

TOWN OF ERIE

Community Development Department – Planning Division 645 Holbrook Street – PO Box 750 – Erie, CO 80516 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: <u>www.erieco.gov</u>

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FI	LE	NA	M	E
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DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: GRE-Vista Parkway

PROJECT ADDRESS: 2700 Vista Parkway, Erie, CO 80516

PROJECT DESCRIPTION: New Verizon Wireless telecommunications facility. Includes the rooftop installation of antennas screened by new cupola to match existing building design; new equipment cabinets and cabinet screen to match existing building; and required signal and power cable runs to/from antennas and cabinets.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds) Subdivision Name: See Attached Legal Description Lot #: Block #: Section: Township: Range: Filina #: AUTHORIZED REPRESENTATIVE OWNER (attach separate sheets if multiple) Company/Firm: Retherford Enterprises / Verizon Wireless Name/Company: Colorado National Golf Club HQ LLC Contact Person: Pam Goss Contact Person: Dan Bennett Address: 7093 Silverthorn Drive Address: 2700 Vista Parkway City/State/Zip: Evergreen, CO 80439 City/State/Zip: Erie, CO 80516-7954 Phone:303-884-1179 Fax: 1-866-527-5845 Phone: 303-520-8474 Fax: N/A E-mail: dan@beardancegolf.com E-mail: pam.goss@retherfordenterprises.com MINERAL LEASE HOLDER (attach separate sheets if multiple) MINERAL RIGHTS OWNER (attach separate sheets if multiple) Name/Company: N/A Name/Company: See attached title report Address: Address: City/State/Zip: City/State/Zip: LAND-USE & SUMMARY INFORMATION Gross Site Density (du/ac): N/A Present Zoning: Planned Development # Lots/Units Proposed: N/A Proposed Zoning: No change Gross Floor Area: N/A Gross Acreage: 199.127 Acres SERVICE PROVIDERS Gas: Xcel Electric: United Power Fire District: Mountain View Fire Metro District: Vista Ridge Water (if other than Town): Northern Colorado Water (NCW) Sewer (if other than Town): N/A

PAGE TWO MUST BE SIGNED AND NOTARIZED

LAND USE APPLICATION FORM - 12 December 2007

	DEV	ELOPMEN	T REVIEW FEES	
ANNEXATION			SUBDIVISION	
Major (10+ acres)		\$ 4000.00	Sketch Plan	\$ 1000.00 + 10.00 per lot
Minor (less than 10 acress	5)	\$ 2000.00	Preliminary Plat	\$ 2000.00 + 40.00 per lot
Deannexation		\$ 1000.00	🗆 Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN	MENDMENT		Minor Subdivision Plat	\$ 2000.00
Major		\$ 3000.00	Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
Minor		\$ 1200.00	Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING			Road Vacation (paper)	\$ 100.00
Rezoning	\$ 1700.00 + 1	0.00 per acre	SITE PLAN	
PUD Rezoning	\$ 1700.00 + 1	0.00 per acre	Residential	\$ 1400.00 + 10.00 per unit
PUD Amendment	\$ 1700.00 + 1	0.00 per acre	Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
Major PD Amendment	\$ 3700.00 + 1	0.00 per acre	Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
Minor PD Amendment		\$ 500.00	Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE			Amendment (major)	\$ 1100.00
Major		\$ 1000.00	Amendment (minor)	\$ 350.00
Minor		\$ 400.00	VARIANCE	\$ 600.00
Oil & Gas		\$ 1200.00	SERVICE PLAN	\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner:

Owner:

Applicant:

STATE OF COLORADO) ss.

an Bennit

The foregoing instrument was acknowledged before me this <u>ith</u> day of <u>Norember</u>, 2014, by <u>AMDER MARTINEZ REVES</u>.

My commission expires: 4.9.2018. Witness my hand and official seal.

Date:

Date:

Date: 11/11/16

11/11/16

		-
AMB	ER MARTINE	ZREYES
	NOTARY PUE	
	TATE OF COLO TARY ID # 2014	
MY COMM	ISSION EXPIRE	SAPRIL 09, 2018

Notary Public



Town of Erie – Proposed Telecommunication facility – 11/14/16 Verizon Wireless – Concealed Cupola – GRE Vista Parkway SP-000829-2016

Site Plan Review / New Facility – Narrative

Property Owner

Colorado National Golf Club HQ, LLC 2700 Vista Parkway Erie, CO 80516 Attn: Dan Bennett 303-520-8474 Applicant Verizon Wireless 3131 S. Vaughn Way, Suite 550 Aurora, CO 80014 Attn: Stacey Bell-Bower 303-901-3092

Applicant's Representative

Retherford Enterprises 7093 Silverhorn Drive Evergreen, CO 80439 Attn: Pam Goss 303-884-1179

Site Plan/Project Name: GRE-Vista Parkway, Telecommunication Facility / SP-000829-2016 Site Address: 2700 Vista Parkway, Erie, CO 80516 Lease Area: 155 sq. ft. ground lease area; 242 sq. ft. rooftop cupola area PARCEL #: 146732302043 Legal Description: See attached full legal description. Zoning: **Planned Development** Current Use: Golf Course Clubhouse Process: Special Review Use and Site Plan Review **Planner:** Hannah Hippely / Senior Planner **Request:** Installation of a new telecommunications facility including rooftop mounted antennas and associated ground equipment. **Project Description:** Construction of a new rooftop cupola to a maximum height of 42' designed to match architecture, texture and color of existing building which will conceal twelve (12) new panel antennas and twelve (12) new remote radio head (RRH) units and associated surge suppression equipment and cabling. Also, the installation of equipment cabinets on a concrete slab-on-grade at ground level entirely screened by wood wall with lap siding in light brown hue to match building.

Written Narrative

a. General project concept and purpose of the request:

Verizon Wireless provides best in class wireless service to its customers and others using its network. To do so, it is continuously testing, improving, and expanding its infrastructure; and because of the exponential growth in data usage (such as for downloading business files and emails from company networks, streaming music and videos, movies, and sportscasts, and other such uses), Verizon Wireless must constantly add more communications facilities to address capacity issues created by ever-increasing data usage.

Verizon Wireless has identified a need to enhance service in Erie, Colorado particularly in the vicinity of the Vista Ridge development because of the rapidly expanding population and demand for digital services. The demand from residents, businesses and travelers to have uninterrupted internet connectivity at all times continues to create greater and greater demands on the existing cellular facilities. Many residences have foregone traditional landlines and have, not only a wireless telephone, but often multiple wireless devices that access the network. Tablets, laptops, computers and security systems, not to mention other household smart technology appliances, now have or require internet connectivity capabilities for diagnostics such as refrigerators, air conditioners, furnaces, just to mention a few of the demands.

The provision of personal wireless services are only possible through the installation of numerous overlapping and interconnected wireless facilities that, when combined, create a wireless network, which then serve individuals, businesses, and emergency services providers. Facilities are comprised of radio antennas together with other necessary electronic equipment that receive and transmit low-power radio signals to and from mobile wireless handsets, thereby facilitating wireless communications. Each wireless facility services a specific geographic area, the exact radius of which is dependent upon the details of corresponding "hand-off" sites.

Given that Verizon Wireless' digital technology operates at extremely low power, it is critical that key network sites, like this one, be maintained at precise locations and height. This site will become critical to the Verizon Wireless network and will handle a significant amount of call traffic every day given the proximity of the nearby residential districts and thoroughfares.

The significance of providing adequate wireless and data service (i.e., coverage and capacity) is important considering the increased reliance on mobile devices for access to emergency services. Many emergency personnel and first responders rely upon wireless networks not only for secure encrypted wireless communications, but also for use of mobile equipment that has become fairly commonplace in emergency vehicles and for the transmission of data services.

In order for this networked system to function without coverage or capacity "gaps", there must be facilities that are properly located, installed and operational. If there are gaps in coverage or capacity between facilities, Verizon Wireless customers or other users who travel into the area will experience an unacceptable level of service, including failed attempts, busy signals, dropped calls, and inability to access or download data (i.e. emails, maps, etc.).

Generally, the siting of facilities is fairly inflexible, as in any given search area there will be a limited number of feasible locations from which a wireless facility is capable of providing adequate service to the target area.

In order to accommodate the newest technologies and the newer high-speed data requirements that the public is demanding, Verizon Wireless must construct a wireless facility in this area to fill a gap in network coverage for voice and data demands. This facility is the least obtrusive design proposed as a disguised cupola architecturally integrated on the rooftop of the clubhouse at the Vista Ridge Golf Course. The concealed antenna arrays will be located within the proposed cupola and not visible to the public. Base station cabinets for the necessary electronics will be housed on a slab-on-grade adjacent to the existing building structure with restricted access to the facility and screened with an enclosure. The structure will be finished with siding, trim and paint colors to match the clubhouse building. Access to the equipment area will be restricted to authorized personnel only.

b. How the proposed development is in compliance with the five approval criteria of the Municipal Code Title 10 –UDC for Site Plan Review:

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan; The provisioning of wireless telecommunication services for the town's residents, businesses and visitors satisfies the needs of a growing residential population as well as provides enhancements to the speed and accuracy emergency services – such 911 calls.
- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable; *This property is zoned PD (Planned Development) and is subject to the Vista Ridge Development Plan which does not specifically address telecommunication facilities.*
- c. The Site Plan complies with all applicable development and design standards set forth in this UDC, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6; Please see attached Erie UDC Telecommunication Facilities Discussion for details of compliance as it relates to Telecommunication Facilities in Erie.
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and No significant adverse impacts are anticipated from the proposed telecommunications facility. The antennas will be completely concealed within a rooftop cupola designed to match the existing building's architecture, materials and paint colors. The ground equipment will be camouflaged as well as secured and restricted to authorized personnel only. The facility is unmanned and 1-2 technicians will conduct routine maintenance monthly for approximately 1 hour with no disruptions to the existing land use or surrounding community.
- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses. *The proposed telecommunications facility with be fully integrated into the existing architecture and completely concealed from the general public as well as the clubhouse guests and customers.*

c. How the proposed building architecture provides visual interest consistent with the community's identity, character and scale. How building facades and rooflines are articulated to reduce the mass, scale, uniform and monolithic appearances of large buildings. How architectural features, patterns and details provide visual interest at the scale of the pedestrian;

The proposed wireless communications facility will cause little or no visual impact as the facility is designed as a disguised telecommunications structure that will be finished to match the existing

clubhouse materials and paint colors. The proposed lease area of 155 sq. ft. is the minimum necessary to support the operations of this telecommunications facility. There will be no visual impact to a pedestrian walking past or to a driver in a vehicle on the adjacent road.

d. Development schedule indicating the approximate date when construction of the proposed development, and when applicable, phases of the proposed development can be expected to begin and be completed;

All permits necessary from the Town of Erie for the new facility shall be obtained prior to any construction. These permits will be applied for immediately following the approvals of the Site Plan Review and Special Review Use.

The proposed project would entail approximately two weeks of construction time, weather permitting. The rooftop cupola unit would be constructed off-site and set up using a crane. The aerial work would be completed concurrently with the ground equipment enclosure including concrete pad. Placement of the cabinets, testing, electrical, etc. will be completed all in a single phase within the two-week construction timeframe.

This will be an unmanned facility once construction is completed requiring no water or sewer provisions. Routine maintenance shall occur monthly with 1-2 technicians visiting the site for approximately one hour each visit. No additional parking accommodations are required as vehicles used by the technicians are typically pick-up trucks or SUVs.

This facility will comply with all FCC rules governing construction requirements, technical standards, interference protection, emissions, power and height limitations and radios frequency standards as well as FAA rules of location and operation.

e. Provide general business related data including the total number of employees, the square footage of building(s), lot area, and total project value (building and site development costs excluding land value);

The proposed facility is unmanned and does not have any employees. The square footage of the proposed facility is 155 sq. ft. and the total area of the underlying property (Tract 15) is 211,911 sq. ft. The estimated project value will be determined after all alterations are made to the site plan for the purposes of approval.

f. If residential units are proposed, the number of units and how they are being integrated into the proposed development;

Not applicable – no residential units are proposed.

g. A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings; and

Not applicable.

h. A brief description regarding the status of mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

Not applicable – no subdivision is being proposed.

Summary

The Verizon Wireless proposal shall comply with all standards and requirements in the Vista Ridge Development Plan. E911 services and public safety will all benefit from the additional technologies requested for this site by enhancing speed and accuracy in locating 911 calls.

The integrity of the Verizon Wireless network will rely on this site and this site shall comply with the intent of the Town's Unified Development Code. The proposed construction will cause minimal visual or other negative impacts on the area while at the same time, offer the residents, home businesses, and traveling public with better and faster voice and data technologies, and better security.

- Full disclosure Verizon is building a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING.

What is a 4G LTE site?

A Verizon 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0. Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service.

Customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

Thank you for your time and consideration in this matter.

Pam Goss

Pam Goss Site Acquisition Consultant Retherford Enterprises, Inc. *Consultant to Verizon Wireless VAW LLC d/b/a Verizon Wireless*

Chapter 2: Zoning Districts

Section 10.2.2 Residential Districts

A. General Purposes of Residential Districts

#8. Facilitate the provision of services, such as utilities, telecommunications technology, and streets and roads to accommodate planned population densities;

The proposed facility lies within a densely populated residential development on an existing golf course facility clubhouse. This location has been identified as being underserved by the Verizon Wireless network. Expansion of the network in this area will provide more reliable and faster voice and data connectivity to the community's residents, businesses and travelers.

Chapter 3: Use Regulations

Per the use table below, telecommunication facilities are subject to Special Review Use for all zoning districts.

Section 10.1.1 Table of Permitted Uses

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					TAB	.E 3-1	: TAE	IE O	PER	мпти	D US	ES							
		P = Per	mitted	l Use I	by Rig	ht	S=:	Specia	l Rev	lew Us	10	Blank	Cell =	Prohl	bited				
				RES	IDEN	TIAL				соми	IERC	AL	MC	XED U	SE		OTHE	R	Use
USE CATEGORY	USE TYPE	RR	ER	SR	LR	MR	HR	OTR	CC	RĊ	B	LI	DT	NMU	сми	AG/ OS	AP	PLI	Standarda
Assembly	Assembly							ľ –				Ĭ	Ĭ						
Tele- communication Facilities	Antenna Collocation on Existing Tower	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	3.2.B.2
	Concealed Antennae and Towers	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	3.2.B.2
	Non-Concealed Building-Mounted Antennae and Towers	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	3.2.8.2
	Non-Concealed Freestanding Towers	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	3.2.B.2
	Utility Facility, Major	s	s	s	s	s	s	s	s	s	s	5	s	s	s	s	s	s	
	Utility Facility, Minor	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	р	Р	Р	Ρ	Р	
	Utility, Town- Owned	Р	Р	Ρ	Р	р	р	Р	P	Р	Р	Р	Р	Р	Р	Р	Ρ	Р	
COMMERCIAL US	ES																		
Agricultural	Agricultural Cultivation															Р		Р	
	Agricultural Grazing															Р		s	3.2.C.2
Animal Sales and Care	Animal Hospital, Large Animals	s		-					s	Р	Р	Р				Р			3.2.C.3

Title 10 - Unified Development Code Erie, Colorado AUGUST 2015 Page 38

Section 10.3.2 Use-Specific Standards

2. Telecommunication Facilities

a. **Concealed Antennae within Freestanding Towers** Concealed antennae within freestanding towers shall comply with height and setback requirements set forth in Subsections 3.2.B.2.b and 3.2.B.2.c below and shall be compatible with the character of the surrounding area as determined by the Community Development Director based on surrounding land uses or zoning, vegetation and other considerations deemed appropriate by the Community Development Director.

Not Applicable – this is a fully concealed telecommunication facility.

b. **Concealed Building Mounted Antennae or Tower** If a concealed antennae or tower is placed on a building it shall be in scale with the building upon which it is placed. The antennae or tower shall be fully concealed within an element of the building that is designed to be of the same or similar materials and colors as the structure it is located on. The element that conceals the antennae or tower shall be in scale with the building and shall not look like an add-on that is not integrated with the building.

> This facility is the least obtrusive design proposed as a disguised cupola architecturally integrated on the rooftop of the clubhouse at the Vista Ridge Golf Course. The concealed antenna arrays will be located within the proposed cupola and not visible to the public. Base station cabinets for the necessary electronics will be housed on a slab-on-grade adjacent to the existing building structure with restricted access to the facility and screened with an enclosure. The structure will be finished with siding, trim and paint colors to match the clubhouse building. Access to the equipment area will be restricted to authorized personnel only.

Non-Concealed Building-Mounted Antennae and Towers Nonconcealed, building-mounted antennae and towers may not exceed 40 percent of the height of the building on which they are located. Height for a building-mounted antennae and towers shall be measured from the grade of the building to the highest point on the tower structure, including any installed antennae and lighting and supporting structures. Building-mounted antennae and tower structures shall not exceed the height limits set forth in Section 2.7.

Not Applicable – this is a fully concealed telecommunication facility.

d. *Non-Concealed Freestanding Towers* Regardless of location, all nonconcealed, freestanding towers shall comply with the standards of

C.

this Section.

Not Applicable - this is a fully concealed telecommunication facility.

e. Outside Experts and Disputes

i. Siting of telecommunications facilities may involve complex technical issues that require review and input by unbiased outside experts. The Town may require the applicant to pay the reasonable costs of a third-party technical study of a proposed facility. Selection of expert(s) to review the proposal shall be at the sole discretion of the decision-making body.

The siting of this proposed telecommunications facility is supported by RF propagation maps. Verizon Wireless may provide these maps upon request.

- ii. If an applicant for a telecommunications facility claims that 1 or more standards of this UDC are generally inconsistent with federal law as applied to a particular property, or would prohibit the effective provision of wireless communications within the relevant market area, the decision- making body may require that the application be reviewed by a qualified engineer for a determination of the accuracy of such claims. Any costs for this review shall be charged to the applicant.
- f. *Abandoned Antennas or Tower Structures* Any antenna or tower structure that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower structure shall remove the same within 180 days of receipt of notice from the administrative official notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower structure within said 180 days shall be grounds for the Town to remove the tower structure or antenna at the owner's expense. If there are 2 or more users of a single tower structure, then this provision shall not become effective until all users cease using the tower structure.

Verizon Wireless shall meet or exceed removal requirements for facilities not in use or abandoned.

Chapter 11: definitions

Section 10.11.13 Terms Defined

Concealed Antennae and Towers

Any man-made trees, clock towers, bell steeples, light poles, water towers and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers.

The proposed antenna facility meets the definition of concealed as it is an architecturally integrated rooftop cupola designed to match the existing structure's materials and paint colors.

Telecommunication Facilities

Telecommunications facilities transmit analog or digital voice or communications information between or among points using electromagnetic signals via antennas, microwave dishes, and similar structures. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, parking areas, and other accessory development. Specific use types include: Antenna Collocation of Existing Tower; Concealed Antennae and Towers; Non-Concealed Building-Mounted Antennae and Towers; or Non-Concealed Freestanding Towers.

The proposed telecommunication facility consists of antennas concealed behind a rooftop cupola and associated ground equipment located adjacent to the clubhouse's service area. This area will be enclosed with siding, trim and paint colors to match the clubhouse building. Access to the equipment area will be secure and restricted to authorized personnel only.



Existing View



GRE - Vista Parkway photo simulation

Proposed View View from Northeast

1.30.2017



146 MADISO DENVER, CO 303 388 291



Existing View



GRE - Vista Parkway photo simulation 2700 Vista Parkway, Erie, CO 80516

Proposed View View from South

1.30.2017

TIONS ARE ILLUSTRATIVE. DNS IN APPEARANCE WILL R WITH CONSTRUCTION DS, DAYTIME & WEATHER.

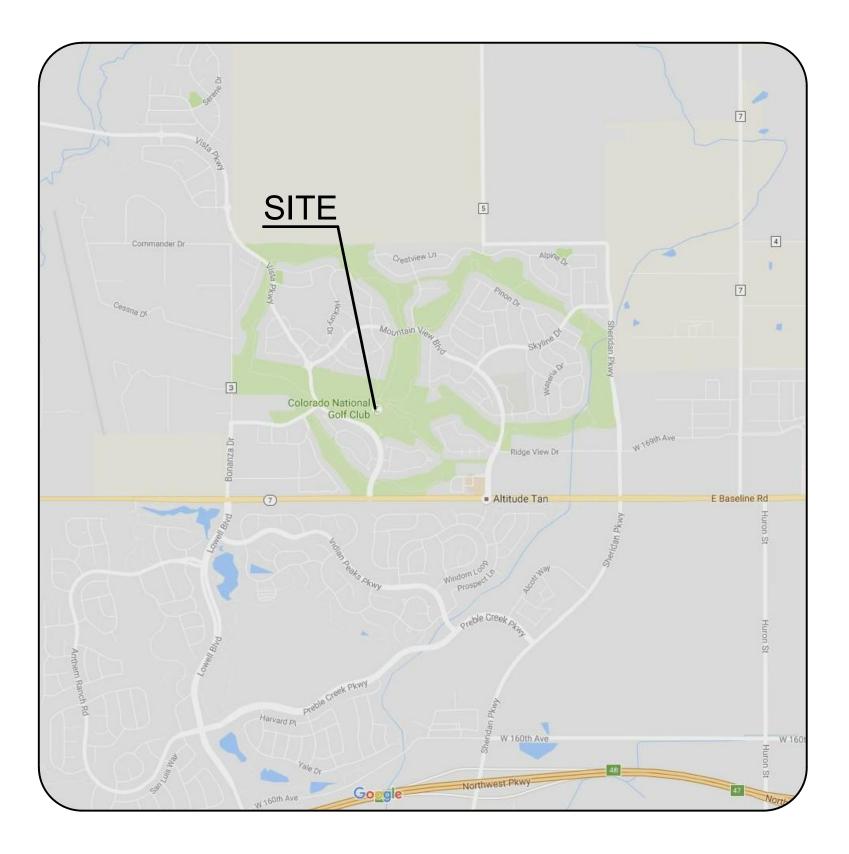


PROJECT DATA SITE NAME: GRE-VISTA PARKWAY TELECOMMUNICATIONS FACILITY ADDRESS: 2700 VISTA PARKWAY, ERIE, CO 80516 JURISDICTION: CITY OF ERIE VERIZON PROJECT #: 20141012065 PROJ. SUMMARY: PROPOSED CONSTRUCTION OF A WIRELESS FACILITY FOR VERIZON WIRELESS, KNOWN AS "GRE-VISTA PARKWAY". WORK INCLUDES INSTALLING EQUIPMENT CABINET & CABINET ENCLOSURE, CUPOLA FOR ANTENNAS, EQUIPMENT, AND RUNNING ALL REQUIRED POWER AND SIGNAL CABLES TO (12) ANTENNAS. CODE INFORMATION: NEW EQUIPMENT CABINET CONSTRUCTION TYPE: V-B NEW EQUIPMENT CABINET OCCUPANCY: В NEW EQUIPMENT CABINET NO. STORIES: GROSS EQUIPMENT CABINET LEASE AREA: 155 SF NEW EQUIPMENT CABINET OCCUPANT LOAD: 2 - UNMANNED GRADE @ NEW EQUIPMENT CABINET: 0'-0" NEW EQUIPMENT CABINET HEIGHT: 7'-6" ABOVE GRADE FINISHED FLOOR @ EXISTING BUILDING: 0'-0" EXISTING HIGHEST ELEVATION (CHIMNEY); 33'-4" ABOVE FIN. FL. NEW HIGHEST ELEVATION (CUPOLA): 42'-0" ABOVE FIN. FL. 37'-4" ABOVE FIN, FL, TOP OF ANTENNA ELEVATION: BUILDING CODE: 2006 IBC ELECTRIC CODE: 2008 NEC **PROJECT CONTACTS** ARCHITECT: OWNER: T-REX ARCHITEX COLORADO NATIONAL GOLF CLUB HQ, LLC 146 MADISON ST. 2700 VISTA PKWY, ERIE, CO 80516-7954 SUITE 200 DAN BENNETT DENVER, CO 80206 303-520-8474 DONI MITCHELL 303-388-2918 VERIZON WIRELESS ZONING: CONSTRUCTION MANAGER: RETHERFORD ENTERPRISES, INC. 3131 SOUTH VAUGHN WAY 10763 ADAMS ST. AURORA, CO 80014 NORTHGLEN, CO 80233 JASON SHELLEDY LARRY OTTERSTEIN 970-646-1283 720-261-2064 VERIZON WIRELESS SURVEYOR: RF ENGINEER: CALVADA SURVEYING, INC. 3131 SOUTH VAUGHN WAY 6551 S. REVERE PKWY, SUITE 165 AURORA, CO 80014 CENTENNIAL, CO 80111 KWASI ADDO DONKOH JESSE LUGO 303-873-2719 720-488-1303 SOILS: STRUCTURAL: CTL THOMPSON, INC. STUDIO 8.18 ENGINEERING, LLC 1971 WEST 12TH AVENUE 5347 E 112 CT DENVER, CO 80204 THORNTON, CO 80233 RON MCOMBER CODY BOHALL 303-825-0777 303-255-3664 ELECTRICAL: DAVID KAZIN & ASSOCIATES 9364 TEDDY LANE, SUITE 101 LONE TREE, CO 80124 DAVID KAZIN 720-489-1609 X101

VISTA RIDGE MASTER FINAL PLAT TRACK 15 A PORTION OF THE SE 1/4 OF SECTION 32, TOWNSHIP I NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, CO 4.89 ACRES SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016



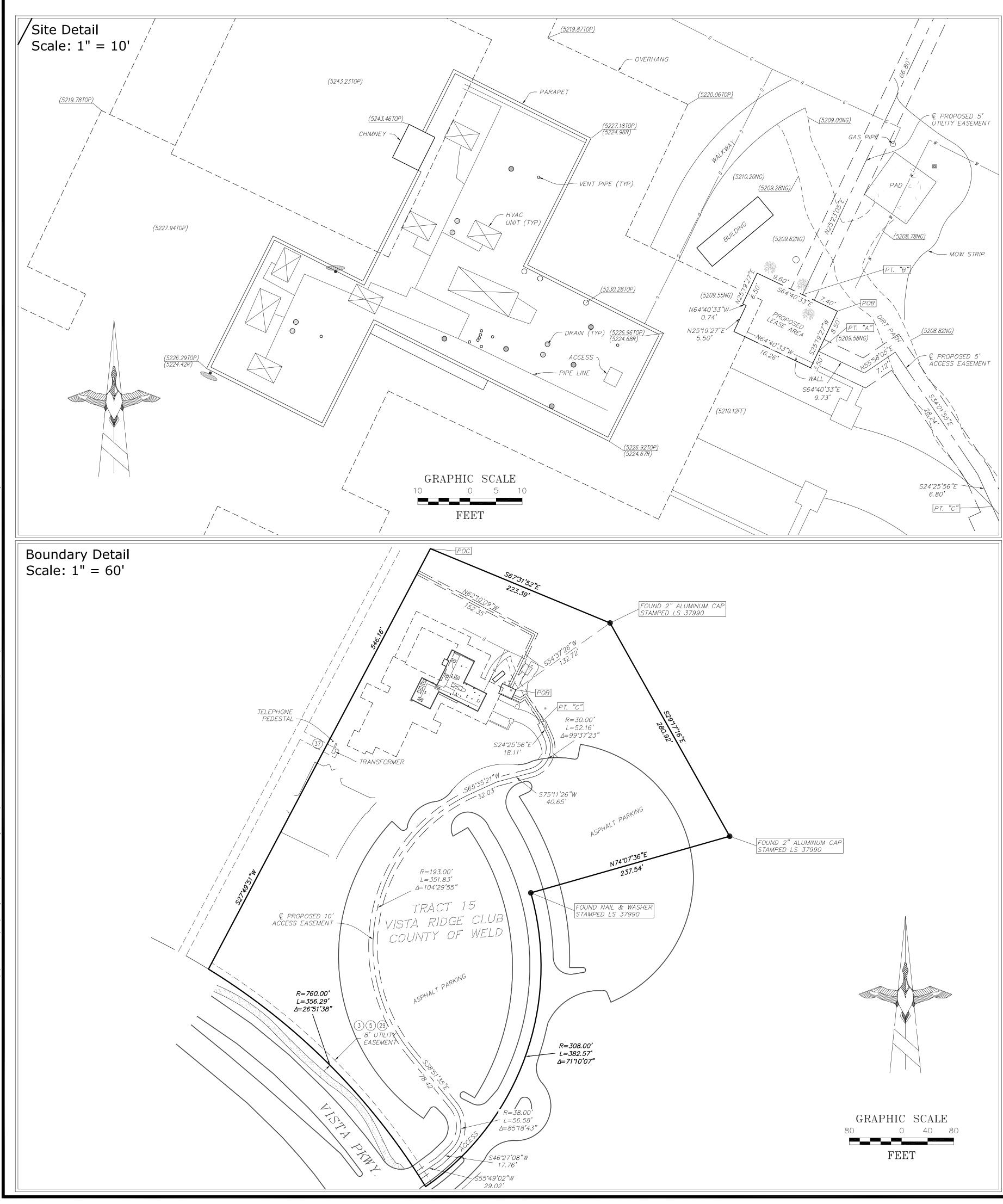
3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014 303-694-3234

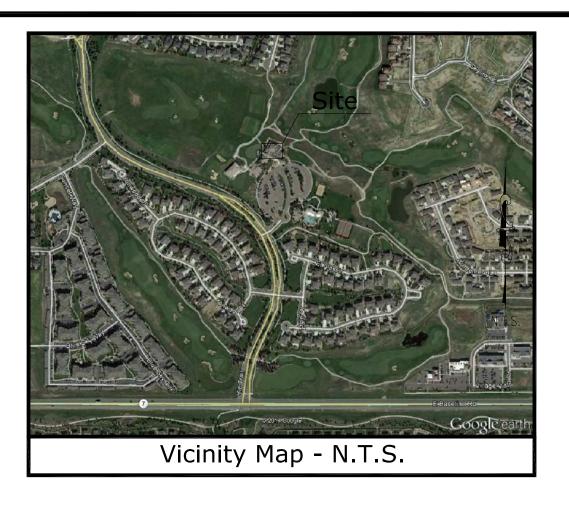


2000' 4000' SCALE: |" = 2000'-0" TRUE NORTH

SITE DATA SUMMARY CHART						
GROSS SITE AREA	<u>SQ. FT.</u>	<u>% OF</u>				
TRACK 15	212,911'	100%				
EXISTING CLUBHOUSE FOOTPRINT	14,066'	7%				
EXISTING PARKING (INCLUDING PARKING ISLANDS)	96,998'	46%				
PROPOSED LEASE AREA	155'	Ø.Ø7%				
PROPOSED CONCRETE EQUIPMENT SLAB	38'	Ø.Ø2%				
CLUBHOUSE COVERED AREA						
EXISTING CLUBHOUSE FOOTPRINT	14,066'	100%				
PROPOSED CUPOLA	242'	1.7%				
PARKING SPACES						
NO CHANGES IN PARKING PROPOSED.	N/A	N/A				

DLORADO		STAMP
SITE PLAN APPRO	VAL CERTIFICATE	
THIS SITE PLAN HAS BEEN REVIEWED AN ACCORDANCE WITH APPLICABLE TOWN		ND IN
Director of Community Development	Date	
Planning Commission Chair (if applicable)	Date	146 Madison Street Denver, CO 80206
The undersigned as the owner or owner's re hereby agrees on behalf of himself/herself, the and maintain the property described hereon and in compliance with the Town of Erie United the United States of the United States	neir heirs, successors, and assigns in accordance with this approved S	to develop Bite Plan
(Owner signature)	(Owner name printed)	The Owner shall be permitted to retain copies, including reproducible copies, of Drawings and Specifications for
Acknowledged before me this d	ay of, 2	Use and occupancy of the Project. The Drawings and Spe- cifications shall not be used by the Owner on other projects, for additions to this Project or for the completion of this Project by others provided the Architect is not in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.
by a	S	
Witness my hand and official seal		Wireless
Notary Public	(seal)	
My commission expires:		
T1TITLE SHEETLS1SURVEYLS2SURVEYZ1SITE PLANZ1.1ENLARGED SITE PLAN, CABLZ2ELEVATIONS	ING DIAGRAM, CABLE SCHEDULI	NOVEMBER 10, 2016
		ERIE, CO 80516 COUNTY OF WELD STATE OF COLORADO
		1 OF 1





Line Legend

		= SUBJECT PARCEL BOUNDARY LI
		= SECTION LINES
		= ADJOINING PARCEL BOUNDARY
		= EASEMENT LINES
· · · · ·	· · _	= RIGHT OF WAY LINES
		= FLOOD PLANE LINES
	**	= BARBED WIRE FENCE
xx	xx	= CHAINLINK FENCE
E	E	= UNDERGROUND ELECTRIC LINES
G	G	= UNDERGROUND GAS LINES
OHE	OHE	= OVERHEAD ELECTRIC LINES
SS	SS	= UNDERGROUND SANITARY SEWEI
<i>T</i>	<i>T</i>	= UNDERGROUND TELEPHONE LIN
W	W	= UNDERGROUND WATER LINES

Lease Area/Access & Utility Easements LEASE AREA

BEING A TELECOMMUNICATION LEASE PARCEL LYING WITHIN A PORTION OF TRACT 15, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 15; THENCE ALONG THE NORTH LINE OF SAID TRACT, S67°31'52"E, 223.39 FEET; THENCE S55°03'35"W, 132.72 FEET TO THE POINT OF BEGINNING; THENCE S25°19'27"W, 8.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING S25°19'27"W, 2.50 FEET; THENCE N64°40'33"W, 16.26 FEET; THENCE N25°19'27"E, 5.50 FEET; THENCE N64°40'33"W, 0.74 FEET; THENCE N25°19'27"E, 6.50 FEET; THENCE S64°40'33"E, 9.60 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S64°40'33"E, 7.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQ. FT. OR 0.005 ACRES MORE OR LESS.

5' ACCESS EASEMENT

BEING A STRIP OF LAND 5.00 FEET IN WIDTH LYING WITHIN A PORTION OF TRACT 15, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE S64°40'33"E, 9.73 FEET; THENCE N55°58'05"E, 7.12 FEET; THENCE S34°01'55"E, 28.24 FEET; THENCE S24°25'56"E, 6.80 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C" AND THE END OF SAID STRIP OF LAND.

10' ACCESS EASEMENT

BEING A STRIP OF LAND 10.00 FEET IN WIDTH LYING WITHIN A PORTION OF TRACT 15, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "C" AS DESCRIBED ABOVE; THENCE S24°25'56"E, 18.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°37'23", AN ARC LENGTH OF 52.16 FEET; THENCE S75°11'26"W, 40.65 FEET; THENCE S65'35'21"W, 32.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 193.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL OF 104°29'55", AN ARC LENGTH OF 351.83 FEET; THENCE S38°51'35"E, 78.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL OF 85°18'43", AN ARC LENGTH OF 56.58 FEET; THENCE S46°27'08"W, 17.76 FEET; THENCE S55°49'02"W, 29.02 FEET TO THE RIGHT-OF-WAY OF VISTA PARKWAY AND THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF VISTA PARKWAY.

UTILITY EASEMENT

BEING A STRIP OF LAND 5.00 FEET IN WIDTH LYING WITHIN A PORTION OF TRACT 15, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE N25°23'05"E, 66.80 FEET; THENCE N62°10'09"W, 152.35 FEET TO THE END OF SAID STRIP OF LAND.

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

LINES

' LINES

ES

VER LINES INES

Title Report PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 18943646 EFFECTIVE DATE: JULY 21, 2014

Legal Description SEE SHEET LS2

Assessor's Parcel No. 146732402052

Easements SEE SHEET LS2

Date of Survey JUNE 24 & 27, 2014

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83). CLASSIFICATIONMINIMUM GEOMETRIC ACCURACY STANDARDTHIRD5.0 cm + 1: 10,000

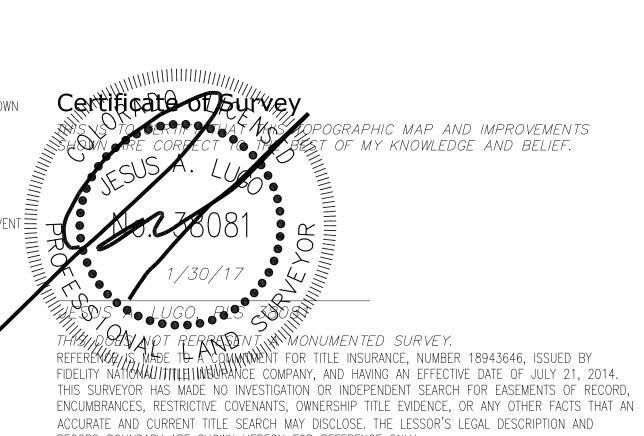
Bench Mark

NGS CONTROL POINT "LUCY", ELEVATION = 5297 FEET (NAVD 88)

Legend

a 44. a d	CONCRETE PAVEMENT
	CONIFEROUS TREE
ø	DIAMETER
	DECIDUOUS TREE
	EDGE OF ASPHALT
FF	FINISHED FLOOR
FS	FINISH SURFACE
⊳oq FH	FIRE HYDRANT
FL	FLOW LINE
٢	FOUND MONUMENT AS NOTED
\blacklozenge	FOUND SECTION MONUMENT

4 de a d	CONCRETE PAVEMENT	NG	NATURAL GROUND
	CONIFEROUS TREE	٥	PARKING BOLLARD
ø	DIAMETER	POB	POINT OF BEGINNING
	DECIDUOUS TREE	РОС — оне —	POINT OF COMMENCEMENT OVERHEAD ELECTRIC LINE
	EDGE OF ASPHALT	=0=	POWER POLE
FF	FINISHED FLOOR		PROPERTY LINE
FS	FINISH SURFACE	R.O.W.	RIGHT OF WAY
Þ¤¤,	FIRE HYDRANT	SS	SEWER MANHOLE
FL	FLOW LINE		SIGN POST
٥	FOUND MONUMENT AS NOTED	• *	STREET LIGHT STANDARD
\blacklozenge	FOUND SECTION MONUMENT	ð	TELEPHONE PEDESTAL
\bullet	GEOGRAPHIC LOCATION	TYP	TYPICAL
E. GM	GAS METER	⊞ _{wv}	WATER METER
0	IRRIGATION CONTROL VALVE	\otimes_{W}	WATER VALVE



RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

DEPT APPROVED DATE	A&C	RE	RF	INT	EE/IN	SdO	EE\OUT
Engineer/Consultant:		Altura	Land Consultants	6551 S. Revere Pkwy., Suite 165	Centenrial, CO 80111 Phone: (720) 488–1303 ~ Fax: (720) 488–1306	Drawn By: JT	Job No.: 14145
Architect:				Aro bitox	ison	Denver, CO 80206 303.388.2918	
					(L L L	, Suite 350 (848) 222_7000	
						5151 S. Vaughn Way, Suite 550	AUTOTU, VV. 00014
DEN VISTA PARKWAY			1/45 HWY /	ERIE, UU. OUDIO Colinty of Weid		UIT OUTVEL TILO	SURVEY
REVISIONS 	³ JT AND ACCESS EASEMENT	1 7/29/14 ADDED TITLE REPORT	6/7/16 ADDED LEASE AREA		3 11/3/16 UPDATED LEASE AREA	UT 11/15/10	$4 \begin{array}{ c c c c c } & 1 \\ \hline & JT \end{array} \begin{array}{ c c c c } & JT \\ \hline & JT \end{array}$
Sheet:		_				_	

Legal Description

PARCEL I:

TRACTS 7A, 78, 8, 9, 10A, 106, 10C, 11,12, 13, 14A, 148, 15, 16 AND 20, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO AND PARCELS 6 AND H OF VACATED WELD COUNTY ROAD 5, VACATED BY ORDINANCE NO #780, SERIES 2002, RECORDED JUNE 4, 2002 AT RECEPTION NO. 2958045 AND RE-RECORDED JUNE 19, 2002 AT RECEPTION NO. 2962189 COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:

PARCEL 2A;

PARCEL 35E, VISTA RIDGE FILING NO 2, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO PARCEL 2B;

A PORTION OF A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 1NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, RECORDED JANUARY 23, 2001 AT RECEPTION NO. 2820876, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE S 00° 08' 45" W, 108.75 FEET ALONG THE EASTERLY LINE OF SAID PARCEL (BASIS OF BEARINGS); THENCE N 68° 27' 03" W, 302.21 FEET; THENCE S 89° 32' 28" E, 281.38 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

PARCEL III:

EASEMENT RIGHTS AS CONTAINED IN DECLARATION OF GOLF PLAY COVENANTS RECORDED JULY 7, 2003 AT RECEPTION NO. 3080606.

PARCEL IV:

EASEMENT RIGHTS OVER AND ACROSS THE FOLLOWING LEGAL:

A STRIP OF LAND ACROSS PARCEL 35B OF VISTA RIDGE FILING NO 2 RECORDED JUNE 6, 2003 AT RECEPTION NO. 3070387, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 35B; THENCE S 79° 59' 33" E, 28.99 FEET ALONG THE NORTHERLY LINE OF PARCEL 35B (BASIS OF BEARINGS) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE; S 79° 59' 33" E, 15.27 FEET; THENCE S 20° 44' 00" W, 54.61 FEET; THENCE S 13° 56' 18" E, 53.16 FEET; THENCE S 24° 38' 57" W, 62.69 FEET; THENCE S 52° 19' 10" W, 37.45 FEET; THENCE S 87° 57' 20" W, 27.63 FEET; THENCE ALONG THE WESTERLY LINE OF PARCEL 358 THE FOLLOWING COURSE, 15.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1387.00 FEET, A CENTRAL ANGLE OF 00° 39' 25", AND A CHORD BEARING N 17° 21' 38" E, 15.90 FEET; THENCE N 87° 57' 20" E, 17.52 FEET; THENCE N 52° 19' 10" E, 28.94 FEET; THENCE N 24° 38' 57" E, 53.75 FEET; THENCE N 13° 56' 18" W, 52.59 FEET; THENCE N 20° 44' 00" E, 56.45 FEET TO THE POINT OF BEGINNING.

PARCEL V:

EASEMENT RIGHTS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 24, 2003 AT RECEPTION NO. 3138763.

PARCEL VI:

EASEMENT RIGHTS AS CONTAINED IN THOSE CERTAIN DOCUMENTS RECORDED JULY 7, 2005 AT RECEPTION NO. 3302025 AND 3302026; AND RECORDED JANUARY 4, 2007 AT RECEPTION NO. 3445412, 3445414, 3445419 AND 3445423.

PARCEL VII:

EASEMENT RIGHTS AS CONTAINED IN DECLARATION OF GOLF PLAY COVENANTS RECORDED MAY 27, 2003 AT RECEPTION NO. 3066406.

AND BEING THE SAME PROPERTY CONVEYED TO COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY FROM IN PLAY MEMBERSHIP GOLF, INC., A COLORADO CORPORATION BY SPECIAL WARRANTY DEED DATED NOVEMBER 11, 2008 AND RECORDED NOVEMBER 24, 2008 IN INSTRUMENT NO. 3591344.

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Easement	ts	Easements
	IN INSTRUMENT NO. 2793940. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).	24. NOTICE OF CONCURRENT USE AGREEMENT RECORDED ON: 10/08/2001
	INSTRUMENT NO. 2903870. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON). IN INSTRUMENT NO. 3070337. (DOES NOT AFFECT SITE).	RECORDED IN: INSTRUMENT NO. 2890471 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
	INSTRUMENT NO. 3465949. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).	25. PIPELINE EASEMENT AGREEMENT IN FAVOR OF:
6. MINERAL DEED		RECORDED ON: 10/22/2001 RECORDED IN: INSTRUMENT NO. 2893921 QUITCLAIM DEED
GRANTEE: RECORDED ON: RECORDED IN:	CHAMPLIN PETROLEUM COMPANY, A DELAWARE CORPORATION 11/30/1972 INSTRUMENT NO. 1602712 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	AS TO: ALL RIGHTS TO THE COMMUNITY DITCH RECORDED ON: 10/22/2001
NATURE).	·	RECORDED IN: INSTRUMENT NO. 2893922 (DOES NOT AFFECT SITE).
7. OIL AND GAS LE, LESSEE: RECORDED ON:	ASE AMOCO PRODUCTION COMPANY, A DELAWARE CORPORATION 11/30/1972	26. ASSIGNMENT AND DEED (ROYALTY AND OTHER RIGHTS) GRANTOR: STANLEY A. ZIMMERMAN AND LEONE M. ZIMMERAN, AS TRUSTEES UNDER THE REVOCABLE LIVING TRUST AGREEMENT DATED 11/12/1993
	INSTRUMENT NO. 1602713 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	GRANTEE: VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION RECORDED ON: 08/23/2000
8. OIL AND GAS LE		RECORDED IN: INSTRUMENT NO. 2789219 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
LESSOR:	08/20/1981 LYLE J. AND BETTY L. PICRAUX, HUSBAND AND WIFE PETROGULF ENERGY COMPANY	27. DEED OF AVIGATION EASEMENT IN FAVOR OF: THE TOWN OF ERIE, COLORADO
RECORDED IN:	09/14/1981 INSTRUMENT NO. 1868894 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	RECORDED ON: 11/28/2001 RECORDED IN: INSTRUMENT NO. 2903864 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN
9. OIL AND GAS LE	ASE	NATURE). 28, TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND
DATED: LESSOR:	10/16/1981 Allan E. pezoldt, a single man	LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2909244, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP,
RECORDED ON:	PETROGULF ENERGY COMPANY 10/19/1981 INSTRUMENT NO. 1870175 (AFFECTO CURLECT PROPERTY AND IC PLANKET IN	FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
RECORDED IN: NATURE).	INSTRUMENT NO. 1872135 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	29) RIGHT-OF-WAY
	10/29/1981	IN FAVOR OF: UNITED POWER, INC. Recorded on: 04/17/2002 Recorded in: Instrument no. 2943714 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
LESSEE:	STANLEY A. ZIMMERMAN AND LEONE M. ZIMMERMAN, HUSBAND AND WIFE PETROGULF ENERGY COMPANY 11/16/1981	RECORDED IN: INSTRUMENT NO. 2943714 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON). 30. RIGHT-OF-WAY GRANT
	INSTRUMENT NO. 1874598 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	IN FAVOR OF: HS GATHERING, L.L.C., A COLORADO LIMITED LIABILITY COMPANY RECORDED ON: 04/29/2002
11. OIL AND GAS LI		RECORDED IN: INSTRUMENT NO. 2946541 CORRECTION OF RIGHT-OF-WAY DESCRIPTION RECORDED ON: 04/12/2006
LESSOR:	05/01/1983 WILL HIPPEN, JR., C/O CALIFORNIA FIRST BANK MARTIN EXPLORATION MANAGEMENT CORP.	RECORDED IN: INSTRUMENT NO. 3378795 (DOES NOT AFFECT SITE).
RECORDED ON: RECORDED IN:	02/18/1983 INSTRUMENT NO. 01917961 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	31. ORDINANCE NO. 780 RECORDED ON: 06/04/2002 RECORDED IN: INSTRUMENT NO. 2958045 (DOES NOT AFFECT SITE).
NATURE).	RNING UNDERGROUND FACILITIES OF UNITED POWER, INC.	32. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT
RECORDED ON:	01/24/1991 INSTRUMENT NO. 02239296 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	RECORDED ON: 07/19/2002 Recorded in: instrument no. 2970755 (does not affect site).
NATURE).		33. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED ON: 07/19/2002
	03/05/1991 RAY STAFFORD SUPPLY, INC., A CORPORATION	RECORDED IN: INSTRUMENT NO. 2970756 (DOES NOT AFFECT SITE). 34. RIGHT-OF-WAY GRANT
LESSEE: RECORDED ON:	MARTIN EXPLORATION MANAGEMENT COMPANY 03/13/1991	IN FAVOR OF: UNITED POWER, INC. RECORDED ON: 07/23/2002
RECORDED IN: NATURE).	INSTRUMENT NO. 02243723 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	RECORDED IN: INSTRUMENT NO. 2971220 (DOES NOT AFFECT SITE).
	03/05/1991	35. RIGHT-OF-WAY GRANT IN FAVOR OF: UNITED POWER, INC. RECORDED ON: 08/12/2002
LESSEE:	S. S. P., INC., A CORPORATION MARTIN EXPLORATION MANAGEMENT COMPANY 03/13/1991	RECORDED IN: INSTRUMENT NO. 2977116 (DOES NOT AFFECT SITE).
	INSTRUMENT NO. 02243722 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	36. RIGHT-OF-WAY GRANT IN FAVOR OF: UNITED POWER, INC. RECORDED ON: 09/04/2002
15. RIGHT-OF-WAY IN FAVOR OF:	GRANT UNITED POWER, INC.	RECORDED IN: INSTRUMENT NO. 2984582 (DOES NOT AFFECT SITE). RIGHT-OF-WAY GRANT
RECORDED ON:	10/26/1995 DEED BOOK 1516, PAGE 1397 (DOES NOT AFFECT SITE).	 (37) IN FAVOR OF: UNITED POWER, INC. RECORDED ON: 09/04/2002
	R THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY 06/30/1999	RECORDED IN: INSTRUMENT NO. 2984583 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
	INSTRUMENT NO. 2703636 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	38. EASEMENT AGREEMENT Recorded on: 09/17/2002 Recorded in: instrument no. 2988340 (does not affect site).
17. SURFACE USE A		39. RIGHT-OF-WAY GRANT
	08/21/2000 INSTRUMENT NO. 2788394 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	IN FAVOR OF: UNITED POWER, INC. Recorded on: 12/20/2002 Recorded in: Instrument no. C1070363 (does not affect site).
18. RELINQUISHMEN		40. RIGHT-OF-WAY GRANT
	08/21/2000 INSTRUMENT NO. 2788395 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	IN FAVOR OF: COMCAST CABLE COMMUNICATIONS, INC. RECORDED ON: 06/05/2003 RECORDED IN: INSTRUMENT NO. 3069933 (DOES NOT AFFECT SITE).
19. ANNEXATION AG		41. VISTA RIDGE FILING 2 DEVELOPMENT AGREEMENT
	09/15/2000 INSTRUMENT NO. 2793930 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	RECORDED ON: 06/06/2003 RECORDED IN: INSTRUMENT NO. 3070386 (DOES NOT AFFECT SITE).
•	-DISTURBANCE AGREEMENT	42. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 3080606,
RECORDED IN:	09/19/2000 INSTRUMENT NO. 2794881 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST
NATURE). 21. AN EASEMENT ²	10 FEET IN WIDTH	HANDICAPPED PEOPLE. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
IN FAVOR OF: RECORDED ON:	VISTA RIDGE DEVELOPMENT CORPORATION 03/09/2001	43. EASEMENT Recorded on: 12/24/2003 Recorded in: Instrument no. 3138763 (does not affect site).
RECORDED IN: 22. MINERAL DEED	INSTRUMENT NO. 2831499 (DOES NOT AFFECT SITE).	44. GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT
GRANTOR:	DONALD N. SHARP MEMORIAL COMMUNITY HOSPITAL, A CALIFORNIA CORPORATION, AKA SHARP MEMORIAL HOSPITAL VISTA PIPOSE DEVELOPMENT CORPORATION A COLORADO CORPORATION	IN FAVOR OF: TOWN OF ERIE, A COLORADO MUNICIPAL CORPORATION RECORDED ON: 01/28/2004 RECORDED IN: INSTRUMENT NO. 3148807 (DOES NOT AFFECT SITE).
	VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION 09/13/2001 INSTRUMENT NO. 2883385 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	45. GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT
NATURE).		IN FAVOR OF: TOWN OF ERIE, A COLORADO MUNICIPAL CORPORATION RECORDED ON: 01/28/2004 Recorded IN: Instrument no 31/48808 (DOES NOT AFFECT SITE)
23. MINERAL DEED GRANTOR: GRANTEE:	JAPANESE FRIENDSHIP GARDEN SOCIETY OF SAN DIEGO, A CALIFORNIA CORPORATION VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION	RECORDED IN: INSTRUMENT NO. 3148808 (DOES NOT AFFECT SITE). 46. EASEMENT AGREEMENT
RECORDED ON: RECORDED IN:	09/13/2001 INSTRUMENT NO. 2883386 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	IN FAVOR OF: QWEST CORPORATION, A COLORADO CORPORATION RECORDED ON: 06/29/2004
NATURE).		RECORDED IN: INSTRUMENT NO. 3193926 (DOES NOT AFFECT SITE).

	RECORDED ON: RECORDED IN:		APPROVED DATE
	IN FAVOR OF: TOW RECORDED ON: RECORDED IN:	N OF ERIE, A COLORADO MUNICIPAL CORPORATION 01/30/2006 INSTRUMENT NO. 3358647 (DOES NOT AFFECT SITE).	DEPT A&C RE RE INT EE/IN OPS
		01/04/2007	<i>its</i> 38-1306
	IN FAVOR OF: RECORDED ON: RECORDED IN:	VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION 01/04/2007 INSTRUMENT NO. 3445411 (DOES NOT AFFECT SITE).	
	FROM: TO: IN FAVOR OF: DATED: RECORDED ON: RECORDED IN:	WILLIAM CARNAHAN AND DIANE CARNAHAN MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., TRUSTEE(S) MOUNTAIN CREST MORTGAGE, INC. 07/20/2007 07/25/2007 INSTRUMENT NO. 3492616	Engineer/Consult Lan B551 S. Revere Pi Centennial, CO 88 Phone: (720) 488 Phone: (720) 488 Drawn By: C
EEGAGET 6. COUNCIES ALL DEVELOPMENT AND IS BANGET IN MURE MININGL. S. DI CONSCIENT OF CHEEK SUBJECT PROFETS AND IS BANGET IN MININGL. S. DI CONSCIENT OF CHEEK AND A MURE AND A MURE AND A MURE MININGL. S. DI CONSCIENT OF CHEEK AND A MURE AND A MURE AND A MURE MININGL. S. DI CONSCIENT OF CHEEK AND A MURE AND A MURE AND A MURE MININGL. S. DI CONSCIENT OF CHEEK AND A MURE AND A MURE AND A MURE MININGL. S. DI CONSCIENT OF CHEEK AND A MURE AND A MURE AND A MURE MURE AND A MURE AND A MURE MURE AND A MURE AND A MURE MURE AND A MURE AND A MURE MURE AND A MURE AND A			90 2 9 2 9 2 9 2 9 2 9 2 9 2 9 2 9 2 9 2
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	54. IRRIGATION WAT RECORDED ON: RECORDED IN: NATURE).	01/04/2007	Iess
	IN FAVOR OF:	VISTA RIDGE METROPOLITAN DISTRICT, A COLORADO MUNICIPAL CORPORATION 01/04/2007	0 (949)
PLANELU INC. INC. ASTROLOGY AND	IN FAVOR OF: RECORDED ON:	VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION 01/04/2007	
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THE CONCERNMENT AND LODE CLUB, LEC, A COLORADO LIMITED LIABILITY COMPANY STEPHEN M. KERR MATE: 11/13/2008 RECORDED ON: 11/24/2008 RECORDED N: INSTRUMENT NO. 35913/3 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 33. BEED OF TRUST FROM: COLORADO NATIONAL GOLF CLUB, LIC, A COLORADO LIMITED LIABILITY COMPANY TO: THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, TRUSTEE(S) N FAVOR OF: MILE HIGH BANKS RECORDED ON: 11/24/2008 RECORDED ON: 11/24/2008 RECORDED N: INSTRUMENT NO. 35913/46 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 44. LCC/TINANCING STATEMENT DEFICIE: N: INSTRUMENT NO. 35913/46 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 44. LCC/TINANCING STATEMENT DEFICIE: COLORADO NATIONAL GOLF CLUB, LIC, A COLORADO LIMITED LIABILITY COMPANY SECURID IN: INSTRUMENT NO. 35913/46 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 44. LCC/TINANCING STATEMENT DEFICIE: COLORADO NATIONAL, GOLF CLUB, LIC, A COLORADO LIMITED LIABILITY COMPANY SECURED TART: MILE HICH EANKS FLED ON: 11/24/2005 AS F/S NO: INSTRUMENT NO. 35913/47 CONTINUATION FLED: FLED ON: 02/29/2011 AS F/S NO: INSTRUMENT NO. 35938/724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 45. MENORANDUM DF CORDUND LEASE: DATED: 09/29/2013 AS F/S NO: INSTRUMENT NO. 35938/724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 45. MENORANDUM DF CORDUND LEASE: DATED: 09/29/2013 AS F/S NO: INSTRUMENT NO. 35938/724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 45. MENORANDUM DF CORDUND LEASE: DATED: 09/29/2013 AS F/S NO: INSTRUMENT NO. 35938/724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 45. MENORANDUM DF CORDUND LEASE: DATED: 09/29/2013 AS F/S NO: INSTRUMENT NO. 35938/724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 45. MENORANDUM DF CORDUND LEASE: DATED: 09/29/2013 AS F/S NO: INSTRUMENT NO. 35938/724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 45. MENORANDUM DF COLORADO NATIONAL COLF FOUNDATION, A COLORADO NON/ROHT CORPORATION, AS INTERVINCENT AND ATTOMAL COLF FOUNDATI	RECORDED ON: RECORDED IN: 60. OWNER TO DIS RECORDED ON:	01/04/2007 INSTRUMENT NO. 3445423 (DOES NOT AFFECT SITE). TRICT AND DISTRICT TO OWNER EASEMENT AGREEMENT FOR IRRIGATION LINES 02/21/2007	
THE CONCERNMENT AND ALL COLF CLUB, LEC, A COLORADO LIMITED LIABILITY COMPANY STORED ON: 11/24/2008 RECORDED ON: 11/24/2008 REC	61. EASEMENT AGR IN FAVOR OF:	EEMENT FOR 17 HOLE, PEDESTRIAN PATHS, AND 16TH HOLE SPILL WAY VISTA RIDGE METROPOLITAN DISTRICT, A COLORADO MUNICIPAL CORPORATION 02/21/2007	RKWA
63. DEED OF TRUST FROM: COLORADO NATIONAL COLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY TO: THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, TRUSTEE(S) IN FAVOR OF: MULE HOH BANKS DATED: 11/10/2008 DECORDED ON: 11/24/2008 RECORDED IN: INSTRUMENT NO. 3591345 ORGINAL \$ AMT.: \$\$,475,000.00 ASSIGNMENT OF RENTS AND LEASES RECORDED IN: DECORDED IN: INSTRUMENT NO. 3591346 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 64. UCC/FINANCING STATEMENT DEBTOR: COLORADO NATIONAL GOLF CLUB, LLC, A COLORAGO LIMITED LIABILITY COMPANY SECURED PARTY: MILE HOH BANKS FLIED ON: 01/24/2008 AS F/S NO:: INSTRUMENT NO. 3591347 CONTINUED BY CONTINUENT NO. 3591347 CONTINUED FY CONTINUENT NO. 3938724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 65. MEMORANDUM OF GROUND LEASE: DATED: DATED: 09/29/2011 LANDLORD: COLORADO NATIONAL GOLF CLUB, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR TENANT: COLORADO NATIONAL GOLF FOUNDATION, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR TENANT: COLORADO NATIONAL GOLF FOUNDATION, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR TENANT/LESSEE RECORDED ON:	FOR: BY: DATED:	COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY STEPHEN M. KERR 11/13/2008	
FROM: COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY TO: THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, TRUSTEE(S) IN FAVOR OF: MLE HICH BANKS DATED: 11/26/2008 RECORDED ON: 11/26/2008 RECORDED ON: 11/26/2008 RECORDED ON: 11/26/2008 RECORDED ON: 11/26/2008 RECORDED IN: INSTRUMENT NO. 3591345 ORIGINAL \$ AMT: \$5,475,000.00 ASSIGNMENT OF RENTS AND LEASES RECORDED IN: RECORDED IN: INSTRUMENT NO. 3591346 OBE ON: 11/26/2008 RECORDED PARITY: MLE HIGH BANKS FLED ON: 11/26/2008 AS F/S NO: INSTRUMENT NO. 3591347 CONTINUED BY CONTINUATION FILED: FILED ON: ILED ON: 06/10/2013 AS F/S NO:: INSTRUMENT NO. 3938724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 65. MEMORANDUM OF GROUND LEASE: IMMORANTIVE COMPANY, AS DATED: 09/29/2011 LANDLORD: COLORADO NATIONAL GOLF CLUB, A COLORADO NONPROFIT CORPORATION, AS TENANT: COLORADO NATIONAL GOLF FOUNDATION, A COLORADO NONPROFIT CORPORATION, AS </td <td>RECORDED IN: NATURE).</td> <td></td> <td>ERIE, COUN</td>	RECORDED IN: NATURE).		ERIE, COUN
NATURE). 64. UCC/FINANCING STATEMENT DEBTOR: COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY SECURED PARTY: MILE HIGH BANKS FILED ON: 11/24/2008 AS F/S NO.: INSTRUMENT NO. 3591347 CONTINUED BY CONTINUATION FILED: FILED ON: OG/10/2013 OG/10/2013 AS F/S NO.: INSTRUMENT NO. 3938724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 65. MEMORANDUM OF GROUND LEASE: DATED: DATED: 09/29/2011 LANDLORD: COLORADO NATIONAL GOLF CLUB, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR LANDLORD/LESSEE RECORDED ON: 10/04/2011 RECORDED ON: 10/04/2011 RECORDED IN: INSTRUMENT NO. 3796401 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	FROM: TO: IN FAVOR OF: DATED: RECORDED ON: RECORDED IN: ORIGINAL \$ AMT.:	COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, TRUSTEE(S) MILE HIGH BANKS 11/10/2008 11/24/2008 INSTRUMENT NO. 3591345 \$5,475,000.00 ENTS AND LEASES	
DEBTOR: COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY SECURED PARTY: MILE HIGH BANKS FILED ON: 11/24/2008 AS F/S NO.: INSTRUMENT NO. 3591347 CONTINUED BY CONTINUATION FILED: FILED ON: 06/10/2013 AS F/S NO.: INSTRUMENT NO. 3938724 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE). 65. MEMORANDUM OF GROUND LEASE: DATED: 09/29/2011 LANDLORD: COLORADO NATIONAL GOLF CLUB, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR TENANT: COLORADO NATIONAL GOLF FOUNDATION, A COLORADO NONPROFIT CORPORATION, AS TENANT/LESSEE RECORDED ON: 10/04/2011 RECORDED IN: INSTRUMENT NO. 3796401 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	RECORDED IN: NATURE).	INSTRUMENT NO. 3591346 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	
DATED: 09/29/2011 LANDLORD: COLORADO NATIONAL GOLF CLUB, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR TENANT: COLORADO NATIONAL GOLF FOUNDATION, A COLORADO NONPROFIT CORPORATION, AS TENANT/LESSEE RECORDED ON: 10/04/2011 RECORDED IN: INSTRUMENT NO. 3796401 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	DEBTOR: SECURED PARTY: FILED ON: AS F/S NO.: CONTINUED BY COI FILED ON:	COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY MILE HIGH BANKS 11/24/2008 INSTRUMENT NO. 3591347 ITINUATION FILED: 06/10/2013	D LEASE LEASE LEASE D LEA
RECORDED IN: INSTRUMENT NO. 3796401 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN	65. MEMORANDUM DATED: LANDLORD: TENANT:	09/29/2011 COLORADO NATIONAL GOLF CLUB, A COLORADO LIMITED LIABILITY COMPANY, AS LANDLORD/LESSOR COLORADO NATIONAL GOLF FOUNDATION, A COLORADO NONPROFIT CORPORATION, AS	/30/17 JT JT JT JT JT JT JT JT /15/16
	RECORDED ON: RECORDED IN: NATURE).	10/04/2011	

LEGAL DESCRIPTION

PARCEL I:

TRACTS 7A, 78, 8, 9, 10A, 106, 10C, 11,12, 13, 14A, 148, 15, 16 AND 20, VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO AND PARCELS 6 AND H OF VACATED WELD COUNTY ROAD 5 VACATED BY ORDINANCE NO #780, SERIES 2002, RECORDED JUNE 4, 2002 AT RECEPTION NO. 2958045 AND RE-RECORDED JUNE 19, 2002 AT RECEPTION NO. 2962189 COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:

PARCEL 2A;

PARCEL 35E, VISTA RIDGE FILING NO 2, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

PARCEL 2B;

A PORTION OF A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 1NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, RECORDED JANUARY 23, 2001 AT RECEPTION NO. 2820876, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE S 00° 08' 45" W, 108.75 FEET ALONG THE EASTERLY LINE OF SAID PARCEL (BASIS OF BEARINGS); THENCE N 68° 27' 03" W, 302.21 FEET; THENCE S 89' 32' 28" E, 281.38 FEET ALONG THE NORTHERLY LINE OF SAID

PARCEL TO THE POINT OF BEGINNING.

PARCEL III:

EASEMENT RIGHTS AS CONTAINED IN DECLARATION OF GOLF PLAY COVENANTS RECORDED JULY 7, 2003 AT RECEPTION NO. 3080606.

PARCEL IV:

EASEMENT RIGHTS OVER AND ACROSS THE FOLLOWING LEGAL:

A STRIP OF LAND ACROSS PARCEL 35B OF VISTA RIDGE FILING NO 2 RECORDED JUNE 6, 2003 AT RECEPTION NO. 3070387, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 35B; THENCE S 79° 59' 33" E, 28.99 FEET ALONG THE NORTHERLY LINE OF PARCEL 35B (BASIS OF BEARINGS) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE; S 79° 59' 33" E, 15.27 FEET; THENCE S 20° 44' 00" W, 54.61 FEET; THENCE S 13' 56' 18" E, 53.16 FEET; THENCE S 24' 38' 57" W, 62.69 FEET: THENCE S 52° 19' 10" W. 37.45 FEET: THENCE S 87° 57' 20" W. 27.63 FEET: THENCE ALONG THE WESTERLY LINE OF PARCEL 358 THE FOLLOWING COURSE, 15.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1387.00 FEET, A CENTRAL ANGLE OF 00° 39' 25", AND A CHORD BEARING N 17° 21' 38" E, 15.90 FEET; THENCE N 87° 57' 20" E, 17.52 FEET; THENCE N 52° 19' 10" E, 28.94 FEET; THENCE N 24° 38' 57" E, 53.75 FEET; THENCE N 13° 56' 18" W, 52.59 FEET; THENCE N 20° 44' 00" E, 56.45 FEET TO THE POINT OF BEGINNING.

PARCEL V:

EASEMENT RIGHTS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 24, 2003 AT RECEPTION NO. 3138763.

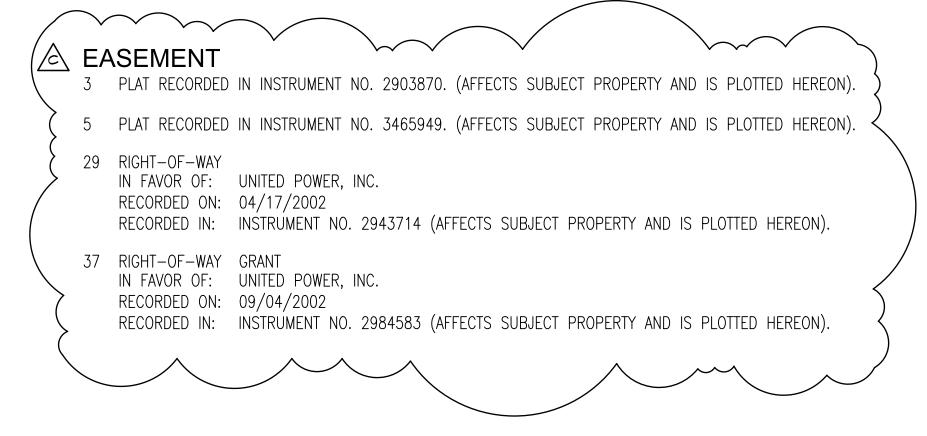
PARCEL VI:

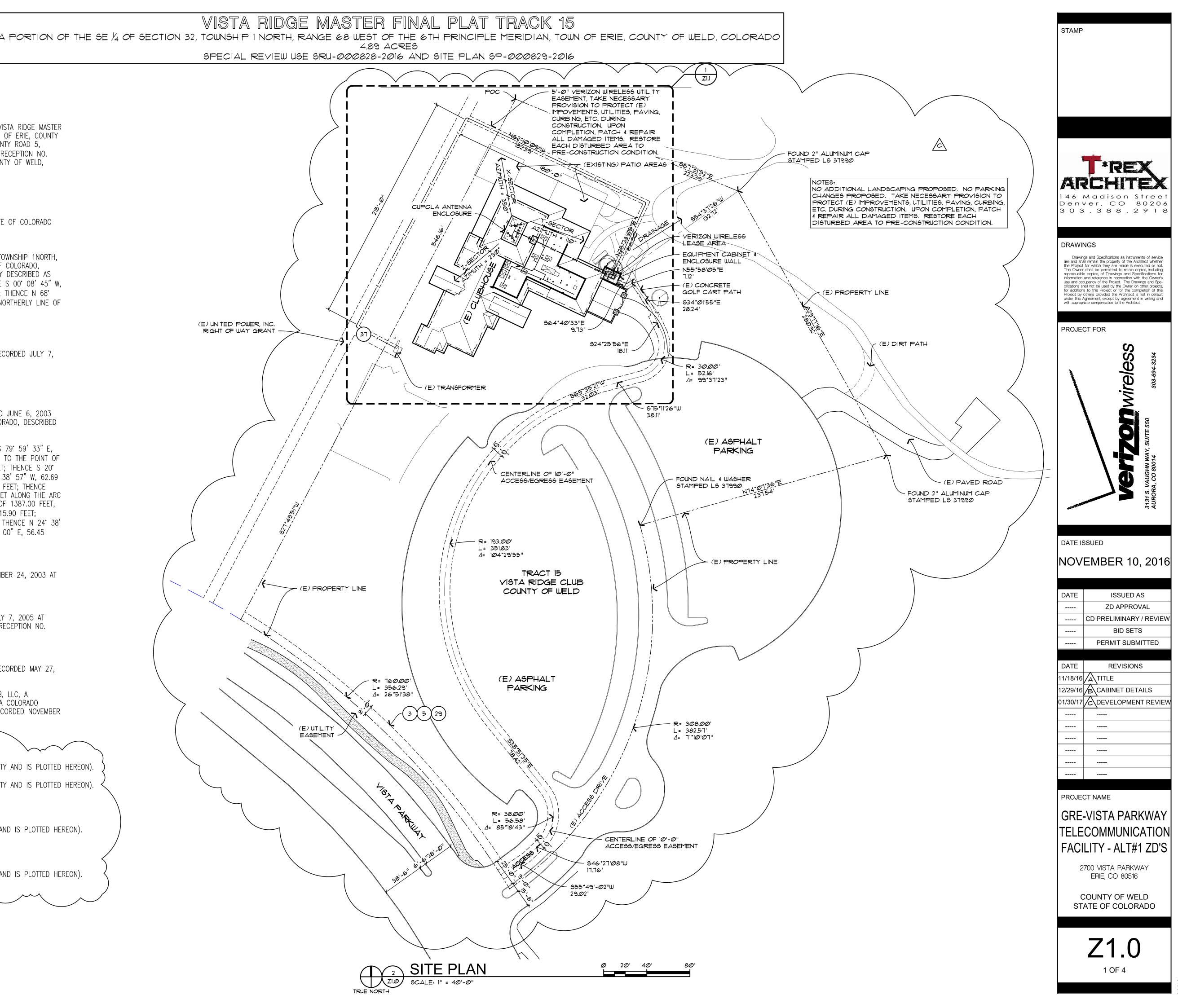
EASEMENT RIGHTS AS CONTAINED IN THOSE CERTAIN DOCUMENTS RECORDED JULY 7, 2005 AT RECEPTION NO. 3302025 AND 3302026; AND RECORDED JANUARY 4, 2007 AT RECEPTION NO. 3445412, 3445414, 3445419 AND 3445423.

PARCEL VII:

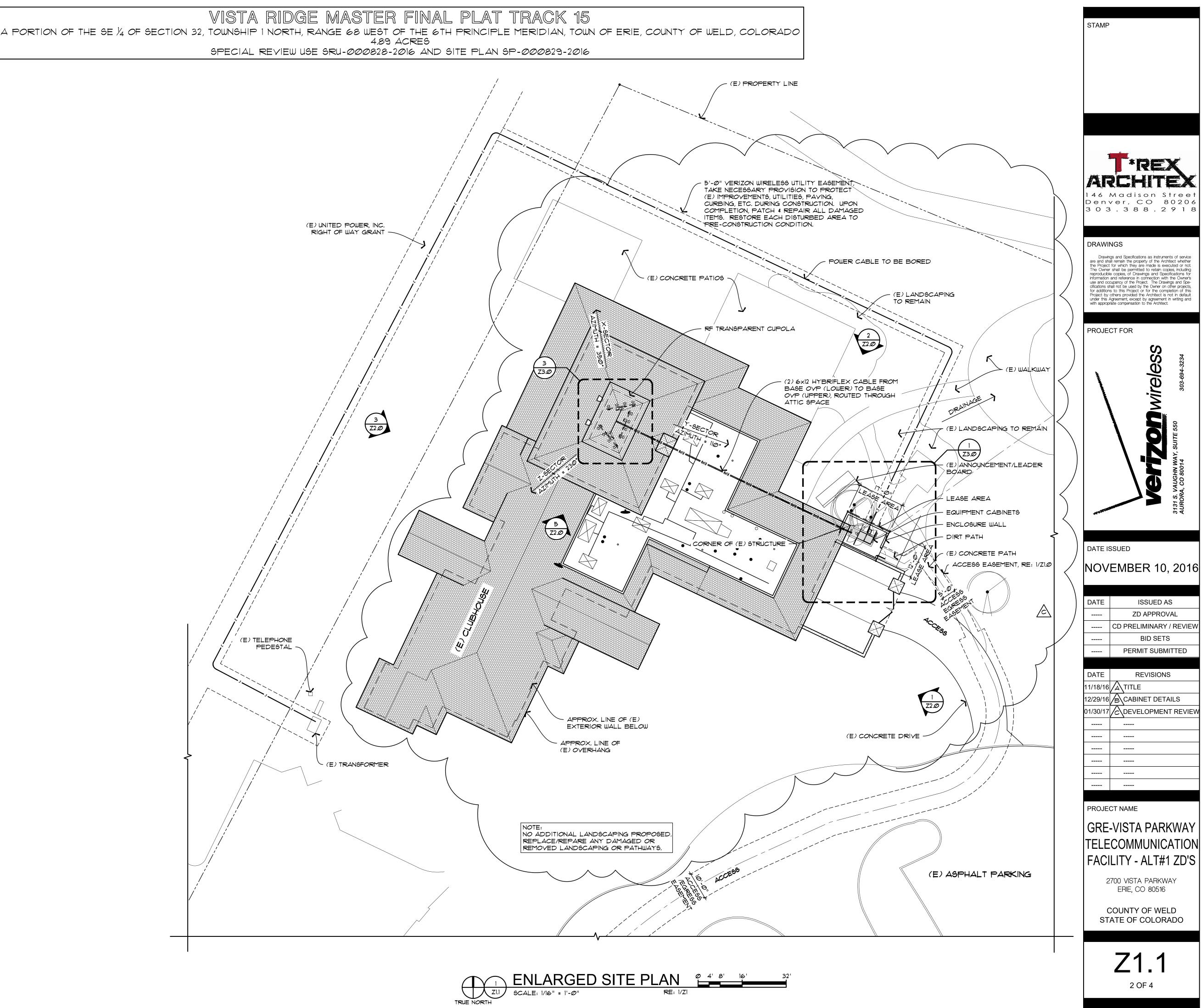
EASEMENT RIGHTS AS CONTAINED IN DECLARATION OF GOLF PLAY COVENANTS RECORDED MAY 27, 2003 AT RECEPTION NO. 3066406.

AND BEING THE SAME PROPERTY CONVEYED TO COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY FROM IN PLAY MEMBERSHIP GOLF, INC., A COLORADO CORPORATION BY SPECIAL WARRANTY DEED DATED NOVEMBER 11, 2008 AND RECORDED NOVEMBER 24, 2008 IN INSTRUMENT NO. 3591344.

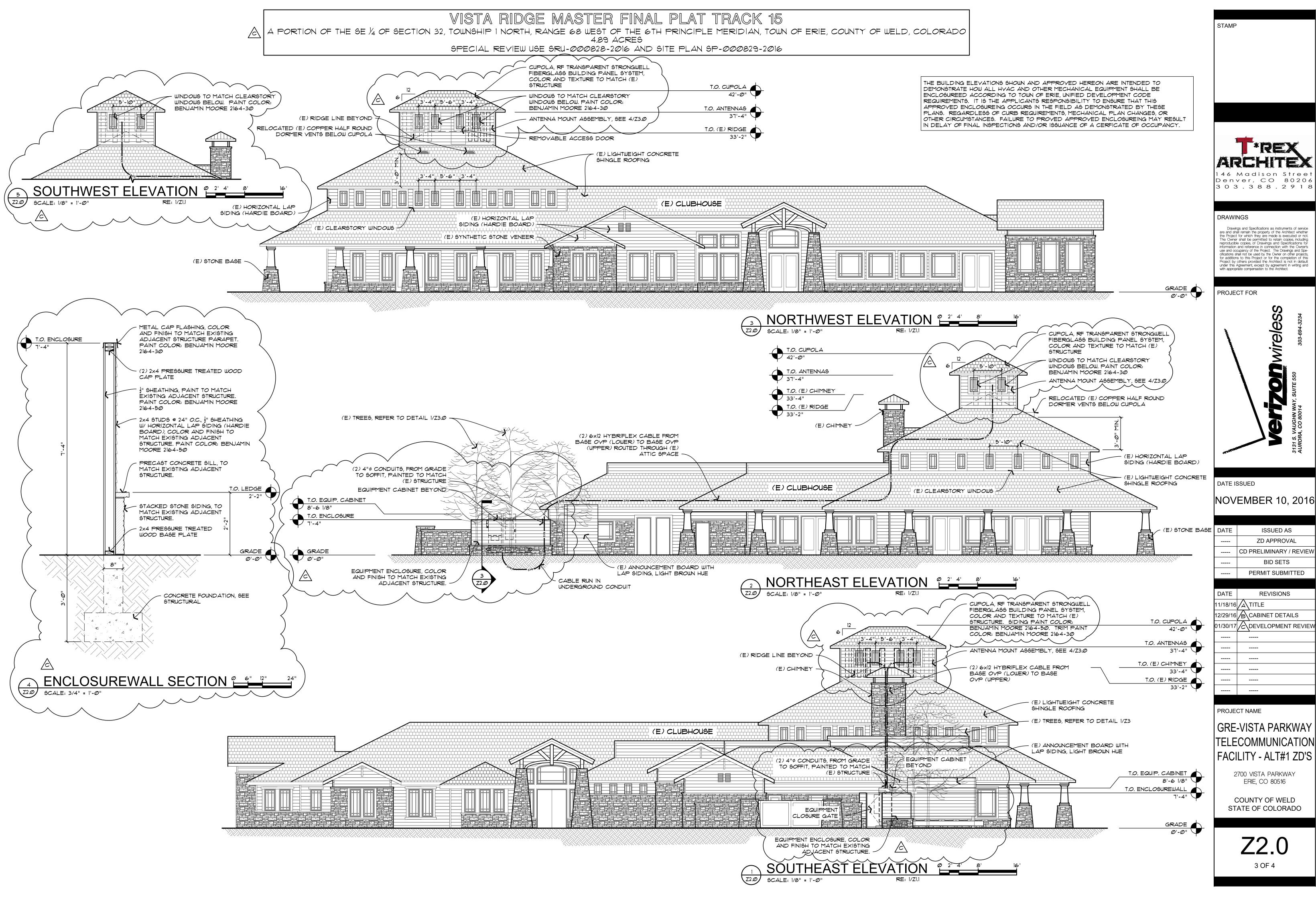


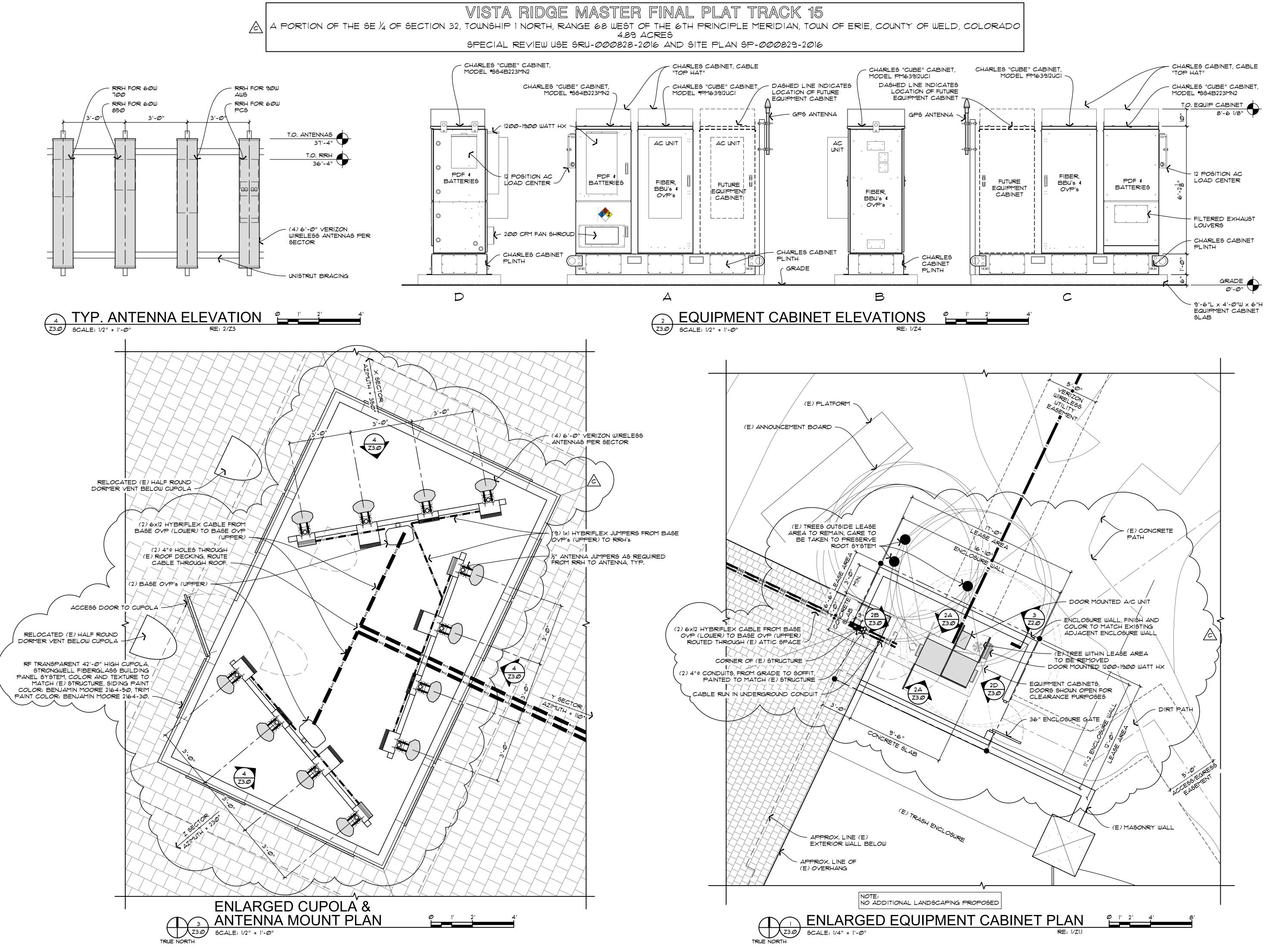


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EXISTING ROOF TILE (DISCONTINUED)

F*REX ARCHITE 146 Madison Street Denver, CO 80206 303.388.2918

VISTA RIDGE MASTER FINAL PLAT TRACK 15

A PORTION OF THE SE ¹/₄ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO 4.89 ACRES

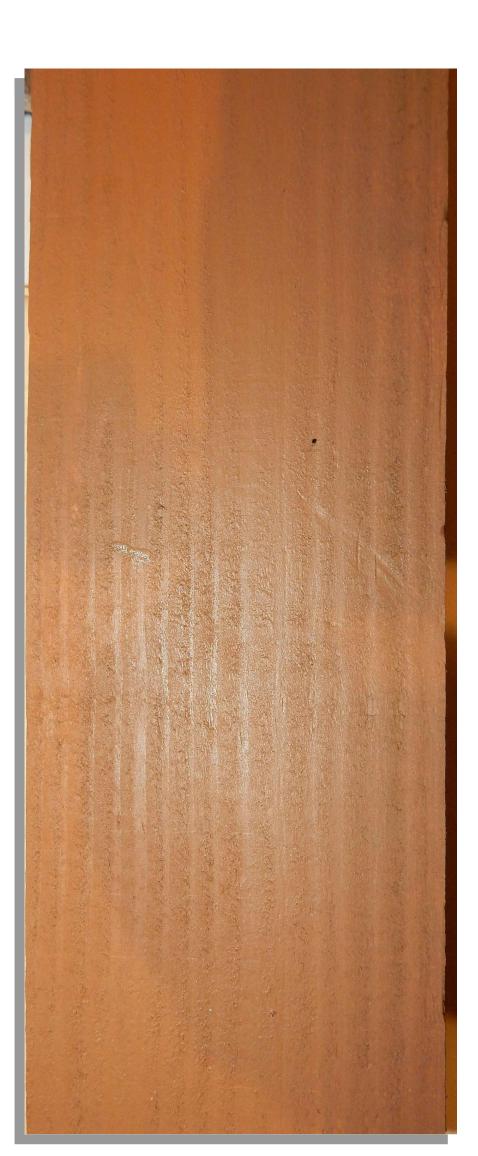
SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SP-000829-2016



PROPOSED ROOF TILE (WESTILE FEATHERSTONE LIGHTWEIGHT CONCRETE TILE)



SIDING COLOR: BENJAMIN MOORE 2162-50



TRIM COLOR: BENJAMIN MOORE 2164-30



Window glass will be frosted or tinted so the silhouette of the antennas cannot be seen behind them.

The windows will be designed to match the dimensions, trim and color of the windows in the existing clubhouse.

The construction drawings will have more details and materials specifications. Below are photos of existing facilities that have these types of window features.





