

**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: [www.erieco.gov](http://www.erieco.gov)

**LAND USE APPLICATION**

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

**STAFF USE ONLY**

FILE NAME: \_\_\_\_\_

FILE NO: \_\_\_\_\_

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

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**OWNER** (attach separate sheets if multiple)

Name/Company: Colorado National Golf Club HQ LLC

Contact Person: Dan Bennett

Address: 2700 Vista Parkway

City/State/Zip: Erie, CO 80516-7954

Phone: 303-520-8474 Fax: N/A

E-mail: dan@beardancegolf.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Retherford Enterprises / Verizon Wireless

Contact Person: Pam Goss

Address: 7093 Silverthorn Drive

City/State/Zip: Evergreen, CO 80439

Phone: 303-884-1179 Fax: 1-866-527-5845

E-mail: pam.goss@retherfordenterprises.com

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company: See attached title report

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: N/A

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: Planned Development

Proposed Zoning: No change

Gross Acreage: 199.127 Acres

Gross Site Density (du/ac): N/A

# Lots/Units Proposed: N/A

Gross Floor Area: N/A

**SERVICE PROVIDERS**

Electric: United Power

Metro District: Vista Ridge

Water (if other than Town): Northern Colorado Water (NCW)

Gas: Xcel

Fire District: Mountain View Fire

Sewer (if other than Town): N/A

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

### DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input checked="" type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		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: Dan Bennett

Date: 11/11/16

Owner:

Date:

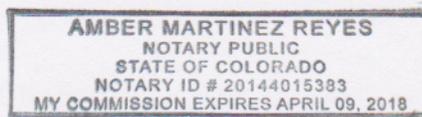
Applicant: Sam G...

Date: 11/11/16

STATE OF COLORADO )  
 ) ss.  
County of Jefferson )

The foregoing instrument was acknowledged before me this 11th day of November, 2016, by Amber Martinez Reyes.

My commission expires: 4-9-18.  
Witness my hand and official seal.



Notary Public

**Town of Erie – Proposed Telecommunication facility – 11/14/16  
Verizon Wireless – Concealed Cupola – GRE Vista Parkway  
SRU-000828-2016**

**Use by Special 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 / SRU-000828-2016

**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. Proposed development time-line:**

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. All permits necessary from the Town of Erie for the new facility shall be obtained prior to any construction.

**c. How the proposal relates to the existing land-use of the subject property and the zoning and land-use of adjacent properties:**

With respect to land use, the site is zoned Planned Development and operates as a golf course clubhouse. Uses surrounding this property are entirely residential. The proposed wireless communications facility will not adversely impact the surrounding land and will cause little or no visual impact as the facility is designed as a disguised telecommunications structure which will be finished to match the existing clubhouse.

**d. How the proposal complies with the Town's Comprehensive Master Plan and approval criteria of the Municipal Code Title 10 -UDC:**

This property is zoned PD and subject to the provisions of the Vista Ridge Development Plan which does not specifically address telecommunications facilities. *Please see attached Erie UDC Telecommunication Facilities Discussion for details of compliance as it relates to Telecommunication Facilities in Erie.*

**e. Status of mineral rights and substance of existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision:**

N/A

## 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

Chapter 3: Use Regulations  
 Section 10.3.1 Table of Permitted Uses

<b>TABLE 3-1: TABLE OF PERMITTED USES</b>																			
P = Permitted Use by Right    S = Special Review Use    Blank Cell = Prohibited																			
USE CATEGORY	USE TYPE	RESIDENTIAL							COMMERCIAL				MIXED USE			OTHER			Use Standards
		RR	ER	SR	LR	MR	HR	OTR	CC	RC	B	LI	DT	NMU	CMU	AG/OS	AP	PLI	
Assembly	Assembly																		
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.B.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 Facilities	Utility Facility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Utility Facility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Utility, Town-Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>COMMERCIAL USES</b>																			
Agricultural	Agricultural Cultivation																	P	P
	Agricultural Grazing																	P	S
Animal Sales and Care	Animal Hospital, Large Animals	S							S	P	P	P					P		3.2.C.3

## 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.*

- c. **Non-Concealed Building-Mounted Antennae and Towers** Non-concealed, 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 non-concealed, freestanding towers shall comply with the standards of

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.*

**Town of Erie – Proposed Telecommunication facility – 11/14/16  
Verizon Wireless – Concealed Facility – GRE Vista Parkway  
SRU-000828-2016**

**Special Review Use – Management/Operational Plan**

**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 / SRU-000828-2016  
**Site Address:** 2700 Vista Parkway, Erie, CO 80516  
**Lease Area:** 155 sq. ft. ground lease area; 242 sq. ft. rooftop cupola area  
**PARCEL #:** 146732302043  
**Zoning/Current Use:** Planned Development/Golf Course Clubhouse  
**Request:** 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.

**Management/Operational Plan:**

- a. The number of clients, boarders, parishioners, animals, etc.;**  
*The proposed facility is unmanned and will not have any clients, boarders, parishioners, etc.*
- b. The hours of operation, whether the use is seasonal and the number of days per week;**  
*The proposed facility is unmanned. Routine maintenance will occur approximately monthly with 1-2 technicians visiting the site for about one hour each visit.*
- c. Number of employees;**  
*The proposed facility is unmanned and does not have any employees.*
- d. Required outside storage, parking and loading area; and**  
*There are no requirements for outside storage, parking or loading areas beyond the construction timeframe of approximately 2 weeks.*
- e. The permit requirements from the County, State or Federal agencies.**  
*Prior to construction a building permit will be required from the Town of Erie. Verizon Wireless holds a current FCC license for the frequency used in the State of Colorado. No FAA license is required for this facility.*



Existing View



Proposed View  
View from Northeast

1.30.2017

SIMULATIONS ARE ILLUSTRATIVE.  
VARIATIONS IN APPEARANCE WILL  
OCCUR WITH CONSTRUCTION  
METHODS, DAYTIME & WEATHER.

**T**rex  
Architex

146 MADISON  
DENVER, CO  
303.388.2918

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



Existing View



Proposed View  
View from South

1.30.2017

SIMULATIONS ARE ILLUSTRATIVE.  
VARIATIONS IN APPEARANCE WILL  
OCCUR WITH CONSTRUCTION  
METHODS, DAYTIME & WEATHER.

**Trex**  
Architex

146 MADISON  
DENVER, CO  
303.388.2918

 A PORTION OF THE SE ¼ 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

**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:** B  
**NEW EQUIPMENT CABINET NO. STORIES:** 1  
**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.  
**TOP OF ANTENNA ELEVATION:** 37'-4" ABOVE FIN. FL.  
**BUILDING CODE:** 2006 IBC  
**ELECTRIC CODE:** 2008 NEC

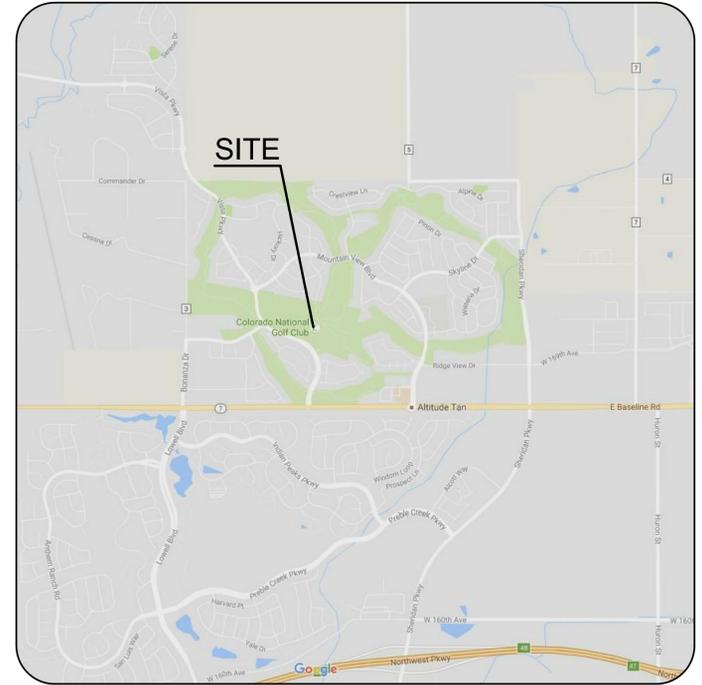
**PROJECT CONTACTS**

**ARCHITECT:** T-REX ARCHITEX  
 146 MADISON ST.  
 SUITE 200  
 DENVER, CO 80206  
 DONI MITCHELL  
 303-388-2918  
**VERIZON WIRELESS CONSTRUCTION MANAGER:**  
 3131 SOUTH VAUGHN WAY  
 AURORA, CO 80014  
 JASON SHELLEDY  
 970-646-1283  
**VERIZON WIRELESS RF ENGINEER:**  
 3131 SOUTH VAUGHN WAY  
 AURORA, CO 80014  
 KWASI ADDO DONKOH  
 303-873-2719  
**STRUCTURAL:** STUDIO 8.18 ENGINEERING, LLC  
 5347 E 112 CT  
 THORNTON, CO 80233  
 CODY BOHALL  
 303-255-3664  
**ELECTRICAL:** DAVID KAZIN & ASSOCIATES  
 9364 TEDDY LANE, SUITE 101  
 LONE TREE, CO 80124  
 DAVID KAZIN  
 720-489-1609 X101

**OWNER:** COLORADO NATIONAL GOLF CLUB HQ, LLC  
 2700 VISTA PKWY, ERIE, CO 80516-7954  
 DAN BENNETT  
 303-520-8474  
**ZONING:** RETHERFORD ENTERPRISES, INC.  
 10763 ADAMS ST.  
 NORTHGLEN, CO 80233  
 LARRY OTTERSTEIN  
 720-261-2064  
**SURVEYOR:** CALVADA SURVEYING, INC.  
 6551 S. REVERE PKWY, SUITE 165  
 CENTENNIAL, CO 80111  
 JESSE LUGO  
 720-488-1303  
**SOILS:** CTL THOMPSON, INC.  
 1971 WEST 12TH AVENUE  
 DENVER, CO 80204  
 RON McOMBER  
 303-825-0777



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



**SITE DATA SUMMARY CHART**

GROSS SITE AREA	SQ. FT.	% OF
TRACK 15	212,911'	100%
EXISTING CLUBHOUSE FOOTPRINT	14,066'	7%
EXISTING PARKING (INCLUDING PARKING ISLANDS)	96,998'	46%
PROPOSED LEASE AREA	155'	0.07%
PROPOSED CONCRETE EQUIPMENT SLAB	38'	0.02%
<b>CLUBHOUSE COVERED AREA</b>		
EXISTING CLUBHOUSE FOOTPRINT	14,066'	100%
PROPOSED CUPOLA	242'	1.7%
<b>PARKING SPACES</b>		
NO CHANGES IN PARKING PROPOSED.	N/A	N/A

**SITE PLAN APPROVAL CERTIFICATE**

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

Director of Community Development \_\_\_\_\_ Date \_\_\_\_\_

Planning Commission Chair (if applicable) \_\_\_\_\_ Date \_\_\_\_\_

The undersigned as the owner or owner's representative of the lands described herein, hereby agrees on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described hereon in accordance with this approved Site Plan and in compliance with the Town of Erie Unified Development Code and Municipal Code.

\_\_\_\_\_  
 (Owner signature) (Owner name printed)

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_

Witness my hand and official seal

Notary Public \_\_\_\_\_ (seal)

My commission expires: \_\_\_\_\_

**INDEX OF DRAWINGS**

- T1 TITLE SHEET
- LS1 SURVEY
- LS2 SURVEY
- Z1 SITE PLAN
- Z1.1 ENLARGED SITE PLAN, CABLING DIAGRAM, CABLE SCHEDULES
- Z2 ELEVATIONS
- Z3 EQUIPMENT CABINET PLAN & ELEVATIONS, AND CUPOLA PLAN

STAMP



**DRAWINGS**

Drawings and Specifications as instruments of service are and shall remain the property of the Architect, whether the Project for which they are made is executed or not. The Owner shall be permitted to make copies, including reproducible copies of Drawings and Specifications, for information and reference in connection with the Owner's use and occupancy of the Project. The Drawings and Specifications shall not be used by the Owner on other projects, for additions to the 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.

**PROJECT FOR**



**DATE ISSUED**

**NOVEMBER 10, 2016**

DATE	ISSUED AS
----	ZD APPROVAL
----	CD PRELIMINARY / REVIEW
----	BID SETS
----	PERMIT SUBMITTED

DATE	REVISIONS
11/18/16	A TITLE
12/29/16	B CABINET DETAILS
01/30/17	A DEVELOPMENT REVIEW
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----	----
----	----
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**PROJECT NAME**

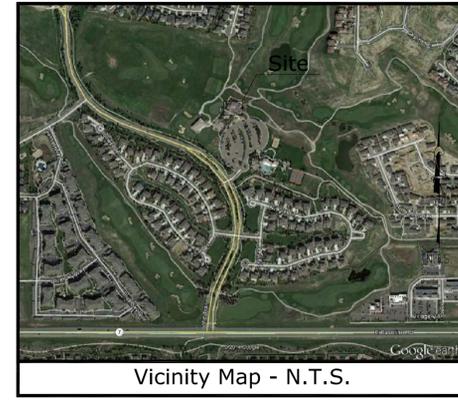
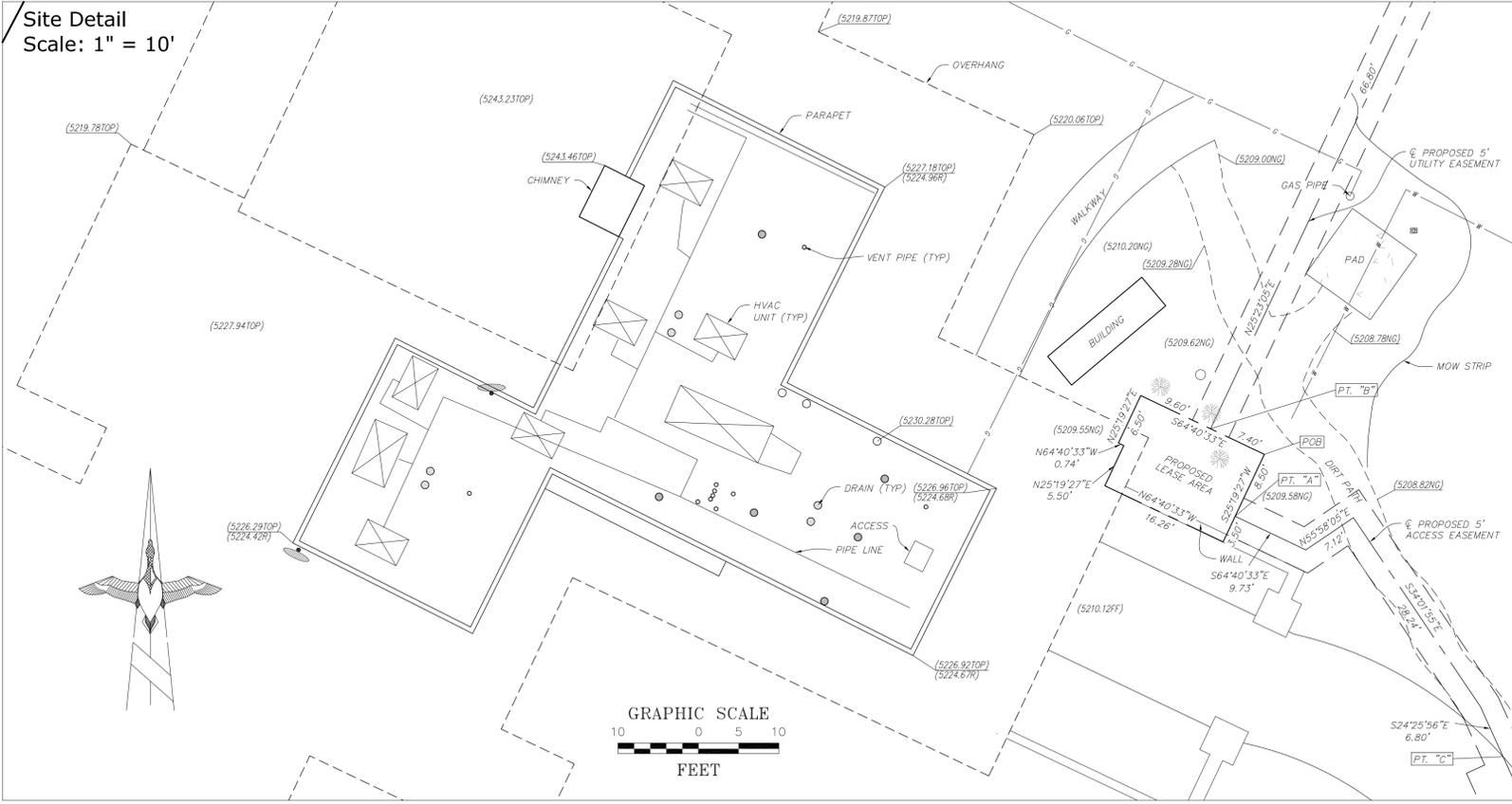
**GRE-VISTA PARKWAY TELECOMMUNICATION FACILITY - ALT#1 ZD'S**

2700 VISTA PARKWAY  
 ERIE, CO 80516

COUNTY OF WELD  
 STATE OF COLORADO

**T1.0**  
 1 OF 1

Last Saved On: 1-30-17 At: 10:51am As: \\fsclient\N\Projects\2014-Projects\14145-GRE-VISTA-PARKWAY\DWG\14145-R5-GRE-VISTA-PARKWAY.DWG By: XPMUser



- Line Legend**
- = SUBJECT PARCEL BOUNDARY LINES
  - - - = SECTION LINES
  - · - · = ADJOINING PARCEL BOUNDARY LINES
  - · - · = EASEMENT LINES
  - · - · = RIGHT OF WAY LINES
  - · - · = FLOOD PLANE LINES
  - · - · = BARBED WIRE FENCE
  - · - · = CHAINLINK FENCE
  - · - · = UNDERGROUND ELECTRIC LINES
  - · - · = UNDERGROUND GAS LINES
  - · - · = OVERHEAD ELECTRIC LINES
  - · - · = UNDERGROUND SANITARY SEWER LINES
  - · - · = UNDERGROUND TELEPHONE LINES
  - · - · = 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°08'05"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 "A" AS DESCRIBED ABOVE; THENCE S64°40'33"E, 9.73 FEET; THENCE N55°08'05"E, 7.12 FEET; THENCE S34°01'55"E, 28.24 FEET; THENCE S24°25'56"E, 6.80 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 ANGLE 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 ANGLE 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.

**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

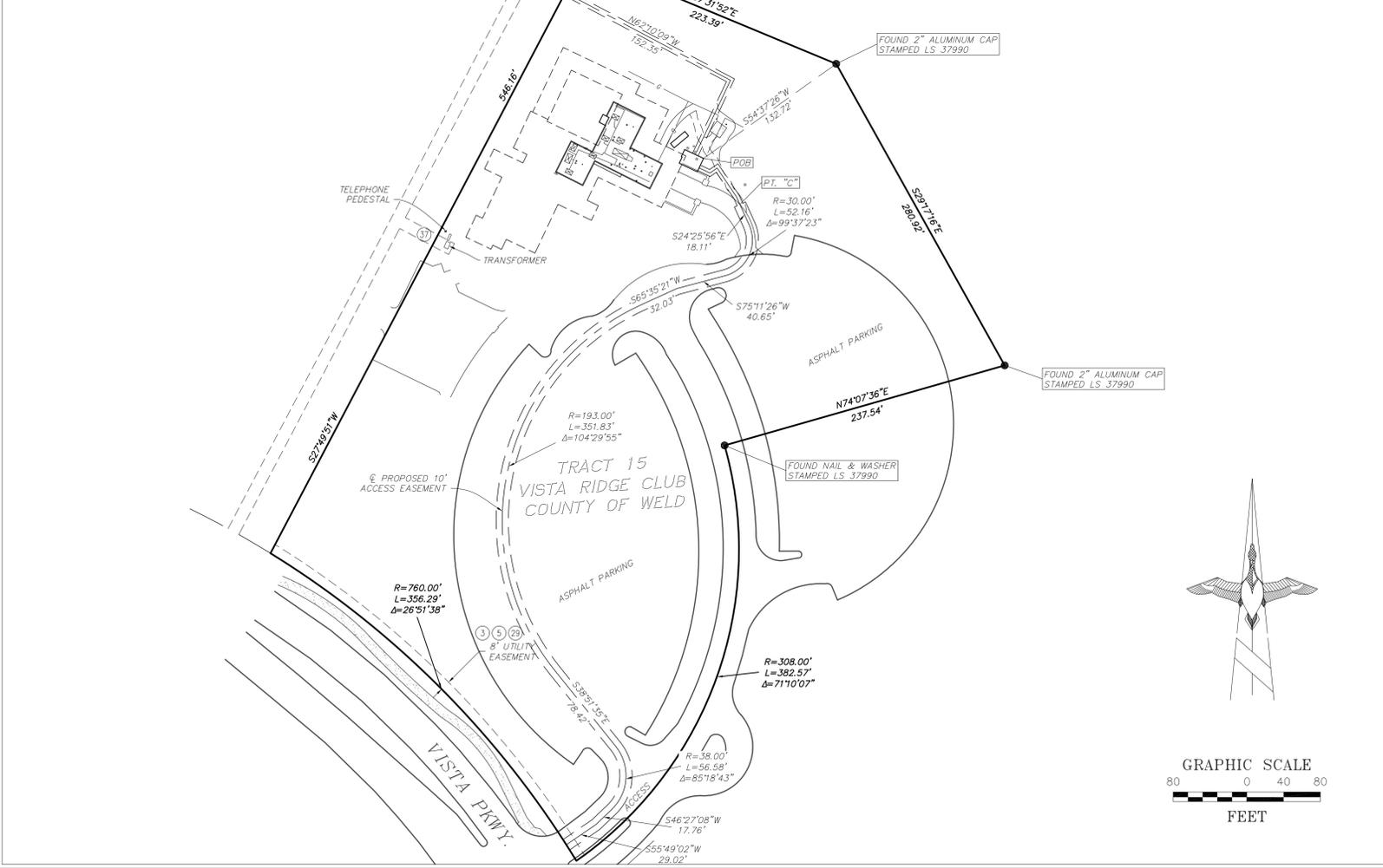
**Basis of Bearings**

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).  
 CLASSIFICATION: MINIMUM GEOMETRIC ACCURACY STANDARD  
 THIRD: 5.0 cm + 1: 10,000

**Bench Mark**

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

**Boundary Detail Scale: 1" = 60'**



**Legend**

- CONCRETE PAVEMENT
- CONFERIOUS TREE
- DECIDUOUS TREE
- EDGE OF ASPHALT
- FINISHED FLOOR
- FINISH SURFACE
- FIRE HYDRANT
- FLOW LINE
- FOUND MONUMENT AS NOTED
- FOUND SECTION MONUMENT
- GEOGRAPHIC LOCATION
- GAS METER
- IRRIGATION CONTROL VALVE
- NATURAL GROUND
- PARKING BOLLARD
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- OVERHEAD ELECTRIC LINE
- POWER POLE
- PROPERTY LINE
- RIGHT OF WAY
- SEWER MANHOLE
- SIGN POST
- STREET LIGHT STANDARD
- TELEPHONE PEDESTAL
- TYPICAL
- WATER METER
- WATER VALVE

**Certificate of Survey**

THIS IS A TRUE AND CORRECT TOPOGRAPHIC MAP AND IMPROVEMENTS SURVEY MADE BY ME IN ACCORDANCE WITH MY KNOWLEDGE AND BELIEF.



THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.  
 REFERENCE IS MADE TO AN INSTRUMENT FOR TITLE INSURANCE, NUMBER 18943646, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF JULY 21, 2014. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant:  
**Altura Land Consultants**  
 651 S. Beaver Pkwy, Suite 105  
 Centennial, CO 80111  
 Phone: (303) 469-0339 - Fax: (303) 469-1306  
 Drawn By: JT  
 Job No.: 14145

Architect:  
**Rex Architect**  
 1445 W. Colfax Ave., Suite 201  
 Denver, CO 80202  
 303.733.8888 - 2918

**verizon wireless**  
 3131 S. Vaughn Way, Suite 550  
 Aurora, CO, 80014  
 (949) 222-7000

DEN VISTA PARKWAY  
 1745 HWY 7  
 ERIE, CO, 80516  
 COUNTY OF WELD  
**TOPOGRAPHIC SURVEY**

REVISIONS	DATE	DESCRIPTION
1	1/30/17	UPDATED LEASE AREA AND ACCESS EASEMENT ADDED TITLE REPORT
2	7/29/14	ADDED LEASE AREA
3	6/7/16	ADDED LEASE AREA
4	11/3/16	UPDATED LEASE AREA
5	11/15/16	ADDED TOPO

Sheet: **LS1**

## Title Report

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

## Legal Description

PARCEL I:

TRACTS 7A, 7B, 8, 9, 10A, 10B, 10C, 11, 12, 13, 14A, 14B, 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 1 NORTH, 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 35B 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.

## Easements

2. PLAT RECORDED IN INSTRUMENT NO. 2793940. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

③ PLAT RECORDED IN INSTRUMENT NO. 2903870. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).

4. PLAT RECORDED IN INSTRUMENT NO. 3070337. (DOES NOT AFFECT SITE).

⑤ PLAT RECORDED IN INSTRUMENT NO. 3465949. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).

6. MINERAL DEED  
GRANTEE: CHAMPLIN PETROLEUM COMPANY, A DELAWARE CORPORATION  
RECORDED ON: 11/30/1972  
RECORDED IN: INSTRUMENT NO. 1602712 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

7. OIL AND GAS LEASE  
LESSEE: AMOCO PRODUCTION COMPANY, A DELAWARE CORPORATION  
RECORDED ON: 11/30/1972  
RECORDED IN: INSTRUMENT NO. 1602713 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

8. OIL AND GAS LEASE  
DATED: 08/20/1981  
LESSOR: LYLE J. AND BETTY L. PICRAUX, HUSBAND AND WIFE  
LESSEE: PETROGULF ENERGY COMPANY  
RECORDED ON: 09/14/1981  
RECORDED IN: INSTRUMENT NO. 1868894 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

9. OIL AND GAS LEASE  
DATED: 10/16/1981  
LESSOR: ALLAN E. PEZOLDT, A SINGLE MAN  
LESSEE: PETROGULF ENERGY COMPANY  
RECORDED ON: 10/19/1981  
RECORDED IN: INSTRUMENT NO. 1872135 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

10. OIL AND GAS LEASE  
DATED: 10/29/1981  
LESSOR: STANLEY A. ZIMMERMAN AND LEONE M. ZIMMERMAN, HUSBAND AND WIFE  
LESSEE: PETROGULF ENERGY COMPANY  
RECORDED ON: 11/16/1981  
RECORDED IN: INSTRUMENT NO. 1874598 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

11. OIL AND GAS LEASE  
DATED: 05/01/1983  
LESSOR: WILLY HIPPEN, JR., C/O CALIFORNIA FIRST BANK  
LESSEE: MARTIN EXPLORATION MANAGEMENT CORP.  
RECORDED ON: 02/18/1983  
RECORDED IN: INSTRUMENT NO. 01917961 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

12. NOTICE CONCERNING UNDERGROUND FACILITIES OF UNITED POWER, INC.  
RECORDED ON: 01/24/1991  
RECORDED IN: INSTRUMENT NO. 02239296 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

13. OIL AND GAS LEASE  
DATED: 03/05/1991  
LESSOR: RAY STAFFORD SUPPLY, INC., A CORPORATION  
LESSEE: MARTIN EXPLORATION MANAGEMENT COMPANY  
RECORDED ON: 03/13/1991  
RECORDED IN: INSTRUMENT NO. 02243723 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

14. OIL AND GAS LEASE  
DATED: 03/05/1991  
LESSOR: S. S. P., INC., A CORPORATION  
LESSEE: MARTIN EXPLORATION MANAGEMENT COMPANY  
RECORDED ON: 03/13/1991  
RECORDED IN: INSTRUMENT NO. 02243722 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

15. RIGHT-OF-WAY GRANT  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 10/26/1995  
RECORDED IN: DEED BOOK 1516, PAGE 1397 (DOES NOT AFFECT SITE).

16. CERTIFICATE FOR THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY  
RECORDED ON: 06/30/1999  
RECORDED IN: INSTRUMENT NO. 2703636 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

17. SURFACE USE AGREEMENT  
RECORDED ON: 08/21/2000  
RECORDED IN: INSTRUMENT NO. 2788394 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

18. RELINQUISHMENT AND QUITCLAIM  
RECORDED ON: 08/21/2000  
RECORDED IN: INSTRUMENT NO. 2788395 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

19. ANNEXATION AGREEMENT  
RECORDED ON: 09/15/2000  
RECORDED IN: INSTRUMENT NO. 2793930 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

20. AMENDED NON-DISTURBANCE AGREEMENT  
RECORDED ON: 09/19/2000  
RECORDED IN: INSTRUMENT NO. 2794881 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

21. AN EASEMENT 10 FEET IN WIDTH  
IN FAVOR OF: VISTA RIDGE DEVELOPMENT CORPORATION  
RECORDED ON: 03/09/2001  
RECORDED IN: INSTRUMENT NO. 2831499 (DOES NOT AFFECT SITE).

22. MINERAL DEED  
GRANTOR: DONALD N. SHARP MEMORIAL COMMUNITY HOSPITAL, A CALIFORNIA CORPORATION, AKA SHARP MEMORIAL HOSPITAL  
GRANTEE: VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION  
RECORDED ON: 09/13/2001  
RECORDED IN: INSTRUMENT NO. 2883385 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

23. MINERAL DEED  
GRANTOR: JAPANESE FRIENDSHIP GARDEN SOCIETY OF SAN DIEGO, A CALIFORNIA CORPORATION  
GRANTEE: VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION  
RECORDED ON: 09/13/2001  
RECORDED IN: INSTRUMENT NO. 2883386 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

## Easements

24. NOTICE OF CONCURRENT USE AGREEMENT  
RECORDED ON: 10/08/2001  
RECORDED IN: INSTRUMENT NO. 2890471 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

25. PIPELINE EASEMENT AGREEMENT  
IN FAVOR OF: THE FARMERS RESERVOIR AND IRRIGATION COMPANY, A COLORADO CORPORATION  
RECORDED ON: 10/22/2001  
RECORDED IN: INSTRUMENT NO. 2893921  
AS TO:  
RECORDED ON: 10/22/2001  
RECORDED IN: INSTRUMENT NO. 2893922 (DOES NOT AFFECT SITE).

26. ASSIGNMENT AND DEED (ROYALTY AND OTHER RIGHTS)  
GRANTOR: STANLEY A. ZIMMERMAN AND LEONE M. ZIMMERMAN, AS TRUSTEES UNDER THE REVOCABLE LIVING TRUST AGREEMENT DATED 11/12/1993  
GRANTEE: VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION  
RECORDED ON: 08/23/2000  
RECORDED IN: INSTRUMENT NO. 2789219 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

27. DEED OF AVIGATION EASEMENT  
IN FAVOR OF: THE TOWN OF ERIE, COLORADO  
RECORDED ON: 11/28/2001  
RECORDED IN: INSTRUMENT NO. 2903864 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

28. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND 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, 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).

②9 RIGHT-OF-WAY  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 04/17/2002  
RECORDED IN: INSTRUMENT NO. 2943714 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).

30. RIGHT-OF-WAY GRANT  
IN FAVOR OF: HS GATHERING, L.L.C., A COLORADO LIMITED LIABILITY COMPANY  
RECORDED ON: 04/29/2002  
RECORDED IN: INSTRUMENT NO. 2946541  
CORRECTION OF RIGHT-OF-WAY DESCRIPTION  
RECORDED ON: 04/12/2006  
RECORDED IN: INSTRUMENT NO. 3378795 (DOES NOT AFFECT SITE).

31. ORDINANCE NO. 780  
RECORDED ON: 06/04/2002  
RECORDED IN: INSTRUMENT NO. 2958045 (DOES NOT AFFECT SITE).

32. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT  
RECORDED ON: 07/19/2002  
RECORDED IN: INSTRUMENT NO. 2970755 (DOES NOT AFFECT SITE).

33. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT  
RECORDED ON: 07/19/2002  
RECORDED IN: INSTRUMENT NO. 2970756 (DOES NOT AFFECT SITE).

34. RIGHT-OF-WAY GRANT  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 07/23/2002  
RECORDED IN: INSTRUMENT NO. 2971220 (DOES NOT AFFECT SITE).

35. RIGHT-OF-WAY GRANT  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 08/12/2002  
RECORDED IN: INSTRUMENT NO. 2977116 (DOES NOT AFFECT SITE).

36. RIGHT-OF-WAY GRANT  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 09/04/2002  
RECORDED IN: INSTRUMENT NO. 2984582 (DOES NOT AFFECT SITE).

③0 RIGHT-OF-WAY GRANT  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 09/04/2002  
RECORDED IN: INSTRUMENT NO. 2984583 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).

38. EASEMENT AGREEMENT  
RECORDED ON: 09/17/2002  
RECORDED IN: INSTRUMENT NO. 2988340 (DOES NOT AFFECT SITE).

39. RIGHT-OF-WAY GRANT  
IN FAVOR OF: UNITED POWER, INC.  
RECORDED ON: 12/20/2002  
RECORDED IN: INSTRUMENT NO. C1070363 (DOES NOT AFFECT SITE).

40. RIGHT-OF-WAY GRANT  
IN FAVOR OF: COMCAST CABLE COMMUNICATIONS, INC.  
RECORDED ON: 06/05/2003  
RECORDED IN: INSTRUMENT NO. 3069933 (DOES NOT AFFECT SITE).

41. VISTA RIDGE FILING 2 DEVELOPMENT AGREEMENT  
RECORDED ON: 06/06/2003  
RECORDED IN: INSTRUMENT NO. 3070386 (DOES NOT AFFECT SITE).

42. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 3080606, 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 HANDICAPPED PEOPLE. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

43. EASEMENT  
RECORDED ON: 12/24/2003  
RECORDED IN: INSTRUMENT NO. 3138763 (DOES NOT AFFECT SITE).

44. GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT  
IN FAVOR OF: TOWN OF ERIE, A COLORADO MUNICIPAL CORPORATION  
RECORDED ON: 01/28/2004  
RECORDED IN: INSTRUMENT NO. 3148807 (DOES NOT AFFECT SITE).

45. GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT  
IN FAVOR OF: TOWN OF ERIE, A COLORADO MUNICIPAL CORPORATION  
RECORDED ON: 01/28/2004  
RECORDED IN: INSTRUMENT NO. 3148808 (DOES NOT AFFECT SITE).

46. EASEMENT AGREEMENT  
IN FAVOR OF: QWEST CORPORATION, A COLORADO CORPORATION  
RECORDED ON: 06/29/2004  
RECORDED IN: INSTRUMENT NO. 3193926 (DOES NOT AFFECT SITE).

## Easements

47. EASEMENT AGREEMENT  
IN FAVOR OF: VISTA RIDGE GOLF CLUB VENTURE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
RECORDED ON: 07/11/2005  
RECORDED IN: INSTRUMENT NO. 3302025 (DOES NOT AFFECT SITE).

48. GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT  
IN FAVOR OF: TOWN OF ERIE, A COLORADO MUNICIPAL CORPORATION  
RECORDED ON: 01/30/2006  
RECORDED IN: INSTRUMENT NO. 3358647 (DOES NOT AFFECT SITE).

49. AGREEMENT TO PROVIDE NON-POTABLE WATER  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445410 (DOES NOT AFFECT SITE).

50. EASEMENT AGREEMENT FOR TILLMAN ACCESS  
IN FAVOR OF: VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445411 (DOES NOT AFFECT SITE).

51. DEED OF TRUST  
FROM: WILLIAM CARNAHAN AND DIANE CARNAHAN  
TO: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., TRUSTEE(S)  
IN FAVOR OF: MOUNTAIN CREST MORTGAGE, INC.  
DATED: 07/20/2007  
RECORDED ON: 07/25/2007  
RECORDED IN: INSTRUMENT NO. 3492616  
ORIGINAL \$ AMT.: \$N/A

RELEASED BY REQUEST FOR RELEASE OF DEED OF TRUST AND LEASE RECORDED IN INSTRUMENT NO. 3546735 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

52. ACCESS/PARKING EASEMENT, NON-POTABLE WATER SERVICE AND COST-SHARING AGREEMENT  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445412 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

53. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 3445413, 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 HANDICAPPED PEOPLE. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

54. IRRIGATION WATER FACILITIES COMMON USE AGREEMENT  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445414 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

55. EASEMENT AGREEMENT FOR 13TH HOLE  
IN FAVOR OF: VISTA RIDGE METROPOLITAN DISTRICT, A COLORADO MUNICIPAL CORPORATION  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445416 (DOES NOT AFFECT SITE).

56. EASEMENT AGREEMENT FOR 8TH HOLE  
IN FAVOR OF: VISTA RIDGE DEVELOPMENT CORPORATION, A COLORADO CORPORATION  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445418 (DOES NOT AFFECT SITE).

57. GOLF CART EASEMENT AGREEMENT  
IN FAVOR OF: VISTA RIDGE GOLF CLUB VENTURE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445419 (DOES NOT AFFECT SITE).

58. MINERAL RIGHTS  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445420 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

59. MAINTENANCE FACILITY EASEMENT AGREEMENT  
RECORDED ON: 01/04/2007  
RECORDED IN: INSTRUMENT NO. 3445423 (DOES NOT AFFECT SITE).

60. OWNER TO DISTRICT AND DISTRICT TO OWNER EASEMENT AGREEMENT FOR IRRIGATION LINES  
RECORDED ON: 02/21/2007  
RECORDED IN: INSTRUMENT NO. 3456736 (DOES NOT AFFECT SITE).

61. EASEMENT AGREEMENT FOR 17 HOLE, PEDESTRIAN PATHS, AND 16TH HOLE SPILL WAY  
IN FAVOR OF: VISTA RIDGE METROPOLITAN DISTRICT, A COLORADO MUNICIPAL CORPORATION  
RECORDED ON: 02/21/2007  
RECORDED IN: INSTRUMENT NO. 3456737 (DOES NOT AFFECT SITE).

62. STATEMENT OF AUTHORITY  
FOR: COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: STEPHEN M. KERR  
DATED: 11/13/2008  
RECORDED ON: 11/24/2008  
RECORDED IN: INSTRUMENT NO. 3591343 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

63. DEED OF TRUST  
FROM: COLORADO NATIONAL GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY  
TO: THE PUBLIC TRUSTEE OF WELD COUNTY, COLORADO, TRUSTEE(S)  
IN FAVOR OF: MILE HIGH BANKS  
DATED: 11/10/2008  
RECORDED ON: 11/24/2008  
RECORDED IN: INSTRUMENT NO. 3591345  
ORIGINAL \$ AMT.: \$5,475,000.00  
ASSIGNMENT OF RENTS AND LEASES  
RECORDED ON: 11/24/2008  
RECORDED IN: INSTRUMENT NO. 3591346 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN 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: 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 NATURE).

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/VIN		
OFS		
EE/OUT		

Engineer/Consultant:  
**Altura**  
Land Consultants  
681 S. Beaver Pkwy., Suite 105  
Commerce, CO 80111  
Phone: (703) 469-0338 - Fax: (703) 469-1506  
Drawn By: JT  
Job No.: 14145

Architect:  
**Rex**  
Architects  
1445 W. 10th Street  
Denver, CO 80202  
303.666.2918

**verizon wireless**  
3131 S. Vaughn Way, Suite 550  
Aurora, CO, 80014 (949) 222-7000

DEN VISTA PARKWAY  
1745 HWY 7  
ERIE, CO, 80516  
COUNTY OF WELD  
TOPOGRAPHIC SURVEY

REVISIONS	DATE	DESCRIPTION
5	1/30/17	UPDATED LEASE AREA AND ACCESS EASEMENT
1	7/29/14	ADDED TITLE REPORT
2	6/7/16	ADDED LEASE AREA
3	11/3/16	UPDATED LEASE AREA
4	11/15/16	ADDED TOPO

Sheet:

LS2

**VISTA RIDGE MASTER FINAL PLAT TRACK 15**  
 A PORTION OF THE SE ¼ 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

**LEGAL DESCRIPTION**

**PARCEL I:**  
 TRACTS 7A, 7B, 8, 9, 10A, 10B, 10C, 11, 12, 13, 14A, 14B, 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 ¼ OF SECTION 32, TOWNSHIP 1 NORTH, 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 35B 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.

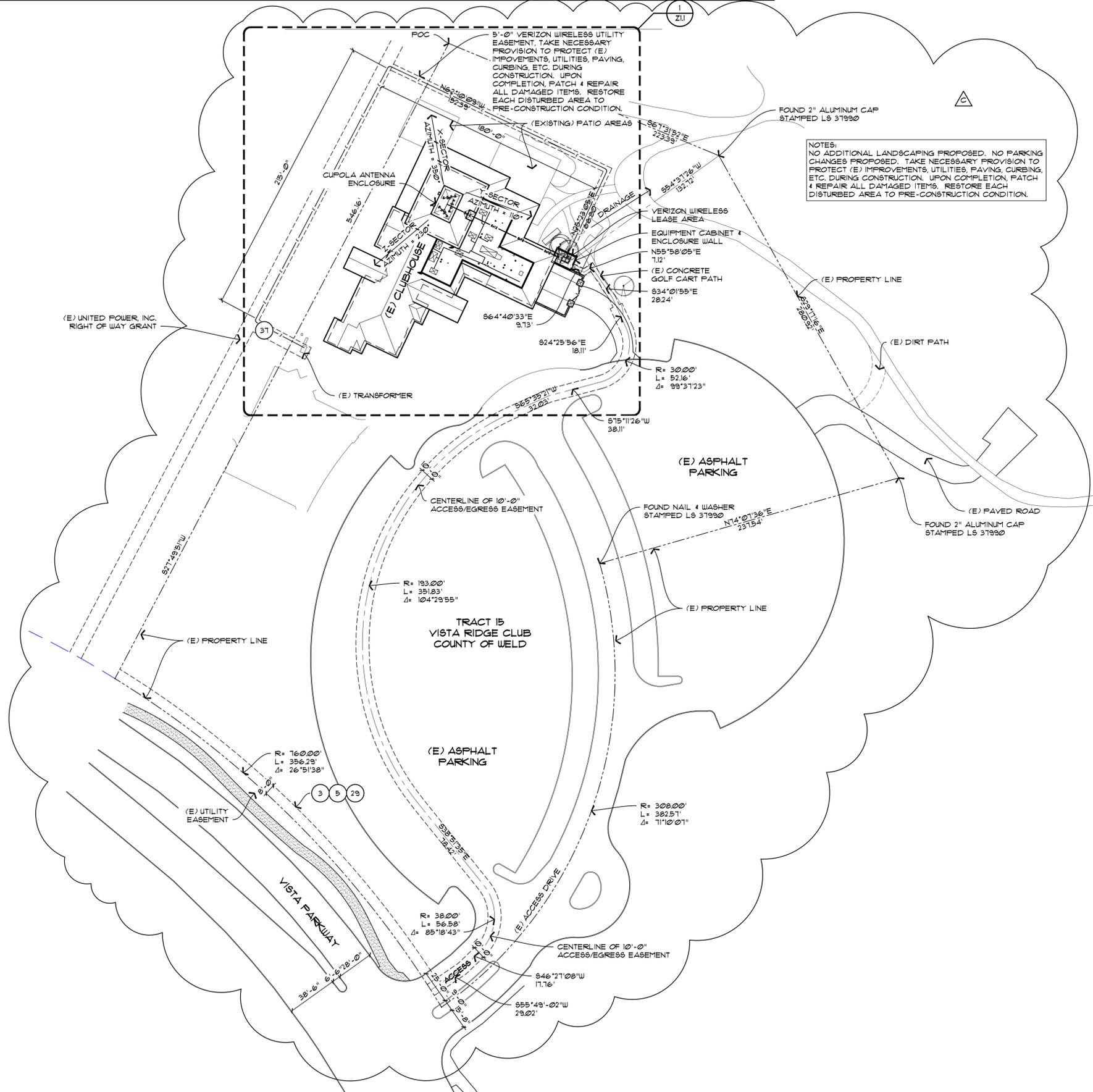
**PARCEL VI:**  
 EASEMENT RIGHTS AS CONTAINED IN THOSE CERTAIN DOCUMENTS RECORDED JULY 7, 2005 AT RECEPTION NO. 3302025 AND 3302026; AND RECORDED JANUARY 4, 2007 AT RECEPTION NO. 3445412, 3445414, 3445419 AND 3445423.

**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.

**EASEMENT**

- 3 PLAT RECORDED IN INSTRUMENT NO. 2903870. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 5 PLAT RECORDED IN INSTRUMENT NO. 3465949. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 29 RIGHT-OF-WAY IN FAVOR OF: UNITED POWER, INC. RECORDED ON: 04/17/2002 RECORDED IN: INSTRUMENT NO. 2943714 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 37 RIGHT-OF-WAY GRANT IN FAVOR OF: UNITED POWER, INC. RECORDED ON: 09/04/2002 RECORDED IN: INSTRUMENT NO. 2984583 (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).



**NOTES:**  
 NO ADDITIONAL LANDSCAPING PROPOSED. NO PARKING CHANGES PROPOSED. TAKE NECESSARY PROVISION TO PROTECT (E) IMPROVEMENTS, UTILITIES, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION, PATCH & REPAIR ALL DAMAGED ITEMS. RESTORE EACH DISTURBED AREA TO PRE-CONSTRUCTION CONDITION.

**SITE PLAN**  
 SCALE: 1" = 40'-0"  
 TRUE NORTH

STAMP



**DRAWINGS**  
 Drawings and Specifications as instruments of service are and shall remain the property of the Architect, whether the Project for which they are made is executed or not. The Owner shall be permitted to make copies, including reproducible copies of Drawings and Specifications, for information and reference in connection with the Owners use and occupancy of the Project. The Drawings and Specifications 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.

**PROJECT FOR**

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

**DATE ISSUED**  
 NOVEMBER 10, 2016

DATE	ISSUED AS
----	ZD APPROVAL
----	CD PRELIMINARY / REVIEW
----	BID SETS
----	PERMIT SUBMITTED

DATE	REVISIONS
11/18/16	A TITLE
12/29/16	B CABINET DETAILS
01/30/17	C DEVELOPMENT REVIEW
----	----
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**PROJECT NAME**  
 GRE-VISTA PARKWAY TELECOMMUNICATION FACILITY - ALT#1 ZD'S  
 2700 VISTA PARKWAY  
 ERIE, CO 80516  
 COUNTY OF WELD  
 STATE OF COLORADO

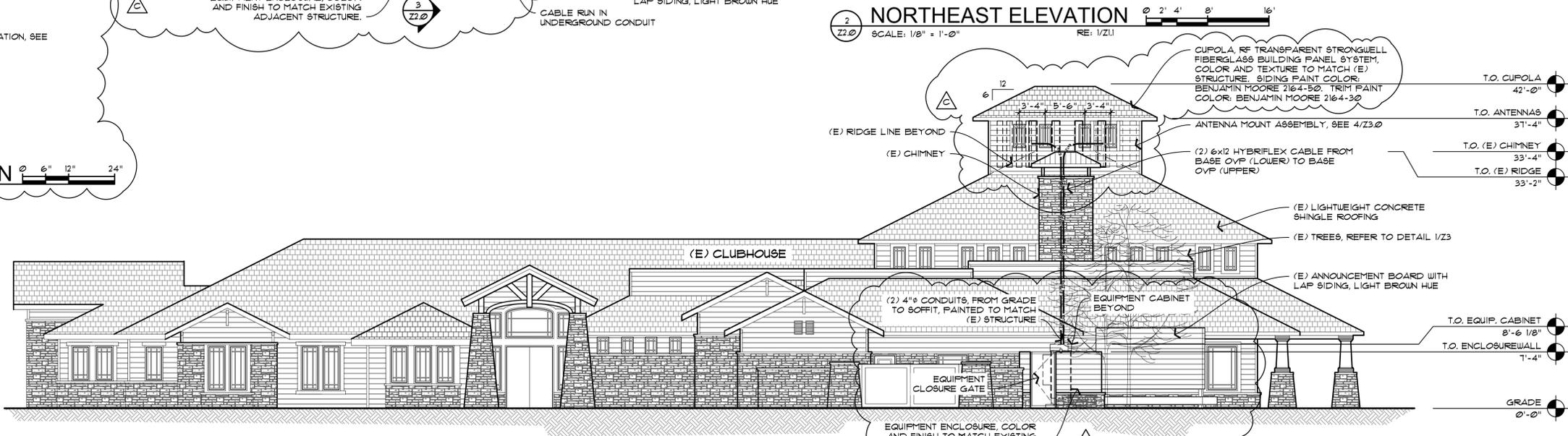
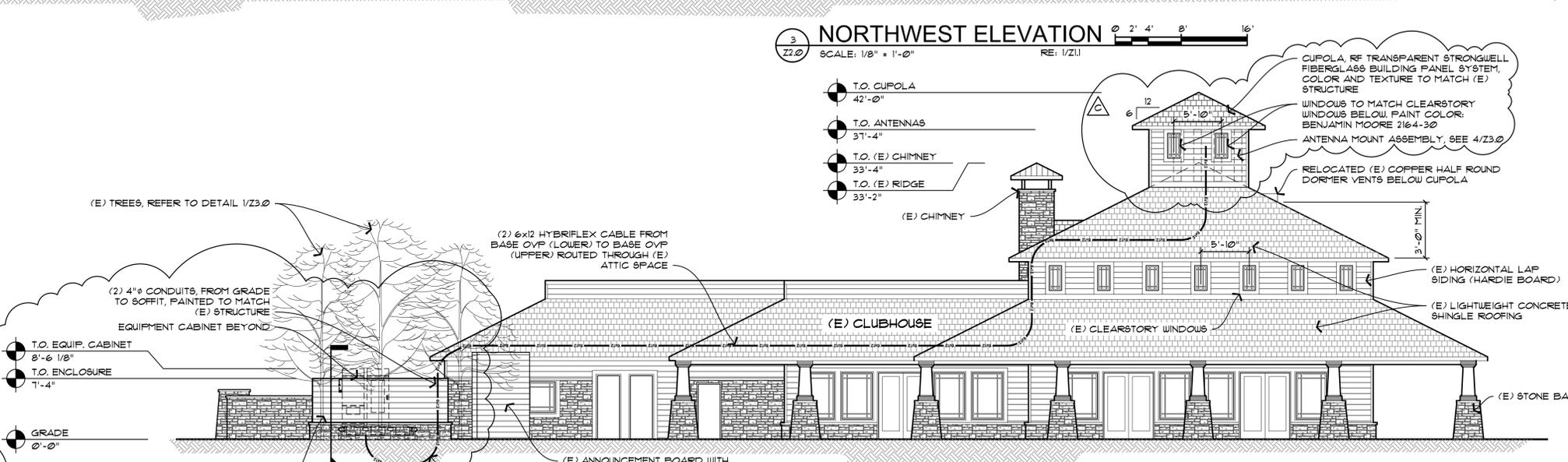
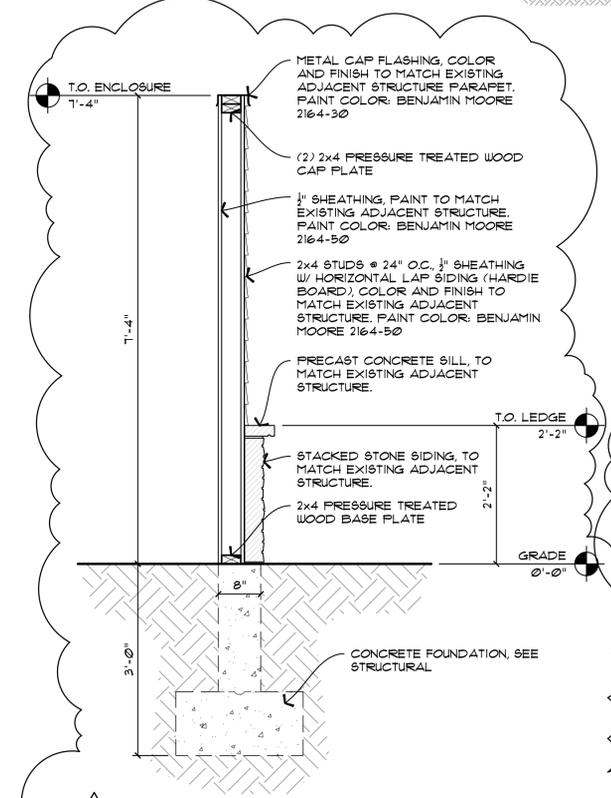
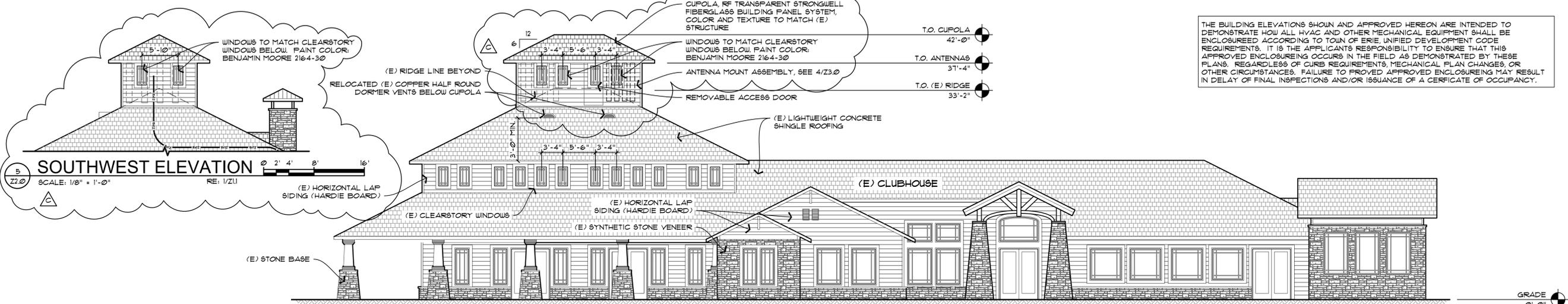
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 1 OF 4



# 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 SF-000829-2016

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE ENCLOSED ACCORDING TO TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THIS APPROVED ENCLOSURE OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS. REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES, FAILURE TO PROVIDE APPROVED ENCLOSURE MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



STAMP

**T\*REX ARCHITEX**  
 146 Madison Street  
 Denver, CO 80206  
 303.388.2918

**DRAWINGS**  
 Drawings and Specifications as instruments of service are and shall remain the property of the Architect, whether the Project for which they are made is executed or not. The Owner shall be permitted to make copies, including reproducible copies of Drawings and Specifications, for information and reference in connection with the Owners use and occupancy of the Project. The Drawings and Specifications 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.

PROJECT FOR

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

DATE ISSUED

NOVEMBER 10, 2016

DATE	ISSUED AS
----	ZD APPROVAL
----	CD PRELIMINARY / REVIEW
----	BID SETS
----	PERMIT SUBMITTED

DATE	REVISIONS
11/18/16	A TITLE
12/29/16	B CABINET DETAILS
01/30/17	C DEVELOPMENT REVIEW
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PROJECT NAME

GRE-VISTA PARKWAY TELECOMMUNICATION FACILITY - ALT#1 ZD'S

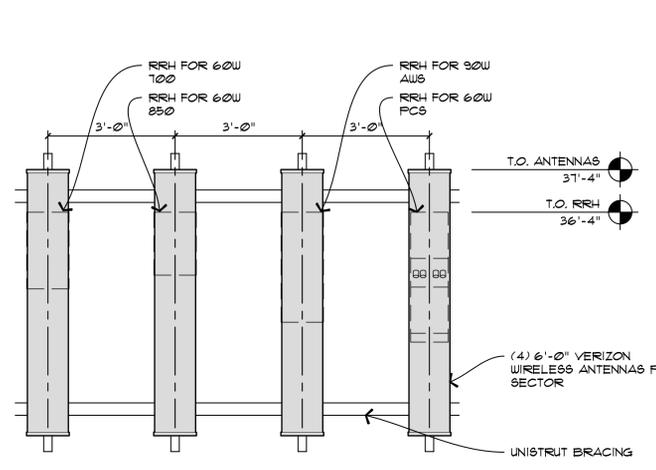
2700 VISTA PARKWAY  
 ERIE, CO 80516

COUNTY OF WELD  
 STATE OF COLORADO

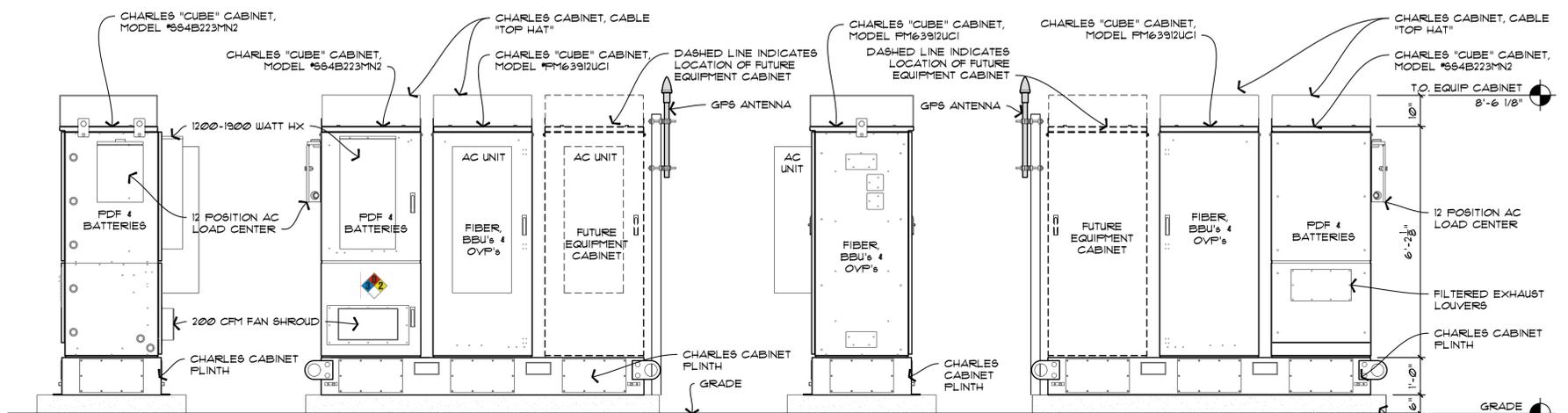
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 3 OF 4

T\*AH

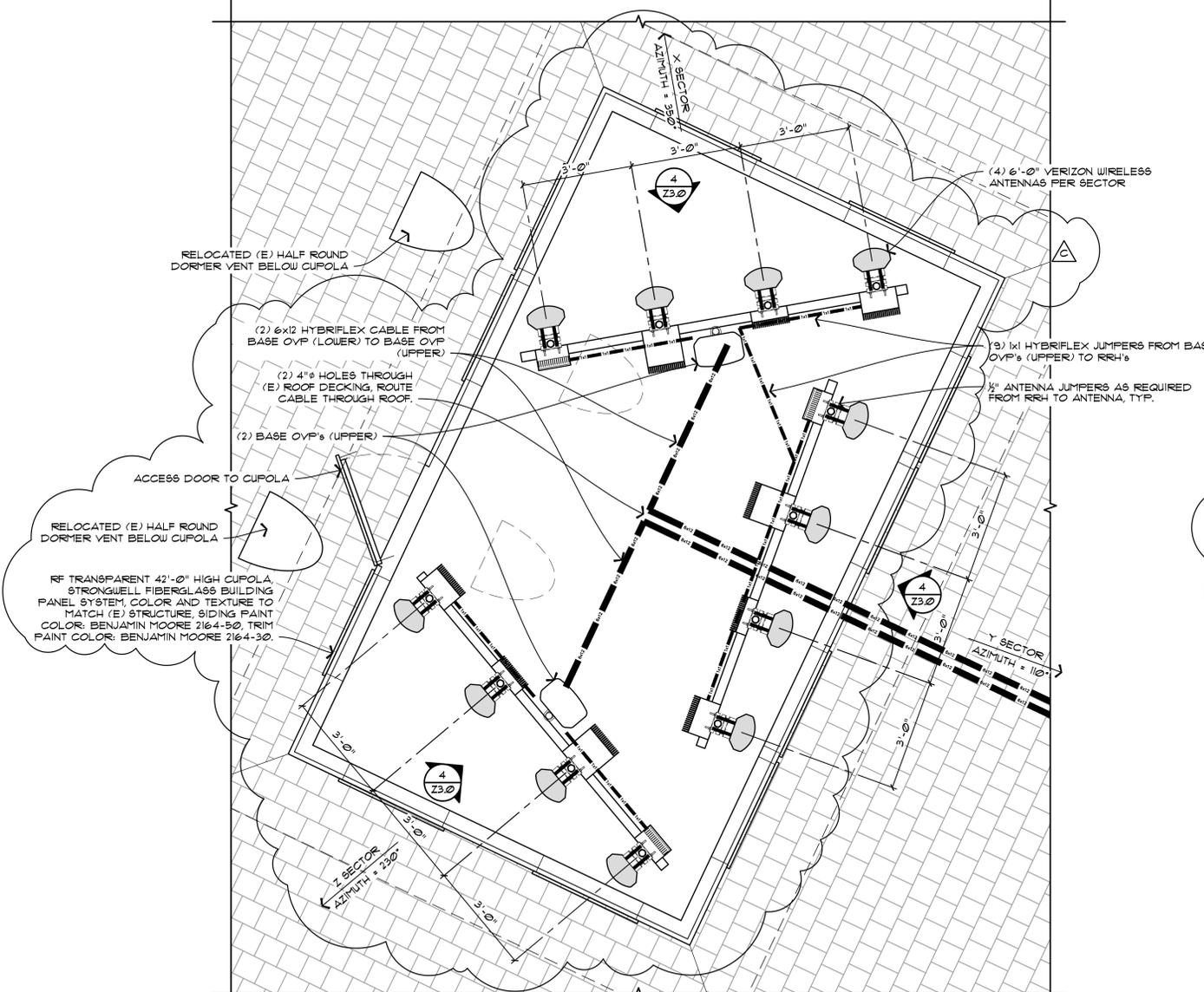
**VISTA RIDGE MASTER FINAL PLAT TRACK 15**  
 A PORTION OF THE SE 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, COLORADO  
 4.89 ACRES  
 SPECIAL REVIEW USE SRU-000828-2016 AND SITE PLAN SF-000829-2016



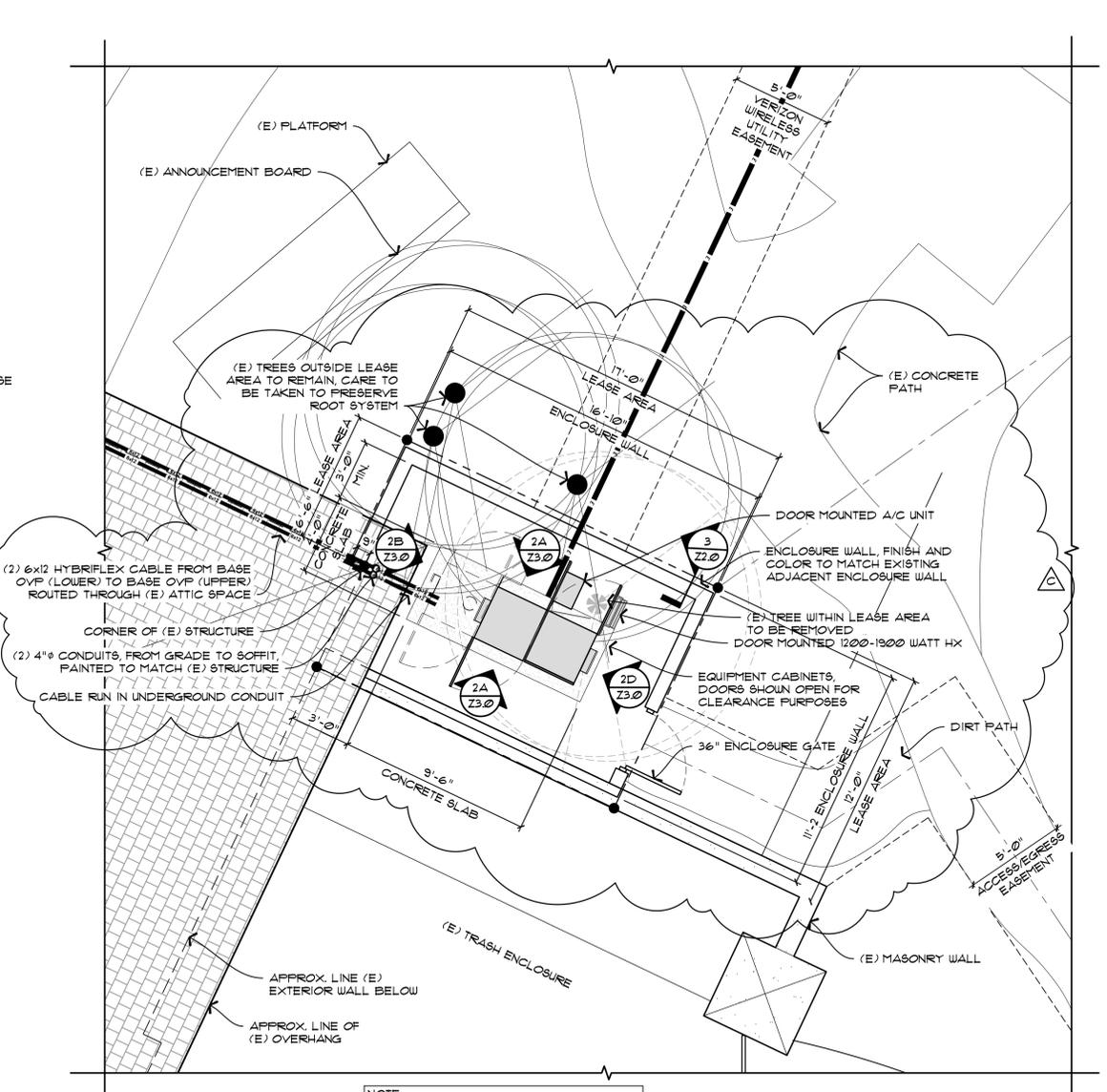
**4 TYP. ANTENNA ELEVATION**  
 SCALE: 1/2" = 1'-0" RE: 2/Z3



**2 EQUIPMENT CABINET ELEVATIONS**  
 SCALE: 1/2" = 1'-0" RE: 1/Z4



**3 ENLARGED CUPOLA & ANTENNA MOUNT PLAN**  
 SCALE: 1/2" = 1'-0" RE: 2/Z3



**1 ENLARGED EQUIPMENT CABINET PLAN**  
 SCALE: 1/4" = 1'-0" RE: 1/Z1

STAMP

**T\*REX ARCHITEX**  
 146 Madison Street  
 Denver, CO 80206  
 303.388.2918

DRAWINGS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect, whether the Project for which they are made is executed or not. The Owner shall be permitted to make copies, including reproducible copies of Drawings and Specifications, for information and reference in connection with the Owners use and occupancy of the Project. The Drawings and Specifications 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.

PROJECT FOR

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

DATE ISSUED

**NOVEMBER 10, 2016**

DATE	ISSUED AS
----	ZD APPROVAL
----	CD PRELIMINARY / REVIEW
----	BID SETS
----	PERMIT SUBMITTED

DATE	REVISIONS
11/18/16	A TITLE
12/29/16	B CABINET DETAILS
01/30/17	C DEVELOPMENT REVIEW
----	----
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----	----
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PROJECT NAME

**GRE-VISTA PARKWAY TELECOMMUNICATION FACILITY - ALT#1 ZD'S**

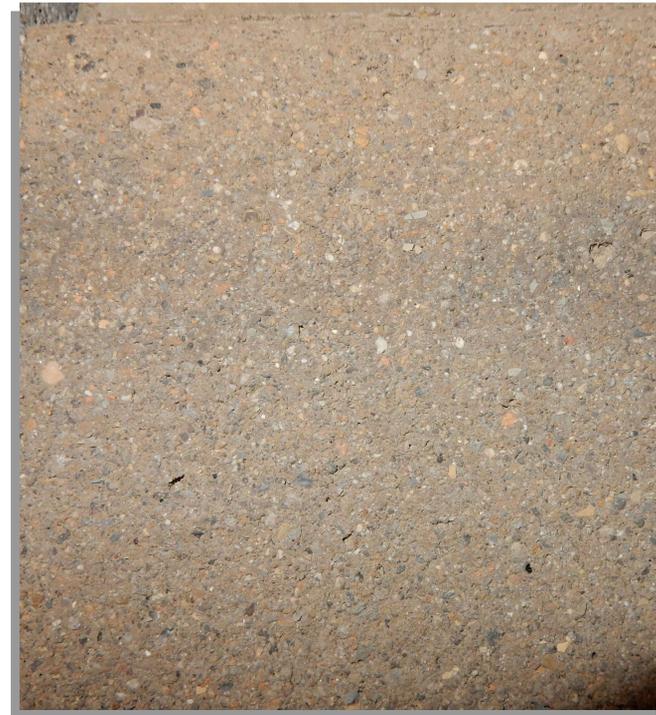
2700 VISTA PARKWAY  
 ERIE, CO 80516

COUNTY OF WELD  
 STATE OF COLORADO

# VISTA RIDGE MASTER FINAL PLAT TRACK 15

A PORTION OF THE SE ¼ 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



**EXISTING ROOF TILE  
(DISCONTINUED)**



**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.



