



PLANNED UNIT DEVELOPMENT – MAJOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 3)
2. Application Fees (see table) **To be paid separately.**
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Legal Description
7. Certificate of Taxes Paid **Similar to FDP, to be submitted prior to final hearings.**

Application Fees	Amount	Due
PUD Major Amendment	\$2,300	After complete application received
Adams County Health	\$210 (public utilities - Level 2) \$360 (individual septic - Level 3)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to public hearing

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO (N/A)


If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name: 

Owner's Signature



October 27, 2023

Greg Barnes, Principal Planner
Adams County Community and Economic Development
4430 South Adams County Parkway
911 10th Street
Golden, CO 80401

RE: Clear Creek Transit Village Major PDP Amendment

Dear Mr. Barnes,

On behalf of our clients, Pacific North Enterprises and Thistle Creek Capital, we are pleased to submit a Major Preliminary Development Plan (PDP) Amendment for the Clear Creek Transit Village. The main intent of this request is to update the PDP to be consistent with the proposed Final Development Plan (FDP), which is currently under review by Adams County. Through the FDP process, several things have been refined and therefore require the PDP to be updated. This includes the maximum allowed density, maximum allowed heights in certain planning areas, specification of land uses within the commercial and mixed-use areas, and simplifying parking standards for ease of implementation and enforcement.

- Maximum allowed density: Currently, the Preliminary Development Plan allows up to 1,125 residential units, split between multiple planning areas. Through plan refinements, this proposed density now totals 936 residential units, a reduction of 189 residential units. This is a decrease of the maximum allowed units by approximately 16.8%.
- Reduction of Maximum Building Heights: This proposal includes a reduction of height within Planning Area 6 from 5 and 6 stories to 3 stories. Planning Area 7, originally proposed at 7 stories is being reduced to 3 stories. Both of these Planning Areas are intended for townhomes.
- Specification of Land Uses: Through the FDP review process, uses have been further refined to be compatible with the nature of the development and surrounding area. Such refinements are being updated in the PDP to match the proposed FDP. All land uses proposed are consistent with Adams County land uses identified within the Adams County Development Standards and Regulations.
- Simplification of Parking Standards: The previous version of the PDP had four categories for parking standards including Residential, Retail, Office, and Restaurant. To be consistent with the FDP updates, these categories have been simplified to Residential and Non-Residential calculations. This will provide consistency and easier review/enforcement by the County, as more uses are allowed than those initially listed.

As this application is proposing a reduction in the overall allowed density by more than 5%, Section 2-01-10 of the Adams County Development Standards and Regulations classifies this application as a Major Amendment. However, the overall character or goals of the proposed Clear Creek Transit Village are not proposed for change with this amendment. The goal of this amendment is to have the PDP in alignment with the proposed FDP. We look forward to the continued collaboration with Adams County as we move forward through the process. Please do not hesitate to contact me if you have any comments, questions, or requests for additional information at 303.892.1166 or bmahar@norris-design.com.

Sincerely,

Bill Mahar, AICP
Principal

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

CASE NUMBER: PUDXXXX-000XX



PROJECT TEAM

LAND OWNER / APPLICANT:
CLEAR CREEK DEVELOPMENT, LLC
 14034 S 145 E STE 301
 DRAPER, UT 84020-5756
 CONTACT: MICHAEL CHRISTENSEN
 (801) 809-9294

ENGINEER:
KIMLEY-HORN
 3801 AUTOMATION WAY, SUITE 210
 FORT COLLINS, CO 80525
 CONTACT: ANDY REESE
 (970) 852-6858

PLANNER / LANDSCAPE ARCHITECT:
NORRIS DESIGN
 1101 BANNOCK STREET
 DENVER, CO 80204
 CONTACT: BILL MAHAR / JARED CARLON
 (303) 892-1166



ADDITIONS AND DELETIONS

THE FOLLOWING ADDITIONS AND DELETIONS IN THE PUD WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

STAFF REVIEW

APPROVED AS TO FORM BY:

COMMUNITY AND ECONOMIC DEVELOPMENT

SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: NARRATIVE
- SHEET 3: NARRATIVE
- SHEET 4: NARRATIVE / ARCHITECTURAL STANDARDS
- SHEET 5: ARCHITECTURAL STANDARDS
- SHEET 6: LANDSCAPE STANDARDS
- SHEET 7: ZONING MAP
- SHEET 8: BUILDING HEIGHT / SETBACK EXHIBIT
- SHEET 9: SITE PLAN NORTHWEST
- SHEET 10: SITE PLAN NORTHEAST
- SHEET 11: SITE PLAN SOUTHWEST
- SHEET 12: SITE PLAN SOUTHEAST

VICINITY MAP

SCALE: NTS



LEGAL DESCRIPTION

BRANNAAN'S SUBDIVISION FILING NO.2 REC. NO B1247454 LOT 2 BLOCK 1 & BRANNAAN'S SUBDIVISION FILING NO. 1 REC. NO A020815 TRACT A.

CERTIFICATE OF OWNERSHIP

CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR 6001 FEDERAL BLVD, DENVER, CO 80221, LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: _____

STATE: _____

COUNTY: _____

CITY: _____

THE FORGOING INSTRUMENT WAS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

20 _____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF L.L.P.
 14034 SOUTH 145th EAST
 DRAPER, UT 84020

NOT FOR CONSTRUCTION

DATE:
 10/19/2023

DRAFT

SHEET TITLE:
 COVER SHEET

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

NARRATIVE

A. Explanation of the Characteristics of the PUD and its Potential Impact on the Surrounding Area

The Clear Creek Transit Village (CCTV) is comprised of approximately 21.09 acres located near Clear Creek on the south and Federal Boulevard which borders the site on the east. Neighboring uses include a mix of commercial and industrial directly to the north, on the northwest are single family homes that reside beyond the body of water. Commercial and light-industrial uses exist across Federal Boulevard to the east and south. The western portion of the development is bordered by Lake Sangraco. CCTV is intended to tie the various uses of the area together into a dynamic, multi-use neighborhood, with access to transit, trails, and will result as a destination along Federal Boulevard.

CCTV is envisioned as a mixed-use, transit-oriented development (TOD) due to its proximity to the Clear Creek-Federal Station of RTD's G Line. The area is defined in Adams County's Clear Creek Valley TOD Plan as a "Mixed-Use Village Center." CCTV's access to the existing sidewalks and trails, as well as the planned pedestrian network strengthens and supports the walkability of the neighborhood. The site's location adjacent to the G Line commuter rail corridor and Clear Creek-Federal Station, the Clear Creek Trail, mix of land uses, proximity to downtown Denver and abundant outdoor recreation opportunities defines the character of Clear Creek Transit Village. About 25% of the site is within 1/4 of a mile of the Clear Creek-Federal Station and the entire site is within 1/2 mile of the station.

Key buildings in prominent locations will be designed to accommodate ground-floor commercial, which includes retail, office, and restaurants. Ground floor building space may also include residential uses. The upper stories of the buildings may accommodate residential and/or commercial uses, including but not limited to office space.

CCTV is comprised of 9 distinct Planning Areas (PAs). PAs 1, 2, 3 & 5 will be permitted to accommodate mixed-use development, including residential, commercial, and mixed-uses at various scales. PA-4 is intended to be developed as a public park and PAs 6-9 will be residential.

Clear Creek Transit Village will create high potential for spurring more development and redevelopment in the vicinity. This is because commuter rail stations are assets to their communities by offering residents an alternative or supplement to automotive transportation. Commuter rail stations also induce demand for commercial land uses due to increased exposure and thoroughfare. Ultimately, demand for property in and around the Clear Creek Valley is likely to accelerate as CCTV develops.

B. Expected Densities and Land Coverage - Number, Type, and Size of Buildings and Residential Units

For the entire site, the maximum total amount of permitted commercial and institutional uses, which include retail and office space, may be up to 250,000 square feet of net building area. A variety of residential uses may include condominiums, apartments, townhomes, and live/work dwelling units. The maximum total number of allowable residential dwelling units may be up to 936 units. The maximum density for residential uses may average up to 45 dwelling units per gross acre. The minimum gross residential density shall be no less than 5 dwelling units per acre.

C. Provisions for Parking

Off-street parking for multi-family and non-residential developments shall be designed to provide for the safe and convenient movement of vehicles, bicycles, and pedestrians to and from the site. Parking garages will be constructed within the mixed use area to accommodate those developments.

Parking ratios will be guided by industry standard shared parking practices. All streets within CCTV will accommodate short-term on-street parking as well as bicycle parking (in select areas).

Parking ratios for the development shall govern, except as otherwise provided in this FDP, as follows:

Use	Min Parking Ratio	Max Parking Ratios
Residential	1 spaces per unit	2 spaces per unit
Non-Res	2 spaces per 1,000 sq. ft.	8 spaces per 1,000 sq. ft.

Parking structures, surface parking, below-grade parking, and on-street parking adjacent to any PA may be utilized to satisfy the parking requirement for any permitted use in a PA. Parking for a PA may be located in a parking lot or structure near the use. On-street loading parking stalls for retail and multifamily are encouraged near entrances that accommodate each use.

On-street loading stalls for retail and multi family are encouraged near entrances that accommodate each use. Loading zones and stalls may occur in internal parking garages to access elevators, internal pedestrian corridors and other building entrances.

D. Circulation and Road Patterns

Due to the site being surrounded by bodies of water on three sides, the vehicular connectivity to and from the development can only occur on Federal Boulevard. The gridded street layout at CCTV is intended to optimize pedestrian and vehicular movement throughout the development and to Clear Creek. The main vehicular access to the site is planned to be a full movement signalized intersection at West 60th Place and Federal Boulevard. Clear Creek Avenue and Federal Boulevard will be a non-signalized right-in right-out intersection to facilitate southbound Federal Boulevard traffic into and out of the development.

Pedestrian safety is a central element of the CCTV plan. The proposed streetscapes within the Mixed-Use Street Area include sidewalks wide enough to allow for pedestrian flow, with included curb bump-outs to provide additional safety and separation from vehicle right-of-way. Additionally, parallel parking exists throughout the site adjacent to drive lanes to allow for additional separation from the pedestrian space. Pedestrian connectivity is a hallmark of the CCTV neighborhood and the streetscapes, building forms and landscaping aims to create a comfortable and safe environment to encourage an active, walkable and aesthetically pleasing environment.

E. Ownership and Maintenance of Common Areas

Maintenance of common areas within the boundaries of the PAs will be performed by the owners and/or owner's association within the individual blocks. Common areas, such as sidewalks, various tracts and public open spaces, will be maintained by the Clear Creek Transit Metropolitan District No. 1 or a property owners association, with the exception of Tract B and T that will be exclusively maintained by a homeowners association.

F. Type and Allocation of All Uses Including Permitted Uses, Uses Permitted after Amendment to the PUD, and Prohibited Uses

The purpose of the CCTV PUD is to facilitate residential retail, office and service land uses to serve the needs of area residents while retaining versatility to accommodate future market conditions. The following uses are permitted uses in CCTV, subject to County subdivision and building permit review and approval.

1.0 Residential Uses

- a. Multi-Family Dwelling
- b. Single-Family Dwelling
- c. Two-Family Dwelling

2.0 Mixed-Uses

- a. Commercial-Residential Mixed-Uses Development

3.0 Commercial Uses

- a. Commercial Retail
- b. Apparel and Accessory Stores
- c. Dry Cleaners
- d. Food Stores
- e. Furniture and Home Furnishings Stores
- f. General Merchandise Stores
- g. Legal Services
- h. Miscellaneous Retail Except Fuel Dealers
- i. Miscellaneous Services

- j. Convenience Retail Store
- k. Indoor Commercial Recreation/Entertainment
- l. Physical Fitness Facilities
- m. Hotels
- n. Banking and Other Credit Agencies (Offices Only)
- o. Business Services
- p. Commodity Brokers and Services
- q. Holding and Other Investments
- r. Insurance Carriers
- s. Medical Offices
- t. Real Estate
- u. Restaurant
- v. Services

Planning Area 1

PA-1 is intended to be mixed use with ground floor commercial space along Federal Boulevard and Clear Creek Avenue. Floors 2-7 (up to 95') are intended to be occupied by multi-family residential, commercial and/or mixed-uses

- Commercial/Mixed-Uses 3% - 15% (of Gross Building Area)
- Residential 85% - 97% (of Gross Building Area)

Planning Area 2

PA-2 is intended to be mixed use with ground floor commercial space along Federal Boulevard and Clear Creek Avenue. Residential, commercial and/or mixed-uses will occupy floors 2-7 (up to 95').

- Commercial/Mixed-Uses 1% - 10% (of Gross Building Area)
- Residential 90% - 99% (of Gross Building Area)

Planning Area 3

PA-3 is intended to be mixed use with the possibility of ground floor commercial space along Park View Avenue facing the park/open space. Buildings on the north side of PA-3 will be no higher than two stories. Buildings on the southern portion of PA-3 are intended to be residential, commercial and/or mixed-uses up to 5 stories (up to 66').

- Commercial/Mixed-Uses 0% - 8% (of Gross Building Area)
- Residential 92% - 100% (of Gross Building Area)

Planning Area 4

PA-4 is intended to be a public park/open space for the community.

- Park/Open Space 100% (of PA area)

Planning Area 5

PA-5 is intended to be mixed use with the possibility of ground floor commercial space along Clear Creek Avenue facing the park/open space. Building floors 1-7 (up to 95') are intended to be occupied by residential, commercial and/or mixed-uses.

- Commercial/Mixed-Uses 0% - 5% (of Gross Building Area)
- Residential 95% - 100% (of Gross Building Area)

Planning Area 6

PA-6 is Intended to be single family attached residential use with buildings up to 3 stories (up to 35').

- Residential 100% (of PA area)

Planning Area 7

PA-7 is intended to be single family attached residential use with buildings up to 3 stories (up to 35').

- Residential 100% (of PA area)

Planning Area 8

PA-8 is intended to be single family attached residential use with buildings up to 3 stories (up to 35') on the western edge and up to 2 stories (up to 25') on the northwestern edge of the site, including garages accessed off of Mountain View Lane and West 60th Lane.

- Residential 100% (of PA area)

Planning Area 9

PA-9 is intended to be single family attached residential use with buildings up to 3 stories (up to 35').

- Residential 100% (of PA area)

Setbacks for Planning Areas

Setbacks are measured from the back of curb. Refer to the Building Heights and Setback Exhibit on page 7 for a graphic representation of the individual setback standards for Planning Areas within CCTV PUD. Improvements including, but not limited to, decks, patios, landscaping, stairs, walls, fences, rails, driveways and similar elements are permitted within the defined setback.

G. Type, Location, Examples of Copy and Construction of Signs

Project Identity Signage: A series of lighted identity monuments and columns are planned at intervals along the Federal Boulevard frontage and Clear Creek Avenue. These identity elements are intended to display project and tenant logos/signage, directional information, or general seasonal/ event related information. Materials for freestanding project identity elements are anticipated to be stone and/or concrete with metal accents. Project identity signage may also be incorporated as part of building architecture. Maximum signage area of building mounted project identity signage shall be 160 square feet, with a maximum elevation above grade at 70 feet.

Project Information Signage: Additional informational signage conveying project related messages or information regarding events, uses, and services within CCTV may be proposed by the master developer at Final Development Plan. Subject to DRC and Adams County approval, such signage shall be permitted.

All Other Signage: Excepting Project Identity and Project Information Signage, all other signage within CCTV shall require DRC approval prior to installation, subject to the following standards:

1. A variety of signage types and appearances is encouraged, however all signs within CCTV must be designed as complimentary architectural elements, compatible in size, color, materials, and lighting with the host building and its surroundings. In order to promote a high level of design quality, all sign components and graphics shall be designed by a qualified professional.
2. Signage types allowed include wall mounted, projecting, canopy, or awning mounted signs. Excepting project identity and project information signage, no permanent freestanding signs shall be permitted.

Adams County Signage Standards: Except as stated above, all exterior signage shall conform to the applicable County Development Standards and Regulations.

Any modification to the sign requirement or standard requirement shall be processed in accordance with Section 2-01-10 of the Adams County Development Standards and Regulations

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

H. Open Space / Location and Types of Landscaping and Maintenance Provisions

Open Space: A variety of open space will be provided at CCTV that will include: streetscapes adjacent to buildings; a public park located in the center of the project; open space/detention adjacent to Clear Creek; residential green courts; and private internal courtyards/plazas within the building envelopes (courtyards, swimming pools, patios, and rooftop amenities).

The open space standards in the County's subdivision regulations and related standards in the County's zoning code on the effective date of this PUD approval shall govern, except as otherwise provided in this PDP.

Any modification to the required open space standard shall be processed in accordance with Section 2-01-10 of the Adams County Development Standards and Regulations.

Location and Types of Landscaping: The landscape concepts for Clear Creek Transit Village are intended to celebrate the delightful juxtaposition of a modern urban village set immediately adjacent to the native Colorado influence represented by Clear Creek.

The Federal Boulevard streetscape will exhibit the project's primary streetscape related identity components. These components include signature lighting treatments, signature retaining walls, steps, special paving treatments, project and tenant identity monuments, signature street trees, and other planting treatments. Proposed plantings at Federal Boulevard include formal tree plantings, xeric shrubs and groundcover plantings. The Federal Boulevard landscape will be maintained by the Clear Creek Transit Metropolitan District No. 1 or property owner's association.

The interior streetscapes, where ground floor retail or office uses are anticipated on the eastern side of the development, will reflect a decidedly urban context, with an enhanced hardscape environment punctuated by formally placed tree and shrub plantings. Interior streetscapes will be maintained by the Clear Creek Transit Metropolitan District No. 1 or property owner's association.

The Village Green will serve as an outdoor living room for the entire community. A large turf play area is included, along with street trees, site furniture and other amenities typical to urban parks. The Village Green will be maintained by the Clear Creek Transit Metropolitan District No. 1 or property owner's association.

Residential areas of the development will feature five foot wide sidewalks. Adjacent landscape areas will include turf, xeric trees, shrubs, perennials, and groundcover plantings. Residential streetscapes will be maintained by the Clear Creek Transit Metropolitan District No. 1 or property owner's association.

The frontage near and along Clear Creek will receive an "enhanced native" landscape treatment designed to meet Urban Drainage requirements for erosion control. This landscape area will be maintained by the Clear Creek Transit Metropolitan District No. 1 or property owner's association, subject to discussion regarding open space maintenance responsibility with Adams County and the Hyland Hills Park and Recreation District.

The northern and western perimeter landscapes are designed to provide a buffer to adjacent residents. The northern edge, adjacent to the existing Aloha Beach landscape berm and fence easement, features closely spaced evergreen tree plantings designed to enhance the existing buffer. The western perimeter also features closely spaced evergreen tree plantings located along the western property line. Both the northern and western perimeter also feature a minimum six foot high metal fence with potential vine plantings to enhance buffering and security.

The northern and western buffers lying outside the existing landscape easement will be maintained by the sub-association or vertical developer of the adjacent development parcels. The existing landscape easement at the northern perimeter will be maintained by the Aloha Beach Neighborhood Association as per the terms of the existing Landscape Berm and Fence Easement, (Book 4701, Page 983 - Adams County Clerk and Recorder).

Bicycle Circulation: There are multiple connections from CCTV to the Clear Creek Trail on the southern boundary of the site, providing convenient bicycle and pedestrian access to the entire Denver Metropolitan trail system.

I. Description of Building Envelopes, Including Square Footage and/or Number of Units, Minimum Building Setback(s), Height, and General External Characteristics

There are nine PAs at CCTV, eight of which will contain buildings. Building envelopes are designed to maximize developable area within each PA while maintaining optimal traffic and pedestrian circulation, safety and limiting the impact to the surrounding area..

Buildings heights will be greatest along Federal Boulevard and Clear Creek with a maximum height of 95' (up to 7-stories) and taper down to the western and northwestern edges of the site. The maximum building height on the western edge of the site shall be 35' (up to 3 stories). The maximum building height on the northwestern edge of the site shall be 25' (up to 2 stories). Section c. above contains information regarding the number of units and average square footage. Building setbacks are generally measured from the back of curb but there are variations throughout the development. Setbacks are illustrated on page 8 of this PDP.

The CCTV will be visible to thousands of people daily traveling along Federal Boulevard, I-76, Clear Creek, and the GLine commuter rail. Because of this exposure, one of the major goals of the CCTV is to create a new, vibrant, world class TOD near the Federal Boulevard RTD commuter rail station. To accomplish this, the external characteristics of the site may include identity elements such as high quality and sustainable building materials, high quality native landscape treatments, green roofs, photovoltaic panels, and a variety of architectural styles. One of the goals of the CCTV is to use durable natural building materials that are low maintenance and will hold up well over time. The high performance buildings on the site will be environmentally responsible, resource-efficient, and will take advantage of the solar orientation of the site.

J. Private Covenants to be Imposed on the PUD

CCTV will include a comprehensive set of Development Standards and Guidelines that will be part of the private covenants for the vertical developer(s) of the site. The standards and guidelines will be enforced by the Design Review Committee (DRC) set up by the Clear Creek Transit Metropolitan District No. 1 as described below. The Development Standards and Guidelines document for CCTV will include all of the details on building characteristics including permissible and non-permissible materials. The private covenants, including guidelines and standards, will be developed for CCTV and submitted with the FDP applications.

K. Additional controls

As provided by statute, the Clear Creek Transit Metropolitan District No. 1 shall create the DRC consisting of not less than five (5) members, and no more than nine (9), who shall include at least three professionals in architecture, landscape architecture, and/or land planning, and a representative of the Clear Creek Transit Metropolitan District No. 1. All members shall be appointed by the Clear Creek Transit Metropolitan District No. 1 Board of Directors.

All builders will be required to obtain approval from the DRC under the private covenants for any development proposal for all or part of any PA prior to obtaining a building permit for construction.

L. Utility Services

The following is a list of the service providers for the necessary utilities for the CCTV.

Electricity and Natural Gas:	Xcel Energy
Water and Sanitary Sewer:	Crestview Water and Sanitation District, Metro Wastewater Reclamation District
Cable Television:	Comcast
Telephone/Internet Service:	Century Link, Comcast

M. Estimated Timetable for Development

The CCTV will most likely be developed in several phases generally progressing from Federal Boulevard to the western border of the site. Subject to future market conditions and trends, the anticipated development phasing will be determined at Framework Development Plan.

N. Any Other Pertinent Factors Concerning the Development

Pursuant to the approved Service Plans for Clear Creek Transit Metropolitan District Nos. 1 & 2, the District is anticipated to provide for the construction and maintenance of the Metro District infrastructure described therein and shall be the long-term entity responsible for such infrastructure unless otherwise accepted by the County.

The County's Director of Planning shall be authorized to administratively approve modifications to any approved PDP or related final site plan, provided that such administrative modifications are minor in nature, including but not limited to modifications which do not exceed 15% of any approved PDP or site plan standard or requirement.

The total number of residential dwelling units or density, or the total commercial or business intensity approved for development within CCTV is the maximum level of development permitted for site plan, platting or construction. The actual number of residential dwelling units or level of development for commercial or business properties may be less than shown on the PDP. The landowner shall have no obligation to develop all or any part of CCTV to the maximum level of development permitted under the PDP.

At the time of each final subdivision plat, the applicant shall provide a summary of all CCTV development to date along with the final site plan and plat submittal to the County, in order to assure maximum development limits in the PDP are not exceeded.

The adoption of this PDP shall evidence the findings and decision of the Adams County Board of County Commissioners that this PDP is in general conformity with the County Comprehensive Plan; is authorized by the provision of Chapters 2 and 3 of the Adams County Development Standards and Regulations; and that such Chapters and this PDP comply with the Colorado Planned Unit Development Act of 1972, as amended.

O. Developer Commitments

- All future Final Development Plans (FDPs) and Major Subdivision (Final Plat) applications for each phase shall be consistent with the Preliminary Development Plan and the intent of the Planned Unit Development standards and regulations.
- The development of the property shall not exceed the approved maximum 1,125 residential units and 250,000 sq. ft. of commercial and institutional net building area.
- A detailed landscaping, lighting, and parking plan shall be submitted with each FDP phase and shall be consistent to the approved Preliminary Development Plan.
- The Final Plat and FDP for each phase shall specifically depict the size and location of every off and on street parking space for that phase.
- The applicant shall be responsible to mitigate all floodplain impacts in accordance with Federal, State, and Local standards. This will require a Conditional Letter of Map Revision (CLOMR) prior to construction of Phase 1.
- The applicant shall comply with all requirements outlined within the Adams County Public Works Engineering Sections' comments dated September 5, 2012.
- A detailed parks and open space and pedestrian and bicycle circulation plan shall be submitted with all future FDP submittals.
- All graffiti shall be removed from all structures by owner within 10 days following notice of its application.
- All requirements of the International Building Code shall be adhered to with future submittals unless exempted.
- The applicant shall comply with all requirements of the Southwest Adams County Fire Protection District.
- Final Street construction and drainage plans for each phase shall be approved by the Department of Public Works prior to approval of Final Plat and Final Development Plan applications for that phase.
- A Subdivision Improvement Agreement (SIA) shall be submitted with each Final Plat and Final Development Plan application for each FDP phase. No permits shall be issued until the SIA is executed, with the exception of on-site grading activities done at the risk of the developer and as approved by the Director of Public Works.
- The applicant shall comply with the Colorado Geological Survey's comments within their letter dated September 4, 2012
- The applicant shall comply with the Tri-County Health Department's comments within their letter dated September 7, 2012. (submitted with PDP application)

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

15. All utilities shall be constructed underground.
16. All setbacks shall be consistent with those depicted within the Preliminary Development Plan.
17. Specific designs and locations for street furniture, water features, artwork, and alternative pavement surfaces shall be submitted for review to the County prior to approval of the Final Plat or Final Development Plan applications for that phase.
18. The applicant shall identify the separation of public versus private space in terms of fencing, landscaping, or other treatments where residential properties abut Federal Boulevard with future Final Development Plan and Final Plat submittals.
19. The applicant shall be responsible to mitigate all wetland impacts in accordance with Federal, State, and Local standards. Any jurisdictional wetlands will require a 404 permit.
20. Adams County Public Works reserves the right to require additional technical documentation (including but not limited to pavement design reports and drainage reports) during the plan review process.
21. The maximum height of the residential structures on the western and southwestern property boundary (PAs 8-9) shall be no more than 35' or 3 stories, whichever is less. The maximum height of the residential structures located on the northwestern property boundary (PA 8) shall be 25 feet or 2 stories, whichever is less.
22. The maximum building height within Planning Area 3 shall be no more than 5 stories and the north edge of PA 3 shall be no more than 25' or 2 stories, whichever is less as illustrated on page 9 of this PDP.
23. The landscape plan shall provide pedestrian access around and through the entire development and shall also provide access to the Clear Creek Trail in all practical locations.
24. The final addresses for each Planning Area shall be determined at the Final Development Plan stage once layout and construction are more finalized.
25. In no case shall the minimum size of any residential dwelling unit be less than the minimum requirements based on the number of bedrooms within the Adams County Standards and Regulations.
26. The use of a Commercial Mobile Radio Tower mounted on a building shall be prohibited in PAs 8 and 9.
27. The property owner shall obtain a Temporary, Special, or Conditional Use Permit prior to bringing any fill material onto the site.
28. All improvements on the Federal Boulevard R.O.W. shall be approved by the Colorado Department of Transportation.
29. As part of each submittal of a Final Development Plan the applicant shall provide documentation that parking is adequate for that phase or whether there needs to be adjustments. In addition, a report shall be submitted regarding the parking in previous phases. The County reserves the right to require the maximum parking requirement plus 10% within each future phase at the time of the Final Development Plan or Final Plat.
30. The applicant shall submit all shared parking agreements prior to approval of Final Plat and Final Development Plan applications for that phase. This will include the creation of any new and modification of any existing agreements.

31. The applicant shall submit a revised detailed landscaping plan with the Final Development Plan application for each phase which describes in more detail the minimum landscaping requirements. This will include detailed information regarding what can be included within the minimum percentage of landscaping required
32. Ownership and Maintenance of all common area shall be specifically listed and identified on each Final Plat.
33. The applicant shall submit a revised detailed landscaping and fencing plan with the FDPs for those areas included along the north and west property lines of the site which should encourage the combination of landscaping and fencing to provide an adequate buffer. In order to avoid unwanted gaps in fencing and "cross-property / cross-easement" maintenance concerns, the perimeter fencing shall be installed as a continuous run along the western property line and the southernmost portion of the northern landscape easement boundary. All landscaping on the fence shall maintain a minimum of 90% opacity once the landscaping is established. Although no other fences are contemplated at this time, the applicant agrees that any fences to be located along the eastern or southern perimeter, or within the project interior, shall be designed to avoid long continuous runs.
34. As part of the submittal of a Final Development Plan for each phase the applicant provide details regarding the parking structures in that phase and how uses will be incorporated into the design.
35. The applicant shall work with County Staff and the Regional Transportation District to evaluate and construct (if required) access to the Federal Light Rail Station.
36. The applicant shall submit the final design guidelines for approval with the Final Development Plan application for Phase 1.
37. The applicant shall provide information regarding the number and type of residential development including apartments, condos, live/work dwellings, townhomes, and price points for the different products as part of the Final Development Plan for each phase.

Architectural Standards

ARCHITECTURE VISION

"Build a place – not a project." Clear Creek Transit Village is a District Neighborhood and the architecture should have shared elements that reinforce the identity within this district. Clear Creek Transit Village is a mixed residential and commercial use district with interconnected transit as a defining feature. The architecture will reflect the district's identity through shared elements. Streamline Moderne design will be used to emphasize movement, pattern, and interconnected forms, while also incorporating a contemporary nod to the historic style. The color palettes are to be subdued.

Streamline Moderne is a style of Art Deco that became popular in the 1930's. Inspired by aerodynamics, the international style made its appearance in buildings related to transportation and movement. The style emphasizes repetitive forms, accentuated horizontal fins and banding, eyebrow roof forms, and strong vertical statements. Streamline Moderne naturally lends itself to the architectural emphasis of movement, pattern, and inter-woven forms.

The multi family building design will integrate massing and materials, with at least one material woven from the adjacent building. There will also be a mix of front and rear loaded 3-story townhomes as well as 2-story front loaded townhomes, each with private outdoor space.

These guidelines are written to communicate the overall architectural vision for Clear Creek Transit Village. All statements are strongly encouraged, except for the "Standards" text shown in *italics*, which are requirements.

Additional shared elements may include:

- Flat roof forms (multi-family and mixed-use buildings)
- Low slope of flat roof forms (single-family attached buildings)
- Repeated vertical forms (single-family attached buildings)
- Brick masonry
- Wood-toned siding
- Select rounded elements
- Long horizontal lines, horizontal grooves
- Deep overhangs or parapets

REINVENTING STREAMLINE MODERNE

Here are a few ways to bring Streamline Moderne into the 21st Century:

- Emphasize woven layers of materials. Accentuate vertical and horizontal lines, create opportunities for recessed doors and windows.
- Re-think siding materials. Introduce wood toned products, panel siding with sleek channels, and horizontal screening
- Create a double step in engaged columns and recesses. Step back the parapet to reinforce the Streamline Moderne vernacular.
- Provide deep awnings above windows, they not only reinforce the style, they provide passive solar cooling opportunities.
- Use lighting to accentuate vertical and horizontal rhythms and forms.

It is recommended that building elevations include some of the following elements:

- A material chosen to be "woven" in from an adjacent building
- Repetitive vertical or horizontal elements along the facade
- Flat roof forms
- Brick masonry
- Wood-toned siding
- Recessed windows and doors
- Window awnings
- Street level, horizontal accent roof forms
- Select rounded elements
- Long horizontal lines or horizontal grooves
- Deep (minimum 24") overhangs or parapets
- Architectural lighting that accentuates vertical or horizontal forms

MASSING AND FORM

Being the built representation of a transit-oriented hub, the architecture will emphasize movement, pattern and form.

Multi-Family Considerations:

- While stretches of simple elevation massing are encouraged, building entries, corners and areas of heightened circulation should be emphasized with greater articulation and grander gestures.
- Additional articulation will be required on high visibility streetscapes.
- Buildings will have a discernible hierarchy, showing a base, middle and top.
- Top story, of multi-story buildings four stories and above, will strategically step back to further reinforce building hierarchy.
- Private outdoor balconies are strongly encouraged.

Single-Family Attached Considerations:

Continuing the spirit of the District Neighborhood, townhome architecture should have shared elements that reinforce the identity of the district. Massing should continue to reflect the Streamline Moderne style, with connections, intersections and overlaying modes. Massing and materials are to appear woven together.

- Brick masonry
- Wood-toned siding
- Recessed windows and doors
- Low-sloping roof forms (4:12 and below) or flat roofs with parapets
- A wood-tone accent siding or architectural feature
- Select rounded elements
- Passive-solar shading opportunities
- Private outdoor living spaces

1.0 BUILDING FORM & ARCHITECTURAL CHARACTER

Intent:

- To create inviting and active ground floor frontages along internal streets
- To encourage ground floor activity and pedestrian scale along street frontages
- To create four-sided buildings which orient to the streets.
- Scale, texture, and color of materials to represent a local, contemporary design or interpretation
- Architectural detailing to contribute to the identity of the place through local materials, craftsmanship and traditions

Guidelines:

- Building types might include townhouses, live/work units, multifamily housing, mixed-use, office, retail and/or restaurant buildings or a combination thereof.
- Buildings edges facing Creekside Avenue should include materials which compliment the natural landscape and should use materials such as wood, architectural concrete, stone or brick.
- Along semi-active ground floors, architectural or landscape features should functionally allow for residential or live/work uses to coexist. This may include patios as a transition space, walk-up, stoop, or additional landscaping techniques.

Standards (required):

- 1.a *Buildings will have a discernible hierarchy, showing a base, middle and top.*
- 1.b *All setbacks shall be followed as depicted on the Overall Site Plan (see sheet 4).*
- 1.c *Non-townhome ground floor residential uses shall have a minimum of a 10'-0" floor-to-floor height to accommodate live/work or shop-front uses. Ground floor commercial uses shall have a minimum of a 12'-0" floor-to-floor height to accommodate a variety of uses over time. (market conditions might not allow for live/work or commercial opportunities in the early phases. Residential or civic uses are encouraged for the interim)*
- 1.d *Buildings shall be constructed with highly durable building materials on all four sides.*
- 1.e *Northern and western property edges shall use materials, colors and building articulations to respond to the adjacent existing landscape.*

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO

PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

2.0 BUILDING FACADES

Intent:

- To create visually interesting high-quality facades, particularly those that face streets or public open space.
- To avoid large areas of undifferentiated or blank facades
- To provide pedestrian scale, character and detail.
- To create visual interest through the interplay of light and shadow.

Guidelines:

- Where balconies and terraces are used, they should be incorporated into the vertical and horizontal shifts in building massing wherever possible to avoid facades dominated by cantilevered balcony projections.
- Awnings or shading elements which are solely cosmetic and non-functional should not be used.

Standards (required):

- 2.a *Each building facade oriented to the street or public space shall express high levels of design, material quality, and detailing.*
- 2.b *Building facades shall include architectural variety and scale through such elements as: expression of building structure; window pattern, door or other openings that provide surface variation through change of place; change in color; change in texture; change in material module or pattern.*
- 2.c *Primary building facades at the street level shall include some elements that provide a change in plane that create interest through the interplay of light and shadow. Examples of such elements include:*
- Windows recessed a minimum of three (3) inches
 - Recessed entries and doors
 - Projecting sills
 - Projecting pilasters, columns, bays
 - Projecting cornices and roofs

3.0 BUILDING ENTRANCES

Intent:

- To promote inviting and open entries along ground-floor commercial and active live/work frontages through frequent points of entry.
- To provide clear and understandable entry points for mixed use and residential buildings for easy way-finding year-round, day or night.
- To enhance the scale, activity and function of the public streets.

Guidelines:

- Entries should have a scale and level of detail appropriate to the design, scale and number of units or storefronts provided.
- Primary building entries of commercial uses should be clearly defined and generally break the storefront/ground-floor facade pattern.
- Mixed use buildings should have separate clearly marked entries for residential and commercial uses.

Standards (required):

- 3.a *Primary entries shall face a public street or plaza, be clearly defined and marked with an address and/or appropriate signage.*
- 3.b *Primary building entries shall be emphasized by recessing the door a minimum of four (4) inches, by changes in wall plane or building massing, by diffraction in material or color, a greater level of detail, and/or enhanced lighting.*
- 3.c *Service access for buildings shall be located out of sight from the primary building entry such as in an alley, back of building, or interior parking lot or structure.*

4.0 BUILDING MATERIALS & COLOR

Streamline Moderne naturally lends itself to the architectural emphasis of movement, pattern, and inter-woven forms. This is a minimalistic, pure-form approach, making sophisticated gestures towards a historic style. Color palettes are to be subdued.

Intent:

- To use low maintenance and lasting materials which hold up to vandalism and age well.
- To use new synthetic materials in ways that reflect their intrinsic characteristics.

Guidelines:

- Building materials should include new technologies and materials that contribute to the development's character and promote environmental sustainability as well as architectural methods and materials that are energy resource responsible.

Standards (required):

- 4.a *Facades facing a street or public open space shall be composed primarily of primary materials as listed below.*
- 4.b *Primary Materials: brick, stone, architectural precast concrete, architecturally cast concrete, cast stone, specially treated concrete masonry units, terra-cotta, glass, and durable synthetic materials such as glass fiber-reinforced concrete, metal panels or green wall systems*
- 4.c *Secondary Materials: exterior insulation and finishing systems, simple concrete masonry units, and hard-cost stucco*
- 4.d *Building materials shall be selected with the objectives of quality and durability appropriate to the prevailing climate conditions.*

5.0 BUILDING FENESTRATION, TRANSPARENCY & REFLECTIVE GLASS

Intent:

- To animate public spaces with transparent building facades, while providing a sense of security through "eyes on the street".
- To create transparent viewing through glazing at the ground floor to provide pedestrians the opportunity to view activities inside and outside the building.
- To provide adequate transparency on upper floors to create a secondary level of activity and to be able to view activities To promote a high level of transparency at the ground level of commercial uses.
- To limit the use of reflective glass with high glare.

Guidelines:

- To allow for the use of high-performance reflective glass, while reducing possible glare, and maintaining some transparency, the reflective coating should be on the second or third surface.

Standards (required):

- 5.a *All ground-floor commercial uses shall have no less than 60% of transparency.*
- 5.b *All upper-level commercial glazing shall have no less than 40% of transparency.*
- 5.c *Highly reflective and first-surface reflective coatings shall not be used.*

6.0 BUILDING LIGHTING

Intent:

- To illuminate architectural elements including building entries, cornices, structural bays or other significant features.
- To encourage the use of interior lighting through its fenestration both on the ground-floor as well as upper-levels.

Standards (required):

- 6.a *Lighting fixtures shall be of architectural quality and consistent with the design of the building. No utilitarian lighting is allowed.*
- 6.b *Lighting of service areas and parking structure areas shall be controlled so that it does not illuminate onto adjacent areas or buildings.*
- 6.c *Areas of ground floor activity should provide a consistent glow to encourage exploring and visiting of businesses at night.*
- 6.d *Lighting elements should draw attention to major building entries.*

7.0 ROOFTOP DESIGN & MECHANICAL SCREENING

Intent:

- To maintain a consistent look and not disrupt the continuity of the roof, rooftop or parapet.
- To avoid the random placement of mechanical or electrical equipment as seen from the street.

- To promote sustainable design through green roofs and other methods to reduce heat gain in summer months and to retain heat in winter months.
- To encourage usable rooftop gardens and gathering spaces.
- To reduce the visual impact from upper floors looking down on adjacent buildings' rooftops.

Guidelines:

- When possible outdoor rooftop spaces such as terraces, shared public or private spaces should be provided to take advantage of mountain views, Colorado's year-round weather and 300+ days of sunshine.
- Green roofs should be included where feasible through regionally appropriate vegetative and drought tolerant plantings. Rooftop spaces might consider urban permaculture through providing functional gardens which produce seasonal fruits, vegetables and/or spices.

Standards (required):

- 7.a *All rooftop mechanical and electrical equipment, satellite dishes, or antennae shall be screened and organized as such that limits the visual disruption of the roof.*

8.0 VEHICULAR ENTRIES

Intent:

- To provide the safe and efficient movement of all users including: vehicles, buses, pedestrians and bicyclists.
- To be spaced to allow for cueing of vehicles along the public street and not disrupt adjacent traffic or turning vehicles.

Guidelines:

- Entry points should be obvious, provide a break in facade or show a material change to indicate as visual cue for pedestrians.

Standards (required):

- 8.a *Vehicular entries, especially public ones, shall be clearly marked to allow proper way-finding for motorists.*
- 8.b *Vehicular entry points shall be in locations that minimize the disruption of pedestrian circulation.*

9.0 PARKING

Intent:

- To mitigate any negative visual aspects of parking as viewed from the street or adjacent uses.
- To limit or avoid permanent of-street surface parking.
- To encourage structured, tuck-under, or other methods of non-surface parking.

Guidelines:

- Temporary surface parking in initial phases should be designed to be aesthetically pleasing and safe through landscaping and proper lighting treatments.
- Parking structure facades that are facing amenity courts, adjacent to leasing/amenity spaces, or highly visible from community entrances along Federal Blvd., will be strongly encouraged to have additional screening, in the form of brick detailing, kinetic screens, green walls or art installations that cover a minimum of 50% of the first two stories of parking structure along that facade, and reinforce the theme of interwoven connectivity.

Standards (required):

- 9.a *Surface, tuck-under or structured parking shall be located internally to each block and/or have limited exposure to adjacent streets and uses.*
- 9.b *Parking areas shall be screened from public view by wrapping them with development.*

10.0 PARKING STRUCTURES

Intent:

- To provide a high quality pedestrian experience along the street environment.
- To provide uses or art along the public street to encourage pedestrian activity.
- To avoid large areas of undifferentiated or blank facades at the street level

Guidelines:

- The ground floor of wrapped parking structures should be designed with a pedestrian scale and allow for a variety uses or tenants to change and evolve over time.

Standards (required):

- 10.a *Parking structures exposed to an adjacent street shall have a high quality facade to reduce negative visual impacts.*
- 10.b *Structured parking shall be designed so that vehicles parked on all levels of the facility are predominately screened from public view.*
- 10.c *Parking structure facades facing public streets shall be designed to integrate or blend into their context. This might include integrating structural bays, unique use of a material or vegetative cover/living wall treatment.*

11.0 SERVICE AREAS, TRASH ENCLOSURES AND UTILITY APPURTENANCES

Intent:

- To reduce the visibility of loading and service areas, recycling or trash enclosures and mechanical/electrical equipment to public streets, adjacent development or open spaces.

Guidelines:

- Service areas and trash enclosures should not front onto streets and public open spaces. Service areas should be located to the rear or side of buildings, and screened from view from street and/or public open space.
- Loading and service areas should be concentrated in common courts when possible to minimize any visual impacts.

Standards (required):

- 11.a *Utility appurtenances such as light fixtures and signal boxes shall be located behind the sidewalk and out of the tree lawn or sidewalk amenity zone whenever possible. When it must be in the tree lawn, or amenity zone, such equipment shall be centered on the tree line and aligned with but no closer than 42 inches from the face of curb.*
- 11.b *Service areas shall be located internal to the development blocks, hidden from public view and away pedestrian circulation paths.*
- 11.c *Where fully internal service areas are not feasible, the service areas shall be bounded on three sides by the building being served, with only one side open to the service drive. The open side shall be screened to the greatest extent possible.*
- 11.d *Service areas should not be located within 25 feet of primary building entrances.*

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

Landscape Standards

1.0 SITE / LANDSCAPE NOTES

1. All work shall conform to Adams County codes.
2. All landscape plantings within site boundaries shall be automatically irrigated, with the exception of detention basins. Tap size and location to be determined with final irrigation plans.
3. All new planting beds and turf areas shall receive three (3) cubic yards of organic matter per one thousand (1,000) square feet of bed to be planted. Organic matter could include aged manure, sphagnum peat moss, humus, compost, or aged sawdust.
4. All mulch bed areas shall receive 3" minimum depth wood, stone or gravel mulch depending upon plant type and location.
5. Final landscape plans shall reflect public safety measures according to CEPTD guidelines.
6. All pedestrian areas shall meet ADA requirements.
7. Trash enclosures and service areas shall be effectively screened through the use of landscape materials and/or screen walls of materials and colors to match building architecture.
8. All buildings, parking and landscaping shall not obstruct required sight triangles at intersections.
9. All landscape areas located outside the building envelopes as defined in this PDP shall be maintained by the Clear Creek Transit Metropolitan District No. 1, or a Property Owner's Association. The landscape Berm and Fence Easement shall be maintained by the Aloha Beach Neighborhood Association.
10. Re-vegetation below floodplain shall adhere to Urban Drainage requirements per Drainage Criteria Manual (v2) Re-vegetation. Final plans, details and plant lists will be provided with the FDP submittal.
11. Regional trail improvements at Clear Creek shall conform to ADA and AASHTO standards, and be built to conform to Adams County concrete trail specifications. Funding and implementation is subject to a future IGA or other agreement with Adams County or other applicable agencies TBD.

2.0 LANDSCAPE REQUIREMENTS

The landscape standards outlines are intended to establish minimum quantitative planting standards for all landscaped areas within Clear Creek Transit Village. The Site / Landscape Notes on this sheet establish standards for irrigation, soil amendments, mulch, edger, and other non-living landscape materials. For further detail regarding landscape design intent, refer to section "I", sheet 3 of this PDP.

Federal Blvd.

- A. Minimum one tree per 40 linear feet of street frontage, excluding areas encumbered by easements, curb cuts, sight triangle and other constraints.
- B. Minimum 20% landscape area between building envelope and Federal Blvd. R.O.W.
- C. Minimum one 5 gal. shrub or two 1 gal. perennials / groundcovers per 200 square feet of landscape area.
- D. All landscape areas shall be planted such that vegetative cover at plant maturity achieves a minimum 50% living coverage.
- E. No turf is permitted.

Interior Streets

- A. Minimum one tree per 40 linear feet of street frontage, excluding areas encumbered by easements, curb cuts, sight triangle and other constraints.
- B. Minimum 5% landscape area between building envelope and R.O.W. at adjacent street.
- C. Minimum one 5 gal. shrub or two 1 gal. perennials / groundcovers per 200 square feet of landscape area.
- D. All landscape areas shall be planted such that vegetative cover at plant maturity achieves a minimum 50% living coverage.

Village Green

- A. Minimum one tree per 40 linear feet of street frontage, excluding areas encumbered by easements, curb cuts, sight triangle and other constraints.
- B. Minimum one 5 gal. shrub or two 1 gal. perennials / groundcovers per 20 square feet of shrub bed area.
- C. Turf is permitted where active recreational use is intended.

North Landscape Buffer

- A. Minimum one evergreen tree per 30 linear feet
- B. Minimum six foot metal fence.

West Landscape Buffer

- A. Minimum one evergreen tree per 30 linear feet
- B. Minimum six foot metal fence.

Clear Creek Frontage

- A. Minimum one tree per 4,000 square feet of landscape area. Existing trees over 4" cal. shall be replaced at one new tree per existing tree removed.
- B. Minimum ten 5 gal. shrubs or twenty 1 gal. perennial / groundcovers per 4,000 square feet of non-turf landscape area.
- C. Turf is permitted where active recreational use is intended.
- D. Native grasses are encouraged.

Interior Open Spaces

- A. Minimum 5% landscape area required within each planning area.
- B. Minimum one tree per 1,000 square feet of landscape area.
- C. C. Minimum one 5 gal. shrub or two 1 gal. perennials / groundcovers per 200 square feet of non-turf landscape area.
- D. All landscape areas shall be planted such that vegetative cover at plant maturity achieves a minimum 50% living coverage.
- E. Turf is permitted where active recreational use is intended.

CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF L.L.P.
 14034 SOUTH 145th EAST
 DRAPER, UT 84020

NOT FOR
 CONSTRUCTION

DATE:
 10/19/2023

DRAFT

SHEET TITLE:
 ARCH STANDARDS

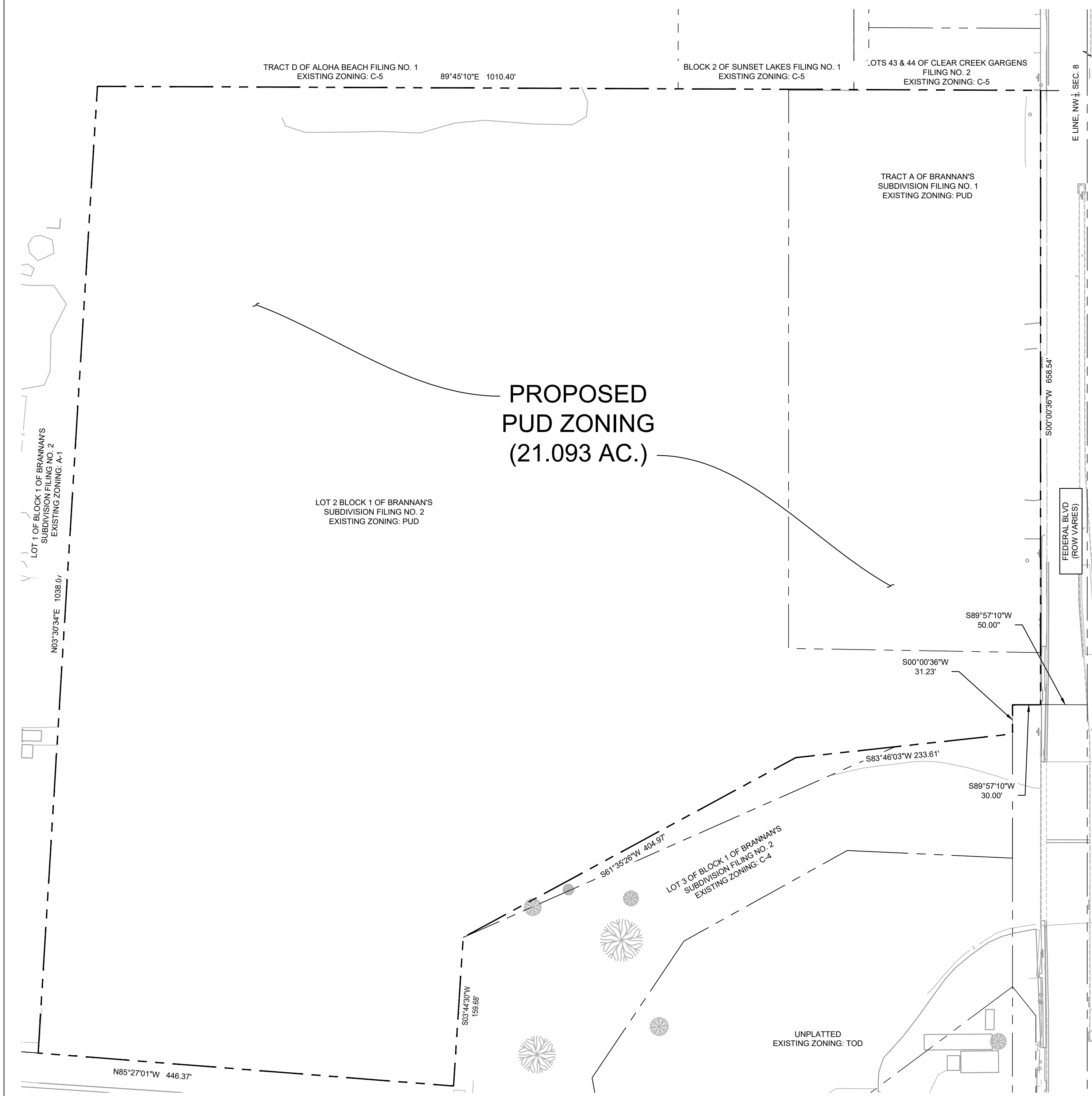
CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

NORRIS DESIGN
 PEOPLE • PLACEMAKING

1101 BANNOCK STREET
 DENVER, CO 80204
 P.303.892.1166

NORRIS-DESIGN.COM

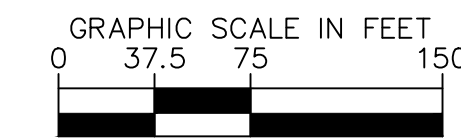
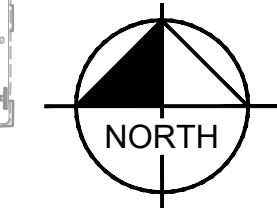


LEGEND:
 PROPERTY LINE

**PROPOSED
 PUD ZONING
 (21.093 AC.)**

FILE NO. _____
 MAP NO. _____
 RECEPTION NO. _____

BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR SOUTH 00°00'36" WEST A DISTANCE OF 2,635.75 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ALUMINUM CAP STAMPED "PLS 26288 COLO DEPT OF TRANSPORTATION" IN A RANGE BOX AT THE NORTH 1/4 CORNER SAID SECTION 8 AND THE CENTER 1/4 SAID SECTION 8 BY A FOUND 3-1/4" DIAMETER ALUMINUM CAP STAMPED "PLS 23519 CHARLES H RUSSELL ADAMS COUNTY" IN A RANGE BOX, AS SHOWN HERON.



CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 ZONING MAP

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF, L.P.
 14034 SOUTH 145th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
 10/19/2023

SHEET TITLE:

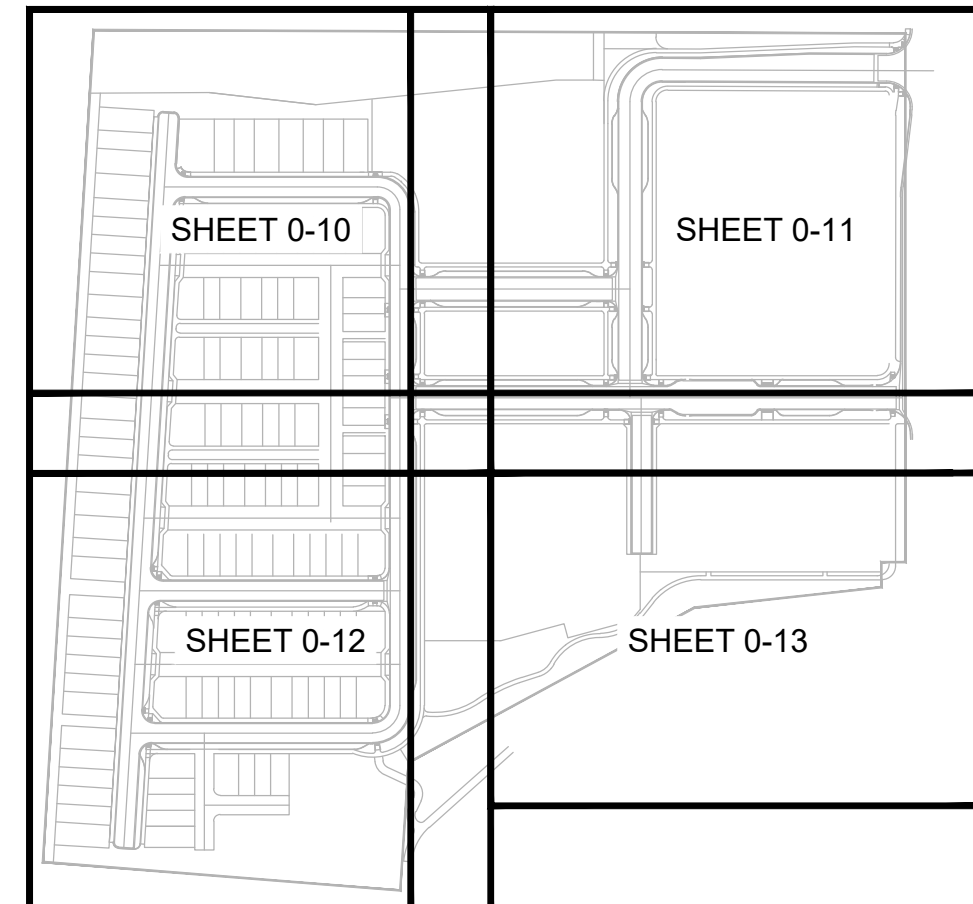
CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

NORRIS DESIGN
 PEOPLE • PLACEMAKING

1101 BANNOCK STREET
 DENVER, CO 80204
 P.303.892.1166

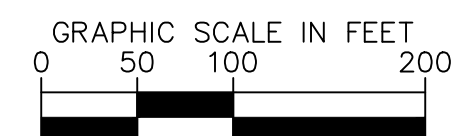
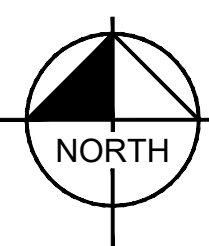
NORRIS-DESIGN.COM



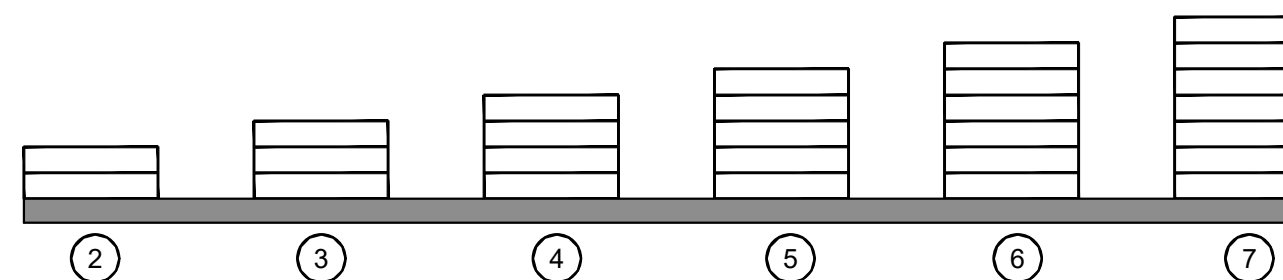
KEYMAP
N.T.S.

LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE



MAX ALLOWABLE BUILDING HEIGHTS
N.T.S.



NOTES:

- 1) EXAMPLE OF STORIES AND MAXIMUM HEIGHTS DO NOT INCLUDE ROOFTOP PATIOS, PARAPETS, COVERED STAIRS ACCESSING ROOFTOPS, MECHANICAL EQUIPMENT OR SCREENING.
- 2) PLANNING AREA BOUNDARIES EQUAL LOTS. SEE PRELIMINARY PLAT.
- * MAXIMUM HEIGHTS FOR THE 2 STORY BUILDINGS IN PLANNING AREA 3 AND THE BUILDINGS ALONG THE NORTH BOUNDARY OF PLANNING AREA 8 SHALL NOT EXCEED 25 FEET.
- ** MAXIMUM HEIGHTS FOR THE 3 STORY BUILDINGS IN PLANNING AREA 9 AND THE BUILDINGS IN PLANNING AREA 8 ALONG THE WEST BOUNDARY SHALL NOT EXCEED 35 FEET. COMMERCIAL/MIXED USE 3 STORY BUILDINGS IN PLANNING AREAS 1,2,5,6, AND 7 SHALL NOT EXCEED 39 FEET.

CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 BUILDING HEIGHT/SETBACK EXHIBIT

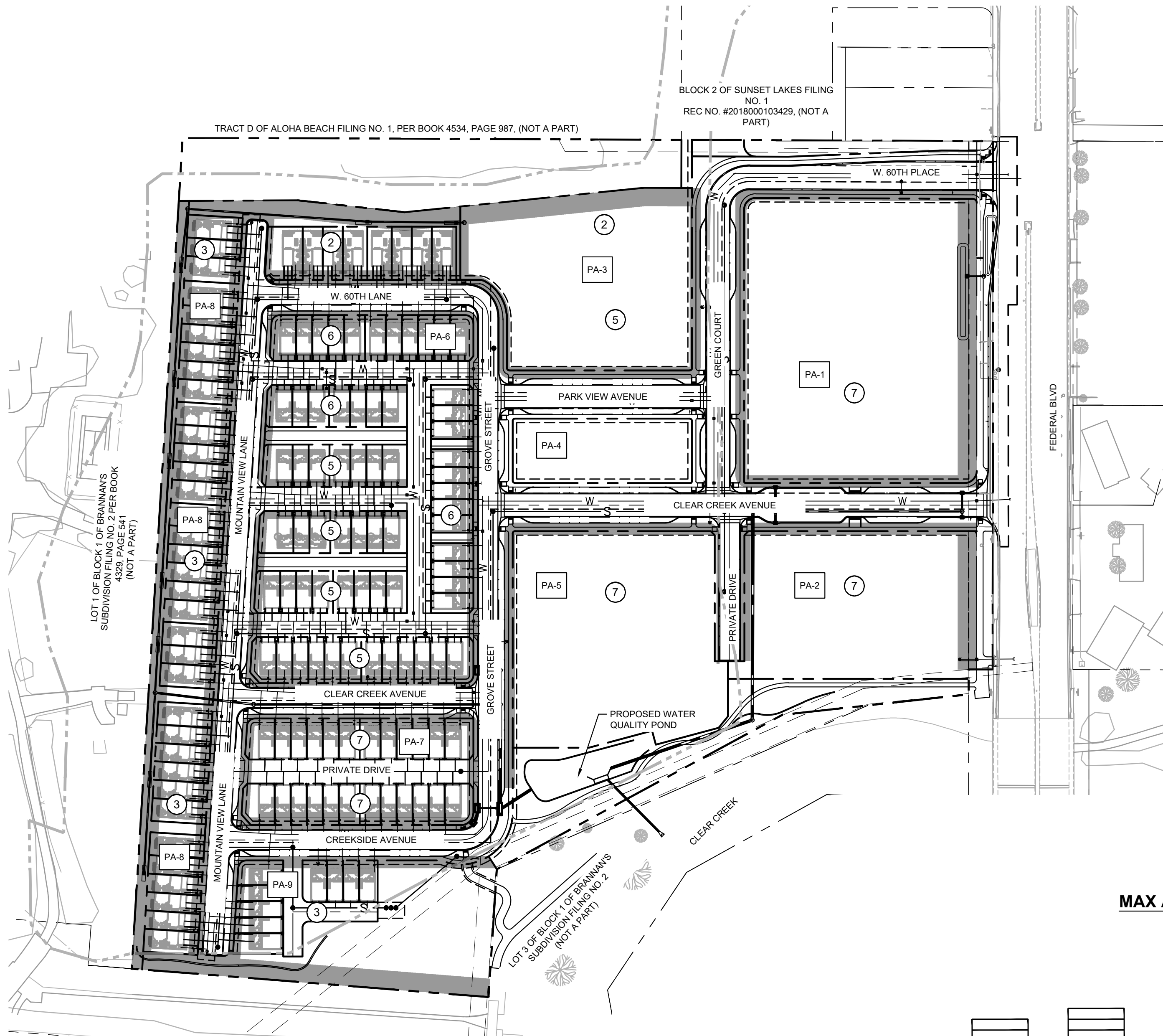
OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
10/19/2023

SHEET TITLE:



LOT 1 OF BLOCK 1 OF BRANNAN'S
 SUBDIVISION FILING NO. 2 PER BOOK
 4328, PAGE 541
 (NOT A PART)

LOT 3 OF BLOCK 1 OF BRANNAN'S
 SUBDIVISION FILING NO. 2
 (NOT A PART)

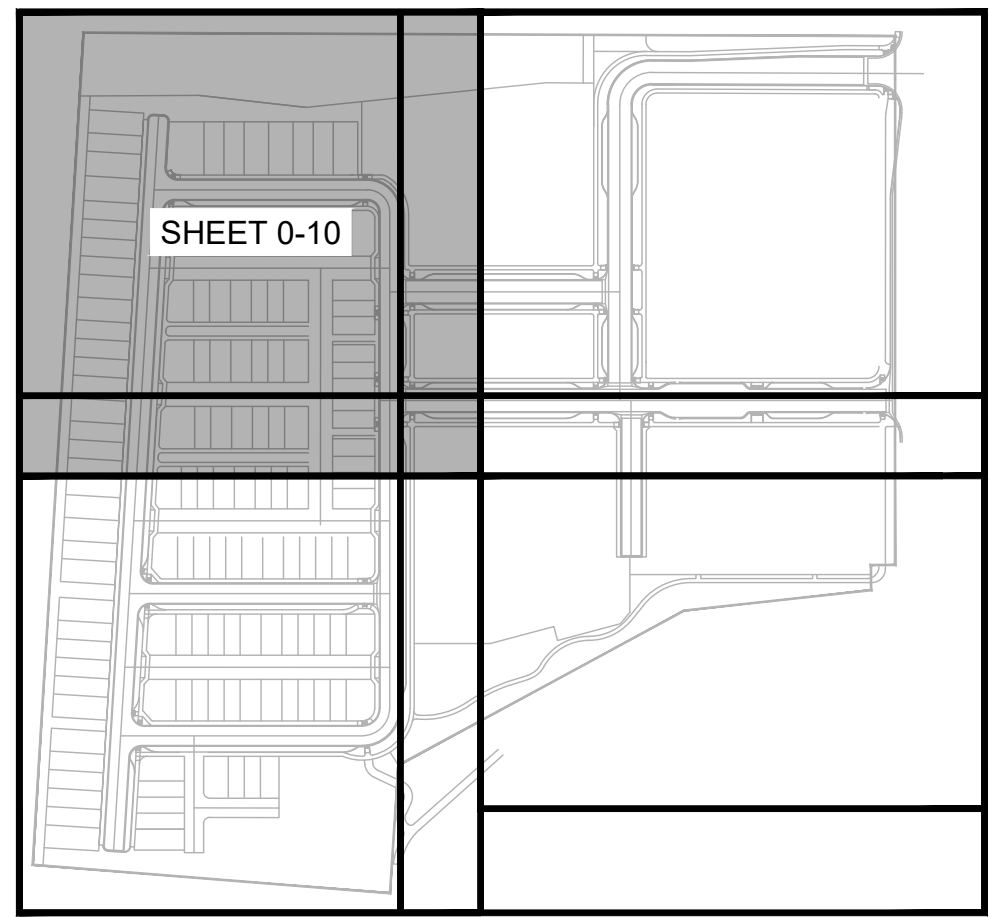
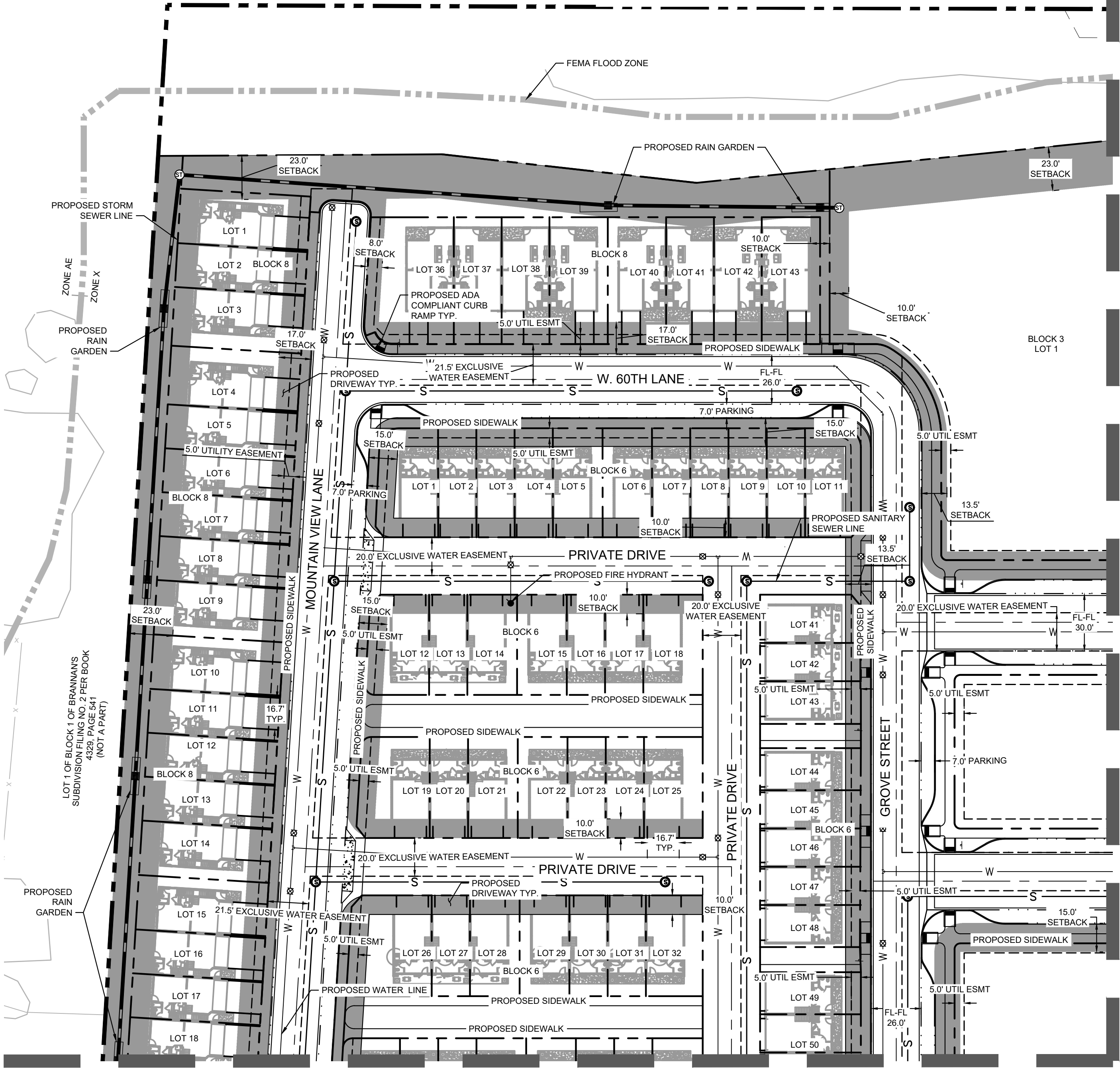
TRACT D OF ALOHA BEACH FILING NO. 1, PER BOOK 4534, PAGE 987, (NOT A PART)

BLOCK 2 OF SUNSET LAKES FILING
 NO. 1
 REC NO. #2018000103429, (NOT A
 PART)

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

TRACT D OF ALOHA BEACH FILING NO. 1 PER BOOK 4534, PAGE 987 (NOT A PART)



LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTICS LINE
- PROPOSED PVC WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM WATER LINE
- PROPOSED AREA INLETS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING LIGHT
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER METER
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- EXISTING TREE TO REMAIN
- PROPOSED SETBACK

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CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN - NORTHWEST

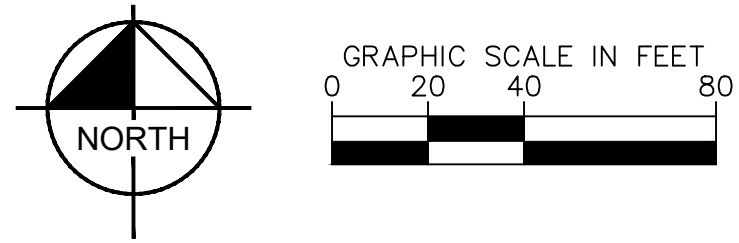
OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
 10/19/2023

SHEET TITLE:



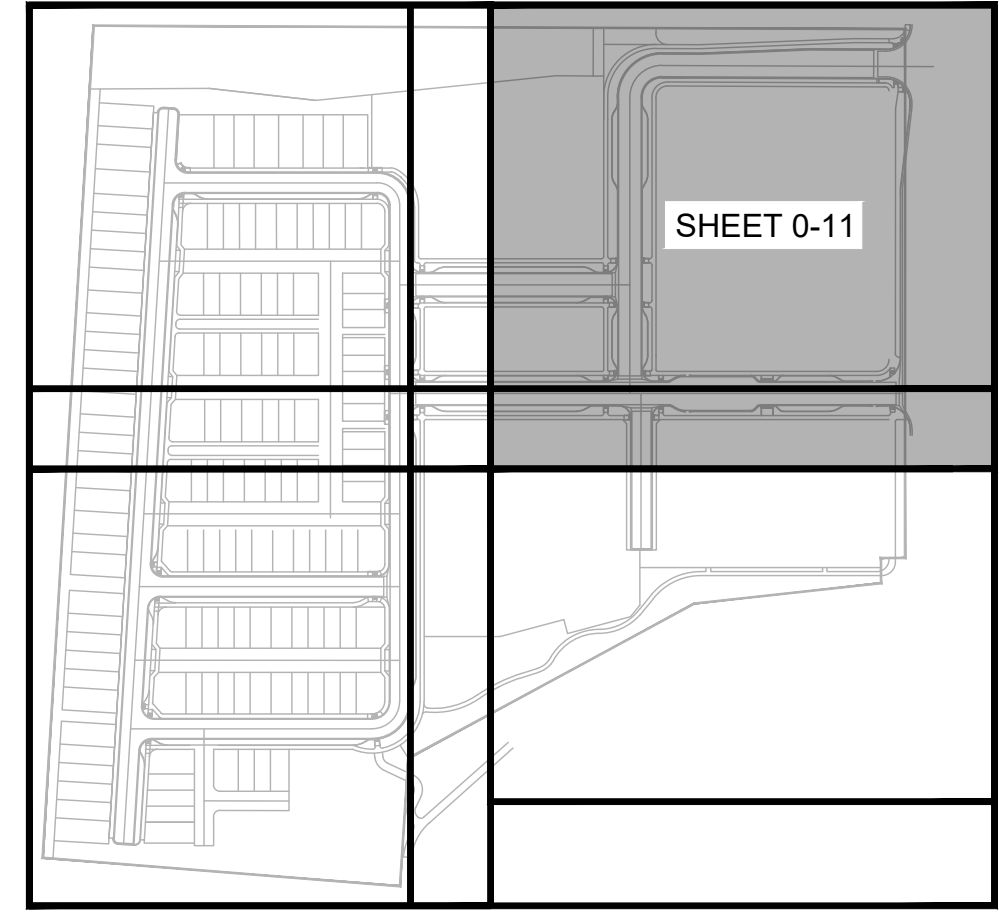
LOT 1 OF BLOCK 1 OF BRANNANS
 SUBDIVISION FILING NO. 2 PER BOOK
 4329, PAGE 541
 (NOT A PART)

SEE SHEET 11

SEE SHEET 12

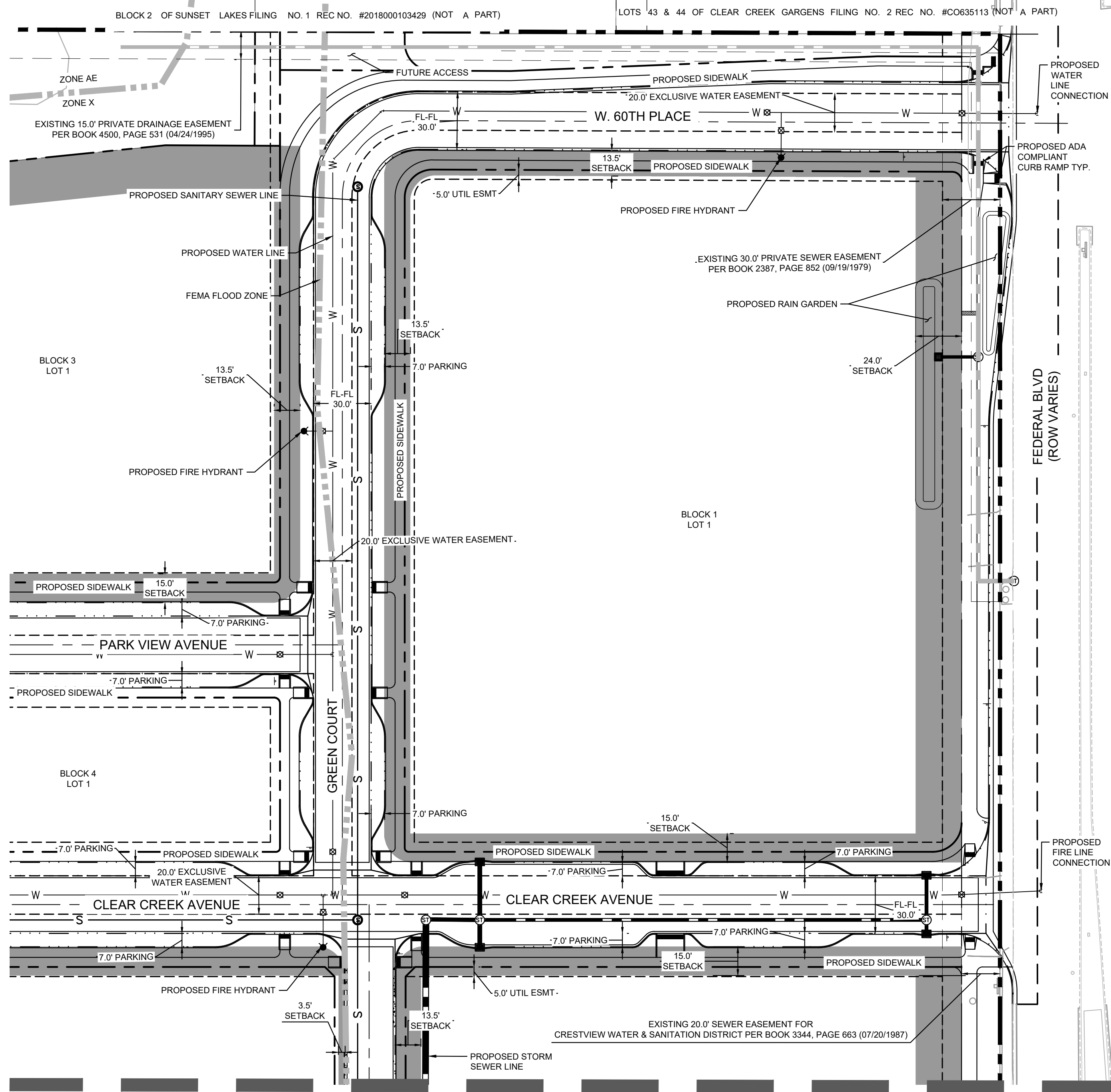
CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

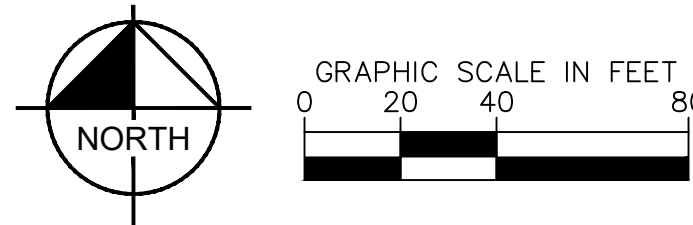


LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
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- EXISTING FIBER OPTICS LINE
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- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- EXISTING TREE TO REMAIN
- PROPOSED SETBACK



SEE SHEET 13



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CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 SITE PLAN - NORTHEAST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

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NOT FOR CONSTRUCTION

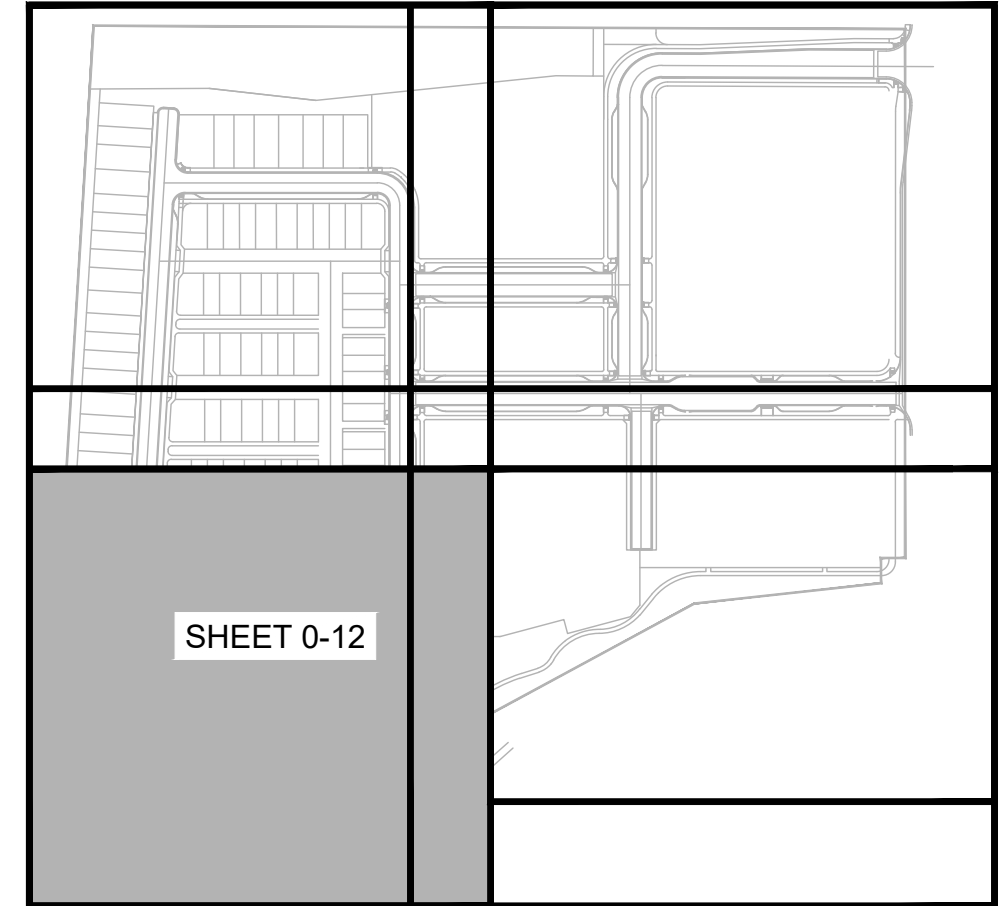
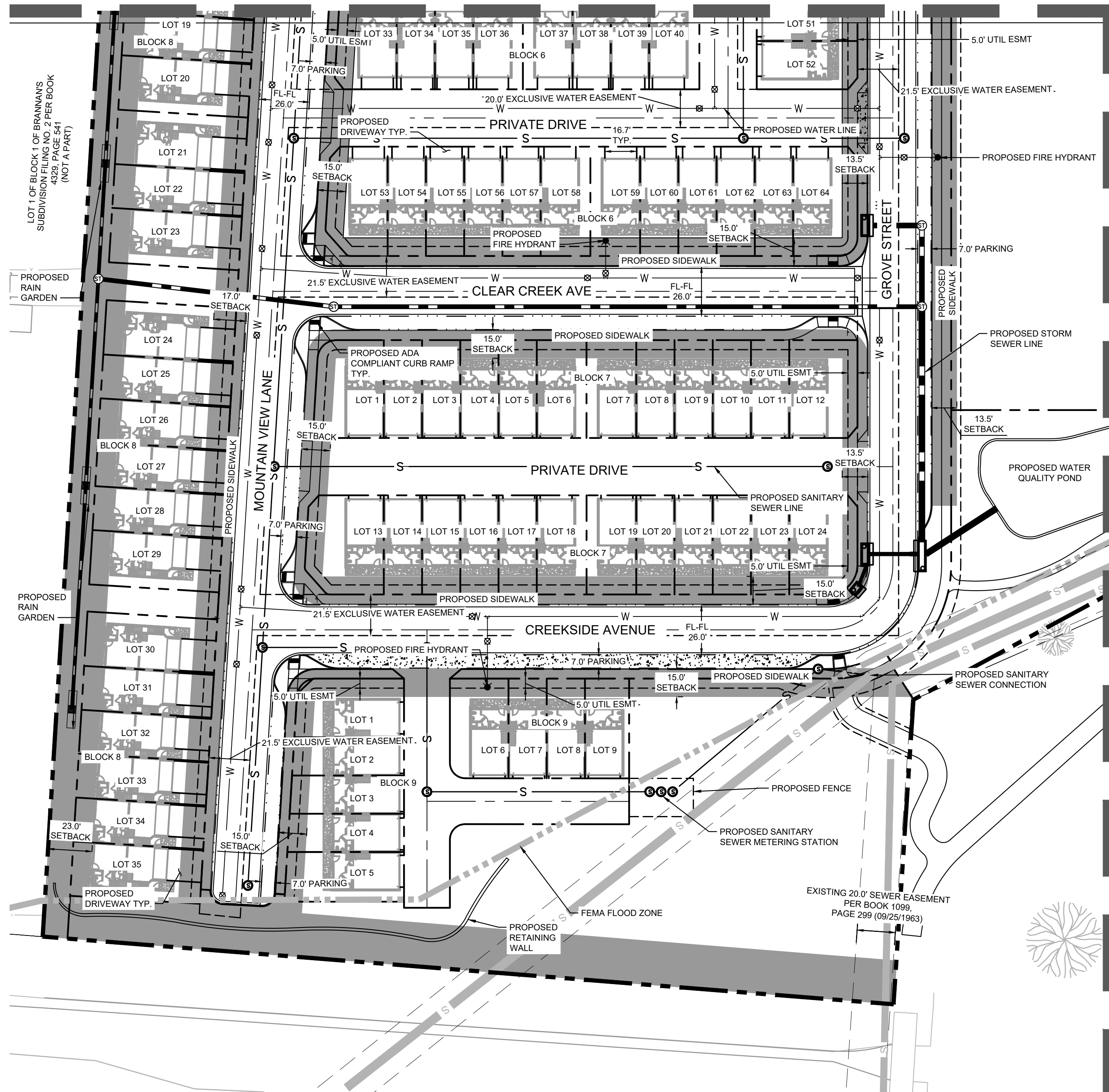
DATE:
 10/19/2023

SHEET TITLE:

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

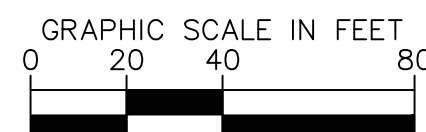
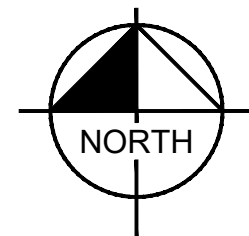
SEE SHEET 10



LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTICS LINE
- PROPOSED PVC WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM WATER LINE
- PROPOSED AREA INLETS
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CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 SITE PLAN - SOUTHWEST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

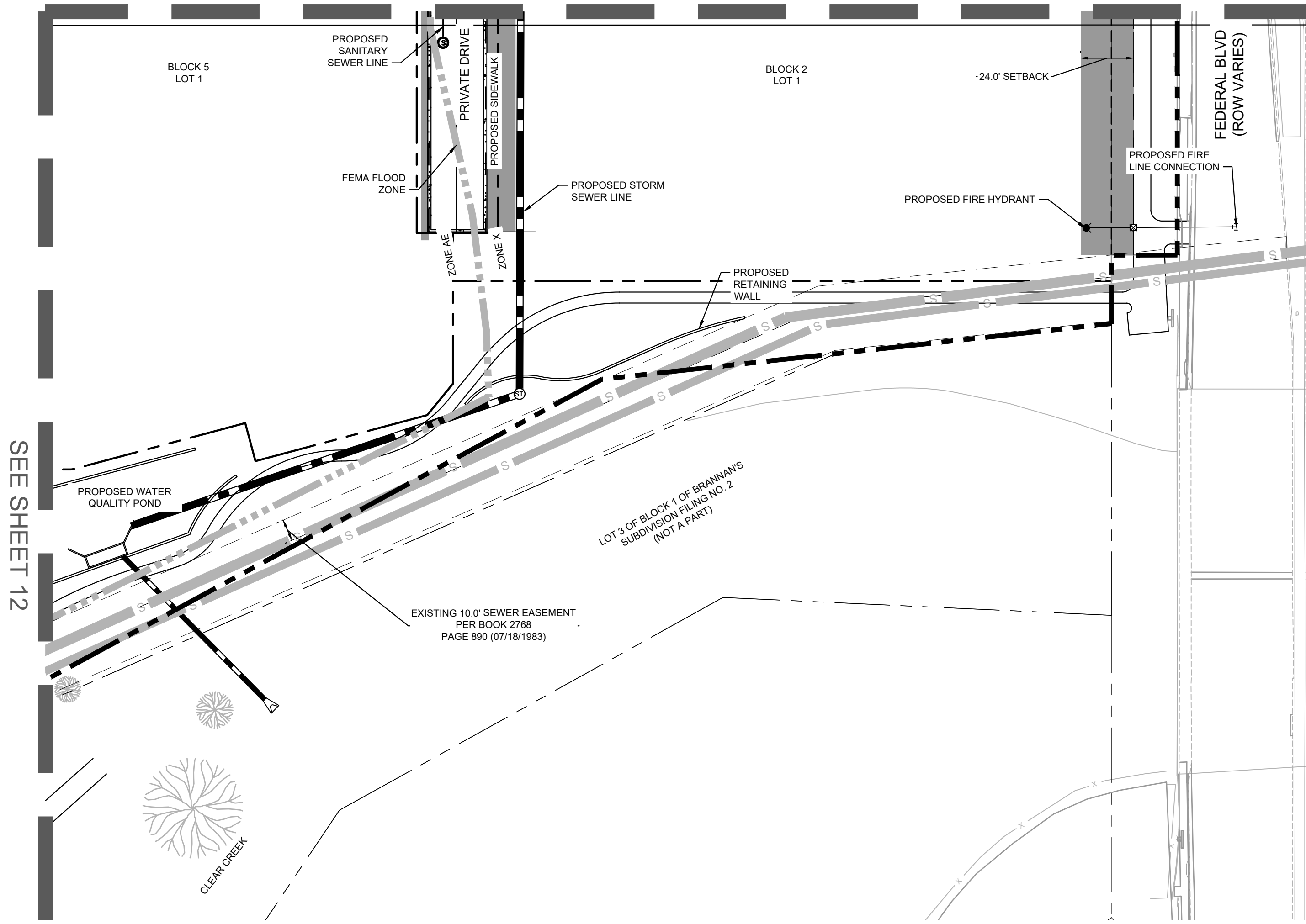
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 10/19/2023

SHEET TITLE:

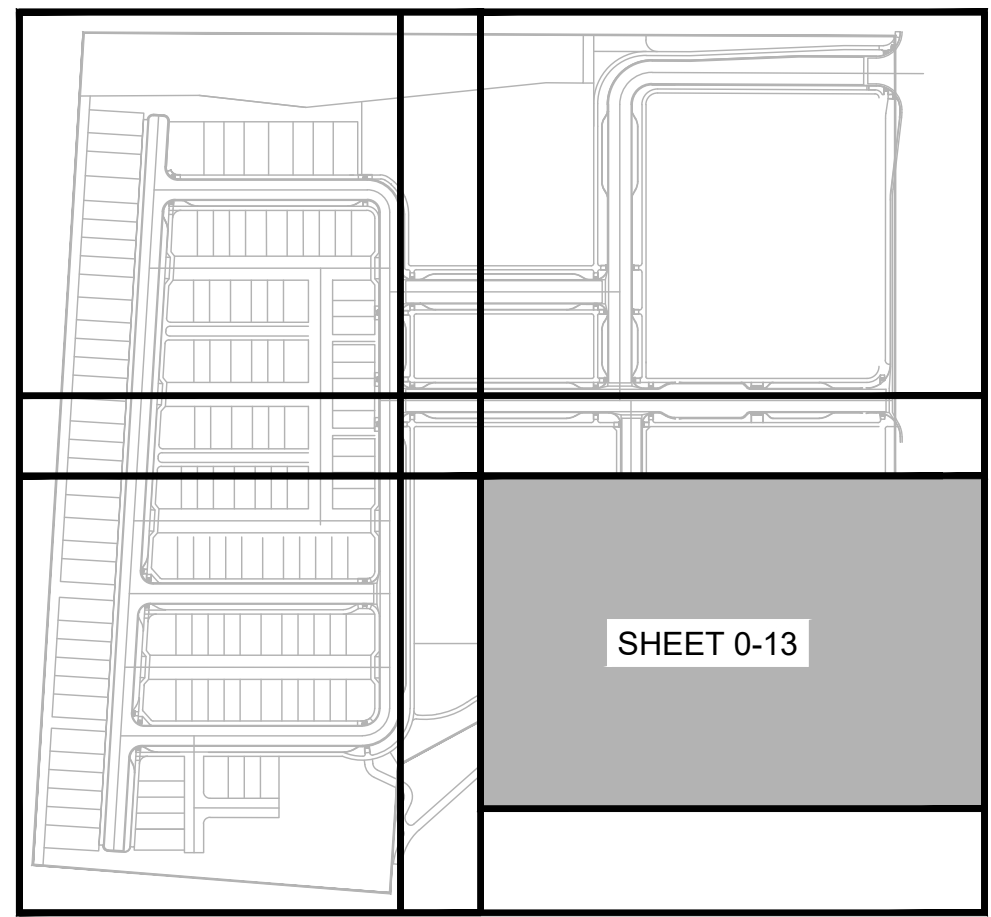
CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - PRELIMINARY DEVELOPMENT PLAN

SEE SHEET 11



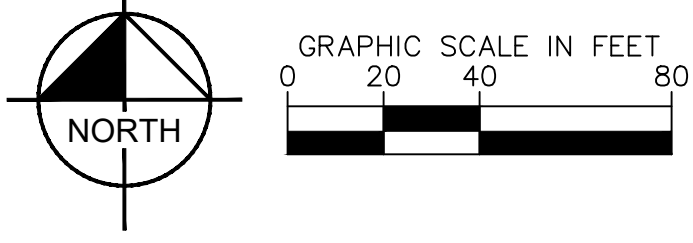
SEE SHEET 12



KEYMAP
N.T.S.

LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
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CLEAR CREEK TRANSIT VILLAGE
 PRELIMINARY DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 SITE PLAN - SOUTHEAST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

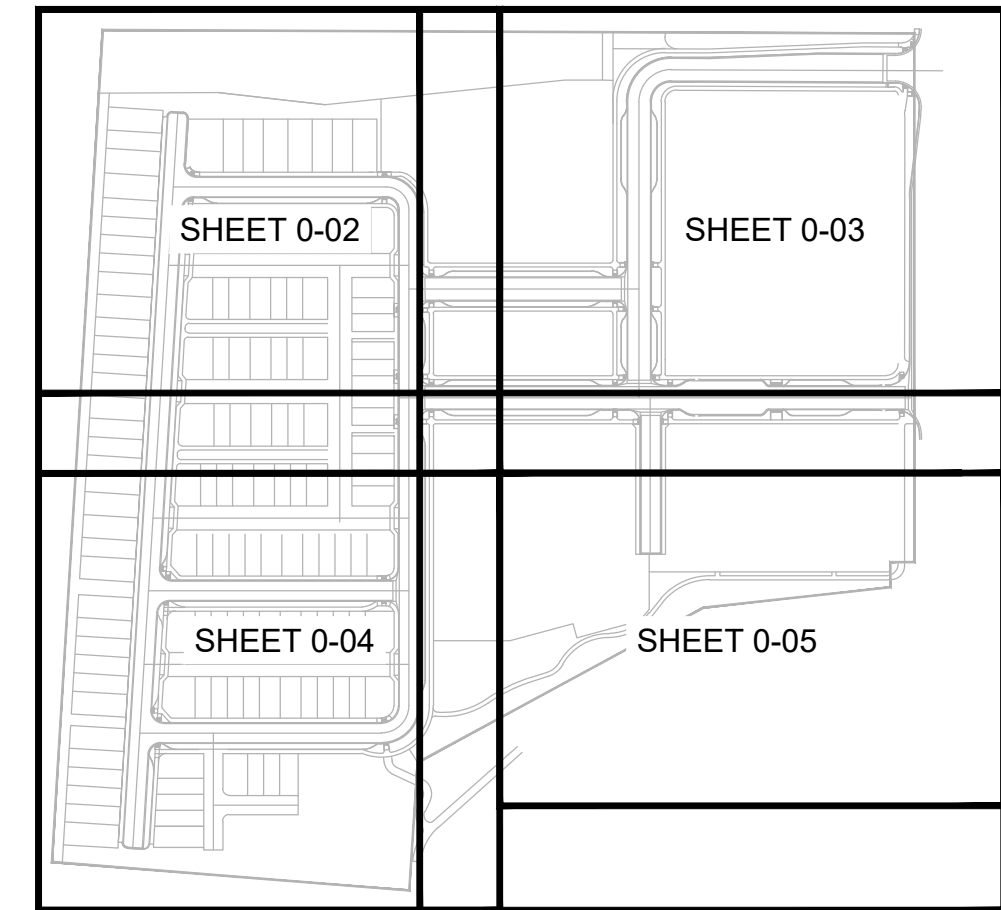
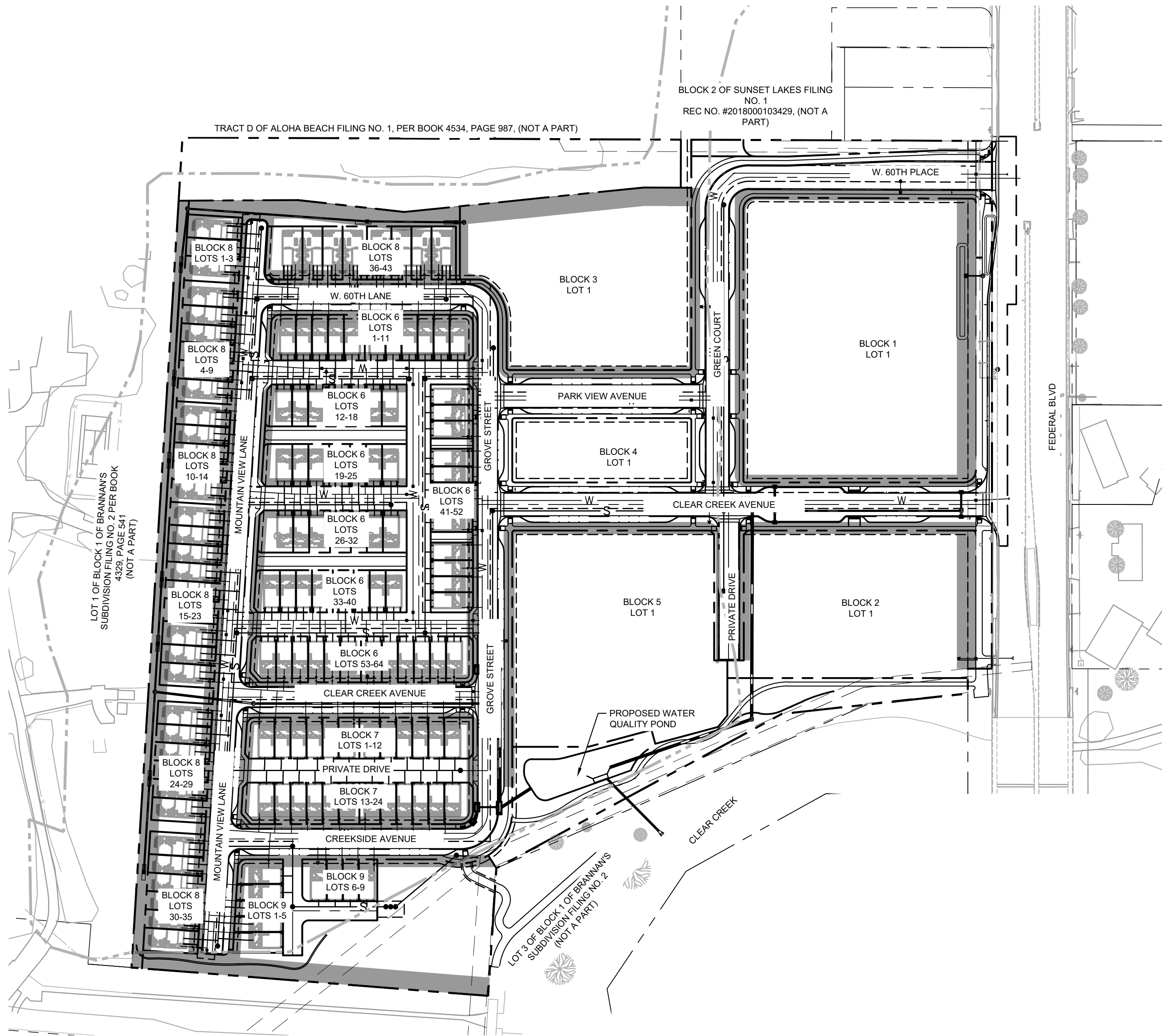
Kimley»Horn

NOT FOR CONSTRUCTION

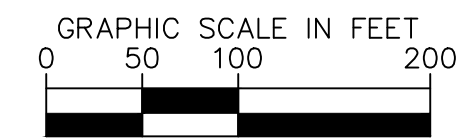
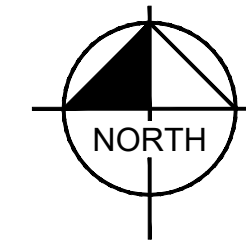
DATE:
 10/19/2023

SHEET TITLE:

CLEAR CREEK TRANSIT VILLAGE
 IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN



LEGEND:



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CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 SITE PLAN - OVERALL

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
10/19/2023

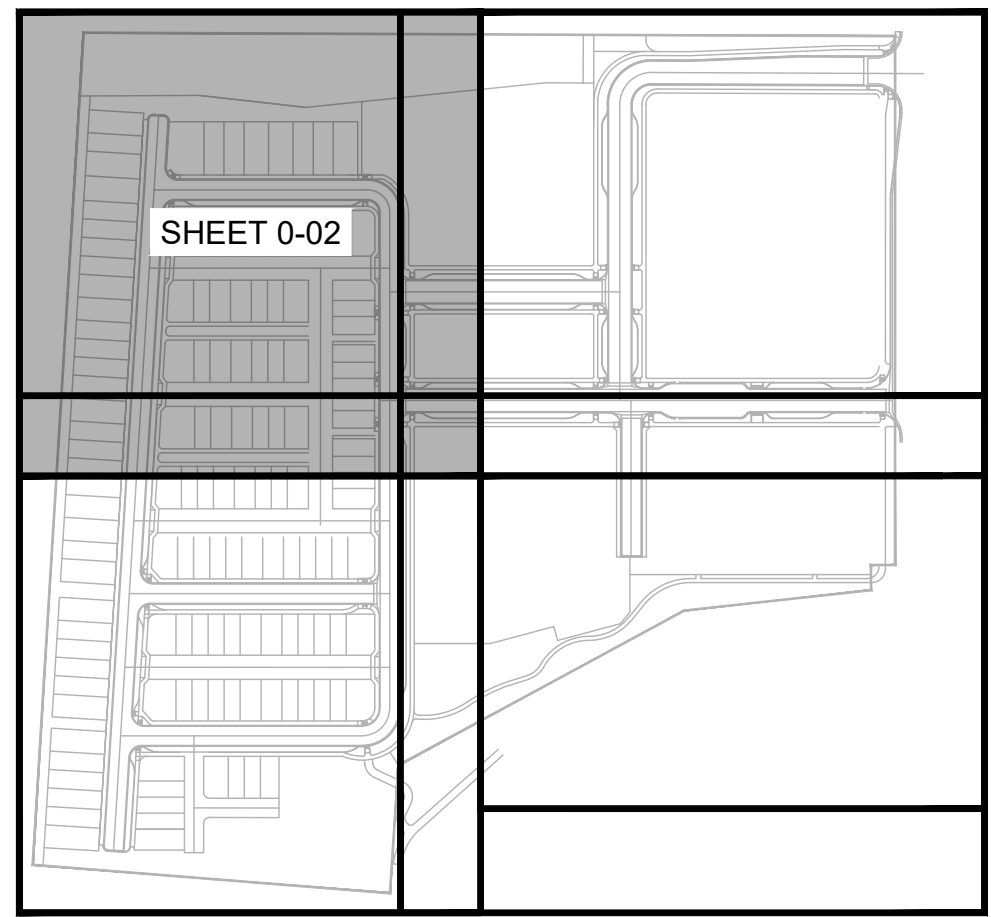
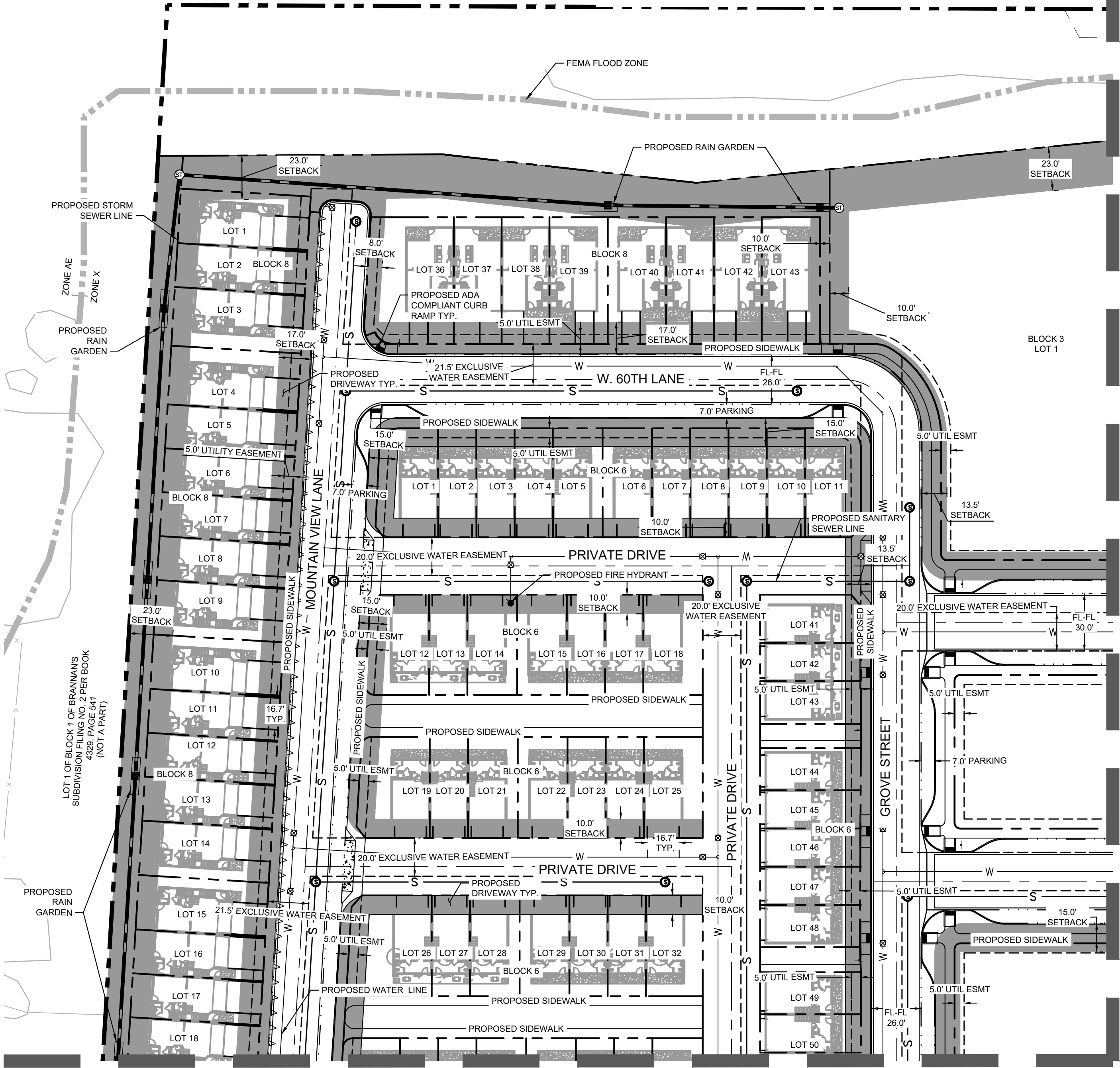
SHEET TITLE:

0-01

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

TRACT D OF ALOHA BEACH FILING NO. 1 PER BOOK 4534, PAGE 987 (NOT A PART)



LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
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- PROPOSED WATER VALVE
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CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN - NORTHWEST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

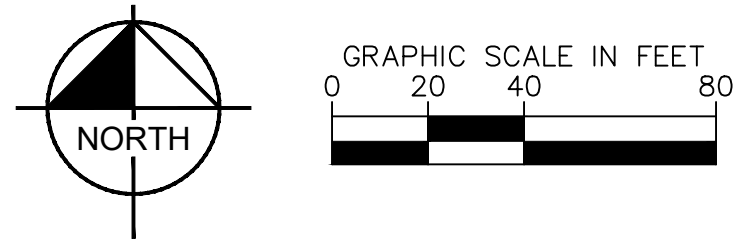
Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
 10/19/2023

SHEET TITLE:

0-02



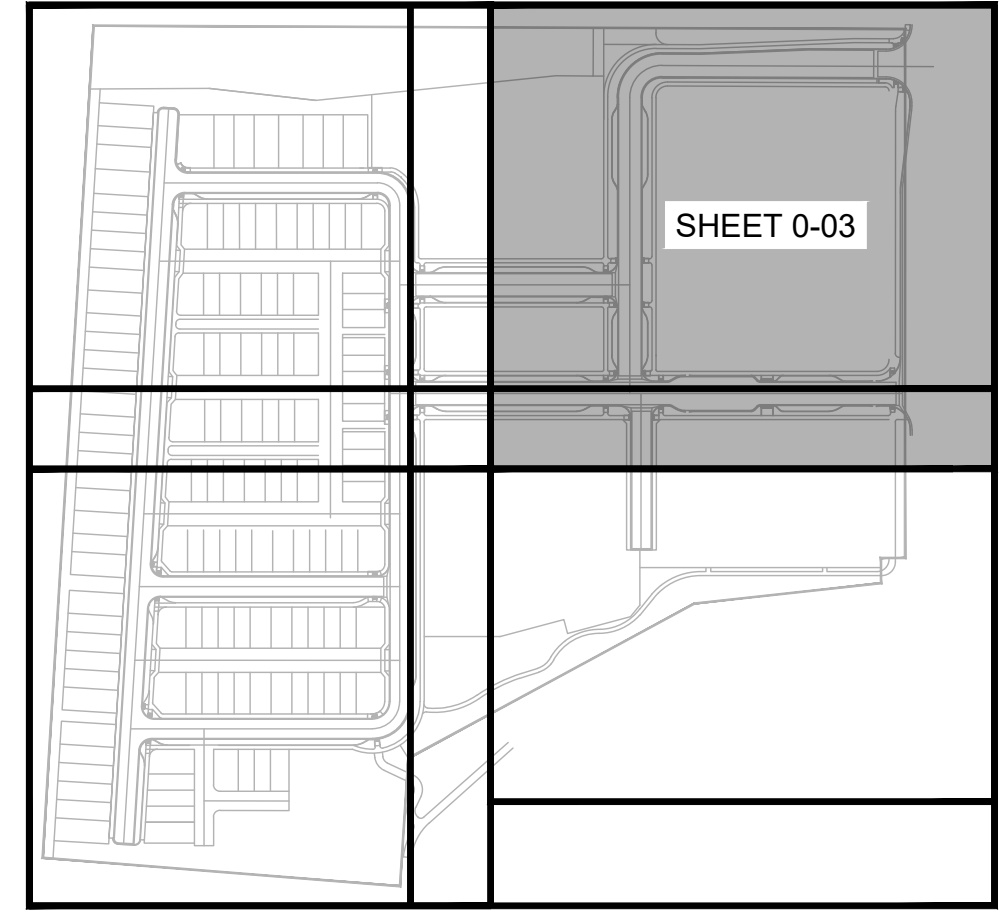
SEE SHEET 0-04

SEE SHEET 0-03

LOT 1 OF BLOCK 1 OF BRANNANS
 SUBDIVISION FILING NO. 2 PER BOOK
 4329, PAGE 541
 (NOT A PART)

CLEAR CREEK TRANSIT VILLAGE

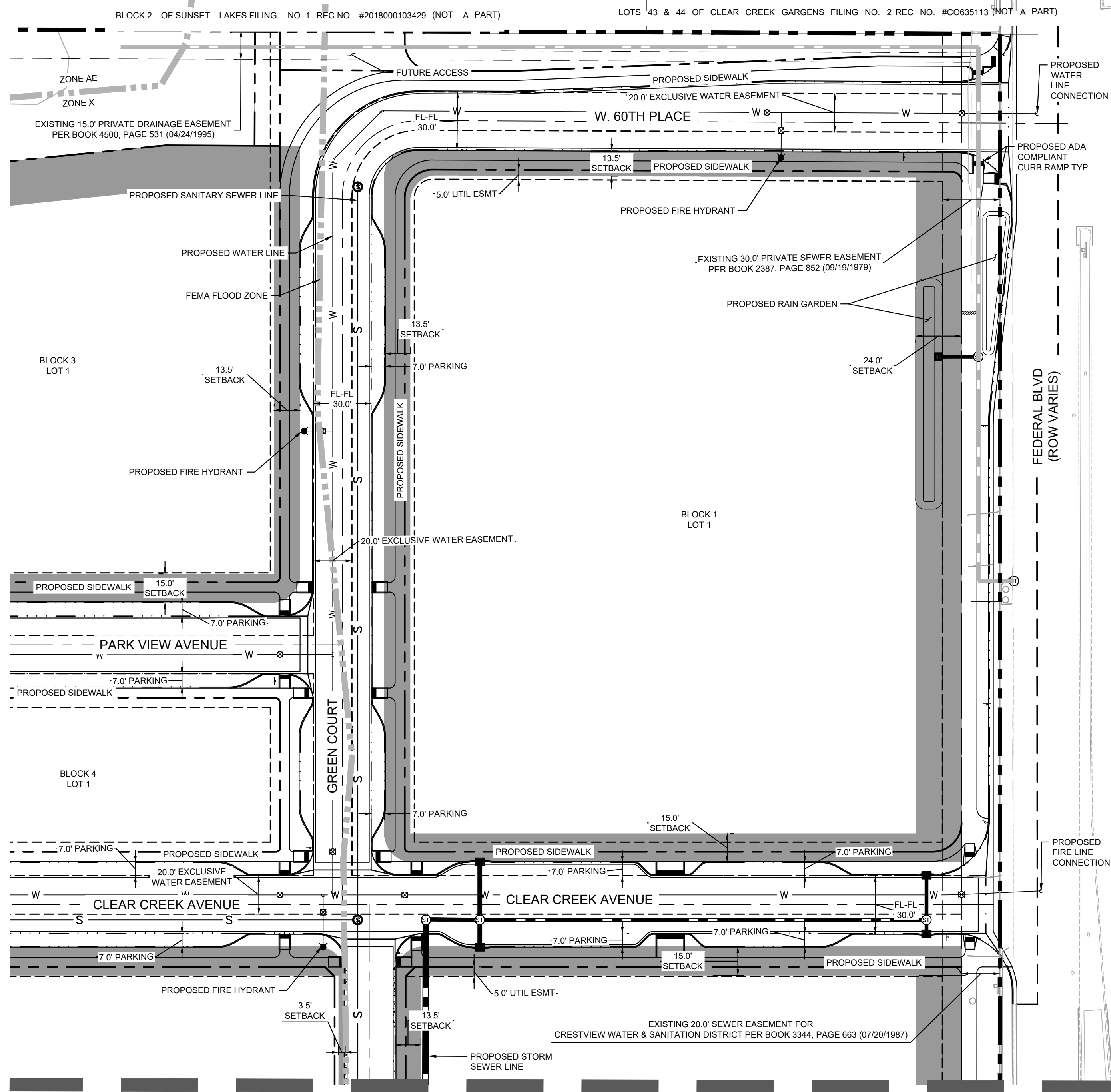
IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN



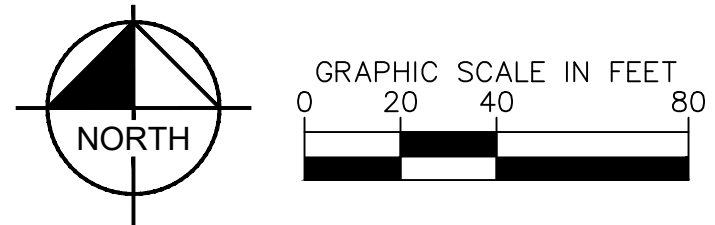
LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER OPTICS LINE
- PROPOSED PVC WATER LINE
- PROPOSED SANITARY SEWER LINE
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- PROPOSED FIRE HYDRANT
- EXISTING LIGHT
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER METER
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- EXISTING TREE TO REMAIN

PROPOSED SETBACK



SEE SHEET 0-05



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CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN - NORTHEAST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

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NOT FOR CONSTRUCTION

DATE:
 10/19/2023

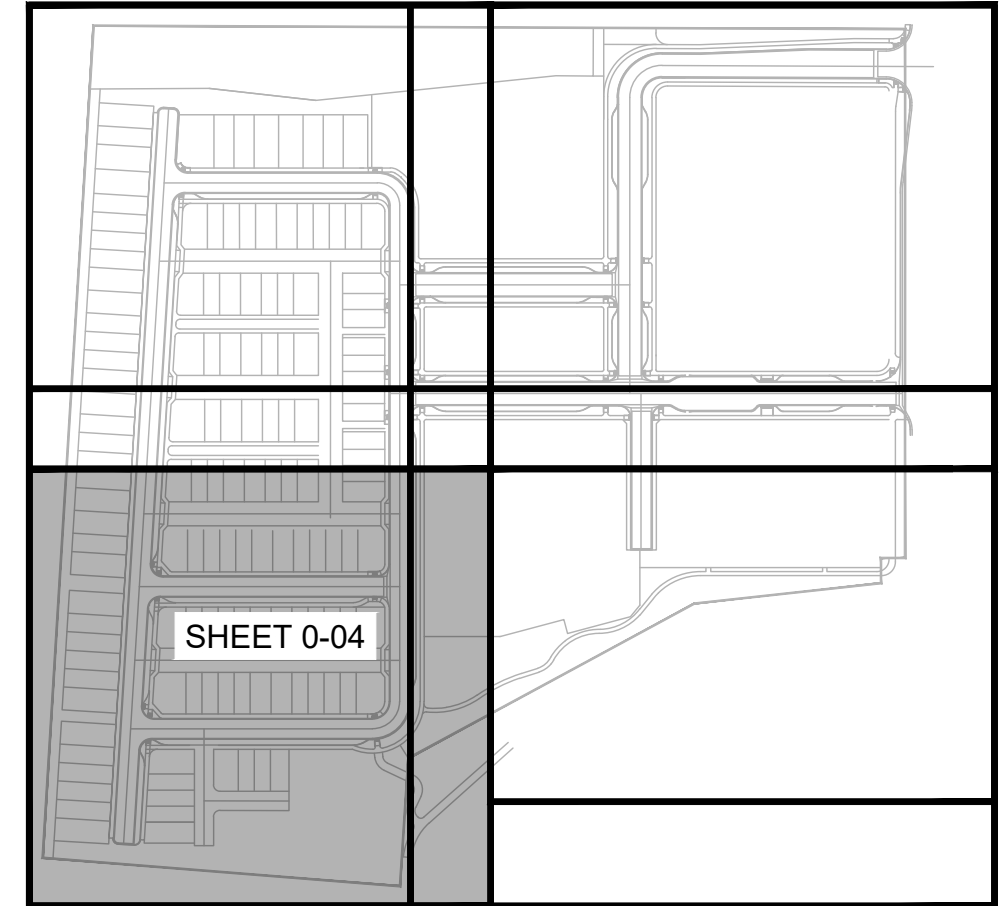
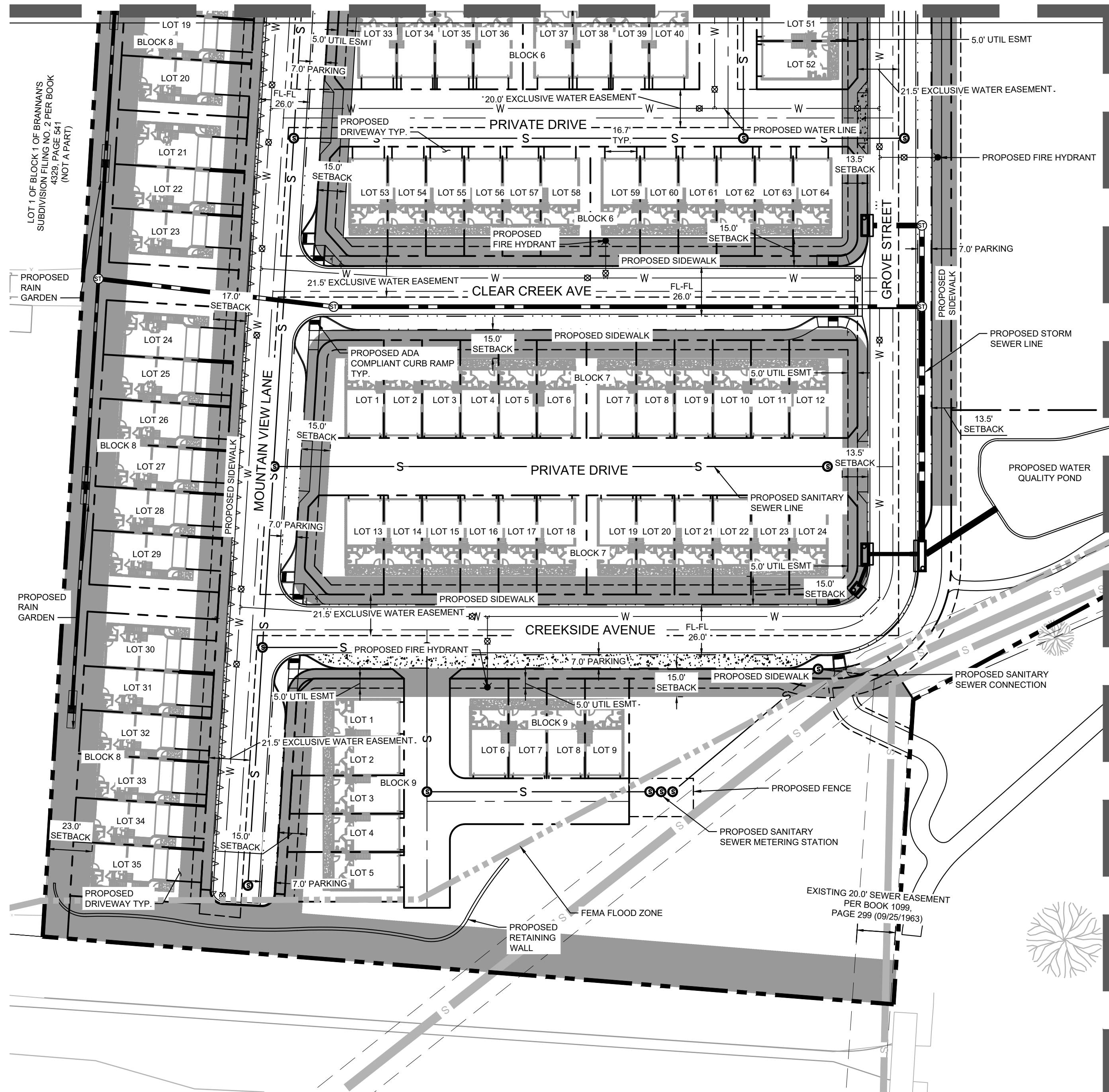
SHEET TITLE:

0-03

CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

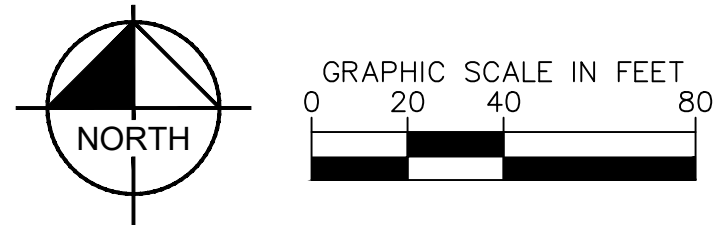
SEE SHEET 0-02



LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
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- PROPOSED WATER VALVE
- EXISTING TREE TO REMAIN
- PROPOSED SETBACK

SEE SHEET 0-05



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CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN - SOUTHWEST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
 10/19/2023

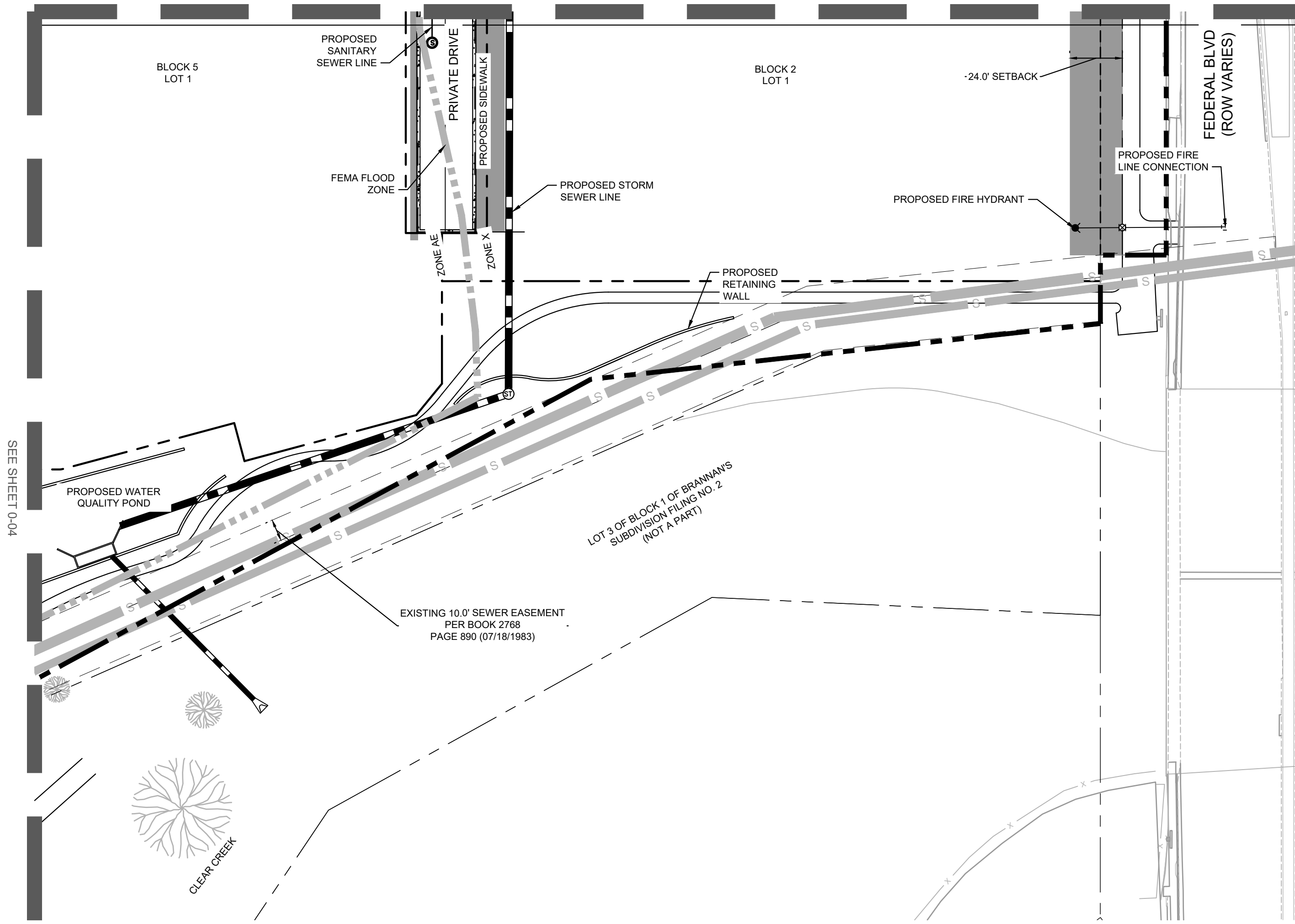
SHEET TITLE:

0-04

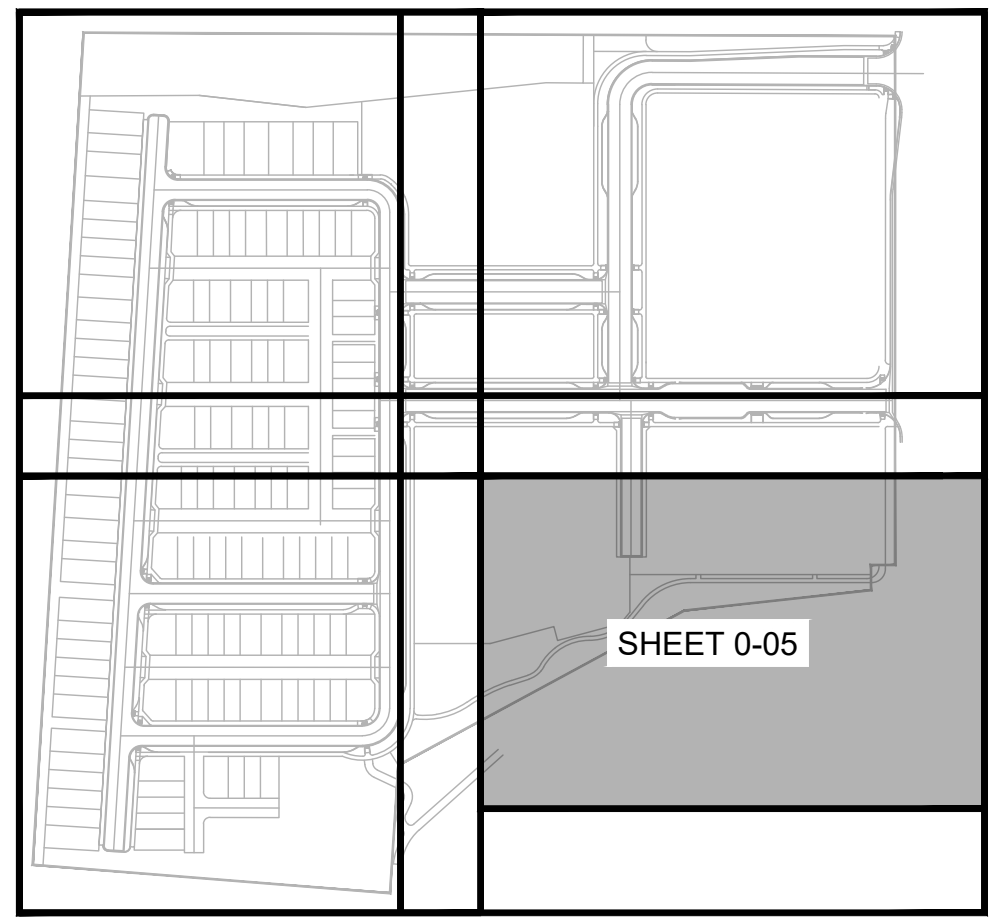
CLEAR CREEK TRANSIT VILLAGE

IN THE COUNTY OF ADAMS, COLORADO, STATE OF COLORADO
 PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

SEE SHEET 0-03

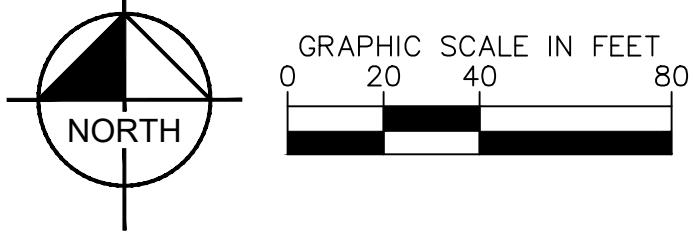


SEE SHEET 0-04



LEGEND:

- PROPERTY LINE
- FEMA FLOOD LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM WATER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
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CLEAR CREEK TRANSIT VILLAGE
 FINAL DEVELOPMENT PLAN
 IN THE COUNTY OF ADAMS, STATE OF COLORADO
 SITE PLAN - SOUTHEAST

OWNER:
 CLEAR CREEK VILLAGE, LLC
 THISTLE CREEK OOF I, L.P.
 14034 SOUTH 149th EAST
 DRAPER, UT 84020

Kimley»Horn

NOT FOR CONSTRUCTION

DATE:
 10/19/2023

SHEET TITLE:

0-05



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABC70787447.1**

Date: **03/08/2023**

Property Address: **6001 FEDERAL BLVD, DENVER, CO 80221**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

THISTLE CREEK CAPITAL
Attention: ZACH HARRIS
zach@thistlecreek.com
Delivered via: Electronic Mail

THISTLE CREEK CAPITAL
Attention: MICHAEL CHRISTENSEN
mike@thistlecreek.com
Delivered via: Electronic Mail

THISTLE CREEK CAPITAL
Attention: CAROL CHRISTENSEN
carol@thistlecreek.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **ABC70787447.1**

Date: **03/08/2023**

Property Address: **6001 FEDERAL BLVD, DENVER, CO 80221**

Parties: **CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	\$0.00
	Total \$0.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

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 effect of these documents on your property.

Chain of Title Documents:

[Adams county recorded 06/23/2020 under reception no. 202000056492](#)

[Adams county recorded 02/27/2009 under reception no. 2009000014043](#)

Plat Map(s):

[Adams county recorded 02/12/1994 under reception no. 1247454](#)

[Adams county recorded 10/31/1973 under reception no. 20815](#)

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABC70787447.1

Property Address:

6001 FEDERAL BLVD, DENVER, CO 80221

1. Effective Date:

03/06/2023 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$0.00

Proposed Insured:

CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED
LIABILITY COMPANY

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

PARCEL 1:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2,
AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT
PAGE [542](#),

EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF
RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE [777](#), COUNTY OF ADAMS, STATE OF
COLORADO.

PARCEL 2:

TRACT "A", BRANNAN'S SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

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**AMERICAN
LAND TITLE
ASSOCIATION**



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABC70787447.1

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.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70787447.1

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. EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AND INCIDENTAL PURPOSES AS GRANTED TO METROPOLITAN DENVER SEWAGE DISPOSAL DISTRICT NO. 1 IN INSTRUMENT RECORDED SEPTEMBER 25, 1963 IN BOOK 1099 AT PAGE [299](#) AND JULY 18, 1983 IN BOOK 2768 AT PAGE [890](#).

CORRECTED EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES RECORDED AUGUST 7, 1984 IN BOOK 2902 AT PAGE [735](#).**
- 10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 27, 1970 IN BOOK 1593 AT PAGE [320](#).**
- 11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRANNAN'S SUBDIVISION FILING NO. 1 RECORDED OCTOBER 31, 1973 UNDER RECEPTION NO. [20815](#).**
- 12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANT RECORDED SEPTEMBER 19, 1979 IN BOOK 2387 AT PAGE [852](#).**

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70787447.1

13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JULY 20, 1987 IN BOOK 3344 AT PAGE [663](#).
14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HYLAND HILLS PARK AND RECREATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 19, 1990, IN BOOK 3712 AT PAGE [402](#).
15. EFFECT OF RESOLUTION AUTHORIZING EXEMPTION FROM THE ADAMS COUNTY SUBDIVISION REGULATIONS RECORDED APRIL 6, 1992 IN BOOK 3888 AT PAGE [126](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED APRIL 24, 1995 IN BOOK 4500 AT PAGE [531](#).
17. TERMS, CONDITIONS AND PROVISIONS OF A DEVELOPMENT AGREEMENT DISCLOSED BY RESOLUTION RECORDED MAY 18, 1992 IN BOOK 3905 AT PAGE [674](#).
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRANNAN'S SUBDIVISION FILING NO. 2 RECORDED MAY 12, 1994 UNDER RECEPTION NO. [1247454](#).

AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE [542](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION RECORDED AUGUST 03, 1995 IN BOOK 4559 AT PAGE [978](#).
20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN LANDSCAPE BERM AND FENCE EASEMENT RECORDED MARCH 13, 1996 IN BOOK 4701 AT PAGE [983](#).
21. EASEMENT GRANTED TO CRESTVIEW WATER AND SANITATION DISTRICT, FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 17, 2000, IN BOOK 6190 AT PAGE [242](#).
22. TERMS, CONDITIONS AND PROVISIONS OF ZONING HEARING DECISIONS RECORDED SEPTEMBER 20, 2010 UNDER RECEPTION NO. [201000062586](#) AND [201000062587](#).
23. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 24, 2010, UNDER RECEPTION NO. [2010000081925](#).
24. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 24, 2010, UNDER RECEPTION NO. [2010000081926](#).
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ADOPTING ZONING HEARING DECISION RECORDED NOVEMBER 21, 2012 UNDER RECEPTION NO. [2012000088446](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70787447.1

26. ALL ITEMS SHOWN ON CLEAR CREEK TRANSIT VILLAGE PLANNED UNIT DEVELOPMENT- PRELIMINARY DEVELOPMENT PLAN, RECORDED JANUARY 22, 2013 UNDER RECEPTION NO. [2013000006476](#).

RESOLUTION 2015-531 APPROVING PRELIMINARY DEVELOPMENT PLAN RECORDED DECEMBER 11, 2015 UNDER RECEPTION NO. [2015000103730](#).
27. (THIS ITEM WAS INTENTIONALLY DELETED)
28. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING DATED SEPTEMBER 22, 2022 FROM CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO FOR THE USE OF MSH CAPITAL, LLC TO SECURE THE SUM OF \$480,000.00 RECORDED SEPTEMBER 22, 2022 UNDER RECEPTION NO. [2022000079140](#).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CLEAR CREEK TRANSIT VILLAGE PRELIMINARY DEVELOPMENT PLAN RECORDED JANUARY 13, 2023 UNDER RECEPTION NO. [202300002825](#).



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 10-1-11(4)(a)(1), 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 GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE 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
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  *C. Monroe* President

Attest  *David Wold* 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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LEGAL DESCRIPTION
CLEAR CREEK TRANSIT VILLAGE

ALL THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 23, 2020 AT RECEPTION No. 2020000056492, DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 12, 1994 AT RECEPTION NO. B1247454, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE 542, EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE 777, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH TRACT A, BRANNAN'S SUBDIVISION - FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 31, 1973 AT RECEPTION NO. A020815, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED SUBJECT PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, FROM WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°00'36" WEST A DISTANCE OF 2635.75 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°00'36" WEST, 1977.44 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, AND BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°00'36" WEST, 658.53 FEET TO A POINT;
THENCE LEAVING SAID WEST LINE, SOUTH 89°51'23" WEST, 30.00 FEET TO A POINT;
THENCE SOUTH 00°00'04" WEST, 31.23 FEET TO A POINT;
THENCE SOUTH 83°46'03" WEST, 233.62 FEET TO A POINT;
THENCE SOUTH 61°35'26" WEST, 404.96 FEET TO A POINT ON THE BOUNDARY OF LOT 2 OF BRANNAN'S SUBDIVISION FILING No. 2;
THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 03°44'30" WEST, 159.68 FEET TO A POINT;
2. NORTH 85°27'01" WEST, 446.37 FEET TO A POINT;
3. NORTH 03°30'34" EAST, 1038.07 FEET TO A POINT;
4. SOUTH 89°45'17" EAST, 1010.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 918,827 SQUARE FEET OR 21.093 ACRES OF LAND, MORE OR LESS.

End of Legal Description.

FRANK M. ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of Power Survey Company, Inc.
(303) 702-1617