	556.00	(75.49)	113.6
10-52-1825	MEMBERSHIPS - EMPLOYEE	0.00	600.00	750.00	150.00	80.0
10-52-1850	TRAINING, TRAVEL AND LODGING	383.79	1,386.85	1,500.00	113.15	92.5
10-52-3900	CELL PHONES	100.00	1,050.00	1,200.00	150.00	87.5
10-52-5250	IT - CONTRACTED	0.00	1,550.00	1,800.00	250.00	86.1
	TOTAL TWN ADMINSTR	180,985.67	366,877.03	242,975.00	(123,902.03)	151.0

DRAFT

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

COMM DEV		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-53-1100	SALARIES & WAGES- COMM DEV	17,046.19	134,963.27	253,675.00	118,711.73	53.2
10-53-1300	OVERTIME COMMUNITY DEVELOPMENT	0.00	0.00	439.00	439.00	0.0
10-53-1400	WORKERS' COMPENSATION	17.04	133.39	356.00	222.61	37.5
10-53-1500	HEALTH INSURANCE	2,327.29	30,924.16	66,573.00	35,648.84	46.5
10-53-1550	RETIREMENT	801.42	6,332.39	13,706.00	7,373.61	46.2
10-53-1600	FICA	1,286.28	9,997.39	19,440.00	9,442.61	51.4
10-53-1700	COLO UNEMPLOYMENT	34.11	266.81	762.00	495.19	35.0
10-53-1825	MEMBERSHIPS - EMPLOYEE	0.00	755.00	1,400.00	645.00	53.9
10-53-1850	TRAINING, TRAVEL AND LODGING	580.31	9,943.36	8,500.00	(1,443.36)	117.0
10-53-2500	COMMUNITY EVENTS	7,457.77	11,475.19	8,000.00	(3,475.19)	143.4
10-53-2505	FRIDAY NIGHT MARKET	0.00	17,401.18	20,000.00	2,598.82	87.0
10-53-2600	EVENT CONTRACTED SERVICES	0.00	0.00	10,000.00	10,000.00	0.0
10-53-3000	BUILDING PERMITS PASS THROUGH	0.00	95,300.13	100,000.00	4,699.87	95.3
10-53-3200	CONTRACTED SERVICES	0.00	17,256.82	35,000.00	17,743.18	49.3
10-53-3425	ELIZABETH MAIN STREET	(464.06)	11,234.80	17,000.00	5,765.20	66.1
10-53-3435	5K & FAMILY COLOR RUN	0.00	8,479.34	8,000.00	(479.34)	106.0
10-53-3450	HISTORIC ADVISORY BOARD	40.00	3,700.00	16,000.00	12,300.00	23.1
10-53-3455	HISTORIC WALK & TALK	1,269.33	3,664.05	5,000.00	1,335.95	73.3
10-53-3475	MARKETING MATERIALS & PUBL	71.49	1,671.06	4,000.00	2,328.94	41.8
10-53-3900	CELL PHONE	187.50	1,489.08	1,800.00	310.92	82.7
10-53-4400	EQUIPMENT AND MAINTENANCE	0.00	0.00	500.00	500.00	0.0
10-53-4500	FURNITURE	204.73	424.72	500.00	75.28	84.9
10-53-4600	OFFICE SUPPLIES	48.86	428.06	750.00	321.94	57.1
10-53-4700	POSTAGE	0.00	0.00	100.00	100.00	0.0
10-53-5250	IT - CONTRACTED	0.00	5,464.80	6,000.00	535.20	91.1
10-53-5325	IT - SOFTWARE PURCHASES	0.00	199.00	0.00	(199.00)	0.0
10-53-9000	OTHER	36.49	1,132.25	250.00	(882.25)	452.9
	TOTAL COMM DEV	30,944.75	372,636.25	597,751.00	225,114.75	62.3
	TOTAL FUND EXPENDITURES	479,033.04	3,375,920.53	3,868,804.00	492,883.47	87.3
	NET REVENUE OVER EXPENDITURES	(153,384.95)	670,654.80	39,604.00	(631,050.80)	1693.4

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TOWN OF ELIZABETH
BALANCE SHEET
November 30, 2025

STREET FUND

ASSETS				
21-100001	CASH IN COMBINED CASH FUND		1,449,787.52	
21-115000	ACCOUNTS RECEIVABLE		36,728.58	
	TOTAL ASSETS			1,486,516.10
LIABILITIES AND EQUITY				
LIABILITIES				
21-201000	ACCRUED SALARIES PAYABLE		5,727.18	
21-202000	ACCOUNTS PAYABLE		(190.70)	
21-203000	GUARDRAIL MAINTENANCE		10,000.00	
	TOTAL LIABILITIES			15,536.48
FUND EQUITY				
21-280000	FUND BALANCE		1,199,447.14	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	271,532.48		
	BALANCE - CURRENT DATE		271,532.48	
	TOTAL FUND EQUITY			1,470,979.62
	TOTAL LIABILITIES AND EQUITY			1,486,516.10

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

STREET FUND

TAXES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-31-3000	GENERAL SALES TAX	15,873.64	160,062.02	150,000.00	(10,062.02)	106.7
21-31-4000	USE TAX	3,028.48	19,998.38	15,000.00	(4,998.38)	133.3
	TOTAL TAXES	18,902.12	180,060.40	165,000.00	(15,060.40)	109.1

INTERGOVERNMENTAL		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-33-1000	HIGHWAY USERS TAX	0.00	87,027.86	60,000.00	(27,027.86)	145.0
21-33-1050	ROAD & BRIDGE	0.00	241,130.10	130,000.00	(111,130.10)	185.5
21-33-6100	M.V. REGISTRATION ($1.50)	356.18	3,453.47	3,500.00	46.53	98.7
21-33-6200	M.V. REGISTRATION ($2.50)	894.74	8,520.56	5,000.00	(3,520.56)	170.4
	TOTAL INTERGOVERNMENTAL	1,250.92	340,131.99	198,500.00	(141,631.99)	171.4

OTHER SOURCES OF REVENUE		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-36-1000	INVESTMENT INCOME	4,655.08	48,300.83	30,000.00	(18,300.83)	161.0
21-36-4000	PUBLIC IMPROVEMENT FEE	2,105.72	22,533.36	23,490.00	956.64	95.9
	TOTAL OTHER SOURCES OF REVENUE	6,760.80	70,834.19	53,490.00	(17,344.19)	132.4
	TOTAL FUND REVENUE	26,913.84	591,026.58	416,990.00	(174,036.58)	141.7

DRAFT

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

STREET FUND

STREETS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-49-1100	SALARIES & WAGES- PUB WORKS	18,084.00	156,170.01	180,374.00	24,203.99	86.6
21-49-1300	OVERTIME	49.67	1,872.73	4,697.00	2,824.27	39.9
21-49-1400	WORKERS' COMPENSATION	464.19	4,403.81	2,975.00	(1,428.81)	148.0
21-49-1500	HEALTH INSURANCE	2,889.17	34,039.26	41,879.00	7,839.74	81.3
21-49-1550	RETIREMENT	461.47	4,070.78	9,254.00	5,183.22	44.0
21-49-1600	FICA	1,356.94	11,851.02	14,158.00	2,306.98	83.7
21-49-1700	COLO UNEMPLOYMENT	36.31	316.15	555.00	238.85	57.0
21-49-1850	TRAINING, TRAVEL AND LODGING	0.00	1,376.84	3,000.00	1,623.16	45.9
21-49-3200	CONTRACTED SERVICES	0.00	11,224.00	15,000.00	3,776.00	74.8
21-49-3500	DE-ICING SUPPLIES	0.00	0.00	5,000.00	5,000.00	0.0
21-49-3650	LIGHTS AND SIGNALS	0.00	17,898.93	15,000.00	(2,898.93)	119.3
21-49-4000	MAINTENANCE AND REPAIRS	70.94	17,499.53	42,000.00	24,500.47	41.7
21-49-4100	EQUIPMENT MAINT & REPAIRS	0.00	3,968.91	20,000.00	16,031.09	19.8
21-49-4800	PHONES	271.86	2,174.89	2,520.00	345.11	86.3
21-49-5250	IT - CONTRACTED	0.00	1,658.90	2,000.00	341.10	82.9
21-49-5300	IT - HARDWARE	0.00	346.13	0.00	(346.13)	0.0
21-49-5405	INSURANCE	0.00	5,964.28	4,400.00	(1,564.28)	135.6
21-49-5800	ROW MAINTENANCE	0.00	20,287.92	30,000.00	9,712.08	67.6
21-49-6100	SIGNS	0.00	5,141.45	9,000.00	3,858.55	57.1
21-49-6600	UNIFORMS	50.00	707.18	1,500.00	792.82	47.1
21-49-8050	VEHICLE MAINT & REPAIRS	224.67	9,276.60	5,000.00	(4,276.60)	185.5
21-49-8075	FUEL	0.00	3,044.65	4,000.00	955.35	76.1
21-49-8080	DIESEL	0.00	886.72	2,500.00	1,613.28	35.5
21-49-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
21-49-9000	OTHER	0.00	1,313.41	200.00	(1,113.41)	656.7
	TOTAL STREETS	23,959.22	319,494.10	419,012.00	99,517.90	76.2
	TOTAL FUND EXPENDITURES	23,959.22	319,494.10	419,012.00	99,517.90	76.2
	NET REVENUE OVER EXPENDITURES	2,954.62	271,532.48	(2,022.00)	(273,554.48)	13428.9

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TOWN OF ELIZABETH
BALANCE SHEET
November 30, 2025

CAPITAL IMPROVEMENT FUND

ASSETS				
31-100001	CASH IN COMBINED CASH FUND		11,907,733.19	
31-115000	ACCOUNTS RECEIVABLE		313,014.95	
	TOTAL ASSETS			12,220,748.14
LIABILITIES AND EQUITY				
FUND EQUITY				
31-280000	FUND BALANCE		11,308,290.70	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	912,457.44		
	BALANCE - CURRENT DATE		912,457.44	
	TOTAL FUND EQUITY			12,220,748.14
	TOTAL LIABILITIES AND EQUITY			12,220,748.14

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

CAPITAL IMPROVEMENT FUND

TAX		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-31-3000	SALES TAX	158,736.41	1,600,620.28	1,500,000.00	(100,620.28)	106.7
31-31-4000	USE TAX	30,284.74	199,983.77	150,000.00	(49,983.77)	133.3
	TOTAL TAX	189,021.15	1,800,604.05	1,650,000.00	(150,604.05)	109.1

SOURCE 34		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-34-1000	GRANTS	0.00	0.00	200,000.00	200,000.00	0.0
	TOTAL SOURCE 34	0.00	0.00	200,000.00	200,000.00	0.0

OTHER FINANCING SOURCES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-36-1000	INVESTMENT INCOME	37,788.84	435,577.89	275,000.00	(160,577.89)	158.4
31-36-9000	OTHER REVENUE	0.00	0.00	60,000.00	60,000.00	0.0
	TOTAL OTHER FINANCING SOURCES	37,788.84	435,577.89	335,000.00	(100,577.89)	130.0
	TOTAL FUND REVENUE	226,809.99	2,236,181.94	2,185,000.00	(51,181.94)	102.3

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

CAPITAL IMPROVEMENT FUND

CAPITAL IMPROVEMENT MISC		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-80-0100	LAND PURCHASE	0.00	204,969.25	250,000.00	45,030.75	82.0
31-80-3410	TRAILS & PARKS MASTER PLAN	0.00	111,899.65	50,000.00	(61,899.65)	223.8
31-80-3450	SENIOR CENTER	0.00	0.00	400,000.00	400,000.00	0.0
31-80-4000	EQUIPMENT	0.00	5,207.20	30,000.00	24,792.80	17.4
31-80-4020	PD VEHICLES	0.00	52,907.71	0.00	(52,907.71)	0.0
31-80-5505	PD BUILDING IMPROVEMENTS	0.00	88,790.75	30,000.00	(58,790.75)	296.0
31-80-5525	MAIN STREET MONUMENT SIGN	0.00	0.00	85,000.00	85,000.00	0.0
31-80-6500	TRAIL SYSTEMS	0.00	0.00	10,000.00	10,000.00	0.0
31-80-6510	444 S. MAIN/SPRUCE	0.00	56,674.76	770,000.00	713,325.24	7.4
31-80-6515	BANNER & BROADWAY PARKING	0.00	0.00	300,000.00	300,000.00	0.0
31-80-6520	ADA TECHNOLOGY UPGRADE	0.00	6,100.00	3,500.00	(2,600.00)	174.3
31-80-6530	THE DEPOT PARKING	0.00	583,919.89	300,000.00	(283,919.89)	194.6
31-80-6535	TREE FARM	0.00	0.00	5,000.00	5,000.00	0.0
31-80-6540	FAÇADE GRANT	0.00	4,500.00	7,500.00	3,000.00	60.0
31-80-6545	WADE PARK IMPROVEMENTS	0.00	0.00	60,000.00	60,000.00	0.0
31-80-6550	COMPUTER UPGRADES	0.00	4,375.88	21,500.00	17,124.12	20.4
31-80-6555	SOFTWARE	12.99	77,296.08	103,500.00	26,203.92	74.7
31-80-9901	TRANSFER TO GENERAL FUND	12,916.67	127,083.33	140,000.00	12,916.67	90.8
	TOTAL CAPITAL IMPROVEMENT MISC	12,929.66	1,323,724.50	2,566,000.00	1,242,275.50	51.6
	TOTAL FUND EXPENDITURES	12,929.66	1,323,724.50	2,566,000.00	1,242,275.50	51.6
	NET REVENUE OVER EXPENDITURES	213,880.33	912,457.44	(381,000.00)	(1,293,457.44)	239.5

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TOWN OF ELIZABETH
BALANCE SHEET
November 30, 2025

STREET CAPITAL IMPROVEMENT FUND

ASSETS				
32-100001	CASH IN COMBINED CASH FUND		4,719,498.45	
32-104400	STREET BOND RESERVE CD ACCOUNT		300,293.84	
32-115000	ACCOUNTS RECEIVABLE		281,713.47	
	TOTAL ASSETS			5,301,505.76
LIABILITIES AND EQUITY				
LIABILITIES				
32-222000	DEFERRED REVENUE		11,500.00	
	TOTAL LIABILITIES			11,500.00
FUND EQUITY				
32-280000	FUND BALANCE		5,301,728.76	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(11,723.00)		
	BALANCE - CURRENT DATE		(11,723.00)	
	TOTAL FUND EQUITY			5,290,005.76
	TOTAL LIABILITIES AND EQUITY			5,301,505.76

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

STREET CAPITAL IMPROVEMENT FUND

TAX		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-31-3000	GENERAL SALES TAX	142,862.77	1,440,558.26	1,350,000.00	(90,558.26)	106.7
32-31-4000	USE TAX	27,256.26	179,985.38	135,000.00	(44,985.38)	133.3
	TOTAL TAX	170,119.03	1,620,543.64	1,485,000.00	(135,543.64)	109.1

SOURCE 34		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-34-1000	GRANTS	0.00	794,345.77	1,250,000.00	455,654.23	63.5
	TOTAL SOURCE 34	0.00	794,345.77	1,250,000.00	455,654.23	63.5

OTHER FINANCING SOURCES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-36-1000	INVESTMENT INCOME	16,488.87	187,517.94	90,000.00	(97,517.94)	208.4
	TOTAL OTHER FINANCING SOURCES	16,488.87	187,517.94	90,000.00	(97,517.94)	208.4
	TOTAL FUND REVENUE	186,607.90	2,602,407.35	2,825,000.00	222,592.65	92.1

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

STREET CAPITAL IMPROVEMENT FUND

CAPITAL OUTLAY		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-49-1000	DRAINAGE IMPROVEMENTS	0.00	0.00	50,000.00	50,000.00	0.0
32-49-6600	RIGHT OF WAY EASEMENTS	0.00	25,100.00	40,000.00	14,900.00	62.8
32-49-9000	CONCRETE STREET REPAIRS	0.00	0.00	310,000.00	310,000.00	0.0
32-49-9100	EQUIPMENT	0.00	24,697.06	50,000.00	25,302.94	49.4
32-49-9115	444 S. MAIN/SPRUCE	0.00	35,883.33	630,000.00	594,116.67	5.7
32-49-9120	MAIN STREET STREETSCAPE	35.82	1,701,985.21	1,525,000.00	(176,985.21)	111.6
32-49-9125	THE DEPOT PARKING	236,487.23	679,049.30	300,000.00	(379,049.30)	226.3
32-49-9200	NEW CURB & GUTTER WORK	0.00	0.00	20,000.00	20,000.00	0.0
32-49-9300	NEW SIDEWALK CONSTRUCTION	0.00	0.00	40,000.00	40,000.00	0.0
32-49-9310	TRANSFER TO GENERAL FUND	13,333.34	126,666.70	140,000.00	13,333.30	90.5
	TOTAL CAPITAL OUTLAY	249,856.39	2,593,381.60	3,105,000.00	511,618.40	83.5

DEBT SVC		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-59-4000	PAYING AGENCY FEE	0.00	300.00	300.00	0.00	100.0
32-59-9800	2015 REFUNDING BOND PRINCIPAL	0.00	0.00	465,000.00	465,000.00	0.0
32-59-9850	2015 REFUNDING BOND INTEREST	0.00	20,448.75	40,898.00	20,449.25	50.0
	TOTAL DEBT SVC	0.00	20,748.75	506,198.00	485,449.25	4.1
	TOTAL FUND EXPENDITURES	249,856.39	2,614,130.35	3,611,198.00	997,067.65	72.4
	NET REVENUE OVER EXPENDITURES	(63,248.49)	(11,723.00)	(786,198.00)	(774,475.00)	(1.5)

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TOWN OF ELIZABETH
BALANCE SHEET
November 30, 2025

WATER SEWER FUND

ASSETS				
52-100001	CASH IN COMBINED CASH FUND		3,305,615.13	
52-101000	PETTY CASH		100.00	
52-101200	COLOTRUST WATER TAP FEE ACCT		3,346,027.68	
52-101300	COLOTRUST SEWER TAP FEE ACCT		3,222,040.82	
52-101400	COLOTRUST RENEWABLE WATER ACCT		1,116,492.61	
52-110000	ACCOUNTS RECEIVABLE: UB		174,800.37	
52110100	AR CONTRACT UM		89.60	
52-115000	ACCOUNTS RECEIVABLE: OTHER		(15,926.28)	
52-160100	LAND: WATER		171,737.60	
52-160200	LAND: SEWER		143,729.50	
52-161100	EASEMENTS: WATER		10,890.77	
52-161200	EASEMENTS: SEWER		32,271.26	
52-162100	PLANT & EQUIPMENT: WATER		5,932,508.11	
52-162200	PLANT & EQUIPMENT: SEWER		6,013,924.47	
52-163100	WATER IMPROVEMENTS		2,600,197.77	
52-163200	SEWER IMPROVEMENTS		2,727,573.38	
52-165200	CONSTRUCTION IN PROGRESS: SWR		791,618.23	
52-169100	ACCUMULATED DEP: WATER		(3,348,516.48)	
52-169200	ACCUMULATED DEP: SEWER		(4,687,154.34)	
	TOTAL ASSETS			21,538,020.20
LIABILITIES AND EQUITY				
LIABILITIES				
52-201000	ACCRUED SALARIES PAYABLE		11,564.18	
52-215200	ACCRUED INT PAY: SEWER		1,142.22	
52-218000	COMPENSATED ABSENCES PAYABLE		19,113.05	
52-218100	COMP ABSENCES- CURRENT PAYABLE		2,123.20	
52-220000	CUSTOMER METER DEPOSITS		74,602.22	
52-231200	2007 CWRPDA CUR NOTES PAYABLE		67,209.98	
52-239402	2007 CWRPDA NOTE PAYABLE		143,193.88	
	TOTAL LIABILITIES			318,948.73
FUND EQUITY				
52-280000	RETAINED EARNINGS		19,630,494.63	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,588,576.84		
	BALANCE - CURRENT DATE		1,588,576.84	
	TOTAL FUND EQUITY			21,219,071.47
	TOTAL LIABILITIES AND EQUITY			21,538,020.20

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WATER SEWER FUND

CHARGE FOR SERVICES / TAP FEES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-34-4100	WATER SALES	65,044.06	937,067.33	770,000.00	(167,067.33)	121.7
52-34-4200	SEWER SALES	74,878.19	832,698.13	785,000.00	(47,698.13)	106.1
52-34-7000	RETURN CHECK CHARGES	0.00	9.00	0.00	(9.00)	0.0
52-34-8100	WATER TAP FEES	198,684.54	449,861.49	740,000.00	290,138.51	60.8
52-34-8120	RENEWABLE WATER FEE	141,830.38	307,282.34	330,000.00	22,717.66	93.1
52-34-8200	SEWER TAP FEES	264,049.76	566,853.42	520,000.00	(46,853.42)	109.0
	TOTAL CHARGE FOR SERVICES / TAP FEES	744,486.93	3,093,771.71	3,145,000.00	51,228.29	98.4

MISCELLANEOUS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-36-1000	INVESTMENT INCOME	34,152.20	395,604.94	110,000.00	(285,604.94)	359.6
52-36-9000	OTHER REVENUE	2,287.07	56,739.50	40,000.00	(16,739.50)	141.8
	TOTAL OTHER FINANCING SOURCES	36,439.27	452,344.44	150,000.00	(302,344.44)	301.6
	TOTAL FUND REVENUE	780,926.20	3,546,116.15	3,295,000.00	(251,116.15)	107.6

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WATER SEWER FUND

WATER		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-57-1100	SALARIES & WAGES - WATER	17,205.42	129,147.95	144,404.00	15,256.05	89.4
52-57-1300	OVERTIME	774.09	5,457.93	2,465.00	(2,992.93)	221.4
52-57-1400	WORKERS' COMPENSATION	370.41	2,922.87	4,450.00	1,527.13	65.7
52-57-1500	HEALTH INSURANCE	4,005.67	39,591.30	45,511.00	5,919.70	87.0
52-57-1550	RETIREMENT	860.28	6,061.71	7,593.00	1,531.29	79.8
52-57-1600	FICA	1,315.53	9,878.63	11,235.00	1,356.37	87.9
52-57-1700	COLO UNEMPLOYMENT	35.98	269.32	441.00	171.68	61.1
52-57-1825	MEMBERSHIPS - EMPLOYEE	0.00	160.00	1,200.00	1,040.00	13.3
52-57-1850	TRAINING, TRAVEL AND LODGING	0.00	231.09	750.00	518.91	30.8
52-57-3200	CONTRACTED SERVICES	336.00	74,754.35	80,000.00	5,245.65	93.4
52-57-4800	TELEPHONE AND CELLPHONES	225.03	6,939.72	8,500.00	1,560.28	81.6
52-57-4900	UTILITIES	0.00	99,811.16	120,000.00	20,188.84	83.2
52-57-5250	IT - CONTRACTED	0.00	3,267.20	5,000.00	1,732.80	65.3
52-57-5300	IT - HARDWARE	0.00	1,147.67	0.00	(1,147.67)	0.0
52-57-5400	INSURANCE	0.00	13,852.82	13,000.00	(852.82)	106.6
52-57-6000	MAINTENANCE AND REPAIRS	419.63	146,710.94	130,000.00	(16,710.94)	112.9
52-57-6100	EQUIPMENT MAINT & REPAIRS	64.36	671.69	10,000.00	9,328.31	6.7
52-57-6600	UNIFORMS	0.00	247.43	2,500.00	2,252.57	9.9
52-57-7500	CHEMICAL SUPPLIES	0.00	11,700.58	20,000.00	8,299.42	58.5
52-57-7550	WATER SUPPLIES	179.39	8,777.50	12,000.00	3,222.50	73.1
52-57-8050	VEHICLE MAINT & REPAIRS	180.07	1,100.15	12,500.00	11,399.85	8.8
52-57-8075	FUEL	0.00	1,162.51	8,000.00	6,837.49	14.5
52-57-8080	DIESEL	0.00	50.80	5,000.00	4,949.20	1.0
52-57-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
52-57-9000	OTHER	0.00	(461.73)	500.00	961.73	(92.3)
52-57-9700	WATER TANK IMPROVEMENTS	0.00	381,880.00	315,000.00	(66,880.00)	121.2
52-57-9900	WATER LINE UPGRADES	0.00	168,122.57	120,000.00	(48,122.57)	140.1
	TOTAL WATER	25,971.86	1,117,456.16	1,084,049.00	(33,407.16)	103.1

DRAFT

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WATER SEWER FUND

SEWER		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-58-1100	SALARIES & WAGES - SEWER	17,205.73	129,150.91	144,404.00	15,253.09	89.4
52-58-1300	OVERTIME	774.09	5,457.92	2,465.00	(2,992.92)	221.4
52-58-1400	WORKERS' COMPENSATION	370.46	2,494.98	2,996.00	501.02	83.3
52-58-1500	HEALTH INSURANCE	4,005.65	39,591.15	45,511.00	5,919.85	87.0
52-58-1550	RETIREMENT	860.28	6,061.67	7,593.00	1,531.33	79.8
52-58-1600	FICA	1,315.39	9,877.67	11,235.00	1,357.33	87.9
52-58-1700	COLO UNEMPLOYMENT	53.15	403.42	441.00	37.58	91.5
52-58-1825	MEMBERSHIPS - EMPLOYEE	0.00	160.00	500.00	340.00	32.0
52-58-1850	TRAINING, TRAVEL AND LODGING	0.00	231.08	750.00	518.92	30.8
52-58-3200	CONTRACTED SERVICES	0.00	130,175.05	100,000.00	(30,175.05)	130.2
52-58-4800	TELEPHONE AND CELLPHONES	224.97	10,436.60	9,600.00	(836.60)	108.7
52-58-4900	UTILITIES	0.00	53,989.18	70,000.00	16,010.82	77.1
52-58-5250	IT - CONTRACTED	0.00	3,267.20	5,000.00	1,732.80	65.3
52-58-5300	IT - HARDWARE	0.00	1,063.19	0.00	(1,063.19)	0.0
52-58-5400	INSURANCE	0.00	13,852.83	13,000.00	(852.83)	106.6
52-58-6000	MAINTENANCE AND REPAIRS	10,880.70	60,303.38	80,000.00	19,696.62	75.4
52-58-6100	EQUIPMENT MAINT & REPAIRS	64.35	671.71	0.00	(671.71)	0.0
52-58-6610	UNIFORMS	0.00	247.43	2,500.00	2,252.57	9.9
52-58-7500	SEWER SUPPLIES	179.39	5,687.45	5,000.00	(687.45)	113.7
52-58-8050	VEHICLE MAINT & REPAIRS	180.09	1,100.19	12,500.00	11,399.81	8.8
52-58-8075	FUEL	0.00	1,162.53	8,000.00	6,837.47	14.5
52-58-8080	DIESEL	0.00	50.80	5,000.00	4,949.20	1.0
52-58-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
52-58-9000	OTHER	0.00	(461.74)	500.00	961.74	(92.3)
52-58-9400	WTP UPGRADES	0.00	59,588.98	150,000.00	90,411.02	39.7
	TOTAL SEWER	36,114.25	538,563.58	680,995.00	142,431.42	79.1

2007 CWRPDA		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-63-6300	2007 CWRPDA PYMT - PRINCIPAL	0.00	67,209.60	67,210.00	0.40	100.0
52-63-6400	2007 CWRPDA - INTEREST	0.00	7,226.64	7,227.00	0.36	100.0
	TOTAL 2007 CWRPDA	0.00	74,436.24	74,437.00	0.76	100.0

DEPARTMENT 65		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-65-9900	TRANSFER TO GENERAL FUND	22,916.67	227,083.33	250,000.00	22,916.67	90.8
	TOTAL DEPARTMENT 65	22,916.67	227,083.33	250,000.00	22,916.67	90.8
	TOTAL FUND EXPENDITURES	85,002.78	1,957,539.31	2,089,481.00	131,941.69	93.7
	NET REVENUE OVER EXPENDITURES	695,923.42	1,588,576.84	1,205,519.00	(383,057.84)	131.8

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TOWN OF ELIZABETH
COMBINED CASH INVESTMENT
December 31, 2025

COMBINED CASH ACCOUNTS

99-104201	COLOTRUST INVESTMENT ACCOUNT	18,806,136.23
99-104202	CORE ARPA ACCOUNT	78,283.14
99-104203	CORE INVESTMENT ACCOUNT	5,520,016.25
99-104204	COLOTRUST VEHICLE DEPRECIATION	244,034.94
99-104205	COLOTRUST POLICE IMPACT FEES	86,747.59
99-104206	COLOTRUST BUILDINGS IMPACT FEE	88,811.70
99-104207	COLOTRUST PARKS IMPACT FEES	65,961.33
99-104208	COLOTRUST PW IMPACT FEES	155,321.96
99-105200	CBOC (WATER SEWER)	532,557.75
	TOTAL COMBINED CASH	25,577,870.89
99-100001	CASH ALLOCATED TO OTHER FUNDS	(25,577,870.89)
	TOTAL UNALLOCATED CASH	0.00

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TOWN OF ELIZABETH
BALANCE SHEET
December 31, 2025

GENERAL FUND

ASSETS			
10-100001	CASH IN COMBINED CASH FUND	4,559,031.63	
10-101000	PETTY CASH	200.00	
10-101100	PETTY CASH- POLICE DEPT	100.00	
10-110000	PROPERTY TAXES RECEIVABLE	(31,627.36)	
10-115000	ACCOUNTS RECEIVABLE	388,723.52	
10-141000	PREPAID EXPENSES	(4,842.54)	
	TOTAL ASSETS		4,911,585.25
LIABILITIES AND EQUITY			
LIABILITIES			
10-201000	ACCRUED SALARIES PAYABLE	45,165.64	
10-202000	ACCOUNTS PAYABLE	2,317.50	
10-202202	OJW/WARRANT FEE DUE TO DMV	21.66	
10-202203	PERFORMANCE BONDS PAYABLE	12,370.99	
10-202204	DEVELOPER FUNDS IN LIEU OF LOC	140,677.71	
10-202300	AP TO ELBERT CO.--BLGUTX SHARE	52,849.33	
10-217100	FPPA CONTRIBUTIONS PAYABLE	5,987.90	
10-217200	SOC SEC TAXES PAYABLE	3,328.26	
10-217201	MEDICARE TAXES PAYABLE	2,549.13	
10-217300	FED'L WITHHOLDING TAXES PAYABL	8,085.08	
10-217400	STATE WITHHOLDING TAXES PAYABL	8,897.50	
10-217500	HEALTH INSURANCE PAYABLE	(30,739.48)	
10-217501	PRETAX SUPPLEMENTAL INSURANCE	68.23	
10-217502	AFTER TAX SUPPLEMENTAL INS	112.74	
10-217600	UNEMPLOYMENT INSURANCE PAYABLE	1,476.57	
10-217601	HEALTH SAVINGS PAYABLE	319.20	
10-217603	WORKERS' COMP. INS. PAYABLE	55,903.34	
10-217700	GARNISHMENT PAYABLE	494.04	
10-219000	457 CONTRIBUTIONS PAYABLE	6,505.39	
10-219200	SALES TAX PAYABLE	496.35	
10-222000	DEFERRED REVENUE	(40,428.00)	
10-222001	DEFERRED REVENUE - ARPA	44,549.82	
10-222002	SENIOR OUTREACH	4,281.00	
10-222003	POLICE OFFICER'S FOUNDATION	7,418.91	
10-250018	WINCHESTER ESTATES	(869.30)	
10-250041	MAIN STREET STATION	1,093.80	
10-250051	HENDERSON REPLAT	461.05	
10-250060	PINE RIDGE CROSSING (NEW)	(2,203.00)	
10-250061	LENNAR AT LEGACY VILLAGE	(500.03)	
10-250062	ELIZABETH STREET PLAZA	(1,644.40)	
10-250063	WALNUT GROVE	(2,668.06)	
10-250064	MBP ENTERPRISES INC.	(3,031.69)	
10-250073	889 S ELIZABETH STREET	7,405.00	
10-250074	BANNER STREET - GENE GREGORY	2,671.04	
10-250075	E86 PUD AMENDMENT	(249.48)	
10-250077	SINGH LIQUOR STORE	(1,416.00)	
10-250078	GOLD CREEK COMMONS PUD	12,858.61	
10-250079	AMERICAN LEGION POST 82	3,000.00	
	TOTAL LIABILITIES		347,616.35
FUND EQUITY			
10-280000	FUND BALANCE	3,934,123.16	

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TOWN OF ELIZABETH
BALANCE SHEET
December 31, 2025

GENERAL FUND

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	629,845.74		
BALANCE - CURRENT DATE		629,845.74	
TOTAL FUND EQUITY			4,563,968.90
TOTAL LIABILITIES AND EQUITY			4,911,585.25

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

TAX		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-31-1000	CURRENT PROPERTY TAXES	0.00	782,102.99	853,798.00	71,695.01	91.6
10-31-2000	SPECIFIC OWNERSHIP TAX	8,800.64	110,107.06	110,000.00	(107.06)	100.1
10-31-3100	1% NON-TABOR SALES TAX	128,139.23	1,195,219.43	1,000,000.00	(195,219.43)	119.5
	TOTAL TAX	136,939.87	2,087,429.48	1,963,798.00	(123,631.48)	106.3

LICENSES & PERMITS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-32-1000	FRANCHISE TAX	0.00	126,275.91	125,000.00	(1,275.91)	101.0
10-32-2000	BUILDING PERMIT	3,758.50	233,379.92	150,000.00	(83,379.92)	155.6
10-32-2100	PASSPORT EXECUTION FEES	630.00	11,405.00	10,000.00	(1,405.00)	114.1
10-32-2200	PASSPORT PHOTO FEES	99.00	2,125.00	2,000.00	(125.00)	106.3
10-32-2300	BAG FEES	0.00	7,198.20	6,500.00	(698.20)	110.7
10-32-3000	OTHER LICENSES, FEES AND CHG	2,262.00	22,695.05	30,000.00	7,304.95	75.7
	TOTAL LICENSES & PERMITS	6,749.50	403,079.08	323,500.00	(79,579.08)	124.6

INTERGOVERNMENTAL		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-33-2000	CIGARETTE TAX	353.33	5,828.81	3,600.00	(2,228.81)	161.9
10-33-3000	CONSERVATION TRUST FUND	4,023.29	13,856.13	12,000.00	(1,856.13)	115.5
	TOTAL INTERGOVERNMENTAL	4,376.62	19,684.94	15,600.00	(4,084.94)	126.2

EARMARKED FUNDS / MISCELLANEOUS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-36-1000	INTEREST	16,783.63	206,412.51	140,000.00	(66,412.51)	147.4
10-36-3100	FINES AND FORFEITURES	11,393.40	158,545.69	67,000.00	(91,545.69)	236.6
10-36-4000	PUBLIC IMPROVEMENT FEE	83,544.09	838,023.35	786,510.00	(51,513.35)	106.5
10-36-7000	POLICE REVENUE	1,482.25	29,778.55	20,000.00	(9,778.55)	148.9
10-36-7100	POLICE IMPACT FEE REVENUE	0.00	10,412.62	10,000.00	(412.62)	104.1
10-36-7200	PUBLIC BLDG IMPACT FEE REVENUE	0.00	23,238.03	23,000.00	(238.03)	101.0
10-36-7300	PARKS IMPACT FEE REVENUE	0.00	2,595.24	2,500.00	(95.24)	103.8
10-36-7400	PUBLIC WORKS IMPACT FEE REVENU	0.00	18,651.22	18,500.00	(151.22)	100.8
10-36-9000	OTHER REVENUE	1,200.00	30,360.62	8,000.00	(22,360.62)	379.5
	TOTAL EARMARKED FUNDS / MISCELLANEOUS	114,403.37	1,318,017.83	1,075,510.00	(242,507.83)	122.5

OTHER FUNDS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-39-7000	TRANSFER FROM WATER FUND	22,916.67	250,000.00	250,000.00	0.00	100.0
10-39-7003	TRANSFER FROM CAP IMP FUND	12,916.67	140,000.00	140,000.00	0.00	100.0
10-39-7004	TRANSFER FROM STREET CAP FUND	13,333.30	140,000.00	140,000.00	0.00	100.0
	TOTAL OTHER FUNDS	49,166.64	530,000.00	530,000.00	0.00	100.0
	TOTAL FUND REVENUE	311,636.00	4,358,211.33	3,908,408.00	(449,803.33)	111.5

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

TOWN CLERK		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-41-1100	SALARIES & WAGES	30,906.76	329,542.07	330,693.00	1,150.93	99.7
10-41-1300	OVERTIME	538.32	717.76	998.00	280.24	71.9
10-41-1400	WORKERS' COMPENSATION	31.47	330.39	464.00	133.61	71.2
10-41-1500	HEALTH INSURANCE	7,107.77	85,362.59	78,010.00	(7,352.59)	109.4
10-41-1550	RETIREMENT	1,302.19	16,234.06	16,585.00	350.94	97.9
10-41-1600	FICA	2,341.29	24,492.50	25,374.00	881.50	96.5
10-41-1700	COLO UNEMPLOYMENT	62.88	660.62	995.00	334.38	66.4
10-41-1800	TUITION REIMBURSEMENT	807.15	3,123.12	7,500.00	4,376.88	41.6
10-41-1825	MEMBERSHIPS - EMPLOYEE	0.00	2,099.00	2,000.00	(99.00)	105.0
10-41-1850	TRAINING, TRAVEL AND LODGING	(15.00)	10,572.79	9,000.00	(1,572.79)	117.5
10-41-2500	AUDIT	0.00	28,500.00	28,500.00	0.00	100.0
10-41-3010	COMMUNITY & PUBLIC RELATIONS	244.18	5,204.67	8,750.00	3,545.33	59.5
10-41-3020	MAYOR'S TREE LIGHTING	8,044.92	14,559.00	15,500.00	941.00	93.9
10-41-3030	BIRTHDAY BASH	0.00	4,562.21	5,500.00	937.79	82.9
10-41-3040	SENIOR ENGAGEMENT	242.45	2,389.60	5,000.00	2,610.40	47.8
10-41-3200	CONTRACTED SERVICES	6,300.00	23,927.70	17,800.00	(6,127.70)	134.4
10-41-3320	CONTRIBUTIONS AND SPONSORSHIPS	0.00	3,000.00	3,000.00	0.00	100.0
10-41-3350	COUNTY TREASURER & OTHER FEES	0.00	16,243.12	23,000.00	6,756.88	70.6
10-41-3400	LEGAL PUBLICATIONS	2,769.80	5,360.30	3,000.00	(2,360.30)	178.7
10-41-3450	ELECTIONS	0.00	522.07	0.00	(522.07)	0.0
10-41-4000	BLDG MAINT AND REPAIRS	1,112.76	9,164.01	5,500.00	(3,664.01)	166.6
10-41-4400	EQUIPMENT AND MAINT	851.97	7,585.91	9,500.00	1,914.09	79.9
10-41-4500	FURNITURE	0.00	199.99	500.00	300.01	40.0
10-41-4600	OFFICE SUPPLIES	1,705.66	8,063.19	11,000.00	2,936.81	73.3
10-41-4700	POSTAGE	598.70	6,938.36	8,700.00	1,761.64	79.8
10-41-4800	TELEPHONE AND INTERNET	2,331.57	20,137.64	17,300.00	(2,837.64)	116.4
10-41-4900	UTILITIES	1,536.62	5,591.57	8,700.00	3,108.43	64.3
10-41-5250	IT - CONTRACTED	1,953.10	11,296.20	12,000.00	703.80	94.1
10-41-5325	IT - SOFTWARE PURCHASES	0.00	137.05	0.00	(137.05)	0.0
10-41-5390	RECORDS MANAGEMENT	45.76	648.32	1,000.00	351.68	64.8
10-41-5400	INSURANCE	0.00	37,257.03	38,000.00	742.97	98.0
10-41-5500	LEGAL - CONTRACTED	8,570.52	36,305.37	40,000.00	3,694.63	90.8
10-41-5600	MEMBERSHIPS - TOWN	723.50	13,915.77	15,000.00	1,084.23	92.8
10-41-5800	TOWN HALL EVENTS	547.15	952.21	9,500.00	8,547.79	10.0
10-41-5850	EMPLOYEE RECOGNITION	959.42	2,280.72	3,500.00	1,219.28	65.2
10-41-9000	OTHER	517.29	9,044.49	9,500.00	455.51	95.2
	TOTAL TOWN CLERK	82,138.20	746,921.40	771,369.00	24,447.60	96.8

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

JUDICIAL		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-42-1200	SALARIES & WAGES- MUNI JUDGE	1,510.00	12,080.00	13,590.00	1,510.00	88.9
10-42-1300	SALARIES & WAGES- ASST JUDGE	0.00	1,438.53	4,316.00	2,877.47	33.3
10-42-1400	STATE COMP	1.51	13.55	25.00	11.45	54.2
10-42-1600	FICA	115.52	1,034.21	1,370.00	335.79	75.5
10-42-1700	COLO UNEMPLOYMENT	3.02	27.04	54.00	26.96	50.1
10-42-1850	TRAINING, TRAVEL AND LODGING	0.00	928.76	3,000.00	2,071.24	31.0
10-42-3200	COURT PROSECUTOR - CONTRACTED	900.00	6,225.00	17,000.00	10,775.00	36.6
10-42-9000	OTHER	50.00	205.00	250.00	45.00	82.0
	TOTAL JUDICIAL	2,580.05	21,952.09	39,605.00	17,652.91	55.4

LEGISLATURE		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-43-1100	BOT - SALARIES & WAGES	1,200.00	14,400.00	14,400.00	0.00	100.0
10-43-1200	PC - COMPENSATION	300.00	3,850.00	4,200.00	350.00	91.7
10-43-1400	BOT - WORKERS' COMPENSATION	0.48	5.77	20.00	14.23	28.9
10-43-1450	PC - WORKERS' COMPENSATION	0.12	1.54	6.00	4.46	25.7
10-43-1600	BOT - FICA	91.83	1,101.90	1,102.00	0.10	100.0
10-43-1650	PC - FICA	22.98	294.91	321.00	26.09	91.9
10-43-1700	BOT - COLO UNEMPLOYMENT	2.40	28.80	43.00	14.20	67.0
10-43-1750	PC - COLO UNEMPLOYMENT	0.60	7.70	13.00	5.30	59.2
10-43-1850	BOT - TRAIN, TRVL, LODG	0.00	5,372.14	5,400.00	27.86	99.5
10-43-3700	PC - TRAIN, TRVL, LODG	0.00	0.00	1,500.00	1,500.00	0.0
10-43-5000	BOT - MEALS	0.00	544.99	1,400.00	855.01	38.9
10-43-5100	PC - MEALS	0.00	0.00	500.00	500.00	0.0
10-43-5250	IT - CONTRACTED	2,178.40	14,227.20	14,500.00	272.80	98.1
10-43-5800	BOT - AWARDS/RECOGNITION	0.00	253.50	1,000.00	746.50	25.4
10-43-5900	PC - AWARDS/RECOGNITION	0.00	0.00	500.00	500.00	0.0
10-43-9000	BOT- OTHER	0.00	250.00	250.00	0.00	100.0
	TOTAL LEGISLATURE	3,796.81	40,338.45	45,155.00	4,816.55	89.3

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

POLICE		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-46-1100	SALARIES & WAGES	106,560.64	1,071,423.17	1,066,504.00	(4,919.17)	100.5
10-46-1230	HVE GRANT OVERTIME	0.00	710.28	6,000.00	5,289.72	11.8
10-46-1240	CONTRACTED OVERTIME	0.00	3,300.00	3,000.00	(300.00)	110.0
10-46-1300	OVERTIME	395.48	25,153.82	27,000.00	1,846.18	93.2
10-46-1400	WORKERS' COMPENSATION	2,246.46	23,169.74	29,022.00	5,852.26	79.8
10-46-1500	HEALTH INSURANCE	20,200.59	226,322.08	245,224.00	18,901.92	92.3
10-46-1550	RETIREMENT	1,088.56	13,226.31	16,835.00	3,608.69	78.6
10-46-1600	FICA	2,204.09	22,727.12	22,988.00	260.88	98.9
10-46-1605	FPPA	10,465.22	126,887.35	134,010.00	7,122.65	94.7
10-46-1700	COLO UNEMPLOYMENT	199.97	2,062.19	3,260.00	1,197.81	63.3
10-46-1825	MEMBERSHIPS - EMPLOYEE	0.00	2,048.93	1,500.00	(548.93)	136.6
10-46-1850	TRAINING, TRAVEL AND LODGING	(42.65)	10,263.11	12,500.00	2,236.89	82.1
10-46-3000	COMMUNITY OUTREACH	0.00	1,172.15	3,500.00	2,327.85	33.5
10-46-3005	STUDENT ACADEMY	0.00	1,533.43	8,000.00	6,466.57	19.2
10-46-3200	CONTRACTED SERVICES	1,885.00	8,356.23	20,000.00	11,643.77	41.8
10-46-3205	VICTIMS ADVOCATE	3,750.00	15,000.00	15,000.00	0.00	100.0
10-46-3210	ECCA MAINTENANCE	4,453.17	17,668.01	13,000.00	(4,668.01)	135.9
10-46-3500	INVESTIGATIVE SERVICES	427.28	1,326.28	5,000.00	3,673.72	26.5
10-46-3505	INVESTIGATIVE & PROPERTY EQUIP	0.00	869.96	2,000.00	1,130.04	43.5
10-46-3510	ROCKY MOUNTAIN RCFL	0.00	0.00	1,000.00	1,000.00	0.0
10-46-3600	MOBILE DATA LAPTOPS	627.00	3,752.00	5,000.00	1,248.00	75.0
10-46-3650	WEAPONS - LESS LETHAL	0.00	2,977.99	3,000.00	22.01	99.3
10-46-3655	BODY CAMS CONTRACT	0.00	13,007.19	15,510.00	2,502.81	83.9
10-46-3660	TASERS CONTRACT	0.00	5,628.81	4,810.00	(818.81)	117.0
10-46-3665	FLOCK CAMERAS	0.00	7,500.00	8,500.00	1,000.00	88.2
10-46-3675	OTHER EQUIPMENT	0.00	12,644.59	12,600.00	(44.59)	100.4
10-46-4000	BLDG MAINT & REPAIRS	534.06	6,616.10	3,500.00	(3,116.10)	189.0
10-46-4300	DRUG, SCREEN, PSY & POLY TEST	0.00	510.00	525.00	15.00	97.1
10-46-4305	SANE EXAMS	0.00	0.00	1,000.00	1,000.00	0.0
10-46-4400	EQUIPMENT AND MAINTENANCE	454.16	4,150.48	5,500.00	1,349.52	75.5
10-46-4500	FURNITURE	0.00	0.00	1,000.00	1,000.00	0.0
10-46-4650	OFFICE SUPPLIES	319.26	4,701.86	7,500.00	2,798.14	62.7
10-46-4700	POSTAGE	0.00	573.21	600.00	26.79	95.5
10-46-4800	TELEPHONE & INTERNET	3,116.55	24,776.59	23,000.00	(1,776.59)	107.7
10-46-4900	UTILITIES	1,244.27	4,495.77	7,000.00	2,504.23	64.2
10-46-5250	IT - CONTRACTED	6,413.20	39,522.00	40,000.00	478.00	98.8
10-46-5305	IT - HARDWARE	0.00	67.00	0.00	(67.00)	0.0
10-46-5350	IT - SOFTWARE CONTRACTS	0.00	239.88	0.00	(239.88)	0.0
10-46-5400	INSURANCE	0.00	98,525.78	130,000.00	31,474.22	75.8
10-46-6400	TRAINING AND AMMUNITION	0.00	3,527.22	6,000.00	2,472.78	58.8
10-46-6600	UNIFORMS	272.76	5,498.47	5,600.00	101.53	98.2
10-46-8050	VEHICLE MAINT & REPAIRS	992.86	22,058.67	20,000.00	(2,058.67)	110.3
10-46-8075	FUEL	13,032.41	23,910.08	22,000.00	(1,910.08)	108.7
10-46-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
10-46-9000	OTHER	0.00	1,738.36	1,500.00	(238.36)	115.9
	TOTAL POLICE	180,840.34	1,863,642.21	1,963,488.00	99,845.79	94.9

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

PUBLIC WORKS/PARKS/BUILDINGS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-49-1100	SALARIES & WAGES	11,426.93	135,883.67	144,211.00	8,327.33	94.2
10-49-1300	OVERTIME	189.13	1,527.86	3,132.00	1,604.14	48.8
10-49-1400	WORKERS' COMPENSATION	298.88	3,346.92	4,096.00	749.08	81.7
10-49-1500	HEALTH INSURANCE	2,549.97	31,968.01	36,675.00	4,706.99	87.2
10-49-1550	RETIREMENT	176.00	2,661.07	7,367.00	4,705.93	36.1
10-49-1600	FICA	870.13	10,289.88	11,272.00	982.12	91.3
10-49-1700	COLO UNEMPLOYMENT	23.23	274.82	442.00	167.18	62.2
10-49-1850	TRAINING, TRAVEL AND LODGING	2.30	13.59	300.00	286.41	4.5
10-49-4000	BLDG MAINT & REPAIRS	755.08	8,133.80	6,000.00	(2,133.80)	135.6
10-49-4100	EQUIPMENT MAINT & REPAIRS	0.00	4,744.37	5,000.00	255.63	94.9
10-49-4800	TELEPHONE AND CELLPHONES	520.03	5,287.30	4,500.00	(787.30)	117.5
10-49-4900	UTILITIES	2,269.99	7,741.29	8,250.00	508.71	93.8
10-49-5250	IT - CONTRACTED	324.10	1,951.80	2,500.00	548.20	78.1
10-49-5300	IT - HARDWARE	0.00	346.13	0.00	(346.13)	0.0
10-49-5400	INSURANCE	221.36	5,217.78	5,000.00	(217.78)	104.4
10-49-6100	PARKS MAINTENANCE	634.77	20,968.66	23,000.00	2,031.34	91.2
10-49-6500	TREE CITY USA	0.00	0.00	2,500.00	2,500.00	0.0
10-49-6600	UNIFORMS	0.00	539.90	1,000.00	460.10	54.0
10-49-8050	VEHICLE MAINT & REPAIRS	103.64	4,738.00	4,500.00	(238.00)	105.3
10-49-8075	FUEL	1,694.64	3,951.11	4,000.00	48.89	98.8
10-49-8080	DIESEL	351.76	856.63	2,500.00	1,643.37	34.3
10-49-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
10-49-9000	OTHER	0.00	877.85	100.00	(777.85)	877.9
	TOTAL PUBLIC WORKS/PARKS/BUILDINGS	22,411.94	255,320.44	280,345.00	25,024.56	91.1

TWN ADMINSTR		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-52-1100	SALARIES & WAGES	0.00	315,752.77	316,000.00	247.23	99.9
10-52-1400	WORKERS' COMPENSATION	0.00	176.54	260.00	83.46	67.9
10-52-1500	HEALTH INSURANCE	0.00	24,920.04	28,082.00	3,161.96	88.7
10-52-1550	RETIREMENT	0.00	5,771.84	9,269.00	3,497.16	62.3
10-52-1600	FICA	0.00	15,037.50	15,100.00	62.50	99.6
10-52-1700	COLO UNEMPLOYMENT	0.00	631.49	640.00	8.51	98.7
10-52-1825	MEMBERSHIPS - EMPLOYEE	0.00	600.00	750.00	150.00	80.0
10-52-1850	TRAINING, TRAVEL AND LODGING	0.00	1,386.85	1,500.00	113.15	92.5
10-52-3900	CELL PHONES	0.00	1,050.00	1,200.00	150.00	87.5
10-52-5250	IT - CONTRACTED	310.00	1,860.00	1,800.00	(60.00)	103.3
	TOTAL TWN ADMINSTR	310.00	367,187.03	374,601.00	7,413.97	98.0

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

COMM DEV		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
10-53-1100	SALARIES & WAGES- COMM DEV	13,779.82	148,743.09	155,000.00	6,256.91	96.0
10-53-1300	OVERTIME COMMUNITY DEVELOPMENT	0.00	0.00	439.00	439.00	0.0
10-53-1400	WORKERS' COMPENSATION	13.78	147.17	356.00	208.83	41.3
10-53-1500	HEALTH INSURANCE	2,827.29	33,751.45	34,000.00	248.55	99.3
10-53-1550	RETIREMENT	535.74	6,868.13	13,706.00	6,837.87	50.1
10-53-1600	FICA	1,041.26	11,038.65	19,440.00	8,401.35	56.8
10-53-1700	COLO UNEMPLOYMENT	27.56	294.37	762.00	467.63	38.6
10-53-1825	MEMBERSHIPS - EMPLOYEE	0.00	755.00	1,400.00	645.00	53.9
10-53-1850	TRAINING, TRAVEL AND LODGING	0.00	9,943.36	8,500.00	(1,443.36)	117.0
10-53-2500	COMMUNITY EVENTS	3,665.08	15,140.27	8,000.00	(7,140.27)	189.3
10-53-2505	FRIDAY NIGHT MARKET	0.00	17,401.18	20,000.00	2,598.82	87.0
10-53-2600	EVENT CONTRACTED SERVICES	0.00	0.00	10,000.00	10,000.00	0.0
10-53-3000	BUILDING PERMITS PASS THROUGH	31,994.93	127,295.06	100,000.00	(27,295.06)	127.3
10-53-3200	CONTRACTED SERVICES	3,144.50	20,401.32	35,000.00	14,598.68	58.3
10-53-3425	ELIZABETH MAIN STREET	643.75	11,878.55	17,000.00	5,121.45	69.9
10-53-3435	5K & FAMILY COLOR RUN	0.00	8,479.34	8,000.00	(479.34)	106.0
10-53-3450	HISTORIC ADVISORY BOARD	1,308.75	5,008.75	16,000.00	10,991.25	31.3
10-53-3455	HISTORIC WALK & TALK	0.00	3,664.05	5,000.00	1,335.95	73.3
10-53-3475	MARKETING MATERIALS & PUBL	168.26	1,839.32	4,000.00	2,160.68	46.0
10-53-3900	CELL PHONE	125.00	1,614.08	1,800.00	185.92	89.7
10-53-4400	EQUIPMENT AND MAINTENANCE	0.00	0.00	500.00	500.00	0.0
10-53-4500	FURNITURE	0.00	424.72	500.00	75.28	84.9
10-53-4600	OFFICE SUPPLIES	0.00	428.06	750.00	321.94	57.1
10-53-4700	POSTAGE	0.00	0.00	100.00	100.00	0.0
10-53-5250	IT - CONTRACTED	1,092.00	6,556.80	6,000.00	(556.80)	109.3
10-53-5325	IT - SOFTWARE PURCHASES	0.00	199.00	0.00	(199.00)	0.0
10-53-9000	OTHER	0.00	1,132.25	250.00	(882.25)	452.9
	TOTAL COMM DEV	60,367.72	433,003.97	466,503.00	33,499.03	92.8
	TOTAL FUND EXPENDITURES	352,445.06	3,728,365.59	3,941,066.00	212,700.41	94.6
	NET REVENUE OVER EXPENDITURES	(40,809.06)	629,845.74	(32,658.00)	(662,503.74)	(1928.6)

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TOWN OF ELIZABETH
BALANCE SHEET
December 31, 2025

STREET FUND

ASSETS				
21-100001	CASH IN COMBINED CASH FUND		1,428,923.47	
21-115000	ACCOUNTS RECEIVABLE		128,793.93	
21-140000	PREPAID EXPENSES		(5,898.38)	
	TOTAL ASSETS			1,551,819.02
LIABILITIES AND EQUITY				
LIABILITIES				
21-201000	ACCRUED SALARIES PAYABLE		5,693.52	
21-202000	ACCOUNTS PAYABLE		(190.70)	
21-203000	GUARDRAIL MAINTENANCE		10,000.00	
	TOTAL LIABILITIES			15,502.82
FUND EQUITY				
21-280000	FUND BALANCE		1,199,447.14	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	336,869.06		
	BALANCE - CURRENT DATE		336,869.06	
	TOTAL FUND EQUITY			1,536,316.20
	TOTAL LIABILITIES AND EQUITY			1,551,819.02

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STREET FUND

TAXES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-31-3000	GENERAL SALES TAX	19,220.88	179,282.90	150,000.00	(29,282.90)	119.5
21-31-4000	USE TAX	1,001.45	20,999.83	15,000.00	(5,999.83)	140.0
	TOTAL TAXES	20,222.33	200,282.73	165,000.00	(35,282.73)	121.4

INTERGOVERNMENTAL		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-33-1000	HIGHWAY USERS TAX	7,853.87	94,881.73	60,000.00	(34,881.73)	158.1
21-33-1050	ROAD & BRIDGE	80,280.25	321,410.35	130,000.00	(191,410.35)	247.2
21-33-6100	M.V. REGISTRATION ($1.50)	257.38	3,710.85	3,500.00	(210.85)	106.0
21-33-6200	M.V. REGISTRATION ($2.50)	707.05	9,227.61	5,000.00	(4,227.61)	184.6
	TOTAL INTERGOVERNMENTAL	89,098.55	429,230.54	198,500.00	(230,730.54)	216.2

OTHER SOURCES OF REVENUE		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-36-1000	INVESTMENT INCOME	4,530.40	52,831.23	30,000.00	(22,831.23)	176.1
21-36-4000	PUBLIC IMPROVEMENT FEE	2,495.14	25,028.50	23,490.00	(1,538.50)	106.5
	TOTAL OTHER SOURCES OF REVENUE	7,025.54	77,859.73	53,490.00	(24,369.73)	145.6
	TOTAL FUND REVENUE	116,346.42	707,373.00	416,990.00	(290,383.00)	169.6

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STREET FUND

STREETS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
21-49-1100	SALARIES & WAGES- PUB WORKS	14,675.80	170,845.81	180,374.00	9,528.19	94.7
21-49-1300	OVERTIME	189.13	2,061.86	4,697.00	2,635.14	43.9
21-49-1400	WORKERS' COMPENSATION	381.27	4,785.08	2,975.00	(1,810.08)	160.8
21-49-1500	HEALTH INSURANCE	3,174.49	37,213.75	41,879.00	4,665.25	88.9
21-49-1550	RETIREMENT	308.48	4,379.26	9,254.00	4,874.74	47.3
21-49-1600	FICA	1,115.48	12,966.50	14,158.00	1,191.50	91.6
21-49-1700	COLO UNEMPLOYMENT	29.72	345.87	555.00	209.13	62.3
21-49-1850	TRAINING, TRAVEL AND LODGING	2.30	1,379.14	3,000.00	1,620.86	46.0
21-49-3200	CONTRACTED SERVICES	0.00	11,224.00	15,000.00	3,776.00	74.8
21-49-3500	DE-ICING SUPPLIES	5,960.64	5,960.64	5,000.00	(960.64)	119.2
21-49-3650	LIGHTS AND SIGNALS	4,804.72	22,703.65	20,000.00	(2,703.65)	113.5
21-49-4000	MAINTENANCE AND REPAIRS	3,661.07	21,160.60	42,000.00	20,839.40	50.4
21-49-4100	EQUIPMENT MAINT & REPAIRS	0.00	3,968.91	20,000.00	16,031.09	19.8
21-49-4800	PHONES	168.74	2,343.63	2,520.00	176.37	93.0
21-49-5250	IT - CONTRACTED	328.90	1,987.80	2,000.00	12.20	99.4
21-49-5300	IT - HARDWARE	0.00	346.13	0.00	(346.13)	0.0
21-49-5405	INSURANCE	221.37	6,185.65	6,000.00	(185.65)	103.1
21-49-5800	ROW MAINTENANCE	5,650.00	25,937.92	30,000.00	4,062.08	86.5
21-49-6100	SIGNS	5,802.12	10,943.57	9,000.00	(1,943.57)	121.6
21-49-6600	UNIFORMS	0.00	707.18	1,500.00	792.82	47.1
21-49-8050	VEHICLE MAINT & REPAIRS	1,003.88	10,280.48	5,000.00	(5,280.48)	205.6
21-49-8075	FUEL	2,390.11	5,434.76	4,000.00	(1,434.76)	135.9
21-49-8080	DIESEL	1,141.62	2,028.34	2,500.00	471.66	81.1
21-49-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
21-49-9000	OTHER	0.00	1,313.41	200.00	(1,113.41)	656.7
	TOTAL STREETS	51,009.84	370,503.94	425,612.00	55,108.06	87.1
	TOTAL FUND EXPENDITURES	51,009.84	370,503.94	425,612.00	55,108.06	87.1
	NET REVENUE OVER EXPENDITURES	65,336.58	336,869.06	(8,622.00)	(345,491.06)	3907.1

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TOWN OF ELIZABETH
BALANCE SHEET
December 31, 2025

CAPITAL IMPROVEMENT FUND

ASSETS				
31-100001	CASH IN COMBINED CASH FUND		12,054,987.44	
31-115000	ACCOUNTS RECEIVABLE		350,945.26	
31-140000	PREPAID EXPENSES		2,403.00	
	TOTAL ASSETS			12,408,335.70
LIABILITIES AND EQUITY				
FUND EQUITY				
31-280000	FUND BALANCE		11,308,290.70	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,100,045.00		
	BALANCE - CURRENT DATE		1,100,045.00	
	TOTAL FUND EQUITY			12,408,335.70
	TOTAL LIABILITIES AND EQUITY			12,408,335.70

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

TAX		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-31-3000	SALES TAX	192,208.85	1,792,829.13	1,500,000.00	(292,829.13)	119.5
31-31-4000	USE TAX	10,014.56	209,998.33	150,000.00	(59,998.33)	140.0
	TOTAL TAX	202,223.41	2,002,827.46	1,650,000.00	(352,827.46)	121.4

SOURCE 34		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-34-1000	GRANTS	0.00	0.00	179,000.00	179,000.00	0.0
	TOTAL SOURCE 34	0.00	0.00	179,000.00	179,000.00	0.0

OTHER FINANCING SOURCES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-36-1000	INVESTMENT INCOME	37,210.15	472,788.04	356,000.00	(116,788.04)	132.8
	TOTAL OTHER FINANCING SOURCES	37,210.15	472,788.04	356,000.00	(116,788.04)	132.8
	TOTAL FUND REVENUE	239,433.56	2,475,615.50	2,185,000.00	(290,615.50)	113.3

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

CAPITAL IMPROVEMENT MISC		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
31-80-0100	LAND PURCHASE	V	204,969.25	250,000.00	45,030.75	82.0
31-80-3410	TRAILS & PARKS MASTER PLAN	0.00	111,899.65	120,000.00	8,100.35	93.2
31-80-4000	EQUIPMENT	0.00	5,207.20	30,000.00	24,792.80	17.4
31-80-4020	PD VEHICLES	0.00	52,907.71	53,000.00	92.29	99.8
31-80-5505	PD BUILDING IMPROVEMENTS	0.00	88,790.75	89,000.00	209.25	99.8
31-80-5525	MAIN STREET MONUMENT SIGN	0.00	0.00	85,000.00	85,000.00	0.0
31-80-6500	TRAIL SYSTEMS	0.00	0.00	10,000.00	10,000.00	0.0
31-80-6510	444 S. MAIN/SPRUCE	23,643.34	80,318.10	770,000.00	689,681.90	10.4
31-80-6515	BANNER & BROADWAY PARKING	0.00	0.00	300,000.00	300,000.00	0.0
31-80-6520	ADA TECHNOLOGY UPGRADE	0.00	6,100.00	3,500.00	(2,600.00)	174.3
31-80-6530	THE DEPOT PARKING	0.00	583,919.89	300,000.00	(283,919.89)	194.6
31-80-6535	TREE FARM	0.00	0.00	5,000.00	5,000.00	0.0
31-80-6540	FAÇADE GRANT	3,000.00	7,500.00	7,500.00	0.00	100.0
31-80-6545	WADE PARK IMPROVEMENTS	0.00	0.00	60,000.00	60,000.00	0.0
31-80-6550	COMPUTER UPGRADES	0.00	4,375.88	21,500.00	17,124.12	20.4
31-80-6555	SOFTWARE	12,285.99	89,582.07	103,500.00	13,917.93	86.6
31-80-9901	TRANSFER TO GENERAL FUND	12,916.67	140,000.00	140,000.00	0.00	100.0
	TOTAL CAPITAL IMPROVEMENT MISC	51,846.00	1,375,570.50	2,348,000.00	972,429.50	58.6
	TOTAL FUND EXPENDITURES	51,846.00	1,375,570.50	2,348,000.00	972,429.50	58.6
	NET REVENUE OVER EXPENDITURES	187,587.56	1,100,045.00	(163,000.00)	(1,263,045.00)	674.9

DRAFT

TOWN OF ELIZABETH
BALANCE SHEET
December 31, 2025

STREET CAPITAL IMPROVEMENT FUND

ASSETS				
32-100001	CASH IN COMBINED CASH FUND		4,342,869.19	
32-104400	STREET BOND RESERVE CD ACCOUNT		301,299.14	
32-115000	ACCOUNTS RECEIVABLE		315,850.73	
32-140000	PREPAID EXPENSES		(8,120.00)	
	TOTAL ASSETS			4,951,899.06
LIABILITIES AND EQUITY				
LIABILITIES				
32-222000	DEFERRED REVENUE		11,500.00	
	TOTAL LIABILITIES			11,500.00
FUND EQUITY				
32-280000	FUND BALANCE		5,301,728.76	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(361,329.70)		
	BALANCE - CURRENT DATE		(361,329.70)	
	TOTAL FUND EQUITY			4,940,399.06
	TOTAL LIABILITIES AND EQUITY			4,951,899.06

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STREET CAPITAL IMPROVEMENT FUND

TAX		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-31-3000	GENERAL SALES TAX	172,987.96	1,613,546.22	1,350,000.00	(263,546.22)	119.5
32-31-4000	USE TAX	8,913.12	188,898.50	135,000.00	(53,898.50)	139.9
	TOTAL TAX	181,901.08	1,802,444.72	1,485,000.00	(317,444.72)	121.4

SOURCE 34		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-34-1000	GRANTS	0.00	794,345.77	1,250,000.00	455,654.23	63.5
	TOTAL SOURCE 34	0.00	794,345.77	1,250,000.00	455,654.23	63.5

OTHER FINANCING SOURCES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-36-1000	INVESTMENT INCOME	15,753.13	203,271.07	90,000.00	(113,271.07)	225.9
	TOTAL OTHER FINANCING SOURCES	15,753.13	203,271.07	90,000.00	(113,271.07)	225.9
	TOTAL FUND REVENUE	197,654.21	2,800,061.56	2,825,000.00	24,938.44	99.1

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STREET CAPITAL IMPROVEMENT FUND

CAPITAL OUTLAY		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-49-1000	DRAINAGE IMPROVEMENTS	0.00	0.00	50,000.00	50,000.00	0.0
32-49-6600	RIGHT OF WAY EASEMENTS	8,120.00	33,220.00	40,000.00	6,780.00	83.1
32-49-8005	HILLSIDE STREET REPAIR	25,036.43	25,036.43	0.00	(25,036.43)	0.0
32-49-9000	CONCRETE STREET REPAIRS	0.00	0.00	310,000.00	310,000.00	0.0
32-49-9100	EQUIPMENT	0.00	24,697.06	50,000.00	25,302.94	49.4
32-49-9115	444 S. MAIN/SPRUCE	7,561.43	43,444.76	630,000.00	586,555.24	6.9
32-49-9120	MAIN STREET STREETSCAPE	0.00	1,701,985.21	3,050,000.00	1,348,014.79	55.8
32-49-9125	THE DEPOT PARKING	0.00	679,049.30	300,000.00	(379,049.30)	226.3
32-49-9200	NEW CURB & GUTTER WORK	4,200.00	4,200.00	20,000.00	15,800.00	21.0
32-49-9300	NEW SIDEWALK CONSTRUCTION	3,561.00	3,561.00	40,000.00	36,439.00	8.9
32-49-9310	TRANSFER TO GENERAL FUND	13,333.30	140,000.00	140,000.00	0.00	100.0
	TOTAL CAPITAL OUTLAY	61,812.16	2,655,193.76	4,630,000.00	1,974,806.24	57.3

DEBT SVC		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
32-59-4000	PAYING AGENCY FEE	0.00	300.00	300.00	0.00	100.0
32-59-9800	2015 REFUNDING BOND PRINCIPAL	465,000.00	465,000.00	465,000.00	0.00	100.0
32-59-9850	2015 REFUNDING BOND INTEREST	20,448.75	40,897.50	40,898.00	0.50	100.0
	TOTAL DEBT SVC	485,448.75	506,197.50	506,198.00	0.50	100.0
	TOTAL FUND EXPENDITURES	547,260.91	3,161,391.26	5,136,198.00	1,974,806.74	61.6
	NET REVENUE OVER EXPENDITURES	(349,606.70)	(361,329.70)	(2,311,198.00)	(1,949,868.30)	(15.6)

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TOWN OF ELIZABETH
BALANCE SHEET
December 31, 2025

WATER SEWER FUND

ASSETS				
52-100001	CASH IN COMBINED CASH FUND		3,192,059.16	
52-101000	PETTY CASH		100.00	
52-101200	COLOTRUST WATER TAP FEE ACCT		3,378,664.82	
52-101300	COLOTRUST SEWER TAP FEE ACCT		3,252,006.51	
52-101400	COLOTRUST RENEWABLE WATER ACCT		1,129,876.27	
52-110000	ACCOUNTS RECEIVABLE: UB		172,211.44	
52110100	AR CONTRACT UM		(15,527.01)	
52-115000	ACCOUNTS RECEIVABLE: OTHER		(22,787.08)	
52-160100	LAND: WATER		171,737.60	
52-160200	LAND: SEWER		143,729.50	
52-161100	EASEMENTS: WATER		10,890.77	
52-161200	EASEMENTS: SEWER		32,271.26	
52-162100	PLANT & EQUIPMENT: WATER		5,932,508.11	
52-162200	PLANT & EQUIPMENT: SEWER		6,013,924.47	
52-163100	WATER IMPROVEMENTS		2,600,197.77	
52-163200	SEWER IMPROVEMENTS		2,727,573.38	
52-165200	CONSTRUCTION IN PROGRESS: SWR		791,618.23	
52-169100	ACCUMULATED DEP: WATER		(3,348,516.48)	
52-169200	ACCUMULATED DEP: SEWER		(4,687,154.34)	
	TOTAL ASSETS			21,475,384.38
LIABILITIES AND EQUITY				
LIABILITIES				
52-201000	ACCRUED SALARIES PAYABLE		11,613.76	
52-215200	ACCRUED INT PAY: SEWER		1,142.22	
52-218000	COMPENSATED ABSENCES PAYABLE		19,113.05	
52-218100	COMP ABSENCES- CURRENT PAYABLE		2,123.20	
52-220000	CUSTOMER METER DEPOSITS		74,861.62	
52-231200	2007 CWRPDA CUR NOTES PAYABLE		67,209.98	
52-239402	2007 CWRPDA NOTE PAYABLE		143,193.88	
	TOTAL LIABILITIES			319,257.71
FUND EQUITY				
52-280000	RETAINED EARNINGS		19,630,494.63	
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	1,525,632.04		
	BALANCE - CURRENT DATE		1,525,632.04	
	TOTAL FUND EQUITY			21,156,126.67
	TOTAL LIABILITIES AND EQUITY			21,475,384.38

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TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER SEWER FUND

CHARGE FOR SERVICES / TAP FEES		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-34-4100	WATER SALES	64,398.00	1,001,465.33	990,000.00	(11,465.33)	101.2
52-34-4200	SEWER SALES	78,709.03	911,407.16	890,000.00	(21,407.16)	102.4
52-34-7000	RETURN CHECK CHARGES	0.00	9.00	0.00	(9.00)	0.0
52-34-8100	WATER TAP FEES	0.00	449,861.49	420,000.00	(29,861.49)	107.1
52-34-8120	RENEWABLE WATER FEE	0.00	307,282.34	295,000.00	(12,282.34)	104.2
52-34-8200	SEWER TAP FEES	0.00	566,853.42	550,000.00	(16,853.42)	103.1
	TOTAL CHARGE FOR SERVICES / TAP FEES	143,107.03	3,236,878.74	3,145,000.00	(91,878.74)	102.9

MISCELLANEOUS		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-36-1000	INVESTMENT INCOME	36,071.91	431,676.85	110,000.00	(321,676.85)	392.4
52-36-9000	OTHER REVENUE	2,730.71	59,470.21	40,000.00	(19,470.21)	148.7
	TOTAL OTHER FINANCING SOURCES	38,802.62	491,147.06	150,000.00	(341,147.06)	327.4
	TOTAL FUND REVENUE	181,909.65	3,728,025.80	3,295,000.00	(433,025.80)	113.1

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER SEWER FUND

WATER		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-57-1100	SALARIES & WAGES - WATER	14,381.68	143,529.63	144,404.00	874.37	99.4
52-57-1300	OVERTIME	462.00	5,919.93	6,000.00	80.07	98.7
52-57-1400	WORKERS' COMPENSATION	304.71	3,227.58	4,450.00	1,222.42	72.5
52-57-1500	HEALTH INSURANCE	4,391.90	43,983.20	45,511.00	1,527.80	96.6
52-57-1550	RETIREMENT	601.95	6,663.66	7,593.00	929.34	87.8
52-57-1600	FICA	1,094.31	10,972.94	11,235.00	262.06	97.7
52-57-1700	COLO UNEMPLOYMENT	29.71	299.03	441.00	141.97	67.8
52-57-1825	MEMBERSHIPS - EMPLOYEE	0.00	160.00	1,200.00	1,040.00	13.3
52-57-1850	TRAINING, TRAVEL AND LODGING	2.30	233.39	750.00	516.61	31.1
52-57-3200	CONTRACTED SERVICES	11,331.67	86,086.02	80,000.00	(6,086.02)	107.6
52-57-4800	TELEPHONE AND CELLPHONES	1,031.99	7,971.71	8,500.00	528.29	93.8
52-57-4900	UTILITIES	28,554.84	128,366.00	120,000.00	(8,366.00)	107.0
52-57-5250	IT - CONTRACTED	749.50	4,016.70	5,000.00	983.30	80.3
52-57-5300	IT - HARDWARE	1,190.23	2,337.90	0.00	(2,337.90)	0.0
52-57-5400	INSURANCE	0.00	13,852.82	13,000.00	(852.82)	106.6
52-57-6000	MAINTENANCE AND REPAIRS	2,454.60	149,165.54	130,000.00	(19,165.54)	114.7
52-57-6100	EQUIPMENT MAINT & REPAIRS	0.00	671.69	10,000.00	9,328.31	6.7
52-57-6600	UNIFORMS	0.00	247.43	2,500.00	2,252.57	9.9
52-57-7500	CHEMICAL SUPPLIES	0.00	11,700.58	20,000.00	8,299.42	58.5
52-57-7550	WATER SUPPLIES	202.19	8,979.69	12,000.00	3,020.31	74.8
52-57-8050	VEHICLE MAINT & REPAIRS	68.26	1,168.41	12,500.00	11,331.59	9.3
52-57-8075	FUEL	1,114.17	2,276.68	8,000.00	5,723.32	28.5
52-57-8080	DIESEL	317.81	368.61	5,000.00	4,631.39	7.4
52-57-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
52-57-9000	OTHER	86.00	(375.73)	500.00	875.73	(75.1)
52-57-9700	WATER TANK IMPROVEMENTS	8,517.80	390,397.80	315,000.00	(75,397.80)	123.9
52-57-9900	WATER LINE UPGRADES	10,776.53	178,899.10	120,000.00	(58,899.10)	149.1
	TOTAL WATER	87,664.15	1,205,120.31	1,087,584.00	(117,536.31)	110.8

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TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER SEWER FUND

SEWER		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-58-1100	SALARIES & WAGES - SEWER	14,381.58	143,532.49	144,404.00	871.51	99.4
52-58-1300	OVERTIME	462.00	5,919.92	6,000.00	80.08	98.7
52-58-1400	WORKERS' COMPENSATION	304.80	2,799.78	2,996.00	196.22	93.5
52-58-1500	HEALTH INSURANCE	4,391.86	43,983.01	45,511.00	1,527.99	96.6
52-58-1550	RETIREMENT	601.95	6,663.62	7,593.00	929.38	87.8
52-58-1600	FICA	1,094.13	10,971.80	11,235.00	263.20	97.7
52-58-1700	COLO UNEMPLOYMENT	43.52	446.94	441.00	(5.94)	101.3
52-58-1825	MEMBERSHIPS - EMPLOYEE	0.00	160.00	500.00	340.00	32.0
52-58-1850	TRAINING, TRAVEL AND LODGING	2.30	233.38	750.00	516.62	31.1
52-58-3200	CONTRACTED SERVICES	18,453.56	148,628.61	100,000.00	(48,628.61)	148.6
52-58-4800	TELEPHONE AND CELLPHONES	1,345.03	11,781.63	9,600.00	(2,181.63)	122.7
52-58-4900	UTILITIES	17,779.62	71,768.80	70,000.00	(1,768.80)	102.5
52-58-5250	IT - CONTRACTED	749.50	4,016.70	5,000.00	983.30	80.3
52-58-5300	IT - HARDWARE	1,190.23	2,253.42	0.00	(2,253.42)	0.0
52-58-5400	INSURANCE	0.00	13,852.83	13,000.00	(852.83)	106.6
52-58-6000	MAINTENANCE AND REPAIRS	61,270.31	121,573.69	80,000.00	(41,573.69)	152.0
52-58-6100	EQUIPMENT MAINT & REPAIRS	0.00	671.71	0.00	(671.71)	0.0
52-58-6610	UNIFORMS	0.00	247.43	2,500.00	2,252.57	9.9
52-58-7500	SEWER SUPPLIES	202.20	5,889.65	5,000.00	(889.65)	117.8
52-58-8050	VEHICLE MAINT & REPAIRS	32.41	1,132.60	12,500.00	11,367.40	9.1
52-58-8075	FUEL	1,131.81	2,294.34	8,000.00	5,705.66	28.7
52-58-8080	DIESEL	317.82	368.62	5,000.00	4,631.38	7.4
52-58-8090	FUEL ISLAND	0.00	4,000.00	4,000.00	0.00	100.0
52-58-9000	OTHER	86.00	(375.74)	500.00	875.74	(75.1)
52-58-9400	WTP UPGRADES	10,433.00	70,021.98	150,000.00	79,978.02	46.7
	TOTAL SEWER	134,273.63	672,837.21	684,530.00	11,692.79	98.3

2007 CWRPDA		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-63-6300	2007 CWRPDA PYMT - PRINCIPAL	0.00	67,209.60	67,210.00	0.40	100.0
52-63-6400	2007 CWRPDA - INTEREST	0.00	7,226.64	7,227.00	0.36	100.0
	TOTAL 2007 CWRPDA	0.00	74,436.24	74,437.00	0.76	100.0

DEPARTMENT 65		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER/UNDER BUDGET	PCNT
52-65-9900	TRANSFER TO GENERAL FUND	22,916.67	250,000.00	250,000.00	0.00	100.0
	TOTAL DEPARTMENT 65	22,916.67	250,000.00	250,000.00	0.00	100.0
	TOTAL FUND EXPENDITURES	244,854.45	2,202,393.76	2,096,551.00	(105,842.76)	105.0
	NET REVENUE OVER EXPENDITURES	(62,944.80)	1,525,632.04	1,198,449.00	(327,183.04)	127.3

DRAFT

Town of Elizabeth

Historic Advisory Board Regular Meeting

Monday, December 8, 2025 at 4:30 PM
Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Elizabeth Historic Advisory Board was called to order on Monday, December 8, 2025, at 4:31PM by Chair Dennis Rodriguez.

Roll Call

Present:
Chair Dennis Rodriguez
Vice Chair Jacque Hallett
Member Lynn Mitchell
Member Jeff Lehman
Member Gayle Gardner

There was a quorum to do business.

Also in Attendance:
Planner/Project Manager Alexandra Cramer
Planning Technician Dianna Hiatt
Assistant Town Clerk Allison Ritter

Public Comment

This is a meeting of the Historic Advisory Board 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 3 minutes. The Historic Advisory Board 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 Board Members, 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 Board meeting.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the November 03, 2025, Meeting

Motion by Member Mitchell, seconded by Vice Chair Hallett, to approve the Consent Agenda.
Voting Yes: Chair Rodriguez, Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner
Voting No: None

Motion Passed Unanimously (5-0)

New Business

2. Discussion and possible action on the 2026 Meeting Schedule

Ms. Cramer gave a Staff Report.

Motion by Member Lehman, seconded by Member Mitchell, to approve the 2026 Meeting Schedule.
Voting Yes: Chair Rodriguez, Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner
Voting No: None

Motion Passed Unanimously (5-0)

3. Discussion and possible action on the 2026 Workplan and Budget

Ms. Cramer gave a Staff report. Discussion followed.

Motion by Member Mitchell, seconded by Vice Chair Hallett, to approve the 2026 Workplan and Budget with the addition to continue the preservation initiative.
Voting Yes: Chair Rodriguez, Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner
Voting No: None

Motion Passed Unanimously (5-0)

Staff Report

4. Staff Report

- Planner/Project Manager Alexandra Cramer:
  - Members should have received confirmations for the Saving Places Conference.
  - Will be a panelist at the Certified Local Governments' presentation.
  - The Board's shirts have been ordered and will arrive in January.
  - The on-boarding packets will be ready in January.
  - Asked for direction from the Board regarding ideas on how to fill the open Board seats. Discussion followed.
  - Member Hallett asked how to get in touch with Historian Rasmussen. Discussion followed.

Board Reports

- Member Jacque Hallett:
  - Discussed a gentleman who may be interested in joining the Board, as well as the potential for an oral history for Member Mitchell.

- Gave a report on the status of her property history research. Discussion followed.

Adjournment

Motion by Member Mitchell, seconded by Vice Chair Hallett, to adjourn the meeting at 5:08PM.
Voting Yes: Chair Rodriguez, Vice Chair Hallett, Member Mitchell, Member Lehman, Member Gardner
Voting No: None

Motion Passed Unanimously (5-0)

Town Clerk Michelle Oeser

TOWN OF ELIZABETH INCORPORATED SEAL SEPTEMBER 24 1888 ELBERT COUNTY COLORADO

Vice Chair Jaque Hallett

Town of Elizabeth

Main Street Board of Directors Regular Meeting

Monday, October 13, 2025 at 8:30 AM
Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Elizabeth Main Street Board of Directors was called to order on Monday, October 13, 2025, at 8:35 AM by President Carrie Wedel.

Roll Call

Present:
President Carrie Wedel
Vice President Brandon Jeffress
Director Linda Bulmer - Joined the meeting at 8:38 AM
Director Michael Hussey
Director David Cox
Director David Colleran
Absent:
Director Jeff Struthers

There was a quorum to do business.

Also in Attendance:
Planner/Project Manager Alexandra Cramer
Planning Technician Dianna Hiatt
Deputy Town Clerk Harmony Malakowski

Public Comment

This is a meeting of the Main Street Board of Directors 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 3 minutes. The Main Street Board of Directors 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 Board Members, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the President will direct Staff to have a response at the next regularly scheduled Board meeting.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the July 14, 2025 Meeting

Motion by Director Hussey, seconded by Vice President Jeffress, to approve the Minutes of the July 14, 2025 Meeting.
Voting Yes: President Wedel, Vice President Jeffress, Director Hussey, Director Cox, Director Colleran
Voting No: None

Motion Passed Unanimously (5-0)

Director Linda Bulmer joined the Meeting at 8:38 AM.

New Business

2. Discussion and Possible Action regarding a Musician for BooBash

Ms. Cramer provided a Staff Report.

Motion by Director Hussey, seconded by Director Colleran, to approve the $400 Main Street Board of Directors' budget allocation for a Musician at the BooBash event.
Voting Yes: President Wedel, Vice President Jeffress, Director Bulmer, Director Hussey, Director Cox, Director Colleran
Voting No: None

Motion Passed Unanimously (6-0)

3. Discussion on the Main Street Managers' Summit Takeaways

Ms. Cramer provided a Staff report.

Discussion followed.

4. Discussion on the 5K & Family Color Run Recap and Future Event Planning

Ms. Cramer provided a Staff report.

Discussion followed.

Staff Report

5. Staff Report

- Planner/Project Manager Alexandra Cramer:
  - Ornaments should be here by the next meeting.
  - Facade Grant will be funded for 2026.
  - Depot Parking Lot bathrooms should be installed in the Spring of 2026.

Board Reports

- Director Linda Bulmer:
    - Had a question regarding parking in lieu. Discussion followed.

Adjournment

Motion by Director Hussey, seconded by Vice President Jeffress, to adjourn the Meeting.
Voting Yes: President Wedel, Vice President Jeffress, Director Bulmer, Director Hussey, Director Cox, Director Colleran
Voting No: None

Motion Passed Unanimously (6-0)

Allison Ritter — Deputy Town Clerk Allison Ritter

TOWN OF ELIZABETH INCORPORATED SEAL SEPTEMBER 24 1890 ELBERT COUNTY COLORADO

Carrie Wedel — President Carrie Wedel

Town of Elizabeth

Main Street Board of Directors Regular Meeting

Monday, January 12, 2026 at 8:30 AM
Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Elizabeth Main Street Board of Directors was called to order on Monday, January 12, 2026, at 8:37 am by President Carrie Wedel.

Roll Call

Present:
President Carrie Wedel
Vice President Brandon Jeffress
Director Michael Hussey
Director Jeff Struthers
Director David Colleran
Absent:
Director Linda Bulmer

There was a quorum to do business.

Also in Attendance:
Planner/Project Manager Alexandra Cramer
Planning Technician Dianna Hiatt
Deputy Town Clerk Allison Ritter

Public Comment

This is a meeting of the Main Street Board of Directors 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 3 minutes. The Main Street Board of Directors 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 Board Members, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the President will direct Staff to have a response at the next regularly scheduled Board meeting.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the October 13, 2025 Regular Meeting

Motion by Director Hussey, seconded by Director Struthers, to approve the Minutes of the October 13, 2025 Regular Meeting.
Voting Yes: President Wedel, Vice President Jeffress, Director Hussey, Director Struthers, Director Colleran
Voting No: None

Motion Passed Unanimously (5-0)

New Business

2. DOLA Colorado Main Street Program Virtual Visit

Gayle Langley and Larry Lucas from DOLA gave a presentation to the Board.

3. Discussion and possible action on Resolution 26R03, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. §24-6-402(2)(c)

Ms. Ritter gave a Staff Report.

Motion by Director Hussey, seconded by Director Struthers, to approve Resolution 26R03, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. §24-6-402(2)(c).
Voting Yes: President Wedel, Vice President Jeffress, Director Hussey, Director Struthers, Director Colleran
Voting No: None

Motion Passed Unanimously (5-0)

4. Discussion and possible action on the 2026 Meeting Schedule

Ms. Cramer gave a Staff report.

Motion by Director Hussey, seconded by Director Struthers, to approve the 2026 Meeting Schedule.
Voting Yes: President Wedel, Vice President Jeffress, Director Hussey, Director Struthers, Director Colleran
Voting No: None

Motion Passed Unanimously (5-0)

5. Discussion and possible action on the 2026 Workplan and Budget

Ms. Cramer gave a Staff report.

Motion by Director Hussey, seconded by Director Struthers, to approve the 2026 Workplan and Budget.
Voting Yes: President Wedel, Vice President Jeffress, Director Hussey, Director Struthers, Director Colleran
Voting No: None

Motion Passed Unanimously (5-0)

Staff Report

6. Staff Report

- Planner/Project Manager Alexandra Cramer:
    - Staff would appreciate the Board directing any person or business interested in converting any of the properties for sale on Main Street into a commercial property to meet with a member of Staff.
    - Discussion on the workshop with the Board of Trustees on January 27, 2026.

Board Reports

- Director Michael Hussey:
    - Asked for the status of the archway.
- President Carrie Wedel:
    - Asked when Main Street Station will be presented to the Board of Trustees.

Adjournment

Motion by Director Hussey, seconded by Director Struthers, to adjourn the meeting at 10:26 am.
Voting Yes: President Wedel, Vice President Jeffress, Director Hussey, Director Struthers, Director Colleran
Voting No: None

Motion Passed Unanimously (5-0)

Allison Ritter, Deputy Town Clerk
Michelle M. Deser, Town Clerk

TOWN OF ELIZABETH INCORPORATED SEAL SEPTEMBER 24 1888 ELBERT COUNTY COLORADO

Carrie Wedel, President