ELBERT COUNTY
Community & Development Services

AGENDA
PLANNING COMMISSION MEETING
BOCC Hearing Room
215 Comanche St. Kiowa
DATE: August 4, 2026 - - TIME: 6:00 PM

1. **TRAINING**

   A. Guest Speaker: Jill Carlson, Technical Reviewer, Colorado Geological Survey

2. **CALL TO ORDER** Reminder to turn off Cell Phones

3. **PRAYER AND PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S) PERTAINING TO MATTERS OF THIS BOARD**

6. **CITIZEN COMMENTS**

7. **APPROVAL OF MEETING MINUTES**

   A. PC Minutes, July 7, 2026

8. **PUBLIC HEARING PROCESS**
   Chairperson Statement: This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial and material evidence received during this hearing.

   All testimony must be competent, on topic and not repetitious.

   Chairperson - The order of business for Public Hearings will be as follows:
   1. Open Public Hearing
   2. Staff Presentation
   3. Applicant Presentation (if any)
   4. Public Testimony
   5. Public Comment Closed
   6. Applicant Rebuttal
   7. Board Only Discussion

8. Board Motion and Roll Call Vote
9. Close Public Hearing

Note: Once the Public Hearing has been closed, no further testimony will be taken.

9. PUBLIC HEARINGS

A. **The Ridge at Spring Valley Metro District Service Plan: SD-2026-0002**

B. **TPLO2GO SUR: SUR-2025-0002**

C. **Vail Rezone: RZ-2026-0002**

10. WORK SESSION

A. Comprehensive Plan

11. ANNOUNCEMENTS

12. ADJOURNMENT (NO LATER THAN 10:00 PM PER PLANNING COMMISSION BYLAWS)

ELBERT COUNTY
Community & Development Services

PLANNING COMMISSION

TRAINING and REGULAR MEETING

Tuesday, July 7, 2026, 6:00 PM

Administration Building, 215 Comanche Street, 2nd Floor, Public Hearing Room, Kiowa, CO 80117

1. **TRAINING:** 6:01 PM Guest Speaker. Lori Ellefson, GIS Specialist/Appraiser with the Elbert County Assessor's Office shared an overview of the office team's credentials and her involvement in pre-application meetings and application review processes. The GIS Specialist reviews account and parcel numbers; access points; coordinates with Emergency Services (addressing) and Road and Bridge (private roads); subdivision names (avoid duplications/similarities); commercial endeavors (potential tax implications); lot sizes (CAD files); and verification of legal descriptions. The Assessor's Office handles the "splitting" of land (subdividing and land survey plats) into lots 35 acres or greater.
   Commissioners Present: Chair Kevin Kirkwood, Kyle DeNardo, John Gresham, Dan Guthrie, Ken Madsen, Dede Schott-Grace, and Dan McCallin.
   Commissioners Absent: Vice Chair Robert Poletiek and Nicole Hunt.
   Meeting Staff: Jennifer Jones, Community & Development Services Director; Lance Ingalls, County Attorney; Danny Klibaner, Land Use Planner; Wendy Doyle, PC Recording Secretary; and Mars Garcia, CDS Digital Media Specialist.

2. **CALL TO ORDER:** 6:12 PM Chair Kirkwood.

3. **INVOCATION/PLEDGE OF ALLEGIANCE:** 6:12 PM Chair Kirkwood.

4. **ROLL CALL/ATTENDANCE:** 6:14 PM Wendy Doyle.
   Commissioners Present: Chair Kevin Kirkwood, Kyle DeNardo, John Gresham, Dan Guthrie, Ken Madsen, Dede Schott-Grace, and Dan McCallin.
   Commissioners Absent: Vice Chair Robert Poletiek and Nicole Hunt.
   Meeting Staff: Jennifer Jones, Community & Development Services Director; Lance Ingalls, County Attorney; Danny Klibaner, Land Use Planner; Wendy Doyle, PC Recording Secretary; and Mars Garcia, CDS Digital Media Specialist.

5. **STAFF REPORT:** 6:14 PM Jennifer Jones reported recent actions of the Board of County Commissioners.

6. **CITIZEN COMMENTS:** 6:15 PM Chair Kirkwood. None.

7. **APPROVAL OF MEETNG MINUTES:** 6:15 PM Chair Kirkwood.
   Commissioner DeNardo moved to approve the meeting minutes of June 2, 2026, as presented.
   Commissioner McCallin seconded the motion. **Call for Vote:** Chair Kirkwood. **Motion Passed 7 – 0.**

8. **PUBLIC HEARING PROCESS:** 6:16 PM Chair Kirkwood discussed the role of the Planning Commission and the

public hearing process.

9. **PUBLIC HEARINGS:** 6:16 PM Chair Kirkwood.

PUBLIC HEARING #1, COYOTE RIDGE METRO DISTRICT SERVICE PLAN, SD-2026-0001 OPENED:
6:16 PM Chair Kirkwood.

Staff Presentation: Lance Ingalls provided a brief explanation of metropolitan district service plans and Statutory Authority/Criteria. Mr. Ingalls referenced the Staff Memorandum presenting Project Summary; Service Plan Review; Statutory Authority/Criteria; and Findings information. The Coyote Ridge Planned Unit Development (PUD) was approved by the Board of County Commissioners (BOCC) on November 19, 2025 (Resolution 25-54). The approved PUD allows for up to 221 residential units on the approximately 112-acres site located at the northeast corner of County Roads 13 and 178. The Coyote Ridge Preliminary Plat is currently under review.

Applicant Presentation: 6:17 PM On behalf of Property Owners/Applicants Dave Quatrochi and Bill Hart, Coyote Ridge LLC, Counsel to the Applicant – Karlie Ogden with Icenogle Seaver Pogue P.C. Project team in attendance: Jennifer Ivey -Icenogle Seaver Pogue, P.C.; John - Piper Sandler; and Eric Tuin - 2N Civil, LLC. Information presented included a vicinity map of the district; project information/timeline/next steps; infrastructure map; overlapping districts; and an overview of Metropolitan Districts information and responsibilities generally. Ms. Ogden highlighted water and sewer Improvements – forthcoming intergovernmental agreement (IGA) with Spring Valley Metropolitan District No. 1 and property comprising the district is within boundaries of Rattlesnake Fire Protection District. Details of district responsibilities (Fund Public Improvements, Maintenance/Enforcement, and Special Purposes) were presented along with Special District Act/Statutory criteria, debt and service plan limitations, and bond structure and repayment.

Public Testimony Opened/Closed: 6:33 PM Chair Kirkwood. None.

Applicant Rebuttal: Chair Kirkwood. None.

Board Discussion: 6:33 PM Chair Kirkwood.
Topics included board of directors; anticipated IGA with Spring Valley Metropolitan District No. 1 (related discussions and Will Serve letter); BOCC zoning and land use approvals; debt mill levy; sanitation and water delivery costs and responsibilities; and alignment with the approval criteria that are in statute.

Call for Motion: 6:42 PM Chair Kirkwood.
Commissioner DeNardo moved the Planning Commission recommend approval of SD-2026-0001 as presented in the staff report.
Commissioner Schott-Grace seconded the motion.
Call for Roll Call Vote: Chair Kirkwood.
Ayes: Dan Guthrie, Ken Madsen, Kyle DeNardo, John Gresham, and Dede Schott-Grace.
Nays: Dan McCallin and Kevin Kirkwood.
Motion Passed 5 - 2.

PUBLIC HEARING #1, COYOTE RIDGE METRO DISTRICT SERVICE PLAN, SD-2026-0001 CLOSED:
6:44 PM Chair Kirkwood.

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PUBLIC HEARING #2, VIGIL FAMILY FINAL PLAT, FP-2026-0003 OPENED: 6:46 PM Chair Kirkwood.

Staff Presentation: Danny Klibaner presented the application requesting approval for a Final Plat to subdivide 57.45-acres zoned Agriculture Residential (AR) into five lots at least ten acres in size and include building envelopes. The subject property currently known as Parcel No. 8433200498 is located at 30951 Private Road 23, Elizabeth, CO 80107. Rezone and Preliminary Plat applications were approved by the Board of County Commissioners (BOCC) on November 19, 2025. Due to the unique shape of the parcel, Private Road 23 intersects one of the lots. During the Preliminary Plat, a request for a minor modification to allow for the layout of the lots with the road intersection was approved. Mr. Klibaner reviewed information including project summary; background and existing conditions; site characteristics; public notification; community meeting and public comment; referral process; consideration for decision; findings and review criteria; and potential conditions of approval.

Applicant Comments: 7:01 PM Applicant Representative Jill Repella (Cornerstone Insight) for property owners Shane Jensen and Sean MacEgan. Comments included previous support from the Planning Commission during rezoning and preliminary platting, access, and an existing easement that does not align with the existing road.

Meeting Recess: 7:02 PM – 7:04 PM Chair Kirkwood.

Public Testimony Opened: 7:04 PM Chair Kirkwood.
Comments in opposition: Justin Grady, Elizabeth, CO; Glenn Swezgart, Elizabeth, CO; and Travis Johnson, Elizabeth, CO. Topics included current road condition/use/maintenance responsibilities; emergency services; easement/road not up to county standards; adjacent land former Titan missile site ground water contamination/test wells; road use liability; desire for county road maintenance; and mass subdivision of lots- keep County rural.
Comments in favor: None.
Public Testimony Closed: 7:18 PM Chair Kirkwood.

Applicant Rebuttal: Chair Kirkwood.
Jill Repella addressed the points raised in public testimony with emphasis on subdivision of lots for Vigil family, road improvements/maintenance of Vigil family's portion of the road, and water/soil studies.

Board Discussion: 7:22 PM Chair Kirkwood.
Topics included property ownership; ground water and topographical soil issues/studies; former Titan missile site monitoring wells; building envelopes; Vigil family's Road Maintenance Agreement/recordation/termination clause/communications with neighbors; process and preparedness for road maintenance; referral agencies; septic systems; fencing; and County policy to not accept maintenance of private roads. Brief discussions related to a potential amendment to the Vigil Family Road Maintenance Agreement following discussions with neighbors/experts and potential additional conditions of approval were held.

Call for Motion: 7:46 PM Chair Kirkwood.
Commissioner DeNardo moved the Planning Commission recommend approval of Vigil Family Final Plat, FP-2026-0003 to align with the conditions in the staff report along with the additional conditions as such:

1. **Road Maintenance Agreement Termination:** The applicant shall revise the Road Maintenance Agreement to provide that the agreement may only be terminated upon acceptance of the private road by Elbert County as a public road to be maintained by the County or if a new Agreement is executed with the surrounding neighbors outside the subdivision.

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2. **Snow Removal:** The applicant shall revise the Road Maintenance Agreement to require that snow removal on the private road be performed in accordance with Elbert County road maintenance standards for public roads, including timely and adequate snow removal to maintain safe and passable conditions.
3. **Road Maintenance Standards:** The Road Maintenance Agreement shall require that all ongoing maintenance, repair, and improvements to the private road be performed in accordance with current Elbert County road construction and maintenance standards, as determined by the Elbert County Public Works Department.
4. **Road Standards Prior to Access Permits:** No access permits shall be issued for any lot within the subdivision until the private road has been constructed or improved to meet current Elbert County road standards, as verified and approved by the Elbert County Public Works Department.

Commissioner McCallin seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Kevin Kirkwood, Dan McCallin, Dan Guthrie, Ken Madsen, Kyle DeNardo, John Gresham, and Dede Schott-Grace.

Nays: None. **Motion Passed 7 – 0.**

PUBLIC HEARING #2, VIGIL FAMILY FINAL PLAT, FP-2026-0003 CLOSED: 7:48 PM Chair Kirkwood.

Meeting recess 7:48 PM – 7:56 PM Chair Kirkwood.

PUBLIC HEARING #3, FREEDOM VALLEY RANCH REZONE, RZ-2025-0008 AND
PUBLIC HEARING #4, FREEDOM VALLEY RANCH PRELIMINARY/FINAL PLAT, FP-2025-0005
OPENED: 7:56 PM Chair Kirkwood.

Chair Comment: Public Hearing #3 and Public Hearing #4 will be presented concurrently with separate votes.

Staff Presentation: Danny Klibaner.
Applicant: Katharine "Kathy" Goodman.
Property Owners: Aspen Visionary Development Company, LLC & Visionary Development Company, LLC.
Parcel Numbers 6425400003, 6425400001, 6425100022, 6425400004, and 6425100020.

Freedom Valley Ranch Rezone: The applicant is requesting to rezone 200.28-acres zoned Agriculture (A) to Residential Agriculture (RA) at the above stated parcels. Residential Agriculture zoned properties allow for 10-acre minimum lot sizes. Information reviewed included background and existing conditions; site characteristics; timeline of project; public notification; community meeting and public comment; referral process; considerations for decisions; findings and review criteria; and potential conditions of approval.

Freedom Valley Ranch Preliminary/Final Plat: The applicant is requesting approval of a concurrent Preliminary and Final Plat to subdivide 200.28-acres to create 20, 10-acre lots with 40.27-acres of open space easements at the above stated parcels. 106-foot-wide open space easements (designed as equestrian easements) encircle the 20 lots. All setbacks will be measured from the equestrian easements and are not being used in place of required Residential Agriculture standard setbacks. Information reviewed included background and existing conditions; site characteristics; timeline of project; public notification; community meeting and public comment; referral process; considerations for decisions; findings and review criteria; and potential conditions of approval.

Applicant Presentation: Kathy Goodman and Paige McLaughlin (Associate)
Ms. Goodman shared she is creating a small community with spacious lots, private wells, and rural lifestyle. Ms. McLaughlin provided an overview of the subdivision with emphasis on open space; addressing referral agencies' comments; and completed road improvements.

Public Testimony Opened: 8:20 PM Chair Kirkwood.

Comments in opposition: Nathan McNally, Elizabeth, CO and Anthony Simonetti, Elizabeth, CO. Topics included compatibility; wildlife impacted; plans for land changed from first introduction of 40-acre lots; County growth's long-term repercussions; and property values.

Comments in favor: None. **Public Testimony Closed:** 8:25 PM. Chair Kirkwood.

Applicant Rebuttal: Chair Kirkwood. None.

Board Discussion: 8:26 PM. Chair Kirkwood.

Topics included sole water source Denver Basin; 320-acre lot legally split into 8, 40-acre lots via process outside of the Planning Department; Minor Subdivision Plat and Preliminary/Final Subdivision Plat regulations; and open space. Staff clarified the Denver Basin contains multiple aquifers; the Denver Aquifer is the proposed project's water source.

Freedom Valley Ranch Rezone, RZ-2025-0008

Call for Motion: 8:35 PM Chair Kirkwood.

Commissioner DeNardo moved the Planning Commission recommend approval of Freedom Valley Ranch Rezone, RZ-2025-0008 with the conditions presented by staff.

Commissioner Schott-Grace seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Kevin Kirkwood; Dede Schott-Grace; John Gresham; Kyle DeNardo; Dan McCallin; Ken Madsen; and Dan Guthrie.

Nays: None.

Motion Passed 7 – 0.

Freedom Valley Ranch Preliminary/Final Plat, FP-2025-0005

Call for Motion: 8:37 PM Chair Kirkwood.

Commissioner DeNardo moved the Planning Commission recommend approval of Freedom Valley Ranch Subdivision Filing 3, FP-2025-0005 with the conditions presented by staff.

Commissioner Schott-Grace seconded the motion.

Call for Roll Call Vote: Chair Kirkwood.

Ayes: Dan Guthrie, Ken Madsen, Dan McCallin, Kyle DeNardo, John Gresham, Dede Schott-Grace, and Kevin Kirkwood.

Nays: None.

Motion Passed 7 – 0.

PUBLIC HEARING #3, FREEDOM VALLEY RANCH REZONE, RZ-2025-0008 AND PUBLIC HEARING #4, FREEDOM VALLEY RANCH PRELIMINARY/FINAL PLAT, FP-2025-0005 CLOSED: 8:38 PM. Chair Kirkwood.

10. **ADJOURNMENT:** 8:39 PM Chair Kirkwood.

Commissioner Schott-Grace moved to adjourn. Commissioner McCallin seconded the motion.

Call for Vote: Chair Kirkwood. **Motion Passed 7 – 0.**

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NOTICE: These minutes are Action Minutes and summarize actions taken during the meeting. The full audio/video and agenda packet is available at https://www.elbertcounty-co.gov

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ELBERT COUNTY
Community & Development Services

STAFF MEMORANDUM

Date: August 4, 2026

From: Lance Ingalls, County Attorney
Through: Jennifer Jones, AICP, CDS Director
To: Planning Commission

Project Name: Consolidated Service Plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5

Project Number: SD-2026-0002

Property Owner/Applicant: Jim Marshall, Spring Valley Land Investments, LLC

Counsel to the Applicant: Icenogle Seaver Pogue, P.C.

Project Summary
The Ridge at Spring Valley (previously known as Moorstead) was approved by the Board of County Commissioners (BOCC) on October 9, 2024 (Resolution 24-36). The approved PUD allows for up to 1,191 residential units on the approximately 1,100-acre site generally located north of County Road 174 between County Road 21 and County Road 29. The Ridge at Spring Valley Preliminary Plat is currently under review.

The proposed metropolitan districts would finance, construct, own, operate, and maintain public improvements and/or provide services within The Ridge at Spring Valley development. Examples of public improvements and services include interior roadways, drainage facilities, detention/water quality ponds, pocket parks and trails, and water and sewer facilities. It is anticipated that water and sanitation improvements will be coordinated with the Spring Valley Metropolitan District No. 1 which will, through an intergovernmental agreement between one or more of the districts, be responsible for distributing the water, collecting sewage, and otherwise servicing and billing individual residential users/customers.

Service Plan Review
The proposed metropolitan district service plan was reviewed by the Elbert County Attorney (legal) and Anderson Analytics (financial). Necessary and requested revisions were made. The latest draft of the service plan is attached.

Statutory Authority / Criteria

Per Colorado Revised Statues (CRS) 32-1-203 (1) *The board of county commissioners… shall constitute the approving authority under this part 2 and shall review any service plan filed by the petitioners of any proposed special district. With reference to the review of any service plan, the board of county commissioners has the following authority:*

(a) To approve without condition or modification the service plan submitted;

(b) To disapprove the service plan submitted;

(c) To conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan.

(2) *The board of county commissioners shall disapprove the service plan unless evidence satisfactory to the board of each of the following is presented:*

(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.

(b) The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.

(c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.

(d) The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

(2.5) *The board of county commissioners may disapprove the service plan if evidence satisfactory to the board of any of the following, at the discretion of the board, is not presented:*

(a) Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

(b) The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204 (1).

(c) The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.

(d) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.

(e) The creation of the proposed special district will be in the best interests of the area proposed to be served.

Findings

CRS 32-1-203 (4) *The findings of the board of county commissioners shall be based solely upon the service plan and evidence presented at the hearing by the petitioners, planning commission, and any interested party.*

If the Planning Commission finds that the above criteria are met, the following findings are recommended:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts; and

2. The existing service in the area to be served by the Districts are inadequate for present and projected needs; and
3. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and
4. The Service Plan is compatible with existing and allowable land uses in the surrounding area; and
5. The area to be included in the Districts does have or will have the financial ability to discharge the proposed indebtedness on a reasonable basis; and
6. Adequate service is not or will not be available to the area through the County or other existing municipal or quasi-municipal corporations, including special districts, within a reasonable time and on a comparable basis; and
7. The facility and service standards of the Districts are compatible with the facility and service standards of the County within which the Districts are located and each municipality which is an interested party under Section 32-1-204(1), C.R.S. and
8. The Service Plan is in compliance with a master plan adopted pursuant to Section 30-28-106, C.R.S. and
9. The Service Plan is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
10. The creation of the Districts will be in the best interests of the area proposed to be served.

Recommendation

If the Planning Commission determines the above findings are accurate, the Planning Commission should recommend approval of the service plan to the Board of County Commissioners.

Board of County Commissioners

The Board of County Commissioners will hear the request for the consolidated service plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5 at a public hearing on September 9, 2026.

CONSOLIDATED SERVICE PLAN

FOR

THE RIDGE AT SPRING VALLEY

METROPOLITAN DISTRICT NOS. 1-5

Prepared by:

ICENOGLE SEAVER POGUE, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

Submitted: July 20, 2026
Approved:

TABLE OF CONTENTS

I. INTRODUCTION....1
- A. Purpose and Intent....1
- B. Need for the Districts....1
- C. Objective of the County Regarding Districts' Service Plan....2
- D. Multiple District Structure....2
- E. Organizers and Consultants....2

II. DEFINITIONS....3

III. BOUNDARIES....6

IV. PROPOSED LAND USE, PROJECTED POPULATION PROJECTIONS AND CURRENT ASSESSED VALUATION....6

V. DESCRIPTION OF PROPOSED POWERS, PUBLIC IMPROVEMENTS, AND SERVICES....7
- A. Powers of the Districts and Service Plan Amendment....7
  - 1. Operation and Maintenance Limitation......7
  - 4. Fire Protection Limitation....8
  - 5. Park and Recreation Limitation....8
  - 6. Construction Standards Limitation....8
  - 7. Zoning and Land Use Requirements....8
  - 8. Inclusion Limitation....8
  - 9. Consolidation Limitation....8
  - 10. Fees....8
  - 11. Bankruptcy Limitation....8
  - 12. Service Plan Amendment Requirement....9
  - 13. Multiple District Structure....9
- B. Preliminary Engineering Survey....9

VI. FINANCIAL PLAN....10
- A. General....10
- B. Maximum Voted Interest Rate and Maximum Underwriting Discount....11
- C. Maximum Debt Mill Levy Imposition Term....11
- D. Mill Levies....11
- E. Debt Parameters....11
- F. Debt Instrument Disclosure Requirement....12
- G. Privately Placed Debt Limitation....12
- H. TABOR Compliance....13

I. Organizational Costs and Operation and Maintenance Costs. 13

VII. ANNUAL REPORT 13
A. General. 13
B. Reporting of Significant Events. 13

VIII. DISSOLUTION 14

X. CONCLUSION 14

LIST OF EXHIBITS

EXHIBIT A	Vicinity Map
EXHIBIT B	Initial District Boundaries Legal Descriptions and Initial District Boundary Maps
EXHIBIT C	Inclusion Area Boundaries Legal Description and Inclusion Area Boundary Map
EXHIBIT D	General Description and Cost Estimate of Public Improvements
EXHIBIT E	Numerical Plan

I. INTRODUCTION

A. Purpose and Intent.

The project is a planned residential use development in Elbert County, Colorado. The Project is planned to comprise One Thousand One Hundred (1,100) acres. This Service Plan has been prepared and submitted for approval by the Elbert County Board of County Commissioners.

The Ridge at Spring Valley Metropolitan District Nos. 1 - 5 will be created pursuant to the Special District Act. The Districts are independent units of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the County only insofar as they may deviate in a material manner from the requirements of the Service Plan. It is intended that the Districts, in their discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the unincorporated County to be known as The Ridge at Spring Valley. The Public Improvements will be constructed for the use and benefit of anticipated inhabitants, property owners and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional major purposes of the Districts include ongoing ownership, operation, and/or maintenance of drainage facilities, detention/water quality ponds, open space, pocket parks, trails and/or landscaping, as well as ownership, operation, and/or maintenance of all interior roadways.

B. Need for the Districts.

The overall need for creation of the Districts is that there are currently no other governmental entities located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, replacement, and financing of the Public Improvements needed for the proposed development within the Districts. Formation of the Districts is necessary in order for the Public Improvements required for the proposed development within the Districts to be provided in the most economic manner possible. In order for the Project to remain competitive in the market, the Districts will finance the Public Improvements needed for the Project. The Districts will be able to construct the Public Improvements and produce the required revenue to fund the Public Improvements and any associated ongoing operations and maintenance costs for those Public Improvements not dedicated to another governmental entity. The Districts anticipate financing construction of a drainage channel, detention/water quality ponds, water and sewer facilities, streets and associated drainage, and open space, pocket parks, and/or trails, which are planned to include such improvements as landscaping. Substantial infrastructure costs will be incurred related to the channel improvements and detention ponds. The Districts anticipate providing ongoing maintenance of the drainage channel, detention/water quality ponds, open space, pocket parks, trails, and/or landscaped common areas as well as ownership and maintenance of all interior roadways.

C. Objective of the County Regarding Districts' Service Plan.

In approving the Service Plan, the County granted the Districts the authority to provide for the planning, design, acquisition, construction, installation, relocation, and/or replacement of the Public Improvements from the proceeds of Debt to be issued by one or more of the District and to provide for the ownership, operations and/or maintenance of the Public Improvements not accepted for ownership, operations, and/or maintenance by any other entity. All Debt is expected to be repaid by taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy, as the same may be increased as set forth in Section VI.D.1; and by Fees as limited by Section V.A.11.

It is the intent of the Service Plan to assure to the extent possible that no property bears an economic burden for repayment of Debt that is greater than that associated with revenues from the Maximum Debt Mill Levy, and Fees, even under bankruptcy or other unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

D. Multiple District Structure.

Multiple Districts are being proposed for the Project in order to permit the provision of the Public Improvements according to the phasing and pace of development, as well as to promote equitable allocation of costs among properties within the Project. Each District will be authorized to finance and provide improvements and services, including but not limited to acquisition of completed improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by the Districts as appropriate to deliver the improvements and services to the property within the Project. Due to the relationship between the Districts and the Project as a whole, various agreements are expected to be executed by one or more of the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be designed to help ensure the orderly development of essential services and facilities resulting in a community that is aesthetic and an economic asset to the County.

E. Organizers and Consultants.

This Service Plan has been prepared by the following:

Organizers: Spring Valley Land Investments, LLC PO Box 4701 Greenwood Village, CO 80155 E-mail: jim@mglinvestments.com Attn: Jim Marshall	District Counsel: Icenogle Seaver Pogue, P.C. 4725 S. Monaco Street, Suite 360 Denver, CO 80237 Phone: (303) 867-3003 E-mail: JIvey@ISP-Law.com Attn: Jennifer L. Ivey
Financial Advisor or Underwriter: Piper Sandler & Co.	Engineers: 2N Civil, LLC

1144 15th St., Suite 2050 Denver, CO 80202 Phone: (303) 405-0878 E-mail: John.Kolstoe@psc.com Attn: John Kolstoe	6 Inverness Ct. E, Suite 125 Englewood, CO 80112 Phone: 303-925-0544 E-mail: eric@2ncivil.com Attn: Eric Tuin

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan for the Project as approved in its final form by the County pursuant to the County Code, including, but not limited to a plat or site plan, as may be amended from time to time pursuant to the County Code, which identifies, among other things, Public Improvements necessary for facilitating development of the property within the Project.

Board(s): means the board of directors of any of the Districts, or in the plural, the boards of directors of all the Districts.

County: means Elbert County, Colorado.

County Code: means the rules, regulations, ordinances, and resolutions of the County.

C.R.S.: means the Colorado Revised Statutes, as the same may be amended from time to time.

Debt or Bond: means bonds, notes, debentures, certificates, contracts, capital leases or other multiple fiscal year obligations for the payment of which the Districts have promised to impose an ad valorem property tax mill levy, and/or impose Fees, other than multiple fiscal year obligations or bonds issued to refund previously issued multiple fiscal year obligations or bonds, and excluding funding and reimbursement agreements with the developer which are subject to annual appropriations.

District: means any one of the Districts.

District No. 1: means The Ridge at Spring Valley Metropolitan District No. 1.

District No. 2: means The Ridge at Spring Valley Metropolitan District No. 2.

District No. 3: means The Ridge at Spring Valley Metropolitan District No. 3.

District No. 4: means The Ridge at Spring Valley Metropolitan District No. 4.

District No. 5: means The Ridge at Spring Valley Metropolitan District No. 5.

Districts: means collectively, The Ridge at Spring Valley Metropolitan District No. 1, The Ridge at Spring Valley Metropolitan District No. 2, The Ridge at Spring Valley Metropolitan District No. 3, The Ridge at Spring Valley Metropolitan District No. 4, and The Ridge at Spring Valley Metropolitan District No. 5.

End User: means any owner, or tenant of any owner, of any taxable improvement within a district who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. A person or entity that constructs homes or commercial structures with the intention of selling to others is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt. If the District has engaged a municipal adviser that meets the foregoing criteria and has a fiduciary duty to the District, the municipal adviser may fill the role of the External Financial Advisor.

Fees: means any fee, rate, toll, penalty, or charge imposed or received by the District for services, programs or facilities provided by the District, as described in Section V.A.11 below.

Financial Plan: means the Financial Plan described in Section VI which describes (i) how the Public Improvements are expected to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year and (iv) a hypothetical example of how the Financial Plan may be executed is set forth in the Numerical Plan, however the principal amount of each issuance, the number of issuances, the actual terms of issuance and years of issuance will be as determined by the Board and such changes in terms and years shall not be a change in the Financial Plan and shall not be a material modification of the Service Plan.

Inclusion Area Boundaries: means the boundaries of the area legally described in **Exhibit C** and depicted on the Inclusion Area Boundary Map.

Inclusion Area Boundary Map: means the map attached hereto as **Exhibit C**, depicting the property proposed for inclusion within the Districts.

Initial District Boundaries: means the boundaries of the area legally described in **Exhibit B** and depicted on the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, depicting the Districts' initial boundaries.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt as set forth in Section VI.

Mill Levy Adjustment: means if, on or after January 1, 2019, there are changes with respect to the assessment of property for taxation purposes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, or any similar changes, the Maximum Debt Mill Levy may be increased or decreased to reflect such changes, such increases and decreases are to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation, a change in residential rate as defined in Section 39-1-104.2, C.R.S., a change in any other rate as defined in Section 39-1-104, C.R.S., and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

Numerical Plan: means the numerical plan referenced in the definition of Financial Plan and referenced in Section VI and attached hereto as **Exhibit E.**

Operation and Maintenance Costs: means (1) planning and design costs of Public Improvements identified by the Districts as being payable from the operation and maintenance mill levy; (2) the costs of operating, maintaining, repair, replacement, and/or depreciation of the Public Improvements; and (4) the costs of ongoing administrative, accounting, and legal services to the Districts.

Organizational Costs: means the estimated initial cost of acquiring land, engineering services, legal services, and administrative services, together with the estimated costs of the Districts' organization and initial operations, as set forth in Section VI.I below, which Organizational Costs are eligible for reimbursement out of Debt proceeds.

Project or The Ridge at Spring Valley: means the development or property commonly referred to as The Ridge at Spring Valley.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act and in accordance with the Approved Development Plan or for which the County has issued a permit to construct, except as specifically limited in Section V below, that benefit the property within the Project and serve the future taxpayers and inhabitants of the property within the Service Area as determined by the Board.

Service Area: means, collectively, the property within the Initial District Boundaries and the Inclusion Area Boundaries.

Service Plan: means this service plan for the Districts approved by the Elbert County Board of County Commissioners.

Service Plan Amendment: means an amendment to the Service Plan approved by the Elbert County Board of County Commissioners in accordance with applicable State law.

Special District Act: means Title 32, Article 1 of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property which is subject to ad valorem taxes imposed by the Districts.

Total Debt Limit: means One Hundred Twenty Eight Million Eight Hundred Thousand Dollars ($128,800,000.00), which includes any Debt issued or to be issued collectively by the Districts.

III. BOUNDARIES

A vicinity map depicting the Project is attached hereto as **Exhibit A**. The legal descriptions of the Initial District Boundaries and Initial District Boundary Maps are set forth in **Exhibit B**. The legal description of the Inclusion Area Boundaries and the Inclusion Area Boundary Map are set forth in **Exhibit C**. It is anticipated that a District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq*., C.R.S., and Section 32-1-501, *et seq*., C.R.S. as limited by Section V.A.10 below.

IV. PROPOSED LAND USE, PROJECTED POPULATION PROJECTIONS AND CURRENT ASSESSED VALUATION

The property within the Service Area consists of approximately One Thousand One Hundred (1,100) acres of land zoned for residential development. The population of the Districts at build-out is estimated to be approximately Three Thousand Two Hundred Eighty (3,280) people. The current assessed valuation of the property within the Initial District Boundaries and Inclusion Area Boundaries is Zero Dollars ($0.00) for purposes of this Service Plan. The assessed value of the District after build-out is expected to be sufficient to reasonably discharge the Debt as shown in the Financial Plan.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units identified in this Service Plan or any of the exhibits attached thereto, which approvals shall be as set forth in an Approved Development Plan. The approval of this Service Plan by the County in no way relieves the developer of the property within the Project of any developer guarantees or other

conditions, requirements or commitments as set forth in the Approved Development Plan or required by the County Code.

V. DESCRIPTION OF PROPOSED POWERS, PUBLIC IMPROVEMENTS, AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the Public Improvements and related operation and maintenance services as such power and authority is described in the Special District Act and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein, in the Approved Development Plan.

1. Operation and Maintenance Limitation. The Districts plan to dedicate the Public Improvements to the County or other appropriate jurisdiction or owners' association in a manner consistent with the Approved Development Plan and other applicable provisions of the County Code. The Districts shall have the authority to own, operate and/or maintain any Public Improvements that have not been otherwise accepted for ownership, operation, and/or maintenance by another entity. One or more of the Districts are anticipated to own, operate, and maintain all interior roadways.

2. Water Limitation. The District shall have the power and authority to provide for the design, acquisition, construction, installation, and/or operation and maintenance of a complete water distribution system to provide water services to the Project, including but not limited to, water transmission or distribution pipelines, on-site water distribution systems to transport potable and reclaimed water from connection point to all areas of use on the Project, valves, pressure release valves and fire hydrants, well water collection pipelines, pump stations, transmission pipelines, and related appurtenances. It is anticipated that the foregoing water improvements will be dedicated to the Spring Valley Metropolitan District No. 1 upon completion and, following acceptance by the Spring Valley Metropolitan District No. 1, the Spring Valley Metropolitan District No. 1 will own, operate, and maintain such water improvements pursuant to an intergovernmental agreement between the District and Spring Valley Metropolitan District No. 1. Such intergovernmental agreement shall include a requirement that Spring Valley Metropolitan District No. 1 provide the District with available data, including, but not limited to, all information requested or required by the County, concerning water provided to the property within the boundaries of the District.

3. Sanitation Limitation. The District shall have the power and authority to provide for the design, acquisition, construction, installation, and/or operation and maintenance of a complete sanitation collection system to provide sewer services to the Project, including but not limited to, sewage lift stations, force mains, the sanitary sewer collection system to collect wastewater and deliver same to treatment plants, valves, pressure release valves, sewer collection pipelines, manholes, and related appurtenances. It is anticipated that the foregoing sanitation improvements will be dedicated to the Spring Valley Metropolitan District No. 1 upon completion and, following acceptance by the Spring Valley Metropolitan District No. 1, the Spring Valley Metropolitan District No. 1 will own, operate, and maintain such sanitation improvements pursuant to an intergovernmental agreement between the District and Spring Valley Metropolitan District No. 1.

4. Fire Protection Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to a written agreement with the Rattlesnake Fire Protection District. The authority to plan for, design, acquire, construct, install, relocate, redevelop, and/or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

5. Park and Recreation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain park and recreation facilities or services that overlap with those provided by Elizabeth Park and Recreation District, unless such facilities and services are provided pursuant to a written agreement with Elizabeth Park and Recreation District. Notwithstanding the foregoing, the Districts shall have limited authorization to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate and/or maintain landscaping tracts, open space, or pocket parks within the District's boundaries.

6. Construction Standards Limitation. The Districts will ensure that the Public Improvements it finances are designed and constructed in accordance with the standards and specifications of the County and of other governmental entities having proper jurisdiction. The Districts will obtain the approval of civil engineering plans from the appropriate jurisdiction and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

7. Zoning and Land Use Requirements. The Districts shall be subject to all of the County's zoning, subdivision, building code and other land use requirements.

8. Inclusion Limitation. Without prior written notice to the County, a District shall not include into its boundaries any property except for property within the Inclusion Area.

9. Consolidation Limitation. A District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the County.

10. Fees. The Districts may impose and collect Fees for services, programs or facilities furnished by the Districts, and the Districts may from time to time increase or decrease the Fees. The Districts may use the revenue from Fees for the payment of Operation and Maintenance Costs and for the payment of any Debt.

11. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and Fees have been established under the authority of the County to approve a Service Plan pursuant to Section 32-1-204, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in

the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

The filing of any bankruptcy petition by a District shall constitute, simultaneously with such filing, a material departure of the express terms of this Service Plan, thus necessitating a material modification that must be submitted to the County for its consideration as a Service Plan Amendment.

12. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to finance and provide required services and the Public Improvements under evolving circumstances without the need for amendments. Actions of a District which violate the limitations set forth in Section V.A. above or in Section VI shall be deemed to be material modifications to this Service Plan and the County shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

13. Multiple District Structure. Multiple Districts are being proposed for the Project in order to permit the provision of the Public Improvements according to the phasing and pace of development, as well as to promote equitable allocation of costs among properties within the Project. Each District will be authorized to provide Public Improvements and services, including but not limited to acquisition of completed Public Improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by the Districts as appropriate to deliver the improvements and services to the property within the Project. Due to the relationship between the Districts and the Project as a whole, various agreements are expected to be executed by one or more of the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be designed to help ensure the orderly development of essential services and facilities resulting in a community that is aesthetic and an economic asset to the County.

B. Preliminary Engineering Survey.

The Districts shall have the authority to provide for the planning, design, acquisition, construction, installation, relocation, replacement, maintenance, and/or financing of the Public Improvements. A general description of the Public Improvements the Districts anticipate providing, including a cost estimate, is attached hereto as **Exhibit D**. The total estimated costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the entirety of the property within the Service Area is approximately One Hundred Thirty Four Million, Six Hundred Sixty-Four Thousand One-Hundred Eighty Dollars ($134,664,180.00). Costs of required Public Improvements that cannot be financed by the Districts are expected to be financed by the developer of the Project

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the County and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State, or Federal requirements. The Boards

shall have the discretion to adjust the phasing, timing, and costs of the design, installation, and construction of the Public Improvements to serve the Project as it develops without such adjustments constituting a material modification to the Service Plan.

VI. FINANCIAL PLAN

A. General.

The Financial Plan for the Districts is for the Districts to incur Debt, from time to time, to fund the Public Improvements to support the development of the Project from property tax revenues derived from a mill levy not to exceed the Maximum Debt Mill Levy, from Fee revenues, and other legally available revenue to the Districts. The Financial Plan incorporates all of the provisions of this Part VI of the Service Plan, including the Numerical Plan which is a numerical example of an application of the Financial Plan described herein.

The Numerical Plan is a consolidated presentation of the Districts' revenue and includes the Districts' estimated property tax revenue, revenue available from specific ownership taxes, and Fees and other amounts available for payment of debt service on the Bonds and property taxes available for operations and maintenance expenses.

The Numerical Plan projects the issuance of Bonds to fund the Public Improvements and anticipated debt repayment based on the development assumptions and absorptions of the property within the remaining phases of the Project.

The Financial Plan demonstrates that the Districts will have the financial ability to discharge all Bonds to be issued as part of the Financial Plan on a reasonable basis since the Districts: (i) will be issuing debt on a phased basis to support new development; (ii) will not pledge to impose property taxes for repayment of the debt in excess of the Maximum District Debt Mill Levy; (iii) will issue debt that shall not exceed the Total Debt Limit, when combined with the total debt issued by the District; and (iv) will secure the certification of an External Financial Advisor Certification as to the market reasonableness of the terms of any privately placed debt at the time of placement.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or replacement of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Districts may impose a mill levy on taxable property within their boundaries as a primary source of revenue for repayment of debt service and for operation and maintenance. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include without limitation the power to assess Fees as provided in Sections 32-1-1001(l) and 32-1-1006, C.R.S., as amended from time to time and as limited by Section V.A.11 above.

The Districts shall not issue Debt in an aggregate which is in excess of the Total Debt Limit. The Districts may issue such Debt on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities. All debt-related election ballot questions shall be drafted so as to limit the Districts' debt service mill levy to the Maximum Debt Mill Levy.

C. Maximum Debt Mill Levy Imposition Term.

The District shall not impose a debt service mill levy for repayment of any and all Debt on a single property developed for residential purposes which exceeds forty (40) years after the year of the initial imposition of such debt service mill levy (the "Maximum Debt Mill Levy Imposition Term") unless a majority of the Board of Directors of the District imposing the debt service mill levy are End Users and have voted in favor of issuing Debt with a term which requires or contemplates the imposition of a debt service mill levy for a longer period of time that the limitation contained here.

D. Mill Levies.

1. The Maximum Debt Mill Levy for each District, for so long as the total amount of aggregate Debt of the District exceeds fifty percent (50%) of the District's assessed valuation, shall be sixty-five (65) mills, subject to the Mill Levy Adjustment.

2. At such time as the total amount of aggregate Debt of a District is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance of any Debt or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, and the Board may further provide that such Debt shall remain secured by such increased mill levy, notwithstanding any subsequent change in the District's Debt to assessed value ratio.

E. Debt Parameters.

1. All Debt issued by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

2. A District shall not pledge any revenue or property of the County as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the County of payment of any of the District's obligations, nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the County in the event of default by the District in the payment of any such obligation.

3. A District shall not issue Debt which is in excess of the Total Debt Limit, provided

that the foregoing shall not include the principal amount of Debt which has been refunded or which is a contractual pledge of taxes or other revenue from any other governmental entity, including any other metropolitan district, to another governmental entity, including another metropolitan district.

4. Any Debt issued with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy (subject to the Mill Levy Adjustment) shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the County as part of a Service Plan Amendment. The County shall be entitled to all remedies available at law to enjoin such actions of the District, including the remedy of enjoining the issuance of additional authorized but unissued debt, until such material modification is remedied.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations with respect to the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

> We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.
>
> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

H. TABOR Compliance.

The Districts will comply with the provisions of TABOR. In the discretion of the Board, the Districts may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board, and any such entity shall be subject to and bound by all terms, conditions, and limitations of the Service Plan.

I. Organizational Costs and Operation and Maintenance Costs.

The Organizational Costs, including the estimated cost of acquiring land, engineering services, legal services, and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be One Hundred Thousand Dollars ($100,000.00), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for Operation and Maintenance Costs, including administration and to plan and cause the Public Improvements to be constructed and maintained, and for ongoing administrative, accounting, and legal costs. The first year's operating budget for each District is estimated to be Fifty Thousand Dollars ($50,000.00) which is anticipated to be derived from property taxes and other revenues.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to each Districts' ability to increase the mill levy as necessary for Operation and Maintenance Costs. It is anticipated that the developer will advance funds to the Districts to pay its Operation and Maintenance until such time as the Districts have sufficient revenue from the imposition of an operation and maintenance mill levy. The Districts shall be authorized to reimburse the developer for such advances with interest.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting a consolidated annual report of the previous fiscal year to the County Clerk no later than August 1st of the following year, which previous fiscal year shall be referred to as the "Reporting Period."

B. Reporting of Significant Events.

The annual report shall include information as to any of the following and as may be required under Section 32-1-207(c)(II), C.R.S.:

1. Boundary changes made or proposed to the Districts' boundaries during the Reporting Period.

2. Copies of the Districts' rules and regulations in effect as of the end of the

Reporting Period.

3. A summary of any litigation initiated and ongoing which involves the Public Improvements as of the end of the Reporting Period.

4. Status of the Districts' construction or acquisition of Public Improvements as of the end of the Reporting Period.

5. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument and continuing in default as of the end of the Reporting Period.

6. Any inability of the Districts to pay obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period and continuing as of the end of the Reporting Period.

7. Available data including, but not limited to, all information requested or required by the County, concerning water provided to the property within the boundaries of the District.

VIII. DISSOLUTION

In no event shall a District be dissolved until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts.

2. The existing service in the area to be served by the Districts is inadequate for present and projected needs.

3. The Districts are capable of providing economical and sufficient service to the area within the proposed boundaries.

4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

5. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

6. The facility and service standards of the Districts are compatible with the facility and service standards of the County within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.

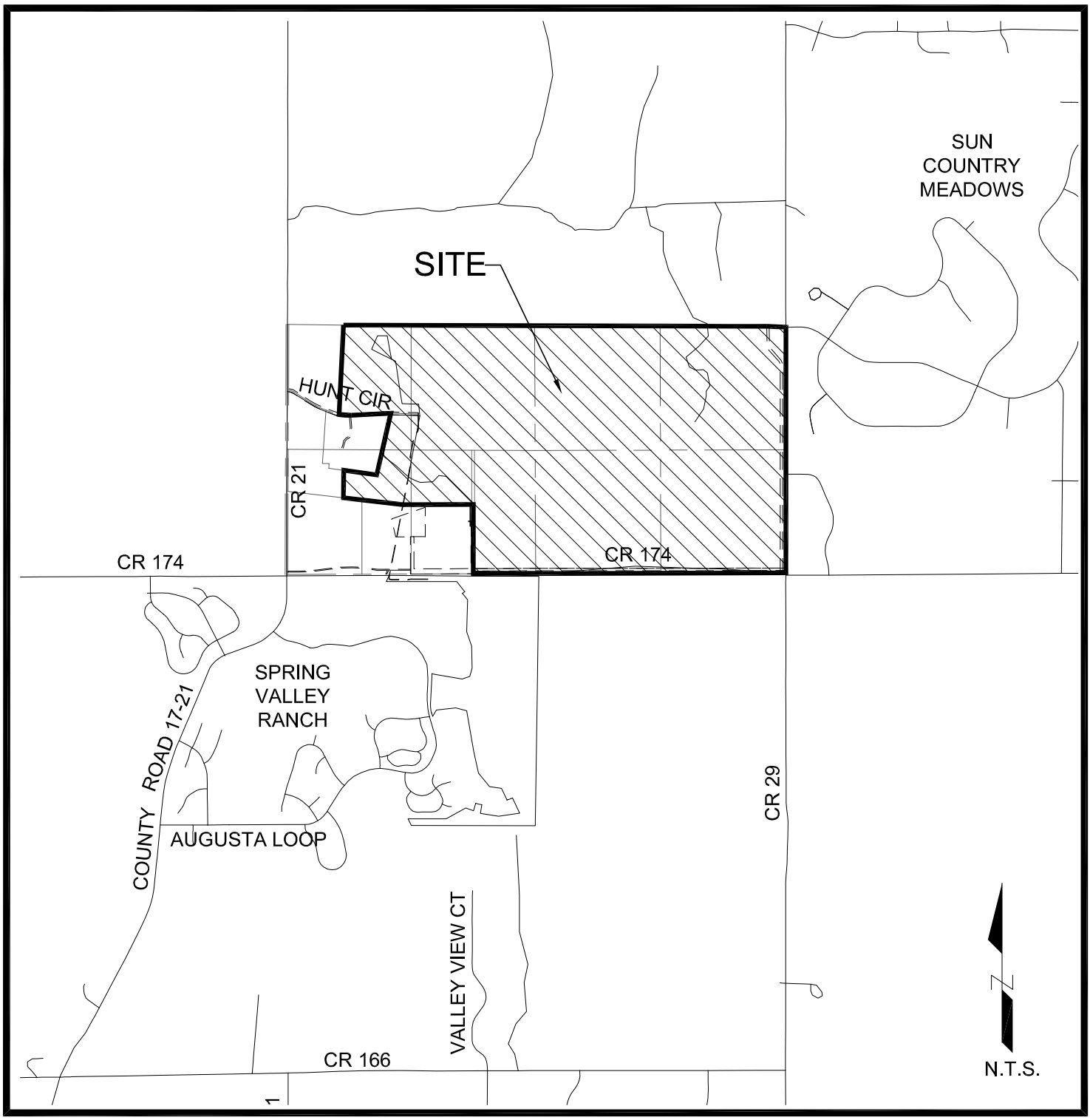
7. The proposal is in substantial compliance with a comprehensive plan adopted by the County.

8. The proposal is in compliance with any duly adopted County, regional or state long-range water quality management plan for the area.

9. The creation of the Districts is in the best interests of the area proposed to be served.

EXHIBIT A

Vicinity Map



VICINITY MAP

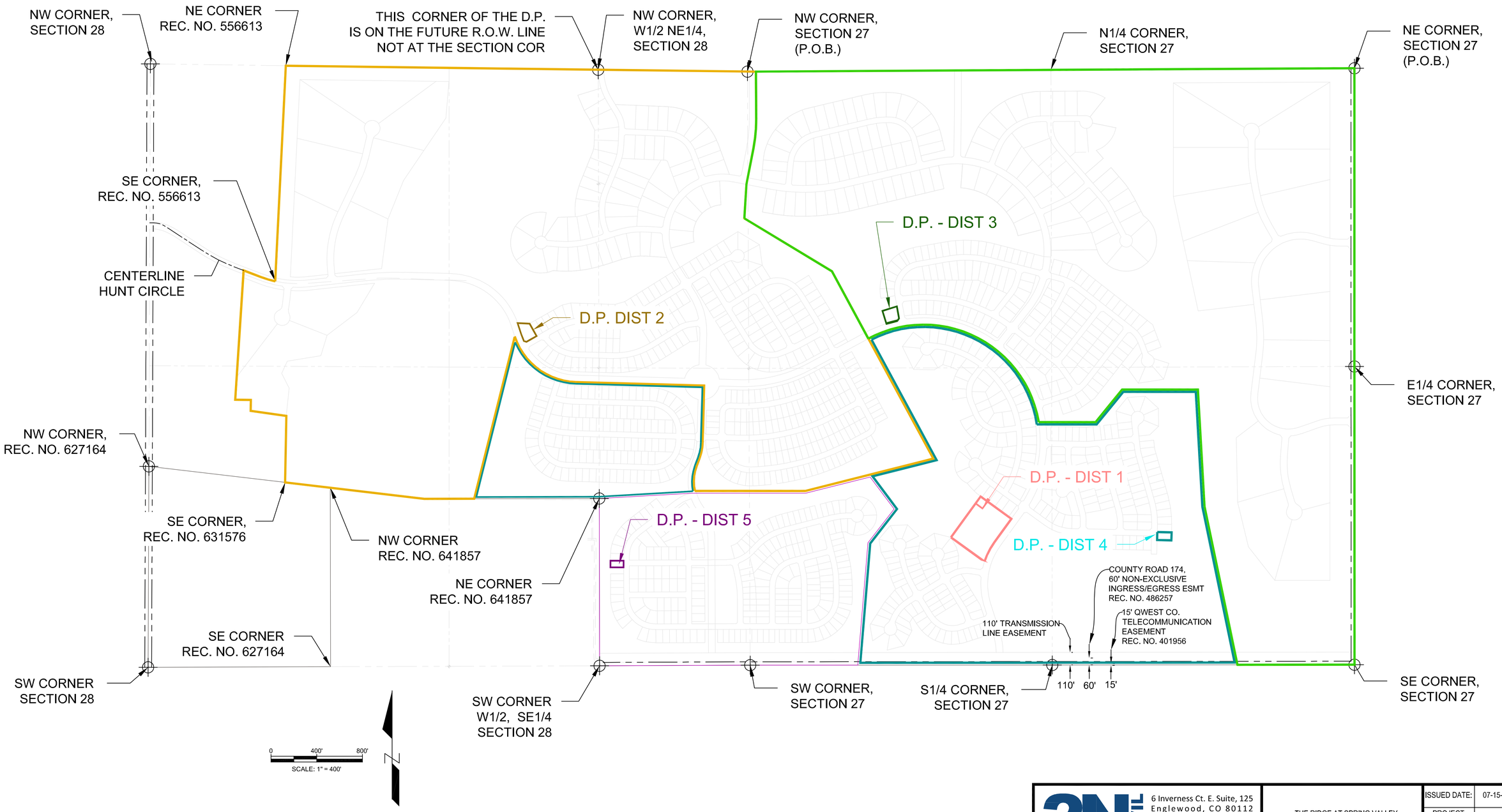
EXHIBIT B

Initial District Boundaries Legal Descriptions and Initial District Boundary Maps

THE RIDGE AT SPRING VALLEY

BOUNDARY EXHIBIT

PART OF SECTION 27 AND 28, TOWNSHIP 6S, RANGE 64W OF THE 6TH P.M.
ELBERT COUNTY, COLORADO



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303.925.0547 F
www.2ncivil.com

THE RIDGE AT SPRING VALLEY
BOUNDARY EXHIBIT

ISSUED DATE:	07-15-2026
PROJECT NUMBER:	25006

SHEET 1 OF 1

J:\Projects\25\25006\dwg\Exhibits\Overall Parcel Exhibit.RSY - New - Metropolitan District Boundaries.dwg 7/15/2026

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT 1 PARCEL & DIRECTOR'S PARCEL EXHIBIT

METROPOLITAN DISTRICT 1 PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO BEAR S89°56'37W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N33°15'13"W, A DISTANCE OF 1082.48 FEET TO THE SOUTHEAST CORNER OF THE SUBJECT PARCEL AND THE POINT OF BEGINNING; THENCE N54°08'51"W, A DISTANCE OF 361.88 FEET; THENCE N35°51'09"E, A DISTANCE OF 441.91 FEET; THENCE S54°08'51"E, A DISTANCE OF 332.85 FEET; THENCE S35°51'09"W, A DISTANCE OF 252.87 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 17°27'41", FOR AN ARC DISTANCE OF 192.00 FEET, WHOSE CHORD BEARS S27°07'19"W, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 148,901 SQUARE FEET OR 3.418 ACRES MORE OR LESS,

METROPOLITAN DISTRICT 1 DIRECTOR'S PROPERTY DESCRIPTION:

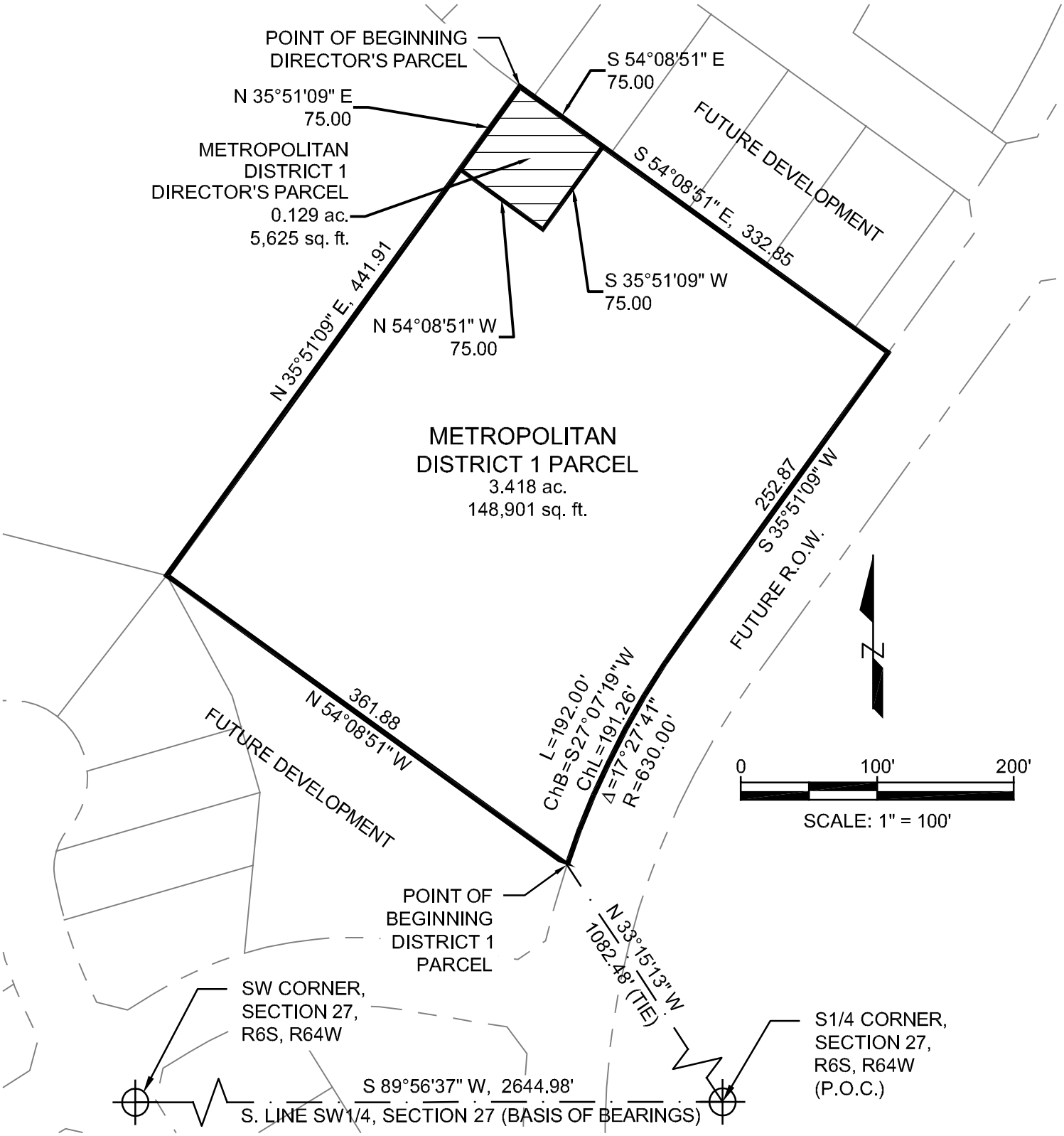
A PARCEL OF PROPERTY LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO BEAR S89°56'37W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N33°15'13"W, A DISTANCE OF 1082.48 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N54°08'51"W, A DISTANCE OF 361.88 FEET; THENCE N35°51'09"E, A DISTANCE OF 441.91 FEET TO THE POINT OF BEGINNING; THENCE S54°08'51"E, A DISTANCE OF 75.00 FEET; THENCE S35°51'09"W, A DISTANCE OF 75.00 FEET; THENCE N54°08'51"W, A DISTANCE OF 75.00 FEET; THENCE N35°51'09"E, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 5,625 SQUARE FEET OR 0.129 ACRES MORE OR LESS,

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF ELIJAH R. FRANE, COLORADO PLS NO. 33876, FOR AND ON BEHALF OF 2N CIVIL, LLC.

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT 1 PARCEL & DIRECTOR'S PARCEL EXHIBIT



THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY PLAT OR MONUMENTED SURVEY. IT IS ONLY INTENDED TO REPRESENT SUBJECT PROPERTY DESCRIPTION.

Project Number: 25206

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THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT 1
PARCEL & DIRECTOR'S PARCEL EXHIBIT

Drawn By: DLC
Checked By: ERF
Revisions: 07-15-26

THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 2 PARCEL EXHIBIT

METROPOLITAN DISTRICT 2 PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO BEAR S89°14'53"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°14'53"E, ALONG SAID NORTH LINE, A DISTANCE OF 1184.81 FEET TO THE NORTHEAST CORNER OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 556613 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;
THENCE S89°15'38"E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2735.48 FEET; TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89°15'43"E ALONG THE NORTH LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28, A DISTANCE OF 1306.30 FEET; THENCE N89°40'15"E, A DISTANCE OF 74.68 FEET; THENCE S00°19'27"E, A DISTANCE OF 416.49 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1280.00 FEET, A DELTA ANGLE OF 11°24'03", FOR AN ARC DISTANCE OF 254.70 FEET, WHOSE CHORD BEARS S05°22'35"W, A DISTANCE OF 254.28"; THENCE S11°04'37"W, A DISTANCE OF 656.17 FEET; THENCE S58°51'01"E, A DISTANCE OF 1002.00 FEET; THENCE S28°23'09"E, A DISTANCE OF 1791.51 FEET; THENCE S75°48'26"W, A DISTANCE OF 1161.00 FEET; THENCE N90°00'00"W, A DISTANCE OF 987.30 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00', A DELTA ANGLE OF 35°40'23", FOR AN ARC DISTANCE OF 249.05 FEET, WHOSE CHORD BEARS N02°50'36"E, A DISTANCE OF 245.04 FEET; THENCE N20°40'48"E, A DISTANCE OF 73.41 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 19°05'07", FOR AN ARC DISTANCE OF 133.24 FEET, WHOSE CHORD BEARS N11°08'14"E, A DISTANCE OF 132.63 FEET; THENCE N01°35'40"E, A DISTANCE OF 529.86 FEET; THENCE N88°24'20"W, A DISTANCE OF 1103.52 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 58°40'42", FOR AN ARC DISTANCE OF 563.27 FEET, WHOSE CHORD BEARS N59°03'58"W, A DISTANCE OF 538.98 FEET THENCE S17°03'11"W, A DISTANCE OF 1389.99 FEET TO A POINT OF THE NORTH LINE OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 641857 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER; THENCE S89°53'35"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 455.73 FEET; THENCE N83°17'22"W, CONTINUING ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 1228.38 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED AT RECEPTION NO. 631576 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER; THENCE ALONG THE EAST LINE OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES; (1) N01°00'31"E, 583.25 FEET; (2) N81°58'57W, 314.55 FEET; (3) N00°19'33"E, 95.72 FEET;
(4) N89°40'27"W, 136.30 FEET; (5) N03°43'08"E, 1135.45 FEET TO A POINT ON THE CENTERLINE OF HUNT CIRCLE; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) S69°07'00"E, 161.02 FEET TO A POINT OF CURVE; (2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 08°22'42", FOR AN ARC DISTANCE OF 131.61 FEET, WHOSE CHORD BEARS S73°18'21"E, A DISTANCE OF 131.49 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 556613 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER; THENCE N02°47'53"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 1891.03 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 19,529,050 SQUARE FEET OR 372.123 ACRES MORE OR LESS,

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF ELIJAH R. FRANE, COLORADO PLS NO. 33876, FOR AND ON BEHALF OF 2N CIVIL, LLC.

Project Number: 25206
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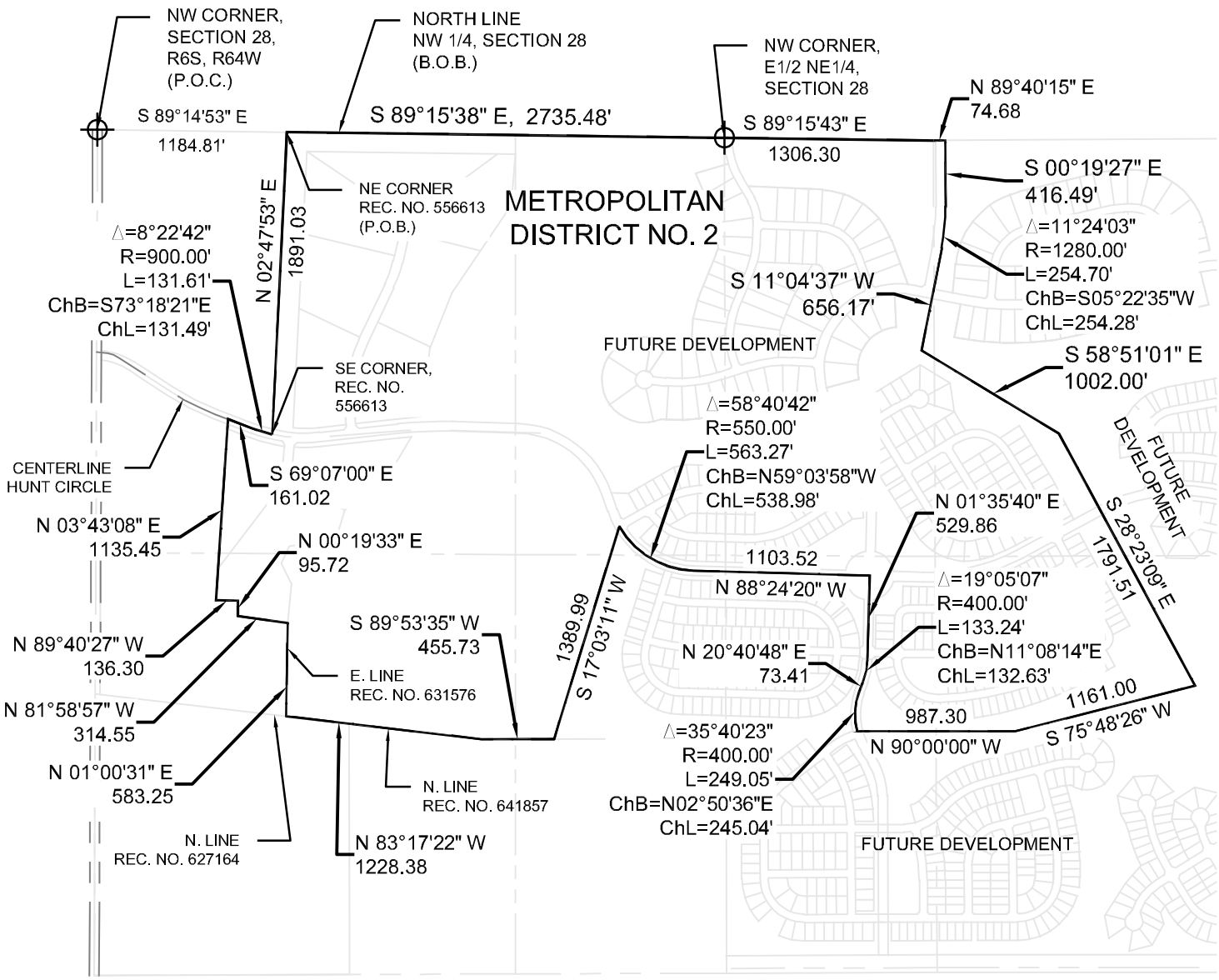
THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 2 PARCEL EXHIBIT

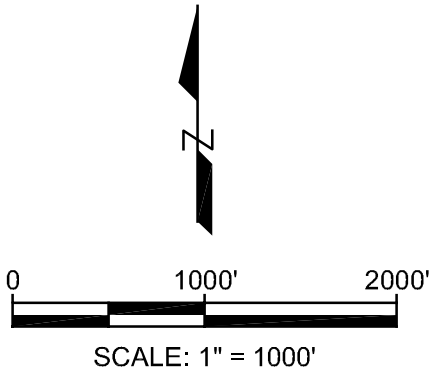
Drawn By: DLC
Checked By: ERF
Revisions: 07-15-26

THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 2 PARCEL EXHIBIT



AREA INCLUDES THE FOLLOWING:

PLANNING AREA 1	3	ESTATE LOTS
PLANNING AREA 2	7	ESTATE LOTS
PLANNING AREA 3	57	85' WIDE LOTS
PLANNING AREA 4	5	85' WIDE LOTS
PLANNING AREA 5	73	60' WIDE LOTS
PLANNING AREA 6	73	70' WIDE LOTS
PLANNING AREA 18	147	50' WIDE LOTS



SCALE: 1" = 1000'

THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY PLAT OR MONUMENTED SURVEY. IT IS ONLY INTENDED TO REPRESENT SUBJECT PROPERTY DESCRIPTION.

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THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 2 PARCEL EXHIBIT

Drawn By: DLC
Checked By: ERF
Revisions: 07-15-26

THE RIDGE AT SPRING VALLEY RANCH
DISTRICT 3, PARCEL EXHIBIT

METROPOLITAN DISTRICT 3 PROPERTY DESCRIPTION:

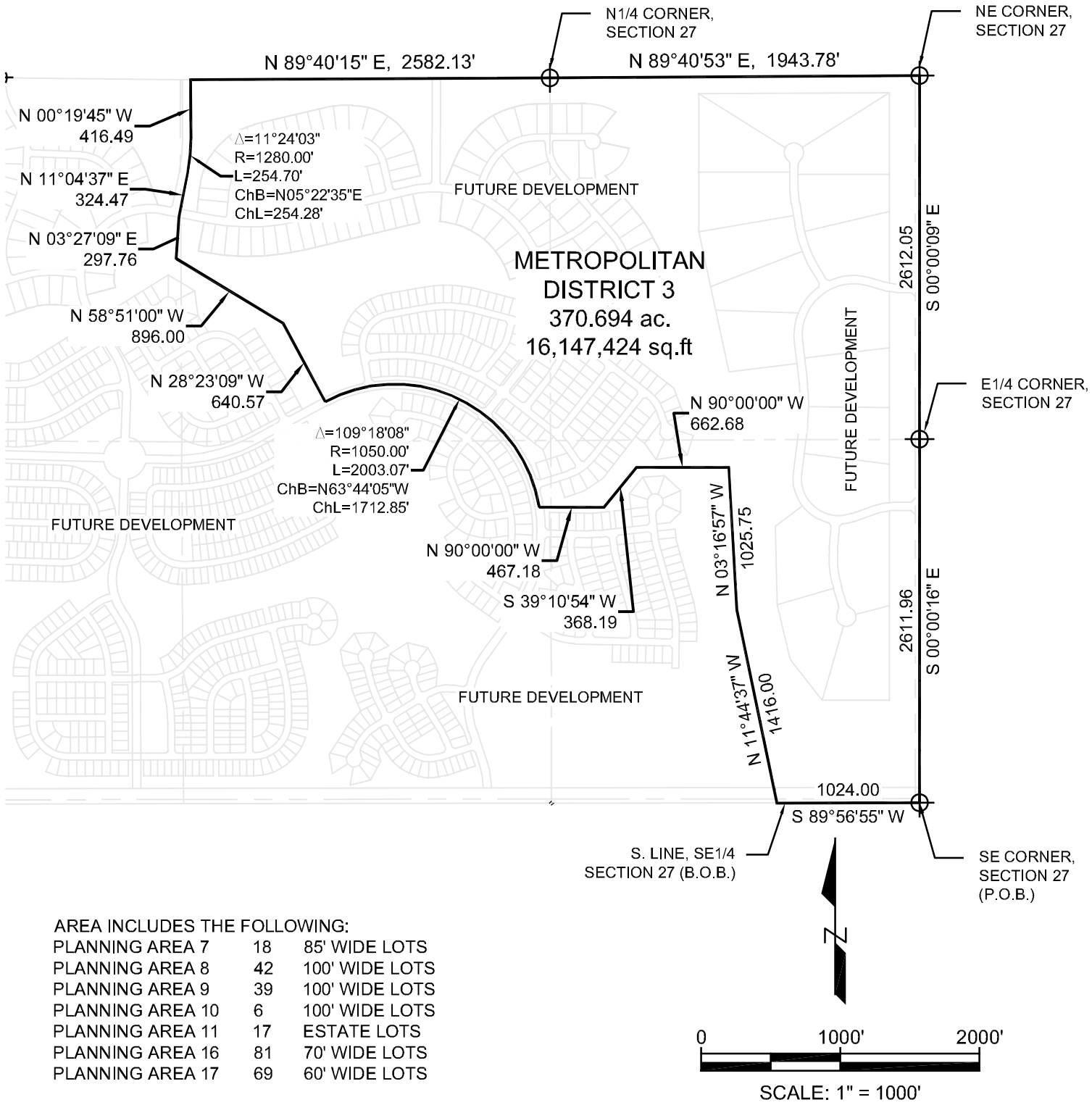
A PARCEL OF PROPERTY LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO BEAR S89°56'55"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°56'55"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1024.00 FEET; THENCE N11°44'37"W, A DISTANCE OF 1416.00 FEET; THENCE N03°16'57"W, A DISTANCE OF 1025.75 FEET; THENCE N90°00'00"W, A DISTANCE OF 662.68 FEET; THENCE S39°10'54"W, A DISTANCE OF 368.19 FEET; THENCE N90°00'00"W, A DISTANCE OF 467.18 FEET; TO A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 109°18'08", FOR AN ARC LENGTH OF 2003.07 FEET, WHOSE CHORD BEARS N63°44'05"W, A DISTANCE OF 1712.85 FEET; THENCE N28°23'09"W, A DISTANCE OF 640.57 FEET; THENCE N58°51'00"W, A DISTANCE OF 896.00 FEET; THENCE N03°27'09"E, A DISTANCE OF 297.76 FEET; THENCE THENCE N11°04'37"E, A DISTANCE OF 324.47 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1280.00 FEET, A DELTA ANGLE OF 11°24'03", FOR AN ARC DISTANCE OF 254.70 FEET, WHOSE CHORD BEARS N05°22'35"E, A DISTANCE OF 254.28 FEET; THENCE N00°19'45"W, A DISTANCE OF 416.49 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N89°40'15"E, ALONG SAID NORTH LINE, A DISTANCE OF 2582.13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE N89°40'53"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1943.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE S00°00'09"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2612.05 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE S00°00'16"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2611.96 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27 AND THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 16,147,424 SQUARE FEET OR 370.694 ACRES MORE OR LESS,

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF ELIJAH R. FRANE, COLORADO PLS NO. 33876, FOR AND ON BEHALF OF 2N CIVIL, LLC.

THE RIDGE AT SPRING VALLEY RANCH
DISTRICT 3 PARCEL EXHIBIT



AREA INCLUDES THE FOLLOWING:

PLANNING AREA 7	18	85' WIDE LOTS
PLANNING AREA 8	42	100' WIDE LOTS
PLANNING AREA 9	39	100' WIDE LOTS
PLANNING AREA 10	6	100' WIDE LOTS
PLANNING AREA 11	17	ESTATE LOTS
PLANNING AREA 16	81	70' WIDE LOTS
PLANNING AREA 17	69	60' WIDE LOTS

THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY PLAT OR MONUMENTED SURVEY. IT IS ONLY INTENDED TO REPRESENT SUBJECT PROPERTY DESCRIPTION.

Project Number: 25206
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THE RIDGE AT SPRING VALLEY RANCH
DISTRICT 3 PARCEL EXHIBIT

Drawn By: DLC
Checked By: ERF
Revisions: 07-15-26

THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 4, PARCEL EXHIBIT

METROPOLITAN DISTRICT 4 PROPERTY DESCRIPTION:

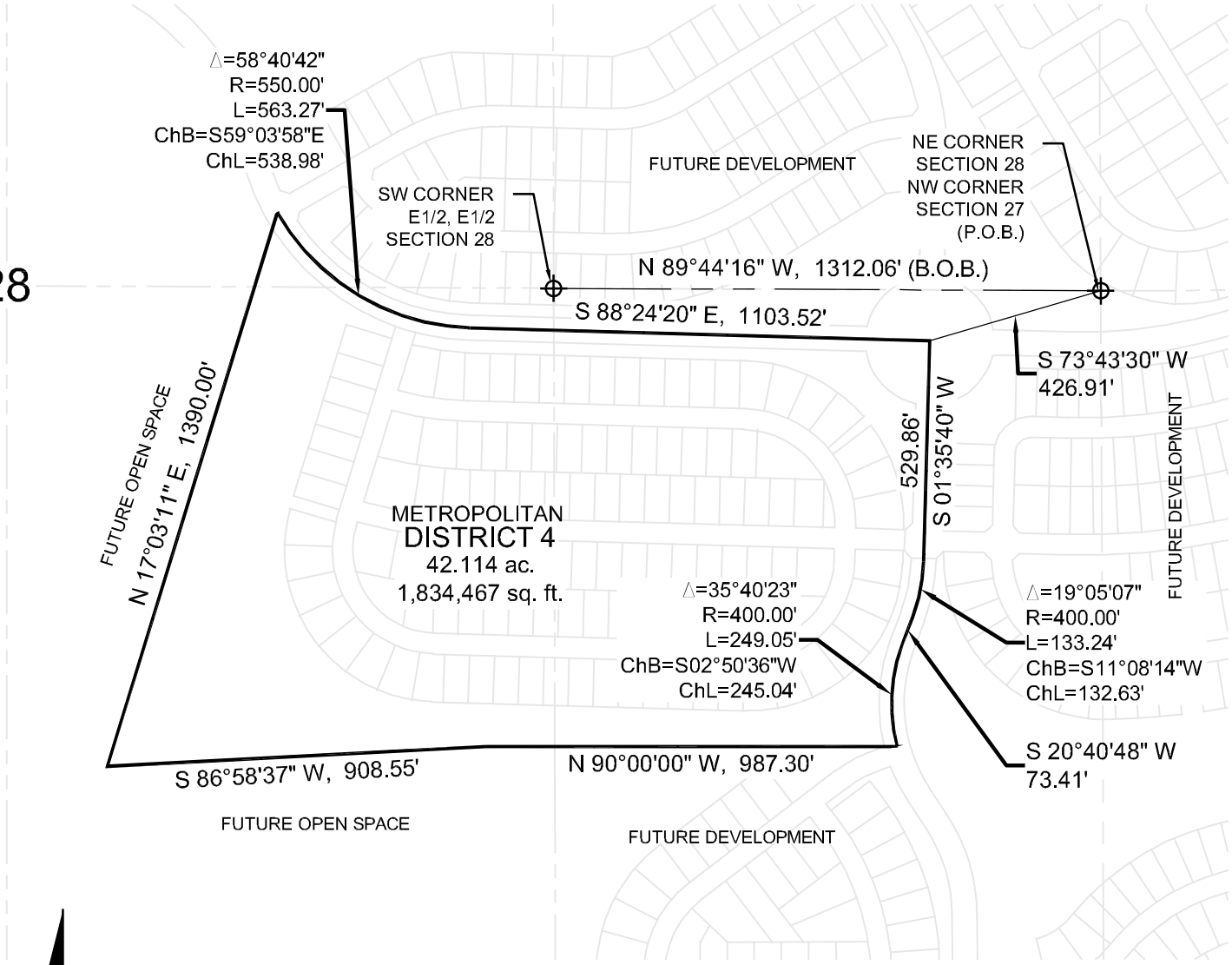
A PARCEL OF PROPERTY LOCATED IN SECTIONS 27 AND 28, RANGE 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

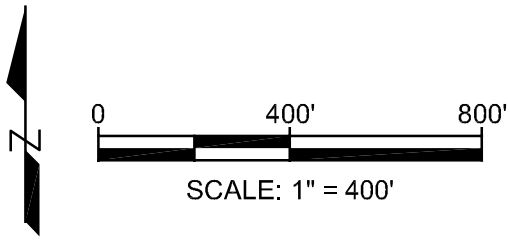
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28 AND CONSIDERING THE NORTH LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 28 TO BEAR N89°44'16"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S73°43'30"W, A DISTANCE OF 426.91 FEET TO THE POINT OF BEGINNING; THENCE S01°35'40"W, A DISTANCE OF 529.86 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 19°05'07", FOR AN ARC DISTANCE OF 133.24 FEET, WHOSE CHORD BEARS S11°08'14"W, A DISTANCE OF 132.63 FEET; THENCE S20°40'48"W, A DISTANCE OF 73.41 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 35°40'23", FOR AN ARC DISTANCE OF 249.05 FEET, WHOSE CHORD BEARS S02°50'36"W, A DISTANCE OF 245.04 FEET; THENCE N90°00'00"W, A DISTANCE OF 987.30 FEET; THENCE S86°58'37"W, A DISTANCE OF 908.55 FEET; THENCE N17°03'11"E, A DISTANCE OF 1390.00 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 550.0 FEET, A DELTA ANGLE OF 58°40'42", FOR AN ARC DISTANCE OF 563.27 FEET, WHOSE CHORD BEARS S59°03'58"E, A DISTANCE OF 538.98 FEET; THENCE S88°24'20"E, A DISTANCE OF 1103.52 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 42.114 ACRES MORE OR LESS,

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF ELIJAH R. FRANE, COLORADO PLS NO. 33876, FOR AND ON BEHALF OF 2N CIVIL, LLC.

THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 4 PARCEL EXHIBIT





AREA INCLUDES THE FOLLOWING:

PLANNING AREA 13	93	60' WIDE LOTS
PLANNING AREA 14	70	50' WIDE LOTS
PLANNING AREA 15	65	70' WIDE LOTS
PLANNING AREA 21	114	60' WIDE LOTS

THIS EXHIBIT DOES NOT REPRESENT A LAND SURVEY PLAT OR MONUMENTED SURVEY. IT IS ONLY INTENDED TO REPRESENT SUBJECT PROPERTY DESCRIPTION.

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THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 4 PARCEL EXHIBIT

Drawn By: DLC
Checked By: ERF
Revisions: 07-15-26

THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 5 PARCEL EXHIBIT

METROPOLITAN DISTRICT 5 PROPERTY DESCRIPTION:

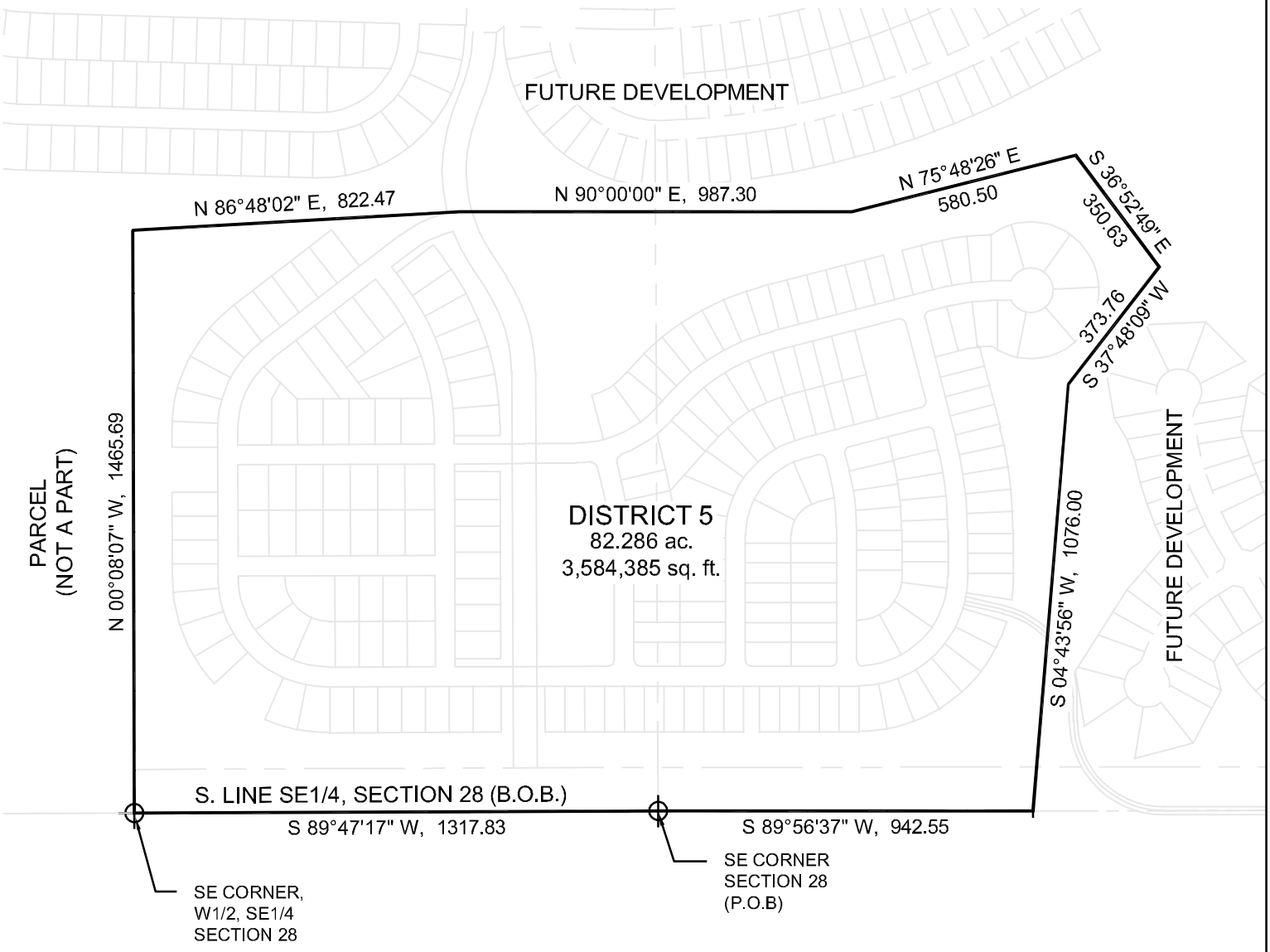
A PARCEL OF PROPERTY LOCATED IN SECTIONS 27 AND 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO BEAR S89°47'17"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°47'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.83 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N00°08'07"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1465.69 FEET; THENCE N86°48'02"E, A DISTANCE OF 822.47 FEET; THENCE N90°'00'00"E, A DISTANCE OF 987.30 FEET; THENCE N75°48'26"E, A DISTANCE OF 580.50 FEET; THENCE S36°52'49"E, A DISTANCE OF 350.63 FEET; THENCE S37°48'09"W, A DISTANCE OF 373.76 FEET; THENCE S04°43'56"W, A DISTANCE OF 1076.00 FEET TO A POINT TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE S89°56'37"W, ALONG SAID SOUTH LINE, A DISTANCE OF 942.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28 AND THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 3,584,385 SQUARE FEET OR 82.286 ACRES MORE OR LESS,

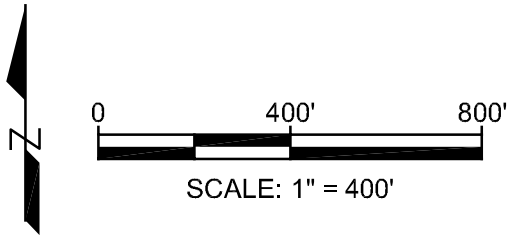
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF ELIJAH R. FRANE, COLORADO PLS NO. 33876, FOR AND ON BEHALF OF 2N CIVIL, LLC.

THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 5 PARCEL EXHIBIT



AREA INCLUDES THE FOLLOWING:

PLANNING AREA 19	132	50' WIDE LOTS
PLANNING AREA 20	82	60' WIDE LOTS



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THE RIDGE AT SPRING VALLEY
METROPOLITAN DISTRICT 5 PARCEL EXHIBIT

Drawn By: DLC
Checked By: ERF
Revisions: 07-15-26

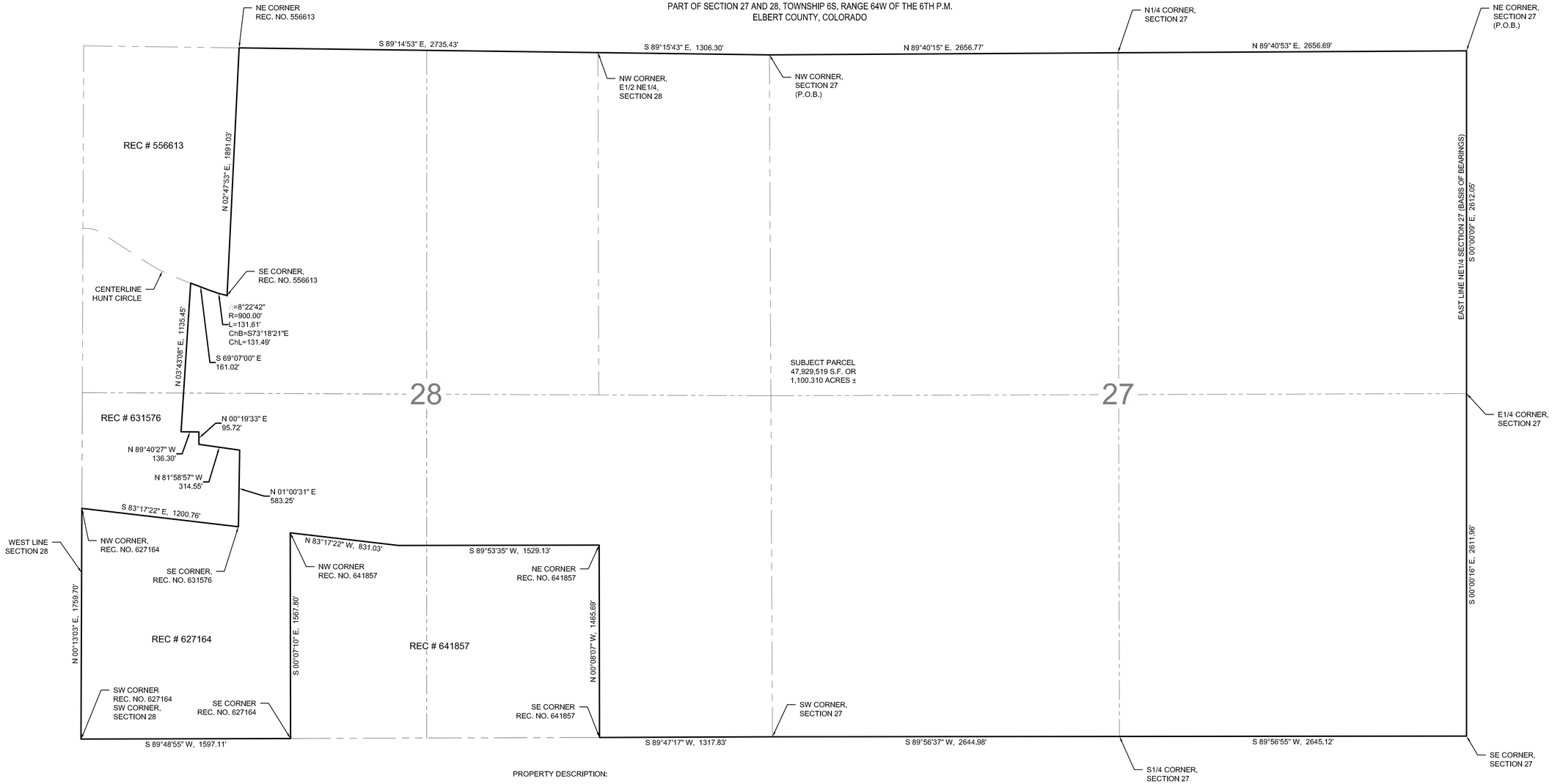
EXHIBIT C

Inclusion Area Boundaries Legal Description and Inclusion Area Boundary Map

THE RIDGE AT SPRING VALLEY

BOUNDARY EXHIBIT

PART OF SECTION 27 AND 28, TOWNSHIP 6S, RANGE 64W OF THE 6TH P.M.
ELBERT COUNTY, COLORADO

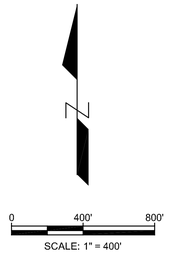


PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN SECTION 27, RANGE 6 SOUTH, RANGE 64W AND IN SECTION 28, RANGE 6 SOUTH OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO BEAR S00°00'09"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°00'09"E ALONG SAID EAST LINE, A DISTANCE OF 2612.05 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE S00°00'16"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2611.96 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE S89°56'55"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2645.12 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE S89°56'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2644.98 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE S89°47'17"W ALONG THE SOUTH LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1317.83 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 641857 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER; THENCE N00°08'07"W ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 1465.69 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE NORTH LINE OF SAID PARCEL , RECORDED AT RECEPTION NO. 641857 THE FOLLOWING (2) TWO COURSES: (1) S89°53'35"W, A DISTANCE OF 1529.13 FEET; (2) N83°17'22"W, A DISTANCE OF 831.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°07'10"E, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1567.80 FEET TO A POINT ON THE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°48'55"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1597.11 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N00°13'03"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1759.70 FEET TO THE NORTHWEST CORNER OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 627164 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER THENCE S83°17'22"E, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 1200.76 FEET THENCE ALONG THE BOUNDARY LINE OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 631576 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER THE FOLLOWING (5) FIVE COURSES (1) N01°00'31"E, A DISTANCE OF 583.25 FEET; (2) N81°58'57"W, A DISTANCE OF 314.55 FEET; (3) N00°19'33"E, A DISTANCE OF 95.72 FEET; (4) N89°40'27"W, A DISTANCE OF 136.30 FEET; (5) N03°43'08"E, A DISTANCE OF 1135.45 FEET TO A POINT ON THE CENTERLINE OF HUNT CIRCLE; THENCE ALONG THE CENTERLINE OF SAID HUNT CIRCLE THE FOLLOWING (2) TWO COURSES; (1) S69°07'00"E, A DISTANCE OF 161.02 FEET TO A POINT OF CURVE; (2) ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET; A DELTA ANGLE OF 08°22'42", AN ARC DISTANCE OF 131.61 FEET, WHOSE CHORD BEARS S73°18'21"E, A DISTANCE OF 131.49 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF PROPERTY AS RECORDED AT RECEPTION NO. 556613 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER; THENCE N02°47'53"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 1891.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 28; THENCE S89°14'53"E ALONG SAID NORTH LINE, A DISTANCE OF 2735.43 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S89°15'43" ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1306.30 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°40'15"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2656.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE N89°40'53"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2656.69 FEET TO THE NORTHEAST CORNER OF SAID SECTION 27 AND THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 47,292,519 SQUARE FEET OR 1100.3109 ACRES MORE OR LESS,
COUNTY OF ELBERT STATE OF COLORADO.



SCALE: 1" = 400'

2N CIVIL
6 Inverness Ct. E. Suite, 125
Englewood, CO 80112
303.925.0544 T
303.925.0547 F
www.2ncivil.com

THE RIDGE AT SPRING VALLEY
BOUNDARY EXHIBIT

ISSUED DATE:	04-01-2026
PROJECT NUMBER:	25006

SHEET 1 OF 1

J:\Projects\25\25006\dwg\base\Exhibits\04-01-2026 Moorstead Boundary and Legal.dwg 4/2/2026

EXHIBIT D

General Description and Cost Estimate of Public Improvements

The Ridge at Spring Valley Metropolitan District No. 1
Cost Estimate
SUMMARY OF PROBABLE CONSTRUCTION COST
District Water and Wastewater Infrastructure

July 8, 2026 2N JOB NO: 25006

ITEM	QUANTITY		UNIT COST		COST
Water Production Site					
Mobilization	1	L.S.	$ 150,000.00	$	150,000.00
Grading	1	L.S.	$ 250,000.00	$	250,000.00
Arapahoe Well	1	L.F.	2,250,000	$	2,250,000.00
Denver Well	1	L.F.	$ 2,125,000	$	2,125,000.00
LFH Well	1	L.F.	$ 2,550,000	$	2,550,000.00
1 MG Tank	2	EA	$ 1,750,000	$	3,500,000.00
Pumphouse and Pumps	1	L.S.	$ 1,500,000	$	1,500,000.00
			Subtotal	***$***	***12,325,000.00***
Sanitary Sewer					
Wastewater Treatment Plant Expansion	300,000	Gal.	$ 35.00	$	10,500,000.00
			Subtotal	***$***	***10,500,000.00***
			Total	**$**	**22,825,000.00**
20% Contingency				$	4,565,000.00
Total				***$***	***27,390,000.00***

This estimate of probable construction cost was prepared for estimating purposes only. 2N Civil, LLC cannot be held responsible for variances from this estimate, as actual costs may vary due to bid and market fluctuations.

The Ridge at Spring Valley Metropolitan District No. 2
Cost Estimate
SUMMARY OF PROBABLE CONSTRUCTION COST
293 - 50' - 70' Lots, 62 - 85' Lots, 10 - 5 Acre Lots = 365 Total

July 8, 2026 2N JOB NO: 25006

ITEM	QUANTITY		UNIT COST	COST
Grading and Earthwork				
Mobilization	1	L.S.	$ 150,000.00	$ 150,000.00
Roadway Grading	1	L.S.	$ 650,000.00	$ 650,000.00
Offsite Roads	12,340	L.F.	$ 350.00	$ 4,319,000.00
Onsite Roads (No curb)	3,500	L.F.	$ 350.00	$ 1,225,000.00
Onsite roads curb, gutter & sidewalk	14,200	L.F.	$ 400.00	$ 5,680,000.00
Signing and Striping	1	LS	$ 125,000.00	$ 125,000.00
Bridge	175	LF	$ 20,000.00	$ 3,500,000.00
			Subtotal	***$ 15,649,000.00***
Erosion Control				
Acres	125	AC	$ 8,500.00	$ 1,062,500.00
			Subtotal	***$ 1,062,500.00***
Water				
8" C900 PVC Waterline & Appurtenances	14,200	L.F.	$ 160.00	$ 2,272,000.00
12" C900 PVC Waterline & Appurtenances	15,000	EA	$ 175.00	$ 2,625,000.00
8" PRV Valve	2	EA	$ 250,000.00	$ 500,000.00
3/4" Water Services	365	EA	$ 2,500.00	$ 912,500.00
Connection to Spring Valley	2	EA	$ 15,000.00	$ 30,000.00
Fire Hydrants	73	EA	$ 14,000.00	$ 1,022,000.00
			Subtotal	***$ 7,361,500.00***
Sanitary Sewer				
8" PVC SDR 35	14,200	L.F.	$ 135.00	$ 1,917,000.00
8" PVC Force Main	8,410	L.F.	$ 105.00	$ 883,050.00
4' Dia Manholes	40	EA	$ 8,500.00	$ 340,000.00
4" Services	365	EA	$ 2,500.00	$ 912,500.00
Forcemain Manholes	20	EA	$ 25,000.00	$ 500,000.00
Lift Station	1	EA	$ 1,250,000.00	$ 1,250,000.00
			Subtotal	***$ 5,802,550.00***
Storm Sewer / Drainage				
Major Crossings	2	EA	$ 750,000.00	$ 1,500,000.00
Inlets, Pipe, Manholes	5,860	L.F.	$ 425.00	$ 2,490,500.00
Detention Ponds with Outlet Structures	4	EA	$ 175,000.00	$ 700,000.00
			Subtotal	***$ 4,690,500.00***
Parks and Landscape				
Park	4	EA	$ 750,000.00	$ 3,000,000.00
Trails	15,840	L.F.	$ 35.00	$ 554,400.00
Landscaping	1	L.S.	$ 350,000.00	$ 350,000.00
			Subtotal	***$ 3,904,400.00***
			Total	**$ 38,470,450.00**
20% Contingency				$ 7,694,090.00
Total				***$ 46,164,540.00***

This estimate of probable construction cost was prepared for estimating purposes only. 2N Civil, LLC cannot be held responsible for variances from this estimate, as actual costs may vary due to bid and market fluctuations.

The Ridge at Spring Valley Metropolitan District No. 3
Cost Estimate
SUMMARY OF PROBABLE CONSTRUCTION COST
150 - 60' - 70' Lots, 105 85'-100' Lots, 17 - Estate Lots = 272 Total

July 8, 2026 2N JOB NO: 25006

ITEM	QUANTITY		UNIT COST		COST
Grading and Earthwork					
Mobilization	1	L.S.	$ 150,000.00	$	150,000.00
Roadway Grading	1	L.S.	$ 650,000.00	$	650,000.00
Onsite roads curb, gutter & sidewalk	10,880	L.F.	$ 400.00	$	4,352,000.00
Signing and Striping	1	LS	$ 125,000.00	$	125,000.00
			Subtotal	***$***	***5,277,000.00***
Erosion Control					
Acres	200	AC	$ 8,500.00	$	1,700,000.00
			Subtotal	***$***	***1,700,000.00***
Water					
8" C900 PVC Waterline & Appurtenances	10,880	L.F.	$ 160.00	$	1,740,800.00
3/4" Water Services	272	EA	$ 2,500.00	$	680,000.00
Connection to Existing	2	EA	$ 15,000.00	$	30,000.00
Fire Hydrants	27	EA	$ 14,000.00	$	380,800.00
			Subtotal	***$***	***2,831,600.00***
Sanitary Sewer					
8" PVC SDR 35	10,880	L.F.	$ 135.00	$	1,468,800.00
4' Dia Manholes	36	EA	$ 8,500.00	$	308,266.67
4" Services	272	EA	$ 3,500.00	$	952,000.00
			Subtotal	***$***	***2,729,066.67***
Storm Sewer / Drainage					
Inlets, Pipe, Manholes	5,860	L.F.	$ 425.00	$	2,490,500.00
Detention Ponds with Outlet Structures	2	EA	$ 175,000.00	$	350,000.00
			Subtotal	***$***	***2,840,500.00***
Parks and Landscape					
Park	2	EA	$ 750,000.00	$	1,500,000.00
Trails	10,880	L.F.	$ 35.00	$	380,800.00
Landscaping	1	L.S.	$ 350,000.00	$	350,000.00
			Subtotal	***$***	***2,230,800.00***
			Total	**$**	**17,608,966.67**
20% Contingency				$	3,521,793.33
Total				***$***	***21,130,760.00***

This estimate of probable construction cost was prepared for estimating purposes only. 2N Civil, LLC cannot be held responsible for variances from this estimate, as actual costs may vary due to bid and market fluctuations.

The Ridge at Spring Valley Metropolitan District No. 4
Cost Estimate
SUMMARY OF PROBABLE CONSTRUCTION COST
342 - 50'-70' Lots

July 8, 2026 2N JOB NO: 25006

ITEM	QUANTITY		UNIT COST		COST
Grading and Earthwork					
Mobilization	1	L.S.	$ 150,000.00	$	150,000.00
Roadway Grading	1	L.S.	$ 650,000.00	$	650,000.00
Onsite roads curb, gutter & sidewalk	13,680	L.F.	$ 400.00	$	5,472,000.00
Signing and Striping	1	LS	$ 125,000.00	$	125,000.00
			Subtotal	***$***	***6,397,000.00***
Erosion Control					
Acres	200	AC	$ 8,500.00	$	1,700,000.00
			Subtotal	***$***	***1,700,000.00***
Water					
8" C900 PVC Waterline & Appurtenances	13,680	L.F.	$ 160.00	$	2,188,800.00
3/4" Water Services	342	EA	$ 2,500.00	$	855,000.00
Connection to Existing	2	EA	$ 15,000.00	$	30,000.00
Fire Hydrants	34	EA	$ 14,000.00	$	478,800.00
			Subtotal	***$***	***3,552,600.00***
Sanitary Sewer					
8" PVC SDR 35	13,680	L.F.	$ 135.00	$	1,846,800.00
4' Dia Manholes	46	EA	$ 8,500.00	$	387,600.00
4" Services	342	EA	$ 3,500.00	$	1,197,000.00
			Subtotal	***$***	***3,431,400.00***
Storm Sewer / Drainage					
Inlets, Pipe, Manholes	5,860	L.F.	$ 425.00	$	2,490,500.00
Detention Ponds with Outlet Structures	1	EA	$ 175,000.00	$	175,000.00
			Subtotal	***$***	***2,665,500.00***
Parks and Landscape					
Trails	13,680	L.F.	$ 35.00	$	478,800.00
Landscaping	1	L.S.	$ 350,000.00	$	350,000.00
			Subtotal	***$***	***828,800.00***
			Total	**$**	**18,575,300.00**
20% Contingency				$	3,715,060.00
Total				***$***	***22,290,360.00***

This estimate of probable construction cost was prepared for estimating purposes only. 2N Civil, LLC cannot be held responsible for variances from this estimate, as actual costs may vary due to bid and market fluctuations.

The Ridge at Spring Valley Metropolitan District No. 5
Cost Estimate
SUMMARY OF PROBABLE CONSTRUCTION COST
214 - 50' - 60' Lots

July 8, 2026 2N JOB NO: 25006

ITEM	QUANTITY		UNIT COST		COST
Grading and Earthwork					
Mobilization	1	L.S.	$ 150,000.00	$	150,000.00
Roadway Grading	1	L.S.	$ 650,000.00	$	650,000.00
Onsite roads curb, gutter & sidewalk	8,560	L.F.	$ 400.00	$	3,424,000.00
Signing and Striping	1	LS	$ 125,000.00	$	125,000.00
			Subtotal	***$***	***4,349,000.00***
Erosion Control					
Acres	120	AC	$ 8,500.00	$	1,020,000.00
			Subtotal	***$***	***1,020,000.00***
Water					
8" C900 PVC Waterline & Appurtenances	8,560	L.F.	$ 160.00	$	1,369,600.00
3/4" Water Services	214	EA	$ 2,500.00	$	535,000.00
Connection to Existing	2	EA	$ 15,000.00	$	30,000.00
Fire Hydrants	21	EA	$ 14,000.00	$	299,600.00
			Subtotal	***$***	***2,234,200.00***
Sanitary Sewer					
8" PVC SDR 35	8,560	L.F.	$ 135.00	$	1,155,600.00
4' Dia Manholes	29	EA	$ 8,500.00	$	242,533.33
4" Services	214	EA	$ 3,500.00	$	749,000.00
			Subtotal	***$***	***2,147,133.33***
Storm Sewer / Drainage					
Inlets, Pipe, Manholes	5,860	L.F.	$ 425.00	$	2,490,500.00
Detention Ponds with Outlet Structures	2	EA	$ 175,000.00	$	350,000.00
			Subtotal	***$***	***2,840,500.00***
Parks and Landscape					
Park	2	EA	$ 750,000.00	$	1,500,000.00
Trails	8,560	L.F.	$ 35.00	$	299,600.00
Landscaping	1	L.S.	$ 350,000.00	$	350,000.00
			Subtotal	***$***	***2,149,600.00***
			Total	**$**	**14,740,433.33**
20% Contingency				$	2,948,086.67
Total				***$***	***17,688,520.00***

This estimate of probable construction cost was prepared for estimating purposes only. 2N Civil, LLC cannot be held responsible for variances from this estimate, as actual costs may vary due to bid and market fluctuations.

The Ridge at Spring Valley Metropolitan District
Cost Estimate
SUMMARY OF PROBABLE CONSTRUCTION COST

July 8, 2026 25006

DISTRICT IMPROVEMENT		COST
District 1	$	27,390,000.00
District 2	$	46,164,540.00
District 3	$	21,130,760.00
District 4	$	22,290,360.00
District 5	$	17,688,520.00
Total	**$**	**134,664,180.00**

This estimate of probable construction was prepared for estimating purposes only. 2N Civil, LLC cannot be held responsible for variances from this estimate, as actual costs may vary due to bid and market fluctuations.

EXHIBIT E

Numerical Plan

The Ridge at Spring Valley Metropolitan District Nos. 1-5
Elbert County, Colorado
~~~
## General Obligation Bonds, Series 2027
## General Obligation Refunding & Improvement Bonds, Series 2037
~~~
Service Plan

Bond Assumptions	Series 2027	Series 2037	Total
Closing Date	12/1/2027	12/1/2037	
First Call Date	12/1/2032	12/1/2047	
Final Maturity	12/1/2057	12/1/2067	
Sources of Funds			
Par Amount	76,240,000	117,115,000	
Funds on Hand	0	11,650,430	
Total	76,240,000	128,765,430	
Uses of Funds			
Project Fund	**60,134,200**	**46,263,855**	**106,398,055**
Refunding Escrow	0	72,875,000	
Capitalized Interest	7,624,000	0	
Reserve Fund	0	8,841,000	
Surplus Deposit	6,707,000	0	
Cost of Issuance	1,774,800	785,575	
Total	76,240,000	128,765,430	
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Interest Frequency	Semiannual	Semiannual	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	4.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	

Tax Authority Assumptions	
Metropolitan District Debt Service Mill Levy Revenue	
Service Plan	
Service Plan Base Year	2019
Debt Service Mills	
Service Plan Mill Levy Cap	65.000
Specific Ownership Tax	6.00%
County Treasurer Fee	3.00%
Fee Revenue	
SFD Tap Fee	$16,200
Operations	
Mills	15.000

The Ridge at Spring Valley Metropolitan District Nos. 1-5
Development Summary

	Residential									
Type	50' SFD SFD	60'SFD SFD	70' SFD SFD	85' SFD SFD	100' SFD SFD	Estate SFD	- -	- -	- -	Total
Statutory Actual Value (2026)	$550,000	$600,000	$650,000	$800,000	$800,000	$900,000	-	-	-	
2027	-	-	-	-	-	-	-	-	-	-
2028	36	30	24	18	18	9	-	-	-	135
2029	48	40	32	24	24	12	-	-	-	180
2030	48	40	32	24	24	6	-	-	-	174
2031	48	40	32	14	21	-	-	-	-	155
2032	48	40	32	-	-	-	-	-	-	120
2033	48	40	32	-	-	-	-	-	-	120
2034	34	40	32	-	-	-	-	-	-	106
2035	-	40	19	-	-	-	-	-	-	59
2036	-	40	-	-	-	-	-	-	-	40
2037	-	40	-	-	-	-	-	-	-	40
2038	-	40	-	-	-	-	-	-	-	40
2039	-	24	-	-	-	-	-	-	-	24
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
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2060	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-	-	-	-
2067	-	-	-	-	-	-	-	-	-	-
Total Units	**310**	**454**	**235**	**80**	**87**	**27**	**-**	**-**	**-**	**1,193**
Total Statutory Actual Value	**$170,500,000**	**$272,400,000**	**$152,750,000**	**$64,000,000**	**$69,600,000**	**$24,300,000**	**-**	**-**	**-**	**$753,550,000**

The Ridge at Spring Valley Metropolitan District Nos. 1-5
Assessed Value

	Vacant and Improved Land[1]		Single Family Residential							Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment 6.00%	Actual Value	Reduction per Unit (63,164) Inflated at 2.86%	Total Reduction	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2027	9,030,000	0	-	-	0	(66,829)	0	0	6.800%	0	0
2028	12,040,000	0	135	-	93,948,120	(68,740)	(9,279,936)	84,668,184	6.800%	0	0
2029	11,500,000	2,257,500	180	-	221,717,563	(70,706)	(22,171,756)	199,545,807	6.800%	0	2,257,500
2030	9,920,000	3,010,000	174	13,303,054	359,500,315	(72,728)	(35,564,204)	323,936,112	6.800%	5,757,437	8,767,437
2031	7,120,000	2,875,000	155	-	469,025,131	(74,808)	(46,902,513)	422,122,618	6.800%	13,569,115	16,444,115
2032	7,120,000	2,480,000	120	28,141,508	577,349,403	(76,948)	(57,734,940)	519,614,463	6.800%	22,027,656	24,507,656
2033	6,350,000	1,780,000	120	-	659,135,823	(79,149)	(65,913,582)	593,222,240	6.800%	28,704,338	30,484,338
2034	3,635,000	1,780,000	106	39,548,149	773,084,343	(81,412)	(77,308,434)	695,775,909	6.800%	35,333,783	37,113,783
2035	2,400,000	1,587,500	59	-	816,525,958	(83,741)	(81,652,596)	734,873,362	6.800%	40,339,112	41,926,612
2036	2,400,000	908,750	40	48,991,557	894,773,381	(86,136)	(89,477,338)	805,296,043	6.800%	47,312,762	48,221,512
2037	2,400,000	600,000	40	-	924,614,365	(88,599)	(92,461,436)	832,152,928	6.800%	49,971,389	50,571,389
2038	1,440,000	600,000	40	55,476,862	1,010,529,030	(91,133)	(101,052,903)	909,476,127	6.800%	54,760,131	55,360,131
2039	0	600,000	24	-	1,029,156,965	(93,740)	(102,915,697)	926,241,269	6.800%	56,586,399	57,186,399
2040	0	360,000	-	61,749,418	1,090,906,383	(96,421)	(109,090,638)	981,815,745	6.800%	61,844,377	62,204,377
2041	0	0	-	-	1,090,906,383	(99,178)	(109,090,638)	981,815,745	6.800%	62,984,406	62,984,406
2042	0	0	-	65,454,383	1,156,360,766	(102,015)	(115,636,077)	1,040,724,689	6.800%	66,763,471	66,763,471
2043	0	0	-	-	1,156,360,766	(104,932)	(115,636,077)	1,040,724,689	6.800%	66,763,471	66,763,471
2044	0	0	-	69,381,646	1,225,742,412	(107,933)	(122,574,241)	1,103,168,171	6.800%	70,769,279	70,769,279
2045	0	0	-	-	1,225,742,412	(111,020)	(122,574,241)	1,103,168,171	6.800%	70,769,279	70,769,279
2046	0	0	-	73,544,545	1,299,286,957	(114,195)	(129,928,696)	1,169,358,261	6.800%	75,015,436	75,015,436
2047	0	0	-	-	1,299,286,957	(117,461)	(129,928,696)	1,169,358,261	6.800%	75,015,436	75,015,436
2048	0	0	-	77,957,217	1,377,244,174	(120,821)	(137,724,417)	1,239,519,757	6.800%	79,516,362	79,516,362
2049	0	0	-	-	1,377,244,174	(124,276)	(137,724,417)	1,239,519,757	6.800%	79,516,362	79,516,362
2050	0	0	-	82,634,650	1,459,878,824	(127,831)	(145,987,882)	1,313,890,942	6.800%	84,287,343	84,287,343
2051	0	0	-	-	1,459,878,824	(131,486)	(145,987,882)	1,313,890,942	6.800%	84,287,343	84,287,343
2052	0	0	-	87,592,729	1,547,471,554	(135,247)	(154,747,155)	1,392,724,398	6.800%	89,344,584	89,344,584
2053	0	0	-	-	1,547,471,554	(139,115)	(154,747,155)	1,392,724,398	6.800%	89,344,584	89,344,584
2054	0	0	-	92,848,293	1,640,319,847	(143,094)	(164,031,985)	1,476,287,862	6.800%	94,705,259	94,705,259
2055	0	0	-	-	1,640,319,847	(147,186)	(164,031,985)	1,476,287,862	6.800%	94,705,259	94,705,259
2056	0	0	-	98,419,191	1,738,739,038	(151,396)	(173,873,904)	1,564,865,134	6.800%	100,387,575	100,387,575
2057	0	0	-	-	1,738,739,038	(155,726)	(173,873,904)	1,564,865,134	6.800%	100,387,575	100,387,575
2058	0	0	-	104,324,342	1,843,063,380	(160,179)	(184,306,338)	1,658,757,042	6.800%	106,410,829	106,410,829
2059	0	0	-	-	1,843,063,380	(164,761)	(184,306,338)	1,658,757,042	6.800%	106,410,829	106,410,829
2060	0	0	-	110,583,803	1,953,647,183	(169,473)	(195,364,718)	1,758,282,465	6.800%	112,795,479	112,795,479
2061	0	0	-	-	1,953,647,183	(174,320)	(195,364,718)	1,758,282,465	6.800%	112,795,479	112,795,479
2062	0	0	-	117,218,831	2,070,866,014	(179,305)	(207,086,601)	1,863,779,413	6.800%	119,563,208	119,563,208
2063	0	0	-	-	2,070,866,014	(184,433)	(207,086,601)	1,863,779,413	6.800%	119,563,208	119,563,208
2064	0	0	-	124,251,961	2,195,117,975	(189,708)	(219,511,797)	1,975,606,177	6.800%	126,737,000	126,737,000
2065	0	0	-	-	2,195,117,975	(195,134)	(219,511,797)	1,975,606,177	6.800%	126,737,000	126,737,000
2066	0	0	-	131,707,078	2,326,825,053	(200,715)	(232,682,505)	2,094,142,548	6.800%	134,341,220	134,341,220
2067	0	0	-	-	2,326,825,053	(206,455)	(232,682,505)	2,094,142,548	6.800%	134,341,220	134,341,220
Total			1,193	1,483,129,219							

1. Vacant land value calculated in year prior to construction as 10% build-out market value

The Ridge at Spring Valley Metropolitan District Nos. 1-5
Revenue

	Total	District Mill Levy Revenue			Fee Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy[1]	Debt Mill Levy Collections	Specific Ownership Taxes	Units Delivered	Tap Fee per Unit	Fees Collected	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		65.000 Cap 65.000 Target	99.50%	6.00%	*SFD*	$16,200 Inflated at 0.00%		3.00%		
2027	0	0.000	0	0	-	0	0	0	0	0
2028	0	65.000	0	0	135	16,200	2,187,000	0	(4,000)	2,183,000
2029	2,257,500	75.400	169,364	10,162	180	16,200	2,916,000	(5,081)	(4,000)	3,086,445
2030	8,767,437	75.687	660,260	39,616	174	16,200	2,818,800	(19,808)	(4,000)	3,494,868
2031	16,444,115	75.845	1,240,971	74,458	155	16,200	2,511,000	(37,229)	(4,000)	3,785,200
2032	24,507,656	75.804	1,848,481	110,909	120	16,200	1,944,000	(55,454)	(4,000)	3,843,935
2033	30,484,338	75.908	2,302,436	138,146	120	16,200	1,944,000	(69,073)	(4,000)	4,311,509
2034	37,113,783	75.914	2,803,356	168,201	106	16,200	1,717,200	(84,101)	(4,000)	4,600,657
2035	41,926,612	75.919	3,167,116	190,027	59	16,200	955,800	(95,013)	(4,000)	4,213,930
2036	48,221,512	75.929	3,643,122	218,587	40	16,200	648,000	(109,294)	(4,000)	4,396,416
2037	50,571,389	75.933	3,820,844	229,251	40	16,200	648,000	(114,625)	(4,000)	4,579,469
2038	55,360,131	75.934	4,182,681	250,961	40	16,200	648,000	(125,480)	(4,000)	4,952,161
2039	57,186,399	75.934	4,320,673	259,240	24	16,200	388,800	(129,620)	(4,000)	4,835,094
2040	62,204,377	75.936	4,699,960	281,998	-	0	0	(140,999)	(4,000)	4,836,959
2041	62,984,406	75.940	4,759,092	285,546	-	0	0	(142,773)	(4,000)	4,897,865
2042	66,763,471	75.940	5,044,637	302,678	-	0	0	(151,339)	(4,000)	5,191,977
2043	66,763,471	75.940	5,044,637	302,678	-	0	0	(151,339)	(4,000)	5,191,977
2044	70,769,279	75.940	5,347,316	320,839	-	0	0	(160,419)	(4,000)	5,503,735
2045	70,769,279	75.940	5,347,316	320,839	-	0	0	(160,419)	(4,000)	5,503,735
2046	75,015,436	75.940	5,668,155	340,089	-	0	0	(170,045)	(4,000)	5,834,199
2047	75,015,436	75.940	5,668,155	340,089	-	0	0	(170,045)	(4,000)	5,834,199
2048	79,516,362	75.940	6,008,244	360,495	-	0	0	(180,247)	(4,000)	6,184,491
2049	79,516,362	75.940	6,008,244	360,495	-	0	0	(180,247)	(4,000)	6,184,491
2050	84,287,343	75.940	6,368,739	382,124	-	0	0	(191,062)	(4,000)	6,555,801
2051	84,287,343	75.940	6,368,739	382,124	-	0	0	(191,062)	(4,000)	6,555,801
2052	89,344,584	75.940	6,750,863	405,052	-	0	0	(202,526)	(4,000)	6,949,389
2053	89,344,584	75.940	6,750,863	405,052	-	0	0	(202,526)	(4,000)	6,949,389
2054	94,705,259	75.940	7,155,915	429,355	-	0	0	(214,677)	(4,000)	7,366,592
2055	94,705,259	75.940	7,155,915	429,355	-	0	0	(214,677)	(4,000)	7,366,592
2056	100,387,575	75.940	7,585,270	455,116	-	0	0	(227,558)	(4,000)	7,808,828
2057	100,387,575	75.940	7,585,270	455,116	-	0	0	(227,558)	(4,000)	7,808,828
2058	106,410,829	75.940	8,040,386	482,423	-	0	0	(241,212)	(4,000)	8,277,597
2059	106,410,829	75.940	8,040,386	482,423	-	0	0	(241,212)	(4,000)	8,277,597
2060	112,795,479	75.940	8,522,809	511,369	-	0	0	(255,684)	(4,000)	8,774,493
2061	112,795,479	75.940	8,522,809	511,369	-	0	0	(255,684)	(4,000)	8,774,493
2062	119,563,208	75.940	9,034,177	542,051	-	0	0	(271,025)	(4,000)	9,301,203
2063	119,563,208	75.940	9,034,177	542,051	-	0	0	(271,025)	(4,000)	9,301,203
2064	126,737,000	75.940	9,576,228	574,574	-	0	0	(287,287)	(4,000)	9,859,515
2065	126,737,000	75.940	9,576,228	574,574	-	0	0	(287,287)	(4,000)	9,859,515
2066	134,341,220	75.940	10,150,802	609,048	-	0	0	(304,524)	(4,000)	10,451,326
2067	134,341,220	75.940	10,150,802	609,048	-	0	0	(304,524)	(4,000)	10,451,326
Total			228,125,436	13,687,526	1,193		19,326,600	(6,843,763)	(160,000)	254,135,799

1. Subject to adjustment based on changes in assessment methodology

The Ridge at Spring Valley Metropolitan District Nos. 1-5
Debt Service

	Total	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2027	Series 2037							
	Revenue Available for Debt Service	Dated: 12/1/2027 Par: $76,240,000 Proj: $60,134,200	Dated: 12/1/2037 Par: $117,115,000 Proj: $46,263,855 Escr: $72,875,000		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance[1] Series 2027: 13,414,000 Series 2037: -	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
2027	0	0		0	0		6,707,000	0	n/a	n/a
2028	2,183,000	0		0	2,183,000		8,890,000	0	n/a	3377%
2029	3,086,445	0		0	3,086,445		11,976,445	0	n/a	870%
2030	3,494,868	3,812,000		3,812,000	(317,132)		11,659,313	0	92%	464%
2031	3,785,200	3,812,000		3,812,000	(26,800)		11,632,514	0	99%	311%
2032	3,843,935	3,842,000		3,842,000	1,935		11,634,449	0	100%	250%
2033	4,311,509	4,310,500		4,310,500	1,009		11,635,458	0	100%	204%
2034	4,600,657	4,595,500		4,595,500	5,157		11,640,615	0	100%	179%
2035	4,213,930	4,210,000		4,210,000	3,930		11,644,545	0	100%	154%
2036	4,396,416	4,391,750		4,391,750	4,666		11,649,210	0	100%	146%
2037	4,579,469	4,578,250	0	4,578,250	1,219	11,650,430	0	0	100%	212%
2038	4,952,161	Refunded	4,949,600	4,949,600	2,561		0	2,561	100%	204%
2039	4,835,094		4,834,000	4,834,000	1,094		0	1,094	100%	188%
2040	4,836,959		4,832,600	4,832,600	4,359		0	4,359	100%	185%
2041	4,897,865		4,896,000	4,896,000	1,865		0	1,865	100%	174%
2042	5,191,977		5,191,600	5,191,600	377		0	377	100%	173%
2043	5,191,977		5,190,000	5,190,000	1,977		0	1,977	100%	163%
2044	5,503,735		5,502,600	5,502,600	1,135		0	1,135	100%	162%
2045	5,503,735		5,501,800	5,501,800	1,935		0	1,935	100%	151%
2046	5,834,199		5,829,600	5,829,600	4,599		0	4,599	100%	149%
2047	5,834,199		5,832,800	5,832,800	1,399		0	1,399	100%	139%
2048	6,184,491		6,183,800	6,183,800	691		0	691	100%	137%
2049	6,184,491		6,183,600	6,183,600	891		0	891	100%	127%
2050	6,555,801		6,555,600	6,555,600	201		0	201	100%	124%
2051	6,555,801		6,554,800	6,554,800	1,001		0	1,001	100%	115%
2052	6,949,389		6,945,400	6,945,400	3,989		0	3,989	100%	112%
2053	6,949,389		6,946,600	6,946,600	2,789		0	2,789	100%	102%
2054	7,366,592		7,363,200	7,363,200	3,392		0	3,392	100%	98%
2055	7,366,592		7,363,400	7,363,400	3,192		0	3,192	100%	89%
2056	7,808,828		7,808,000	7,808,000	828		0	828	100%	85%
2057	7,808,828		7,804,000	7,804,000	4,828		0	4,828	100%	76%
2058	8,277,597		8,273,400	8,273,400	4,197		0	4,197	100%	71%
2059	8,277,597		8,277,000	8,277,000	597		0	597	100%	63%
2060	8,774,493		8,772,400	8,772,400	2,093		0	2,093	100%	57%
2061	8,774,493		8,769,600	8,769,600	4,893		0	4,893	100%	49%
2062	9,301,203		9,297,400	9,297,400	3,803		0	3,803	100%	43%
2063	9,301,203		9,299,200	9,299,200	2,003		0	2,003	100%	35%
2064	9,859,515		9,854,800	9,854,800	4,715		0	4,715	100%	29%
2065	9,859,515		9,856,600	9,856,600	2,915		0	2,915	100%	21%
2066	10,451,326		10,450,400	10,450,400	926		0	926	100%	14%
2067	10,451,326		10,451,000	10,451,000	326		0	326	100%	0%
Total	254,135,799	33,552,000	215,570,800	249,122,800	5,012,999	11,650,430		69,569		

1. Assumes $6,707,000 Deposit to Surplus Fund at Closing

The Ridge at Spring Valley Metropolitan District Nos. 1-5
Revenue

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy 15.000	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 3.00%	Revenue Available for Operations
2027	0	0.000	0	0	0	0
2028	0	15.000	0	0	0	0
2029	2,257,500	17.400	39,084	2,345	(1,173)	40,257
2030	8,767,437	17.466	152,368	9,142	(4,571)	156,939
2031	16,444,115	17.503	286,378	17,183	(8,591)	294,969
2032	24,507,656	17.493	426,573	25,594	(12,797)	439,370
2033	30,484,338	17.517	531,331	31,880	(15,940)	547,271
2034	37,113,783	17.519	646,928	38,816	(19,408)	666,336
2035	41,926,612	17.520	730,873	43,852	(21,926)	752,799
2036	48,221,512	17.522	840,720	50,443	(25,222)	865,942
2037	50,571,389	17.523	881,733	52,904	(26,452)	908,185
2038	55,360,131	17.523	965,234	57,914	(28,957)	994,191
2039	57,186,399	17.523	997,078	59,825	(29,912)	1,026,991
2040	62,204,377	17.524	1,084,606	65,076	(32,538)	1,117,144
2041	62,984,406	17.525	1,098,252	65,895	(32,948)	1,131,200
2042	66,763,471	17.525	1,164,147	69,849	(34,924)	1,199,072
2043	66,763,471	17.525	1,164,147	69,849	(34,924)	1,199,072
2044	70,769,279	17.525	1,233,996	74,040	(37,020)	1,271,016
2045	70,769,279	17.525	1,233,996	74,040	(37,020)	1,271,016
2046	75,015,436	17.525	1,308,036	78,482	(39,241)	1,347,277
2047	75,015,436	17.525	1,308,036	78,482	(39,241)	1,347,277
2048	79,516,362	17.525	1,386,518	83,191	(41,596)	1,428,113
2049	79,516,362	17.525	1,386,518	83,191	(41,596)	1,428,113
2050	84,287,343	17.525	1,469,709	88,183	(44,091)	1,513,800
2051	84,287,343	17.525	1,469,709	88,183	(44,091)	1,513,800
2052	89,344,584	17.525	1,557,891	93,473	(46,737)	1,604,628
2053	89,344,584	17.525	1,557,891	93,473	(46,737)	1,604,628
2054	94,705,259	17.525	1,651,365	99,082	(49,541)	1,700,906
2055	94,705,259	17.525	1,651,365	99,082	(49,541)	1,700,906
2056	100,387,575	17.525	1,750,447	105,027	(52,513)	1,802,960
2057	100,387,575	17.525	1,750,447	105,027	(52,513)	1,802,960
2058	106,410,829	17.525	1,855,474	111,328	(55,664)	1,911,138
2059	106,410,829	17.525	1,855,474	111,328	(55,664)	1,911,138
2060	112,795,479	17.525	1,966,802	118,008	(59,004)	2,025,806
2061	112,795,479	17.525	1,966,802	118,008	(59,004)	2,025,806
2062	119,563,208	17.525	2,084,810	125,089	(62,544)	2,147,354
2063	119,563,208	17.525	2,084,810	125,089	(62,544)	2,147,354
2064	126,737,000	17.525	2,209,899	132,594	(66,297)	2,276,196
2065	126,737,000	17.525	2,209,899	132,594	(66,297)	2,276,196
2066	134,341,220	17.525	2,342,493	140,550	(70,275)	2,412,767
2067	134,341,220	15.000	2,005,043	120,303	(60,151)	2,065,194
Total			52,306,881	3,138,413	(1,569,206)	53,876,088

SOURCES AND USES OF FUNDS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Dated Date	12/01/2027
Delivery Date	12/01/2027

Sources:	
Bond Proceeds:	
Par Amount	76,240,000.00
	76,240,000.00

Uses:		
Project Fund Deposits:		
Project Fund		60,134,200.00
Other Fund Deposits:		
Capitalized Interest Fund	7,624,000.00	
Surplus Deposit	6,707,000.00	
		14,331,000.00
Cost of Issuance:		
Cost of Issuance		250,000.00
Underwriter's Discount:		
Underwriter's Discount		1,524,800.00
		76,240,000.00

BOND SUMMARY STATISTICS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Dated Date	12/01/2027
Delivery Date	12/01/2027
Last Maturity	12/01/2057
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.153463%
Net Interest Cost (NIC)	5.087446%
All-In TIC	5.179058%
Average Coupon	5.000000%
Average Life (years)	22.871
Duration of Issue (years)	13.443
Par Amount	76,240,000.00
Bond Proceeds	76,240,000.00
Total Interest	87,185,500.00
Net Interest	88,710,300.00
Total Debt Service	163,425,500.00
Maximum Annual Debt Service	7,806,750.00
Average Annual Debt Service	5,447,516.67
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	*Par Value*	*Price*	*Average Coupon*	*Average Life*
Term Bond Due 2057	76,240,000.00	100.000	5.000%	22.871
	76,240,000.00			22.871

	TIC	All-In TIC	Arbitrage Yield
Par Value	76,240,000.00	76,240,000.00	76,240,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(1,524,800.00)	(1,524,800.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	74,715,200.00	74,465,200.00	76,240,000.00
Target Date	12/01/2027	12/01/2027	12/01/2027
Yield	5.153463%	5.179058%	5.000000%

BOND PRICING

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond Due 2057:					
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031		5.000%	5.000%	100.000
	12/01/2032	30,000	5.000%	5.000%	100.000
	12/01/2033	500,000	5.000%	5.000%	100.000
	12/01/2034	810,000	5.000%	5.000%	100.000
	12/01/2035	465,000	5.000%	5.000%	100.000
	12/01/2036	670,000	5.000%	5.000%	100.000
	12/01/2037	890,000	5.000%	5.000%	100.000
	12/01/2038	1,305,000	5.000%	5.000%	100.000
	12/01/2039	1,255,000	5.000%	5.000%	100.000
	12/01/2040	1,320,000	5.000%	5.000%	100.000
	12/01/2041	1,445,000	5.000%	5.000%	100.000
	12/01/2042	1,810,000	5.000%	5.000%	100.000
	12/01/2043	1,900,000	5.000%	5.000%	100.000
	12/01/2044	2,310,000	5.000%	5.000%	100.000
	12/01/2045	2,425,000	5.000%	5.000%	100.000
	12/01/2046	2,875,000	5.000%	5.000%	100.000
	12/01/2047	3,020,000	5.000%	5.000%	100.000
	12/01/2048	3,520,000	5.000%	5.000%	100.000
	12/01/2049	3,695,000	5.000%	5.000%	100.000
	12/01/2050	4,255,000	5.000%	5.000%	100.000
	12/01/2051	4,465,000	5.000%	5.000%	100.000
	12/01/2052	5,085,000	5.000%	5.000%	100.000
	12/01/2053	5,335,000	5.000%	5.000%	100.000
	12/01/2054	6,020,000	5.000%	5.000%	100.000
	12/01/2055	6,320,000	5.000%	5.000%	100.000
	12/01/2056	7,080,000	5.000%	5.000%	100.000
	12/01/2057	7,435,000	5.000%	5.000%	100.000
		76,240,000			

Dated Date	12/01/2027	
Delivery Date	12/01/2027	
First Coupon	06/01/2028	
Par Amount	76,240,000.00	
Original Issue Discount		
Production	76,240,000.00	100.000000%
Underwriter's Discount	(1,524,800.00)	(2.000000%)
Purchase Price	74,715,200.00	98.000000%
Accrued Interest		
Net Proceeds	74,715,200.00	

CALL PROVISIONS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Call Table: CALL

Call Date	*Call Price*
12/01/2032	103.00
12/01/2033	102.00
12/01/2034	101.00
12/01/2035	100.00

NET DEBT SERVICE

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Capitalized Interest Fund*	*Net Debt Service*
12/01/2028			3,812,000	3,812,000	3,812,000	
12/01/2029			3,812,000	3,812,000	3,812,000	
12/01/2030			3,812,000	3,812,000		3,812,000
12/01/2031			3,812,000	3,812,000		3,812,000
12/01/2032	30,000	5.000%	3,812,000	3,842,000		3,842,000
12/01/2033	500,000	5.000%	3,810,500	4,310,500		4,310,500
12/01/2034	810,000	5.000%	3,785,500	4,595,500		4,595,500
12/01/2035	465,000	5.000%	3,745,000	4,210,000		4,210,000
12/01/2036	670,000	5.000%	3,721,750	4,391,750		4,391,750
12/01/2037	890,000	5.000%	3,688,250	4,578,250		4,578,250
12/01/2038	1,305,000	5.000%	3,643,750	4,948,750		4,948,750
12/01/2039	1,255,000	5.000%	3,578,500	4,833,500		4,833,500
12/01/2040	1,320,000	5.000%	3,515,750	4,835,750		4,835,750
12/01/2041	1,445,000	5.000%	3,449,750	4,894,750		4,894,750
12/01/2042	1,810,000	5.000%	3,377,500	5,187,500		5,187,500
12/01/2043	1,900,000	5.000%	3,287,000	5,187,000		5,187,000
12/01/2044	2,310,000	5.000%	3,192,000	5,502,000		5,502,000
12/01/2045	2,425,000	5.000%	3,076,500	5,501,500		5,501,500
12/01/2046	2,875,000	5.000%	2,955,250	5,830,250		5,830,250
12/01/2047	3,020,000	5.000%	2,811,500	5,831,500		5,831,500
12/01/2048	3,520,000	5.000%	2,660,500	6,180,500		6,180,500
12/01/2049	3,695,000	5.000%	2,484,500	6,179,500		6,179,500
12/01/2050	4,255,000	5.000%	2,299,750	6,554,750		6,554,750
12/01/2051	4,465,000	5.000%	2,087,000	6,552,000		6,552,000
12/01/2052	5,085,000	5.000%	1,863,750	6,948,750		6,948,750
12/01/2053	5,335,000	5.000%	1,609,500	6,944,500		6,944,500
12/01/2054	6,020,000	5.000%	1,342,750	7,362,750		7,362,750
12/01/2055	6,320,000	5.000%	1,041,750	7,361,750		7,361,750
12/01/2056	7,080,000	5.000%	725,750	7,805,750		7,805,750
12/01/2057	7,435,000	5.000%	371,750	7,806,750		7,806,750
	76,240,000		87,185,500	163,425,500	7,624,000	155,801,500

BOND DEBT SERVICE

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
## GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2028			1,906,000	1,906,000	
12/01/2028			1,906,000	1,906,000	3,812,000
06/01/2029			1,906,000	1,906,000	
12/01/2029			1,906,000	1,906,000	3,812,000
06/01/2030			1,906,000	1,906,000	
12/01/2030			1,906,000	1,906,000	3,812,000
06/01/2031			1,906,000	1,906,000	
12/01/2031			1,906,000	1,906,000	3,812,000
06/01/2032			1,906,000	1,906,000	
12/01/2032	30,000	5.000%	1,906,000	1,936,000	3,842,000
06/01/2033			1,905,250	1,905,250	
12/01/2033	500,000	5.000%	1,905,250	2,405,250	4,310,500
06/01/2034			1,892,750	1,892,750	
12/01/2034	810,000	5.000%	1,892,750	2,702,750	4,595,500
06/01/2035			1,872,500	1,872,500	
12/01/2035	465,000	5.000%	1,872,500	2,337,500	4,210,000
06/01/2036			1,860,875	1,860,875	
12/01/2036	670,000	5.000%	1,860,875	2,530,875	4,391,750
06/01/2037			1,844,125	1,844,125	
12/01/2037	890,000	5.000%	1,844,125	2,734,125	4,578,250
06/01/2038			1,821,875	1,821,875	
12/01/2038	1,305,000	5.000%	1,821,875	3,126,875	4,948,750
06/01/2039			1,789,250	1,789,250	
12/01/2039	1,255,000	5.000%	1,789,250	3,044,250	4,833,500
06/01/2040			1,757,875	1,757,875	
12/01/2040	1,320,000	5.000%	1,757,875	3,077,875	4,835,750
06/01/2041			1,724,875	1,724,875	
12/01/2041	1,445,000	5.000%	1,724,875	3,169,875	4,894,750
06/01/2042			1,688,750	1,688,750	
12/01/2042	1,810,000	5.000%	1,688,750	3,498,750	5,187,500
06/01/2043			1,643,500	1,643,500	
12/01/2043	1,900,000	5.000%	1,643,500	3,543,500	5,187,000
06/01/2044			1,596,000	1,596,000	
12/01/2044	2,310,000	5.000%	1,596,000	3,906,000	5,502,000
06/01/2045			1,538,250	1,538,250	
12/01/2045	2,425,000	5.000%	1,538,250	3,963,250	5,501,500
06/01/2046			1,477,625	1,477,625	
12/01/2046	2,875,000	5.000%	1,477,625	4,352,625	5,830,250
06/01/2047			1,405,750	1,405,750	
12/01/2047	3,020,000	5.000%	1,405,750	4,425,750	5,831,500
06/01/2048			1,330,250	1,330,250	
12/01/2048	3,520,000	5.000%	1,330,250	4,850,250	6,180,500
06/01/2049			1,242,250	1,242,250	
12/01/2049	3,695,000	5.000%	1,242,250	4,937,250	6,179,500
06/01/2050			1,149,875	1,149,875	
12/01/2050	4,255,000	5.000%	1,149,875	5,404,875	6,554,750
06/01/2051			1,043,500	1,043,500	
12/01/2051	4,465,000	5.000%	1,043,500	5,508,500	6,552,000
06/01/2052			931,875	931,875	
12/01/2052	5,085,000	5.000%	931,875	6,016,875	6,948,750
06/01/2053			804,750	804,750	
12/01/2053	5,335,000	5.000%	804,750	6,139,750	6,944,500
06/01/2054			671,375	671,375	
12/01/2054	6,020,000	5.000%	671,375	6,691,375	7,362,750
06/01/2055			520,875	520,875	
12/01/2055	6,320,000	5.000%	520,875	6,840,875	7,361,750
06/01/2056			362,875	362,875	
12/01/2056	7,080,000	5.000%	362,875	7,442,875	7,805,750
06/01/2057			185,875	185,875	
12/01/2057	7,435,000	5.000%	185,875	7,620,875	7,806,750
	76,240,000		87,185,500	163,425,500	163,425,500

BOND SOLUTION

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
## GENERAL OBLIGATION BONDS, SERIES 2027
~~~
Service Plan

Period Ending	*Proposed Principal*	*Proposed Debt Service*	*Debt Service Adjustments*	*Total Adj Debt Service*	*Revenue Constraints*	*Unused Revenues*	*Debt Service Coverage*
12/01/2028		3,812,000	(3,812,000)		2,183,000	2,183,000	
12/01/2029		3,812,000	(3,812,000)		3,086,445	3,086,445	
12/01/2030		3,812,000		3,812,000	3,494,868	(317,132)	92%
12/01/2031		3,812,000		3,812,000	3,785,200	(26,800)	99%
12/01/2032	30,000	3,842,000		3,842,000	3,843,935	1,935	100%
12/01/2033	500,000	4,310,500		4,310,500	4,311,509	1,009	100%
12/01/2034	810,000	4,595,500		4,595,500	4,600,657	5,157	100%
12/01/2035	465,000	4,210,000		4,210,000	4,213,930	3,930	100%
12/01/2036	670,000	4,391,750		4,391,750	4,396,416	4,666	100%
12/01/2037	890,000	4,578,250		4,578,250	4,579,469	1,219	100%
12/01/2038	1,305,000	4,948,750		4,948,750	4,952,161	3,411	100%
12/01/2039	1,255,000	4,833,500		4,833,500	4,835,094	1,594	100%
12/01/2040	1,320,000	4,835,750		4,835,750	4,836,959	1,209	100%
12/01/2041	1,445,000	4,894,750		4,894,750	4,897,865	3,115	100%
12/01/2042	1,810,000	5,187,500		5,187,500	5,191,977	4,477	100%
12/01/2043	1,900,000	5,187,000		5,187,000	5,191,977	4,977	100%
12/01/2044	2,310,000	5,502,000		5,502,000	5,503,735	1,735	100%
12/01/2045	2,425,000	5,501,500		5,501,500	5,503,735	2,235	100%
12/01/2046	2,875,000	5,830,250		5,830,250	5,834,199	3,949	100%
12/01/2047	3,020,000	5,831,500		5,831,500	5,834,199	2,699	100%
12/01/2048	3,520,000	6,180,500		6,180,500	6,184,491	3,991	100%
12/01/2049	3,695,000	6,179,500		6,179,500	6,184,491	4,991	100%
12/01/2050	4,255,000	6,554,750		6,554,750	6,555,801	1,051	100%
12/01/2051	4,465,000	6,552,000		6,552,000	6,555,801	3,801	100%
12/01/2052	5,085,000	6,948,750		6,948,750	6,949,389	639	100%
12/01/2053	5,335,000	6,944,500		6,944,500	6,949,389	4,889	100%
12/01/2054	6,020,000	7,362,750		7,362,750	7,366,592	3,842	100%
12/01/2055	6,320,000	7,361,750		7,361,750	7,366,592	4,842	100%
12/01/2056	7,080,000	7,805,750		7,805,750	7,808,828	3,078	100%
12/01/2057	7,435,000	7,806,750		7,806,750	7,808,828	2,078	100%
	76,240,000	163,425,500	(7,624,000)	155,801,500	160,807,531	5,006,031	

SOURCES AND USES OF FUNDS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Dated Date	12/01/2037
Delivery Date	12/01/2037

Sources:	
Cash Deposit:	
Par Amount	117,115,000.00
Other Sources of Funds:	
Surplus Fund	11,650,429.90
	128,765,429.90

Uses:	
Project Fund Deposits:	
Project Fund	46,263,854.90
Refunding Escrow Deposits:	
Cash Deposit	72,875,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	8,841,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Underwriter's Discount:	
Underwriter's Discount	585,575.00
	128,765,429.90

BOND SUMMARY STATISTICS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Dated Date	12/01/2037
Delivery Date	12/01/2037
Last Maturity	12/01/2067
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.034489%
Net Interest Cost (NIC)	4.021830%
All-In TIC	4.046325%
Average Coupon	4.000000%
Average Life (years)	22.904
Duration of Issue (years)	14.812
Par Amount	117,115,000.00
Cash Deposit	117,115,000.00
Total Interest	107,296,800.00
Net Interest	107,882,375.00
Total Debt Service	224,411,800.00
Maximum Annual Debt Service	19,292,000.00
Average Annual Debt Service	7,480,393.33
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	*Par Value*	*Price*	*Average Coupon*	*Average Life*
Term Bond due 2066	117,115,000.00	100.000	4.000%	22.904
	117,115,000.00			22.904

	TIC	All-In TIC	Arbitrage Yield
Par Value	117,115,000.00	117,115,000.00	117,115,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(585,575.00)	(585,575.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	116,529,425.00	116,329,425.00	117,115,000.00
Target Date	12/01/2037	12/01/2037	12/01/2037
Yield	4.034489%	4.046325%	4.000000%

BOND PRICING

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond due 2066:					
	12/01/2038	265,000	4.000%	4.000%	100.000
	12/01/2039	160,000	4.000%	4.000%	100.000
	12/01/2040	165,000	4.000%	4.000%	100.000
	12/01/2041	235,000	4.000%	4.000%	100.000
	12/01/2042	540,000	4.000%	4.000%	100.000
	12/01/2043	560,000	4.000%	4.000%	100.000
	12/01/2044	895,000	4.000%	4.000%	100.000
	12/01/2045	930,000	4.000%	4.000%	100.000
	12/01/2046	1,295,000	4.000%	4.000%	100.000
	12/01/2047	1,350,000	4.000%	4.000%	100.000
	12/01/2048	1,755,000	4.000%	4.000%	100.000
	12/01/2049	1,825,000	4.000%	4.000%	100.000
	12/01/2050	2,270,000	4.000%	4.000%	100.000
	12/01/2051	2,360,000	4.000%	4.000%	100.000
	12/01/2052	2,845,000	4.000%	4.000%	100.000
	12/01/2053	2,960,000	4.000%	4.000%	100.000
	12/01/2054	3,495,000	4.000%	4.000%	100.000
	12/01/2055	3,635,000	4.000%	4.000%	100.000
	12/01/2056	4,225,000	4.000%	4.000%	100.000
	12/01/2057	4,390,000	4.000%	4.000%	100.000
	12/01/2058	5,035,000	4.000%	4.000%	100.000
	12/01/2059	5,240,000	4.000%	4.000%	100.000
	12/01/2060	5,945,000	4.000%	4.000%	100.000
	12/01/2061	6,180,000	4.000%	4.000%	100.000
	12/01/2062	6,955,000	4.000%	4.000%	100.000
	12/01/2063	7,235,000	4.000%	4.000%	100.000
	12/01/2064	8,080,000	4.000%	4.000%	100.000
	12/01/2065	8,405,000	4.000%	4.000%	100.000
	12/01/2066	9,335,000	4.000%	4.000%	100.000
	12/01/2067	18,550,000	4.000%	4.000%	100.000
		117,115,000			

Dated Date	12/01/2037	
Delivery Date	12/01/2037	
First Coupon	06/01/2038	
Par Amount	117,115,000.00	
Original Issue Discount		
Production	117,115,000.00	100.000000%
Underwriter's Discount	(585,575.00)	(0.500000%)
Purchase Price	116,529,425.00	99.500000%
Accrued Interest		
Net Proceeds	116,529,425.00	

CALL PROVISIONS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Call Table: CALL

Call Date	*Call Price*
12/01/2047	100.00

NET DEBT SERVICE

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Debt Service Reserve Fund*	*Net Debt Service*
12/01/2038	265,000	4.000%	4,684,600	4,949,600		4,949,600
12/01/2039	160,000	4.000%	4,674,000	4,834,000		4,834,000
12/01/2040	165,000	4.000%	4,667,600	4,832,600		4,832,600
12/01/2041	235,000	4.000%	4,661,000	4,896,000		4,896,000
12/01/2042	540,000	4.000%	4,651,600	5,191,600		5,191,600
12/01/2043	560,000	4.000%	4,630,000	5,190,000		5,190,000
12/01/2044	895,000	4.000%	4,607,600	5,502,600		5,502,600
12/01/2045	930,000	4.000%	4,571,800	5,501,800		5,501,800
12/01/2046	1,295,000	4.000%	4,534,600	5,829,600		5,829,600
12/01/2047	1,350,000	4.000%	4,482,800	5,832,800		5,832,800
12/01/2048	1,755,000	4.000%	4,428,800	6,183,800		6,183,800
12/01/2049	1,825,000	4.000%	4,358,600	6,183,600		6,183,600
12/01/2050	2,270,000	4.000%	4,285,600	6,555,600		6,555,600
12/01/2051	2,360,000	4.000%	4,194,800	6,554,800		6,554,800
12/01/2052	2,845,000	4.000%	4,100,400	6,945,400		6,945,400
12/01/2053	2,960,000	4.000%	3,986,600	6,946,600		6,946,600
12/01/2054	3,495,000	4.000%	3,868,200	7,363,200		7,363,200
12/01/2055	3,635,000	4.000%	3,728,400	7,363,400		7,363,400
12/01/2056	4,225,000	4.000%	3,583,000	7,808,000		7,808,000
12/01/2057	4,390,000	4.000%	3,414,000	7,804,000		7,804,000
12/01/2058	5,035,000	4.000%	3,238,400	8,273,400		8,273,400
12/01/2059	5,240,000	4.000%	3,037,000	8,277,000		8,277,000
12/01/2060	5,945,000	4.000%	2,827,400	8,772,400		8,772,400
12/01/2061	6,180,000	4.000%	2,589,600	8,769,600		8,769,600
12/01/2062	6,955,000	4.000%	2,342,400	9,297,400		9,297,400
12/01/2063	7,235,000	4.000%	2,064,200	9,299,200		9,299,200
12/01/2064	8,080,000	4.000%	1,774,800	9,854,800		9,854,800
12/01/2065	8,405,000	4.000%	1,451,600	9,856,600		9,856,600
12/01/2066	9,335,000	4.000%	1,115,400	10,450,400		10,450,400
12/01/2067	18,550,000	4.000%	742,000	19,292,000	8,841,000	10,451,000
	117,115,000		107,296,800	224,411,800	8,841,000	215,570,800

BOND DEBT SERVICE

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
## GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2038			2,342,300	2,342,300	
12/01/2038	265,000	4.000%	2,342,300	2,607,300	4,949,600
06/01/2039			2,337,000	2,337,000	
12/01/2039	160,000	4.000%	2,337,000	2,497,000	4,834,000
06/01/2040			2,333,800	2,333,800	
12/01/2040	165,000	4.000%	2,333,800	2,498,800	4,832,600
06/01/2041			2,330,500	2,330,500	
12/01/2041	235,000	4.000%	2,330,500	2,565,500	4,896,000
06/01/2042			2,325,800	2,325,800	
12/01/2042	540,000	4.000%	2,325,800	2,865,800	5,191,600
06/01/2043			2,315,000	2,315,000	
12/01/2043	560,000	4.000%	2,315,000	2,875,000	5,190,000
06/01/2044			2,303,800	2,303,800	
12/01/2044	895,000	4.000%	2,303,800	3,198,800	5,502,600
06/01/2045			2,285,900	2,285,900	
12/01/2045	930,000	4.000%	2,285,900	3,215,900	5,501,800
06/01/2046			2,267,300	2,267,300	
12/01/2046	1,295,000	4.000%	2,267,300	3,562,300	5,829,600
06/01/2047			2,241,400	2,241,400	
12/01/2047	1,350,000	4.000%	2,241,400	3,591,400	5,832,800
06/01/2048			2,214,400	2,214,400	
12/01/2048	1,755,000	4.000%	2,214,400	3,969,400	6,183,800
06/01/2049			2,179,300	2,179,300	
12/01/2049	1,825,000	4.000%	2,179,300	4,004,300	6,183,600
06/01/2050			2,142,800	2,142,800	
12/01/2050	2,270,000	4.000%	2,142,800	4,412,800	6,555,600
06/01/2051			2,097,400	2,097,400	
12/01/2051	2,360,000	4.000%	2,097,400	4,457,400	6,554,800
06/01/2052			2,050,200	2,050,200	
12/01/2052	2,845,000	4.000%	2,050,200	4,895,200	6,945,400
06/01/2053			1,993,300	1,993,300	
12/01/2053	2,960,000	4.000%	1,993,300	4,953,300	6,946,600
06/01/2054			1,934,100	1,934,100	
12/01/2054	3,495,000	4.000%	1,934,100	5,429,100	7,363,200
06/01/2055			1,864,200	1,864,200	
12/01/2055	3,635,000	4.000%	1,864,200	5,499,200	7,363,400
06/01/2056			1,791,500	1,791,500	
12/01/2056	4,225,000	4.000%	1,791,500	6,016,500	7,808,000
06/01/2057			1,707,000	1,707,000	
12/01/2057	4,390,000	4.000%	1,707,000	6,097,000	7,804,000
06/01/2058			1,619,200	1,619,200	
12/01/2058	5,035,000	4.000%	1,619,200	6,654,200	8,273,400
06/01/2059			1,518,500	1,518,500	
12/01/2059	5,240,000	4.000%	1,518,500	6,758,500	8,277,000
06/01/2060			1,413,700	1,413,700	
12/01/2060	5,945,000	4.000%	1,413,700	7,358,700	8,772,400
06/01/2061			1,294,800	1,294,800	
12/01/2061	6,180,000	4.000%	1,294,800	7,474,800	8,769,600
06/01/2062			1,171,200	1,171,200	
12/01/2062	6,955,000	4.000%	1,171,200	8,126,200	9,297,400
06/01/2063			1,032,100	1,032,100	
12/01/2063	7,235,000	4.000%	1,032,100	8,267,100	9,299,200
06/01/2064			887,400	887,400	
12/01/2064	8,080,000	4.000%	887,400	8,967,400	9,854,800
06/01/2065			725,800	725,800	
12/01/2065	8,405,000	4.000%	725,800	9,130,800	9,856,600
06/01/2066			557,700	557,700	
12/01/2066	9,335,000	4.000%	557,700	9,892,700	10,450,400
06/01/2067			371,000	371,000	
12/01/2067	18,550,000	4.000%	371,000	18,921,000	19,292,000
	117,115,000		107,296,800	224,411,800	224,411,800

SUMMARY OF BONDS REFUNDED

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Bond	*Maturity Date*	*Interest Rate*	*Par Amount*	*Call Date*	*Call Price*
Series 2027A Current Interest, 27A, TERM57:					
	12/01/2038	5.000%	1,305,000	12/01/2037	100.000
	12/01/2039	5.000%	1,255,000	12/01/2037	100.000
	12/01/2040	5.000%	1,320,000	12/01/2037	100.000
	12/01/2041	5.000%	1,445,000	12/01/2037	100.000
	12/01/2042	5.000%	1,810,000	12/01/2037	100.000
	12/01/2043	5.000%	1,900,000	12/01/2037	100.000
	12/01/2044	5.000%	2,310,000	12/01/2037	100.000
	12/01/2045	5.000%	2,425,000	12/01/2037	100.000
	12/01/2046	5.000%	2,875,000	12/01/2037	100.000
	12/01/2047	5.000%	3,020,000	12/01/2037	100.000
	12/01/2048	5.000%	3,520,000	12/01/2037	100.000
	12/01/2049	5.000%	3,695,000	12/01/2037	100.000
	12/01/2050	5.000%	4,255,000	12/01/2037	100.000
	12/01/2051	5.000%	4,465,000	12/01/2037	100.000
	12/01/2052	5.000%	5,085,000	12/01/2037	100.000
	12/01/2053	5.000%	5,335,000	12/01/2037	100.000
	12/01/2054	5.000%	6,020,000	12/01/2037	100.000
	12/01/2055	5.000%	6,320,000	12/01/2037	100.000
	12/01/2056	5.000%	7,080,000	12/01/2037	100.000
	12/01/2057	5.000%	7,435,000	12/01/2037	100.000
			72,875,000		

ESCROW REQUIREMENTS

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Period Ending	*Principal Redeemed*	*Total*
12/01/2037	72,875,000	72,875,000.00
	72,875,000	72,875,000.00

BOND SOLUTION

THE RIDGE AT SPRING VALLEY METROPOLITAN DISTRICT Nos. 1-5
Elbert County, Colorado
~~~
## GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037
~~~
Service Plan

Period Ending	*Proposed Principal*	*Proposed Debt Service*	*Debt Service Adjustments*	*Total Adj Debt Service*	*Revenue Constraints*	*Unused Revenues*	*Debt Service Coverage*
12/01/2038	265,000	4,949,600		4,949,600	4,952,161	2,561	100%
12/01/2039	160,000	4,834,000		4,834,000	4,835,094	1,094	100%
12/01/2040	165,000	4,832,600		4,832,600	4,836,959	4,359	100%
12/01/2041	235,000	4,896,000		4,896,000	4,897,865	1,865	100%
12/01/2042	540,000	5,191,600		5,191,600	5,191,977	377	100%
12/01/2043	560,000	5,190,000		5,190,000	5,191,977	1,977	100%
12/01/2044	895,000	5,502,600		5,502,600	5,503,735	1,135	100%
12/01/2045	930,000	5,501,800		5,501,800	5,503,735	1,935	100%
12/01/2046	1,295,000	5,829,600		5,829,600	5,834,199	4,599	100%
12/01/2047	1,350,000	5,832,800		5,832,800	5,834,199	1,399	100%
12/01/2048	1,755,000	6,183,800		6,183,800	6,184,491	691	100%
12/01/2049	1,825,000	6,183,600		6,183,600	6,184,491	891	100%
12/01/2050	2,270,000	6,555,600		6,555,600	6,555,801	201	100%
12/01/2051	2,360,000	6,554,800		6,554,800	6,555,801	1,001	100%
12/01/2052	2,845,000	6,945,400		6,945,400	6,949,389	3,989	100%
12/01/2053	2,960,000	6,946,600		6,946,600	6,949,389	2,789	100%
12/01/2054	3,495,000	7,363,200		7,363,200	7,366,592	3,392	100%
12/01/2055	3,635,000	7,363,400		7,363,400	7,366,592	3,192	100%
12/01/2056	4,225,000	7,808,000		7,808,000	7,808,828	828	100%
12/01/2057	4,390,000	7,804,000		7,804,000	7,808,828	4,828	100%
12/01/2058	5,035,000	8,273,400		8,273,400	8,277,597	4,197	100%
12/01/2059	5,240,000	8,277,000		8,277,000	8,277,597	597	100%
12/01/2060	5,945,000	8,772,400		8,772,400	8,774,493	2,093	100%
12/01/2061	6,180,000	8,769,600		8,769,600	8,774,493	4,893	100%
12/01/2062	6,955,000	9,297,400		9,297,400	9,301,203	3,803	100%
12/01/2063	7,235,000	9,299,200		9,299,200	9,301,203	2,003	100%
12/01/2064	8,080,000	9,854,800		9,854,800	9,859,515	4,715	100%
12/01/2065	8,405,000	9,856,600		9,856,600	9,859,515	2,915	100%
12/01/2066	9,335,000	10,450,400		10,450,400	10,451,326	926	100%
12/01/2067	18,550,000	19,292,000	(8,841,000)	10,451,000	10,451,326	326	100%
	117,115,000	224,411,800	(8,841,000)	215,570,800	215,640,369	69,569	

ANDERSON ANALYTICS, LLC

1516 North Nevada Ave.
Colorado Springs, CO 80907
719 332-2125
andersonanalyticsCO.com

To: Jennifer Jones
Community & Development Services Director
Elbert County, Colorado

Date: July 28, 2026

Subject: Summary and Review of the Financial Plan for the Proposed Service Plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5, in Elbert County, CO

Dear Jennifer,

Per your request, we have reviewed and examined the proposed Service Plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5 and its proposed Financial Plan. The Numerical Plan exhibit in the Service Plan indicates that a total of 1,193 homes, with an average market value of $631,643 (in current values) and ranging from $550,000 to $900,000, are anticipated to be developed in the proposed Districts. The Service Plan authorizes an aggregate debt limit of $128,800,000.00 among all the Districts, payable from property tax and/or fee revenues. Issuance of debt by any or all the five Districts would count towards that aggregate debt limit. Multiple Districts are proposed for formation to facilitate the phased financing and construction of public improvements, and associated issuances of debt, as the community develops. The Service Plan limits the annual mill levy which each District may impose for debt repayment to a maximum of 65.000 mills, adjusted to offset changes in assessment rates and exemptions to taxable market value from baseline assessment rates of 7.15% residential and 29.00% nonresidential, so long as that District's total assessed value is less than double its total outstanding debt. This cap on the mill levy for debt repayment does not apply if a District's total assessed value is more than double its total outstanding debt. The Service Plan also limits the term during which any District may impose a mill levy for debt repayment on any home within its boundaries to a maximum of 40 years, but allows that term limit to be overridden by a vote of that District's Board of Directors only if the Board is majority-comprised of District residents. The Service Plan does not cap the annual mill levy which a District may impose for operations and maintenance expenses. The proposed maximum annual debt mill levy, including the 'convertible-to-unlimited' provision, is equivalent to that established in service plans adopted by Elbert County over the past several years, and most of those service plans have similarly included a 40-year maximum debt levy imposition term. Most service plans adopted by Elbert County over the past couple of years have authorized an uncapped mill levy for operations and maintenance.

The Service Plan includes an estimated total cost of public improvements of about $134,664,180 among all five Districts for the total 1,193 home community. This includes an estimated total of $27,390,000 for water production site and wastewater treatment plant expansion improvements. The Service Plan anticipates that water and sanitation improvements financed and constructed by the Districts will be dedicated to Spring Valley Metropolitan District No. 1, which will own and operate those improvements.

The Numerical Plan exhibit is an example of how the Districts may execute their Financial Plan, and includes a bond sizing model illustrative of the aggregate potential Debt financing capacity among the Districts from the full buildout of 1,193 homes. The Numerical Plan demonstrates an

aggregate total amount of $132,130,430 in debt eligible toward the total debt limit, repaid from the maximum debt levy over a 40-year period. The bond interest rate assumptions and debt service escalation factors in the Numerical Plan, which underpin the debt sizing, are generally representative of best-case historic municipal bond market conditions, but those parameters are consistent with those used in service plans adopted by Elbert County over the past several years. Thus, the Numerical Plan demonstrates parameters under which the Districts may issue and repay the total proposed debt authorization amount over 40-year debt levy imposition period(s).

The following provides a summary of key aspects of the proposed Financial Plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5, and of what is shown in its Numerical Plan exhibit. A breakout of the total proposed mill levies in the Districts, based on the estimated/anticipated mill levies shown in the Numerical Plan, as well as an example property tax calculation for a home at the average indicated market value of $631,643, are also included in the following summary. In the course of reviewing the proposed Service Plan, we prepared several questions about the submittal which you provided to the applicant. The applicant prepared thoughtful answers to those questions, and we appreciate the applicant's time, effort, and courtesy in doing so. The applicant's responses were helpful and informative as to what may be anticipated under the Financial Plan, so in addition to excerpting from what is included in the proposed Service Plan, this following report also incorporates a few portions of the applicant's responses to our questions. Additionally, the applicant's underwriter who prepared the Numerical Plan, the Piper Sandler Special District Group, also included a written cover memo in the application describing the bond financing model and its key assumptions and parameters. We recommend anyone reviewing this report to also read their cover memo for the Numerical Plan.

Sincerely,

Graham T. Anderson
Senior Analyst
Anderson Analytics, LLC

Proposed Debt Authorization – District Total Debt Limit:

The Service Plan authorizes the proposed District Nos. 1-5 to issue a maximum amount, collectively, of $128,800,000.00 in general obligation Debt (the "Total Debt Limit") (sec. II). The Debt authorization amount is collective among the five Districts – one or more Districts may issue Debt, which collectively may not exceed $128,800,000. The Districts may issue one or multiple series of bonds or Debt, but they may not issue Debt which, in aggregate, amounts to more than the Total Debt Limit of $128,800,000.

Debt or Bond is defined to mean "bonds, notes, debentures, certificates, contracts, capital leases or other multiple fiscal year obligations for the payment of which the Districts have promised to impose an ad valorem property tax mill levy, and/or impose Fees" (sec. II).

Any bonds or other multiple fiscal year obligations issued to refund Debt previously issued by a District do not constitute new "Debt" and would not count towards the Total Debt Limit amount (sec. II). This provides a district flexibility to refinance its debt for a net present value savings without impacting its remaining debt authorization amount.

"Funding and reimbursement agreements with the developer which are subject to annual appropriations" are also excluded from the definition of Debt or Bond and would not count towards the Total Debt Limit amount (sec. II).

Financial Plan – Schedule of Proposed Indebtedness:

Section VI of the Service Plan is the Financial Plan, and it establishes that "the Districts may issue such Debt on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs" (sec. VI.A).

Exhibit E of the Service Plan is the Numerical Plan, which is "a numerical example of an application of the Financial Plan described herein" (sec. VI.A). It includes estimates of the Districts' revenues available for debt service and for operations and maintenance expenses, which are presented as a collective total among the five Districts. The Numerical Plan also contains an illustrative bond sizing plan based on an assumed buildout schedule and modeled bond parameter assumptions, which serves to provide an illustration of the Districts' potential capacity to issue and repay debt. However, the Districts' eventual bond issuance(s) may differ from the schedule and amounts shown in the Numerical Plan, subject to the Total Debt Limit and other limitations.

The Numerical Plan does not indicate which specific District or Districts may be anticipated to issue Debt. The creation of multiple Districts provides flexibility to issue multiple series of bonds backed by different phases of the project. In multi-district communities, sometimes one district may serve as the issuer of debt paid from property taxes pledged by the other district(s), and sometimes the district levying the pledged property tax itself may also serve as the issuer.

Maximum Debt Mill Levy:

The Service Plan establishes a maximum annual mill levy that each of the five Districts may impose within their boundaries for repayment of Debt (the "Maximum Debt Mill Levy"). The Maximum Debt Mill Levy applies whenever the ratio of the total outstanding Debt of a District to its total Assessed Value is greater than 50%.

The Maximum Debt Mill Levy is 65.000 mills, at a baseline residential assessment rate of 7.15% and nonresidential rate of 29.00% (sec. VI.D).

The Maximum Debt Mill Levy is adjusted (the "Mill Levy Adjustment") for "changes with respect to the assessment of property for taxation purposes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, or any similar changes" such that the property tax revenue realized by the Maximum Debt Mill Levy is "neither diminished nor enhanced as a result of such changes" (sec. II). The assessment rates in effect on January 1, 2019 – which were a 7.15% residential rate and a 29.00% nonresidential rate – are established as the baseline rates for purposes of the Mill Levy Adjustment.

An example of the Maximum Debt Mill Levy and its Mill Levy Adjustment is shown below, for the most recent tax year 2025 (payable in 2026). The residential assessment rate for all non-school mill levies was 6.25% in tax year 2025. If all property in a District were residential, then the Maximum Debt Mill Levy for tax year 2025 would be adjusted to 74.360 mills:

Maximum Debt Mill Levy = 65.000 mills (at 7.15% residential assessment rate)

= 65.000 X (7.15% / 6.25%)

= 74.360 mills (in tax year 2025)

In addition to assessment rate changes, the Mill Levy Adjustment will also offset statutory exemptions to residential taxable market value which are set to take effect starting in tax year 2026. The Mill Levy Adjustment provides assurance to bondholders and the Districts that future changes in property tax policy will not diminish the revenue raised by the Maximum Debt Mill Levy.

'Limited, Convertible-to-Unlimited' Debt Levy:

Whenever the ratio of the aggregate outstanding Debt of a District to its total Assessed Value is less than 50% - (in other words, whenever the District's total Assessed Value is at least double its outstanding Debt) – then the Debt Mill Levy shall not be subject to the Maximum Debt Mill Levy cap and may be set at "such amount as is necessary to pay the debt service on such Debt" (sec. VI.D). This is often called a 'limited, convertible-to-unlimited' debt levy authorization. The Service Plan states this may be either at the time of issuance of any Debt (so long as the District's total Debt is less than 50% of its Assessed Value), or any time thereafter.

Maximum Debt Mill Levy Imposition Term:

The maximum term that a District may impose its Debt Mill Levy, "for any and all Debt," on "any single property developed for residential purposes" is no greater than 40 years after the initial imposition of the Debt Mill Levy (sec. VI.C).

However, if the majority of the District's Board of Directors are "End Users" – meaning "a resident homeowner, renter, commercial property owner, or commercial tenant," but specifically excluding the developer or homebuilder – then that Board may vote to issue Debt with a repayment term requiring or contemplating imposition of the Debt Mill Levy exceeding the 40-year imposition term limit (sec. II and sec. VI.C).

Operation and Maintenance Mill Levy – no cap:

The Service Plan authorizes an uncapped mill levy for payment of Operation and Maintenance costs. The cap established by the Maximum Debt Mill Levy does not apply to any Operation and Maintenance Mill Levy imposed by a District (sec. VI.I).

Operation and Maintenance Levy – Numerical Plan Exhibit:

The Numerical Plan presents revenues resulting from an Operation and Maintenance Mill Levy set at the equivalent of 15.000 mills adjusted for changes in assessment rates and market value exemptions from baseline rates of 7.15% residential rate and 29.00% nonresidential rate (like the Mill Levy Adjustment). For example, adjusting to a residential assessment rate of 6.25%, the Operation and Maintenance Mill Levy would be around 17.160 mills in tax year 2025.

In response to questions about the submittal, the applicant wrote: "The Operations and Maintenance mill levy necessary will vary based on the costs necessary to own, operate, and/or maintain any Public Improvements that have not been otherwise accepted for ownership, operation, and/or maintenance by another entity consistent with the Approved Development Plan and other applicable provisions of the County Code. Revenue generated from the Operations and Maintenance mill levy also covers costs associated with ongoing administrative, management, accounting, and legal costs, which will vary based on activity of the District, the stage of development, and potential legislative changes."

Operation and Maintenance Budget – Numerical Plan Revenue Estimate:

The proposed Service Plan indicates that the first year's operating budget for each District is anticipated to be $50,000, and that District organizational costs are anticipated to total $100,000 (sec. VI.I). The Service Plan states it is anticipated that developer advances to the Districts will be utilized to fund Operation and Maintenance costs until such time as sufficient revenues are generated from their mill levies, which the Districts may reimburse with interest (sec. VI.I). It also states that the Districts' organizational costs will be eligible for reimbursement from Debt proceeds (sec. VI.I).

At the first year of full buildout, modeled in revenue year 2041, the Numerical Plan shows total annual revenues available for Operation and Maintenance costs of about $1,131,200 among the Districts from a total of 1,193 homes. The Numerical Plan shows total annual Operation and Maintenance revenues, but no further breakout of estimated operating expenditures is included.

District Fees:

The Service Plan authorizes the Districts to "impose and collect Fees for services, programs, or facilities furnished by the Districts," and to increase or decrease the rate of such Fees (sec. V.A). The Districts are authorized to establish and utilize Fees for Operation and Maintenance expenses as well as for payment of any Debt (sec. V.A).

District Fees – Numerical Plan Exhibit:

The Numerical Plan shows one-time Fees collected by the Districts from the developers or homebuilders for payment of Debt. It includes a Water Tap Fee of $16,200 per home paid at the time of construction, which is utilized as an early-stage source of revenue for debt service on the Districts' bonds.

The Numerical Plan includes no District Fees for Operation and Maintenance expenses.

HOA(s) Anticipated:

In response to questions submitted, the applicant indicated that HOA(s) are anticipated for the community, and wrote that "it is anticipated that HOA fees would be comparable to those in other Spring Valley communities." Any homeowner's association (HOA) is a separate entity from a metropolitan district, and not a part of the proposed Service Plan. However, HOA fees can be another ongoing cost to property owners, in addition to a special district mill levy.

Total Mill Levy and Example Property Tax Bill:

In tax year 2025 (payable 2026), the certified mill levies of existing local governments overlapping the proposed Districts totaled 74.952 mills. The proposed Districts are located in Elizabeth School District, and in Rattlesnake Fire Protection District. The proposed Districts are also located within Elizabeth Park and Recreation District boundaries, meaning the existing agricultural parcels not currently included in the Park and Recreation District will be included and subject to its levy once they change use, pursuant to statute. Elbert County and Elbert County Library District are the other property taxing entities overlapping the proposed Districts.

The Numerical Plan shows, for all property in The Ridge at Spring Valley Metropolitan District Nos. 1-5, an annual Debt Levy at the Maximum Debt Mill Levy (65.000 mills at baseline assessment rates of 7.15% residential and 29.00% nonresidential), which with the Mill Levy Adjustment would be equivalent to about 74.360 mills in tax year 2025. The Numerical Plan shows the Districts' annual Operation and Maintenance Mill Levy at the equivalent of about 17.160 mills in tax year 2025. The total mill levy for the proposed Metropolitan Districts, at tax year 2025 rates, would therefore be about 91.520 mills. With the tax year 2025 mill levies of the existing local governments overlapping the proposed Districts, the total mill levies paid by property owners in the Districts would be equivalent to about 166.472 mills in tax year 2025.

Example Property Tax Bill

in Tax Year 2025 (payable 2026)

	Home Market Value		Assessment Rate		**Assessed Value**		**Property Tax Payment**
local gvt:	**$631,643**	X	6.25%	=	$39,478		
school:			7.05%	=	$44,531		
			Elbert County @		28.310	mills =	$1,118
			Elizabeth School District @		30.553	mills =	$1,361
			Elbert County Library @		2.562	mills =	$101
			Elizabeth Park & Recreation District @		2.466	mills =	$97
			Rattlesnake Fire Protection Dist. @		11.061	mills =	$437
			TOTAL EXISTING ENTITIES @		**74.952**	**mills =**	**$3,113**
The Ridge at Spring Valley MD Nos.1-5:							
			Bond Levy (at Max. Debt Levy) @		74.360	mills =	$2,936
			O&M Levy (at Numerical Plan) @		17.160	mills =	$677
			METROPOLITAN DISTRICT - TOTAL @		**91.520**	**mills =**	**$3,613**
			TOTAL PROPERTY TAX @		**166.472**	**mills =**	**$6,726**
			Anticipated HOA Fee			**=**	**yes**

Home Market Value in this example is the average assumed market value per home among all 1,193 homes as included in the Numerical Plan, in current values.

Bond Levy shown at Maximum Debt Levy, which is 65.000 mills at a baseline residential rate of 7.15%, shown adjusted to a 6.25% rate if all property in the District is residential. Operations & Maintenance Levy shown at the rate included in the Numerical Plan, which is 15.000 mills adjusted from a baseline residential rate of 7.15%. **The Service Plan authorizes an uncapped Operations & Maintenance Levy. The total District Mill Levy shown above is based on that shown in the Numerical Plan.**

The table above breaks out the total example/anticipated mill levy in the proposed Districts, and also gives an example calculation of the property taxes paid on a home from those levies. The

example property tax above is calculated on an example home market value of $631,643, which is the average anticipated market value among all 1,193 homes shown in the Numerical Plan. The assumed home market values in the Districts shown in the Numerical Plan range from $550,000 to $900,000 (in 2026 values). The taxable assessed value is calculated using the tax year 2025 residential assessment rate of 6.25% for all non-school mill levies, and 7.05% for school district mill levies, to align with the levies shown in the example. The annual property taxes paid to existing local governments would total $3,113, and annual property tax to the proposed Metropolitan District would total $3,613, for a total property tax payment of $6,726.

Attachment A, at the end of this report, provides a summary listing of the total mill levies in the other existing residential metropolitan district communities in Elbert County which impose a debt levy, which in tax year 2025 (payable 2026) ranged from 122.391 mills to 173.673 mills.

The mill levies of The Ridge at Spring Valley Metropolitan District Nos. 1-5, as with any other special district, would only be levied within the boundaries of those proposed Districts, and not on any other property located outside of them.

Public Improvements Cost Estimate:

Exhibit D of the proposed Service Plan is a general description and cost estimate of total public improvements to be constructed by the Districts. The table below summarizes the total public improvements costs by category from the estimates in Exhibit D, totaled among the five Districts. The cost estimate in Exhibit D provides an estimated breakout for each District, with District No. 1 constructing the water production site and wastewater treatment plant expansion improvements. The cost estimate in Exhibit D also provides greater line item detail than the summary below. A total of $112,220,150 in improvement project costs are estimated, plus contingency costs estimated at 20%, which total $134,664,180 in public improvements costs. A total of about $27,390,000 are for the water production site and wastewater treatment plant expansion improvements, and the rest are for improvements associated with the residential District development phases. Calculated at a total of 1,193 homes among the five Districts (as shown in the Numerical Plan), total estimated public improvements costs in the proposed Districts average $112,879 per home.

Summary of
Total Public Improvements Cost Estimate:

	Total District Nos. 1-5
Water Production Site - (Dist. No. 1)	$12,325,000
Sanitary Sewer - (Dist. No. 1)	$10,500,000
Grading & Earthwork and Road & Sidewalk	$31,672,000
Erosion Control	$5,482,500
Water	$15,979,900
Sanitary Sewer	$14,110,150
Storm Sewer / Drainage	$13,037,000
Parks and Landscape	$9,113,600
Total Improvement Project Costs =	$112,220,150
Contingency @ 20%	$22,444,030
TOTAL Public Improvements Costs =	**$134,664,180**

summarized from: Exhibit D, "General Description and Cost Estimate of Public Improvements," summary of probable construction cost estimate by 2N Civil, LLC, prepared July 8, 2026.

The Service Plan anticipates that the water and sanitation improvements will be dedicated to Spring Valley Metropolitan District No. 1, which would operate and maintain those improvements pursuant to intergovernmental agreement with the Districts (sec. V.A).

Buildout Schedule and Home Value Assumptions – Numerical Plan:

The Numerical Plan shows a total buildout of 1,193 homes among the five Districts, with assumed market values (in 2026 values) ranging from $550,000 (for 50' SFD) to $900,000 (for Estate SFD) per home, averaging $631,643 among all 1,193 homes. As summarized below, the Numerical Plan models all homes as delivered between 2028 to 2039, with all home types starting delivery in 2028. It models 2.00% annual inflation in home market values prior to delivery, meaning, for example, a 50' SFD home delivered in 2028 is modeled with a market value of $572,220 and one delivered in 2034 is modeled with a market value of $644,413.

The assessed value resulting from this assumed development underpins the bond sizing amounts shown in the Numerical Plan. The Numerical Plan provides an overall aggregate model of the total bonding capacity among all five Districts, based on this buildout schedule.

	MV per Home ($ 2026)	Total Homes	Delivery Year 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
50' - SFD	**$550,000**	**310**	-	36	48	48	48	48	48	34	-	-	-	-	-
60' - SFD	**$600,000**	**454**	-	30	40	40	40	40	40	40	40	40	40	40	24
70' - SFD	**$650,000**	**235**	-	24	32	32	32	32	32	32	19	-	-	-	-
85' - SFD	**$800,000**	**80**	-	18	24	24	14	-	-	-	-	-	-	-	-
100' - SFD	**$800,000**	**87**	-	18	24	24	21	-	-	-	-	-	-	-	-
Estate - SFD	**$900,000**	**27**	-	9	12	6	-	-	-	-	-	-	-	-	-
Total	**$631,643**	**1,193**	**0**	**135**	**180**	**174**	**155**	**120**	**120**	**106**	**59**	**40**	**40**	**40**	**24**

2.00% annual inflation in MV before delivery (from 2026)

6.00% biennial inflation in MV after delivery

summarized from: Exhibit E, Numerical Plan.

Modeled Inflation in Home Values After Delivery – Numerical Plan:

The Numerical Plan models 6.00% biennial inflation in all home market values after delivery. This equates to approximately 3% inflation per year. The assumed rate of inflation in property market values underpins the escalation in annual debt service on the bonds in the Numerical Plan, and thus the overall bond sizing amounts. Residential special district municipal bonds are typically underwritten with a residential market value inflation factor between 0% and 6% biennial (the equivalent of 0% to about 3% annual).

For context, Attachment B to this report shows the annual changes in the All-Transactions House Price Index for Elbert County, CO. Through 2025 (the most recent available data year), the 10-year historic average annual inflation in the All-Transactions House Price Index for Elbert County (from 2015) was 6.9%, the 20-year annual average (from 2005) was 4.0%, the 30-year annual average (from 1995) was 4.6%, and the 40-year annual average (from 1985) was 4.5%.

Phasing – Multiple District Structure:

The Service Plan states that multiple districts are proposed to be created to facilitate the financing and construction of public improvements "according to the phasing and pace of development" of the total community (sec. V.A). The actual phasing of development and bond

issuances may differ from that shown in the Numerical Plan, which essentially shows one series of bond issuances from the total buildout starting in 2028, for purposes of demonstrating the Districts' aggregate bond financing capacity from the total development of 1,193 homes.

Numerical Plan – Bond Sizing Model – Sources and Uses Summary:

The table below provides a sources and uses summary of the bonds shown in the Numerical Plan. The Numerical Plan is an example of how the Districts may execute their Financial Plan and serves to provide an illustration of the Districts' potential debt financing capacity based on the development assumptions, although any actual bond issuance(s) by the Districts may differ from those shown in the Numerical Plan. The Numerical Plan shows an unrated general obligation bond series with a 30-year term issued on 12/1/2027, prior to delivery of any homes in the Districts. The Numerical Plan also shows an investment-grade rated 30-year general obligation bond series issued ten years later on 12/1/2037, which refunds the remaining principal balance on the Series 2027 Bonds and yields additional net proceeds available to fund eligible public improvements costs. Combined, the Numerical Plan shows a total bonding period of 40 years. Municipal bonds rarely feature a bond term longer than 30 years, which is a reason for this 'refunding and new money' plan structure.

	Series 2027 General Obligation Bonds	**Series 2037** Gen. Oblig. Refund. & Impvt. Bonds	**TOTAL**
annual coupon rate =	**5.000%**	**4.000%**	
issuance date =	12/1/2027	12/1/2037	
maturity date =	12/1/2057	12/1/2067	
Sources:			
Par Amount of Bonds	**$76,240,000**	**$117,115,000**	**$193,355,000**
Series 2028 Surplus on Hand	-	$11,650,430	$11,650,430
Total Sources:	$76,240,000	$128,765,430	$205,005,430
Uses:			
Net Proceeds for Eligible Costs	**$60,134,200**	**$46,263,855**	**$106,398,055**
Refunding Escrow - Refund Series 2027	-	$72,875,000	$72,875,000
Capitalized Interest	$7,624,000	-	$7,624,000
Surplus Fund Deposit	$6,707,000	-	$6,707,000
Debt Service Reserve Fund	-	$8,841,000	$8,841,000
Costs of Issuance Fund	$250,000	$200,000	$450,000
Underwriter's Discount	$1,524,800	$585,575	$2,110,375
Total Uses:	$76,240,000	$128,765,430	$205,005,430

Eligible Debt Counting Toward the Total Debt Limit =	**$132,130,430**
Proposed Service Plan Total Debt Limit =	***$128,800,000***

summarized from: Exhibit E, Numerical Plan.

The Series 2027 Bonds are sized with a par amount of bonds of $76,240,000. A portion of those bond proceeds are utilized for costs of issuance (e.g. legal, market study, etc.) and for the underwriter's discount (which is the compensation to the investment bank for selling the bonds). A portion of those bond proceeds are also shown funding a surplus fund for the bonds, and funding 24 months of capitalized interest (to pay the first 24 months of interest on the bonds). After those costs, the Series 2027 Bonds are shown resulting in $60,134,200 in net proceeds available to fund eligible public improvements costs.

The Series 2037 Bonds are sized with a par amount of bonds of $117,115,000. About $11,650,430 from the surplus fund and additional surplus revenues accumulated on the Series 2027 financing are also shown as a source of funds for the Series 2037 financing. A total of $72,875,000 of those proceeds are used to refund the total outstanding principal balance on the Series 2027 Bonds. After issuance costs and funding of a debt service reserve, the Series 2037 Bonds are shown resulting in an additional $46,263,855 in net proceeds available to fund eligible public improvements costs.

Piper Sandler, the applicant's underwriter who prepared the Numerical Plan, has included a written service plan cover memo describing the Numerical Plan and its key parameters and assumptions.

Numerical Plan – Bond Sizing Model – Net Proceeds for Eligible Costs:

Combined, the Series 2027 and Series 2037 Bonds show a total of $106,398,055 in net bond proceeds available to fund eligible costs. $60,134,200 are shown realized at the end of 2027 prior to the first year of home delivery, and another $46,263,855 are shown realized ten years later with the second bond issuance. For context, the total estimated public improvements costs for the Districts (in Exhibit D) totals $134,644,180, which includes $27,390,000 for water production site and wastewater treatment plant expansion improvements, along with improvements associated with the residential District development phases.

With the multiple District structure, bond proceeds to fund eligible costs may be realized in multiple phases than what is shown in the Numerical Plan.

Numerical Plan – Debt Amount Shown – in Relation to Proposed Total Debt Limit:

The proposed aggregate Total Debt Limit among the Districts is $128,800,000. The Numerical Plan shows, between the Series 2027 and Series 2037 Bonds, a total of $132,130,430 in aggregate Debt counting toward the Total Debt Limit, repaid over a 40-year bonding period.

The principal amount of any outstanding Debt refunded by a subsequent bond issuance does not count as new Debt toward the Total Debt Limit. The full par amount of the Series 2027 Bonds would count toward the Total Debt Limit, but the portion of the Series 2037 Bonds utilized to refund principal on the prior Series 2027 financing would not count toward the Total Debt Limit. The sources and uses summary table on the previous page highlights in gray the amounts that would be eligible Debt counting toward the Total Debt Limit, with the assumption that all of the $11,650,430 in surplus funds on hand used as a source on the Series 2037 financing are applied towards refunding of the $72,875,000 in outstanding Series 2027 principal.

The Numerical Plan demonstrates an aggregate bond financing capacity amount from the full 1,193 home buildout in one series of bond issuances, assuming all construction starting in 2028. In practice, with the multiple District structure, the actual bond issuances may be phased as the Districts develop.

The Numerical Plan demonstrates parameters under which the Districts in aggregate may issue and repay the total requested Debt authorization amount of $128,800,000 over 40-year financing period(s).

Numerical Plan – Modeled at Maximum Debt Mill Levy:

The Numerical Plan models the Maximum Debt Mill Levy every year over the 40-year bond period. By the first year of full buildout, shown in revenue year 2041, the Numerical Plan estimates the Maximum Debt Mill Levy on 1,193 homes to generate $4,897,865 in total annual revenues available for debt service among the Districts.

Numerical Plan – Bond Interest Rate and Debt Service Coverage Ratio Assumptions:

The Numerical Plan sizes the Series 2027 and Series 2037 Bonds with a stabilized annual debt service coverage ratio of only 1.00x, meaning that total annual principal and interest payments on the bonds are just equal to the total annual revenues estimated to result from the Maximum Debt Mill Levy (plus one-time water tap fee revenues during the buildout period). The annual interest (coupon rate) modeled on the unrated Series 2027 Bonds is 5.00%. The annual coupon rate modeled on the investment-grade Series 2037 Bonds is lower at 4.00%, as it would be secured by near-full stabilized buildout.

These assumed bond coupon rates, at an overall debt service coverage ratio of 1.00x, would be generally representative of close to historic best-case municipal bond market conditions. Interest rates have been substantively higher on recent similar general obligation bond issuances in the current bond market environment. However, these modeled coupon rates and debt service coverage ratios are the same as the bond parameter assumptions used in other service plans approved in Elbert County over the past several years.

In their cover memo to the Numerical Plan, Piper Sandler wrote: “The proposed debt issuances in the financial model are structured to align across all kinds of capital market environments. In 2021, improved market conditions allowed for early-stage issuances with interest rates below 5% and no capitalized interest or reserve fund requirements. This model does not represent those aggressive, actual market conditions, but it does provide flexibility in the event market conditions improve from their current state when bonds are ultimately issued, which we cannot predict. The Districts should not be harmed by showing bond structures that are only representing today’s current market conditions.”

Attachment A: Total Mill Levies of Existing Residential Metropolitan District Communities in Elbert County – tax year 2025 (payable 2026) certified levies

tax year 2025 (payable 2026)	Total Mills
Independence No. 2	**173.673**
Independence Metro. Dist. No. 2	**77.414**
Independence Overlay MD	**16.868**
Other Taxing Entities	79.391
	No HOA

Spring Valley Ranch No. 4	**172.637**
Spring Valley Metro. Dist. No. 4	**85.176**
Other Taxing Entities	87.461
HOA Fee:	yes

Independence No. 1	**172.230**
Independence Metro. Dist. No. 1	**75.971**
Independence Overlay MD	**16.868**
Other Taxing Entities	79.391
	No HOA

Legacy Village*	**169.921**
E-86 Metropolitan District	**77.559**
Other Taxing Entities	92.362
HOA Fee:	yes

Gold Creek Valley*	**160.977**
Ritoro Metropolitan District	**68.615**
Other Taxing Entities	92.362
HOA Fee:	yes

Spring Valley Ranch No. 6	**159.652**
Spring Valley Metro. Dist. No. 6	**84.700**
Other Taxing Entities	74.952
HOA Fee:	yes

Spring Valley Ranch No. 3	**150.960**
Spring Valley Metro. Dist. No. 3	**76.008**
Other Taxing Entities	74.952
HOA Fee:	yes

Spring Valley Ranch No. 2	**150.373**
Spring Valley Metro. Dist. No. 2	**75.421**
Other Taxing Entities	74.952
HOA Fee:	yes

tax year 2025 (payable 2026)	Total Mills
Elkhorn Ranch	**136.461**
Elkhorn Ranch Metro. Dist. No. 1	**49.000**
Other Taxing Entities	87.461
HOA Fee:	yes

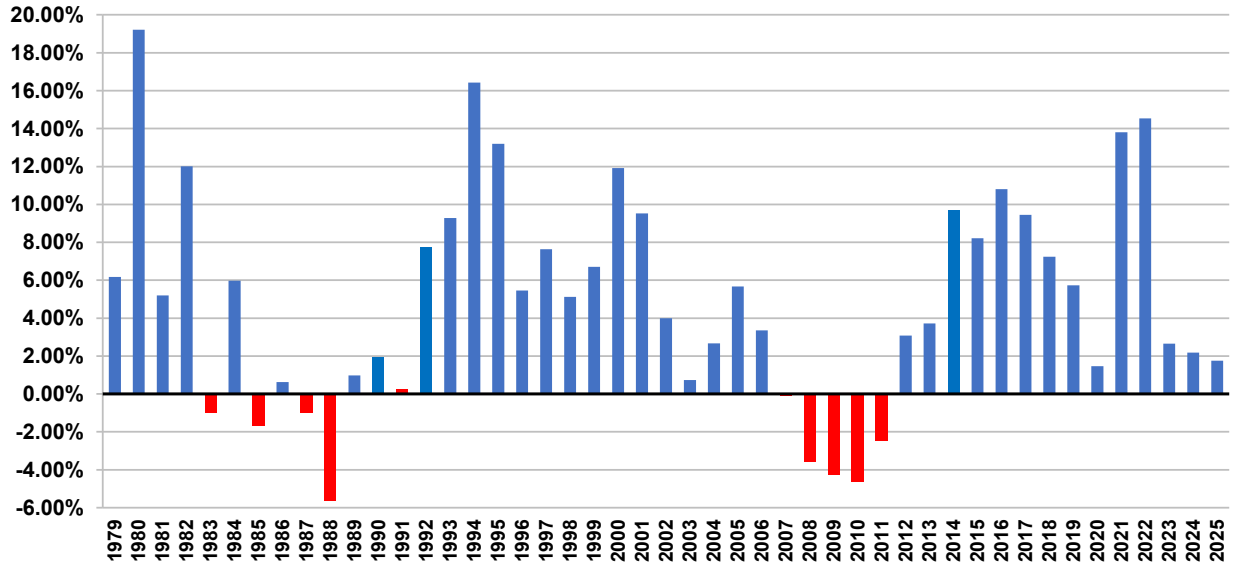
Sky Rim	**131.128**
North Pines Metro. Dist.	**43.667**
Other Taxing Entities	87.461
HOA Fee:	yes

Wild Pointe Ranch	**122.391**
Elbert & Hwy 86 Metro. Dist.	**43.000**
Other Taxing Entities	79.391
HOA Fee:	yes

***** indicates district is located in Town of Elizabeth - not unincorporated Elbert County.

Attachment B: Data on Historical Rates of Home Value Appreciation in Elbert County

Annual Appreciation in the All-Transactions House Price Index
Elbert County, CO - 1979 through 2025



Source: U.S. Federal Housing Finance Agency, All-Transactions House Price Index for Elbert County, CO [ATNHPIUS08039A].
Data release date of June 30, 2026.

All-Transactions House Price Index for Elbert County, CO	1985: 46.60	1995: 70.18	2005: 124.50	2015: 140.21
	2025: 272.10	2025: 272.10	2025: 272.10	2025: 272.10
Avg. Annual Appreciation	**40-Yr: 4.5%**	**30-Yr: 4.6%**	**20-Yr: 4.0%**	**10-Yr: 6.9%**

PLANNING COMMISSION STAFF REPORT

PC Hearing Date: August 4, 2026

Application: **TPLO2GO SUR-2025-0002**
Special Use by Review (SUR) permit for the establishment of a small surgery center that specializes in canines and felines, at 37631 County Road 21 Elizabeth, CO.

Applicants: Jenny Van Deventer and Dustin Devine

Subject Property: 37361 County Road 21 Elizabeth, CO 80107.

Project Summary

The applicants are requesting approval of an SUR to construct and operate a small-scale veterinarian surgery center, at 37361 County Road 21. The surgery center is proposed to be open no more than five days a week, with patients strictly being canine and/or feline. With no more than seven patients per day, and designated dropoff/pickup times, minimal traffic is to be expected.

No outdoor kennels are proposed, and a small, fenced area will be created for patients using the restroom. No patient will be unattended while outside of the surgery center and will be leashed at all times. Patient waste will be removed from the premises daily, and disposed of in a separate trashcan, which will be removed biweekly by the current trash provided, or a similar company.

The surgery center does not provide overnight services, so all felines/canines receiving care will be able to go home at the end of each workday. No boarding of felines/canines is offered, nor do breeding endeavors occur. TPLO2GO does not offer standard wellness visits, vaccinations, or other general veterinarian care. The business focuses on Tibial Plateau Leveling Osteotomy (TPLO) surgery.

Per conversations with Elbert County Public Works, a commercial driveway will be installed to Elbert County Standards and Specifications to access the surgery center. The driveway to the surgery center will be gated; with the gate being open during business hours and closed at all other times.

Background & Existing Conditions

The subject property is 40-acres, and zoned Agriculture (A), with an existing residence and barn on the property, that are to remain. Currently, a family member of the applicants, who is a retired small animal veterinarian, resides on the property. The applicants reside in Franktown but plan to continue maintaining the subject property. The business, TPLO2GO, was founded in 2021, and offers affordable specialized surgical services. Currently, TPLO2GO operates in Englewood, CO. However, with the residents residing in Franktown, they are looking to bring the business closer to home.

There is an existing well on the property that serves the current residence. The well will not be utilized by

the proposed surgery center. The applicants have received approval from the Colorado Division of Water Resources (DWR) for a replacement well on the property, Case #25CW3604. Due to minimal water demand from the surgery center, the applicants are proposing a water holding tank, up to 2,500 gallons, to be installed on the property, contingent on SUR approval. If the applicants decide to install a new well, proof that the existing well is capped and abandoned will need to be provided to DWR. However, the applicants are proposing to contract a legal watering hauling company to fill the proposed water tank, contingent on SUR approval. After conversations with DWR, the current well does not meet commercial well standards. As a result, a new well will have to be installed in order to serve both the residence and business efficiently. However, at this time the applicants would like to keep the existing well and utilize a water holding tank for the surgery center.

There is an existing OWTS on the property but will not be utilized by the proposed surgery center. The applicants will apply for an additional septic through Elbert County Public Health (ECPH), contingent on SUR approval. ECPH will review, approve, and issue appropriate permits for the new OWTS at that time.

Site Characteristics

Site Description: Subject property is currently zoned Agriculture (A), with no land features presenting concerning topographical conditions or hazards. There is an existing residence and barn on the property.

Floodplain: No floodplain on property.

Wetlands: No wetlands on property.

Access: County Road 21.

Timeline of Project

- Pre-Application Meeting – May 14, 2025
- Community Meeting – June 16, 2025
- Application Submittal – January 1, 2026
- 1st Referral Period – January 13 through February 3, 2026
- 2nd Referral Period – May 26 through June 9, 2026
- Mailed notice sent to surrounding property owners within 2640’ radius – July 22, 2026
- Public notice sign posted at subject property – July 20, 2026
- Newspaper notification published in Elbert County News – July 16, 2026
- Planning Commission Public Hearing – August 4, 2026
- Scheduled Board of County Commissioners Public Hearing – August 12, 2026

Public Notification

The applicants followed the public notification procedure as outlined in County Regulations, Article II.E., which included newspaper notice to the Elbert County News, mailed notification to surrounding property owners within a 2640’ radius, and a notification poster posted at the subject property, which was completed within 14 days of the Planning Commission Public Hearing.

Community Meeting & Public Comment

At the community meeting held on June 16, 2025, there were five residents in attendance, in addition to the applicants and county staff. The topics discussed at the meeting included: further development, allowance of business with property owners living in Franktown, and details of the business operations.

The applicants explained to the attendees that no subdividing is being proposed, dog boarding, or the development of multiple lots. Since the community meeting in 2025, one public comment has been received.

Referral Process

This project was sent out for referral two times in 2026, January to February, and again in May to June 2026. Below is a list of the referral agencies who reviewed and responded to the project:

- Elizabeth Fire Protection District
- Colorado Division of Water Resources
- Elbert County Assessor's Office
- Elbert County Building Department
- Elbert County Community & Development Services
- Elbert County Public Health
- Elizabeth School District

Considerations for Decision

The following could be taken into consideration for a decision on TPLO2GO SUR-2025-0002:

- Veterinary clinic or hospital, such as the proposed surgery center, is allowed within the Agriculture zoning district (A) with an SUR.
- No outstanding objections from any referral agency.
- Surgeries are limited to canines and felines only.
- Minimal water usage, traffic, and other impacts are expected with the proposal.

Findings & Review Criteria

The following criteria, Article III.E.5 of the Elbert County Zoning Regulations, shall be considered by the Planning Commission and the Board of County Commissioners in reviewing all Special Use by Review applications, and by the CDS Director in reviewing Special Use by Review applications:

(a) The use is in harmony and compatible with the surrounding area and neighborhood;
During the referral process, no concerns were presented regarding neighboring properties or existing infrastructure to be affected. One public comment has been received on this proposal since the community meeting.

(b) The use will not have an undue burden on available infrastructure;
The Division of Water Resources reviewed the application, and the applicants have gone through water court to receive approval of an augmentation plan and additional well on the property. While the applicants have approval for the installation of an additional well, the applicants will utilize a legal water hauling company to fill the proposed water tank.

(c) The use will not unduly increase traffic congestion or burden the existing road system;

Elbert County Public Works reviewed the application and determined that a traffic letter was not required due to minimal traffic concerns being presented. Furthermore, no improvements to the existing road system, County Road 21, will be required of the applicant. However, the applicants will be required to install a commercial driveway from County Road 21 to the proposed surgery center. The driveway will be inspected and approved by EC Public Works. There are no outstanding objections or concerns from EC Public Works.

(d) The use will not cause significant air, odor, water, noise, or light pollution;
Services are entirely within the surgery center, aside from letting patients outside to use the restroom. Patient waste will be disposed of properly and in a sanitary manner. There were no concerns noted by Elbert County Public Health about waste disposal.

(e) All sanitation requirements will be met;
The proposed surgery center will not use the existing OWTS. The applicants, contingent on SUR approval, will apply for an additional OWTS permit through Elbert County Public Health (ECPH) Department. ECPH has reviewed the application and there are no outstanding objections or concerns.

(f) The use will be adequately landscaped, buffered, and screened;
The proposed surgery center is setback approximately 370' from County Road 21. While there is no landscaping or perimeter fencing proposed, the proposed building is located at a distance greater than the required setbacks.

(g) The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Elbert County; and
This proposed surgery center will allow Elbert County Residents access to orthopedic services for their feline and canine companions, without having to travel to a neighboring jurisdiction. The application was reviewed by various agencies and departments. There were no concerns presented nor are there any outstanding objections by any referral agencies.

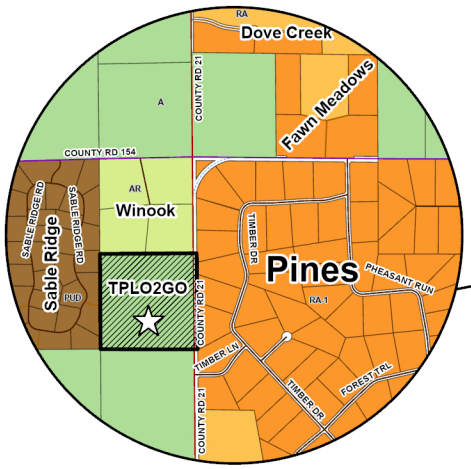
(h) Supplemental Standards are met for specific uses, as applicable.
No supplemental standards applicable.

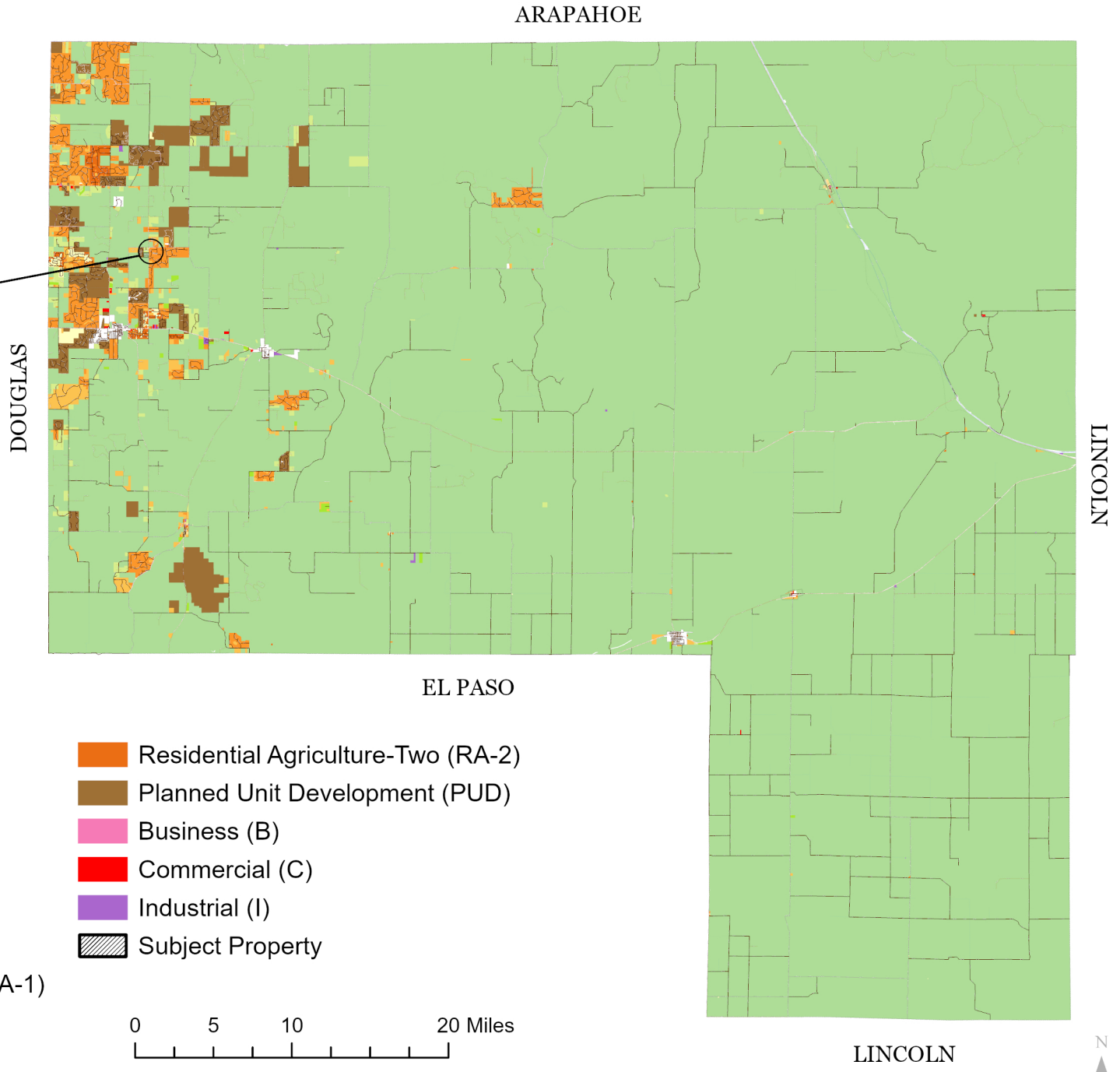
Potential Conditions of Approval

Should the Planning Commission decide to recommend approval for TPLO2GO SUR-2025-0002, the following conditions of approval may be appropriate.

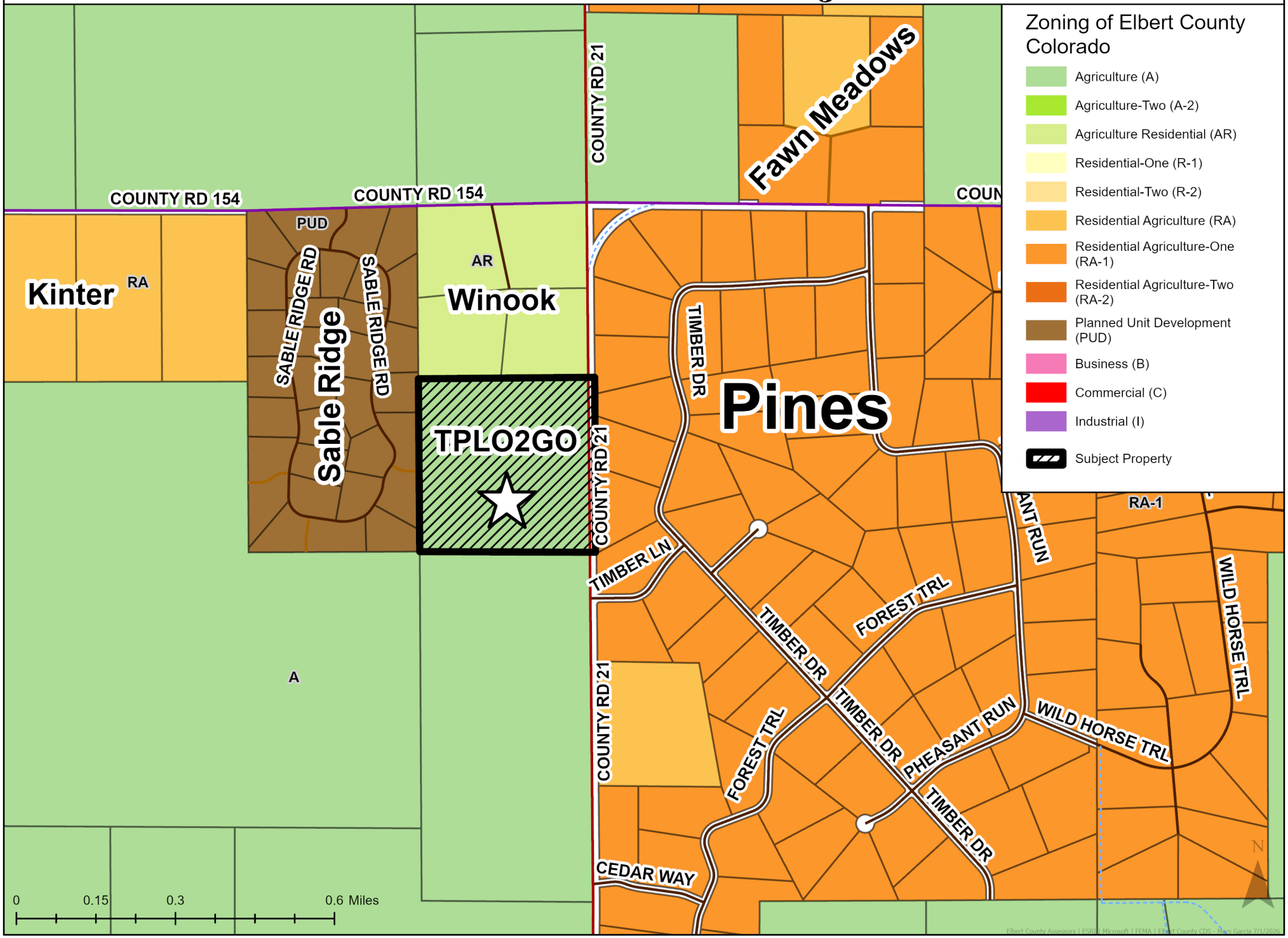
1. Signs shall be removed within one (1) week of the conclusion of all notified meetings, public hearings or decisions. Signs not removed within one (1) week may be removed by Elbert County. Applicant subject to sign removal fee;
2. The SUR shall not become effective until all fees are paid, conditions of approval are met, and the SUR Exhibit is recorded; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval;

TPLO2GO - CASE # SUR-2025-0002





TPLO2GO - CASE # SUR-2025-0002

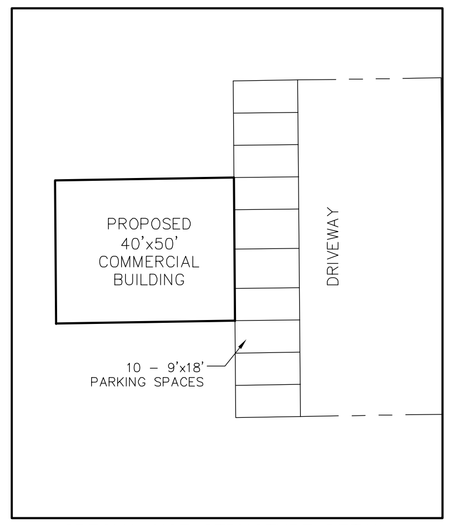


TPLO2GO - CASE # SUR-2025-0002

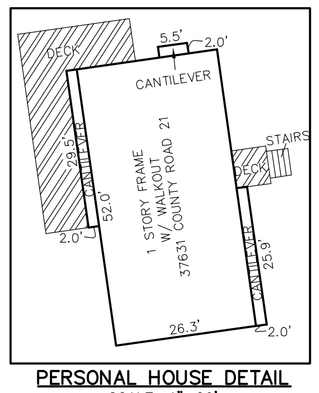
CASE NO. SUR-2025-0002

TPLO2GO SPECIAL USE BY REVIEW

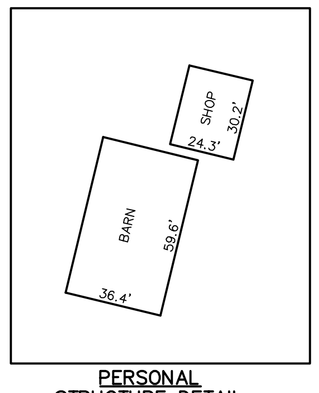
PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



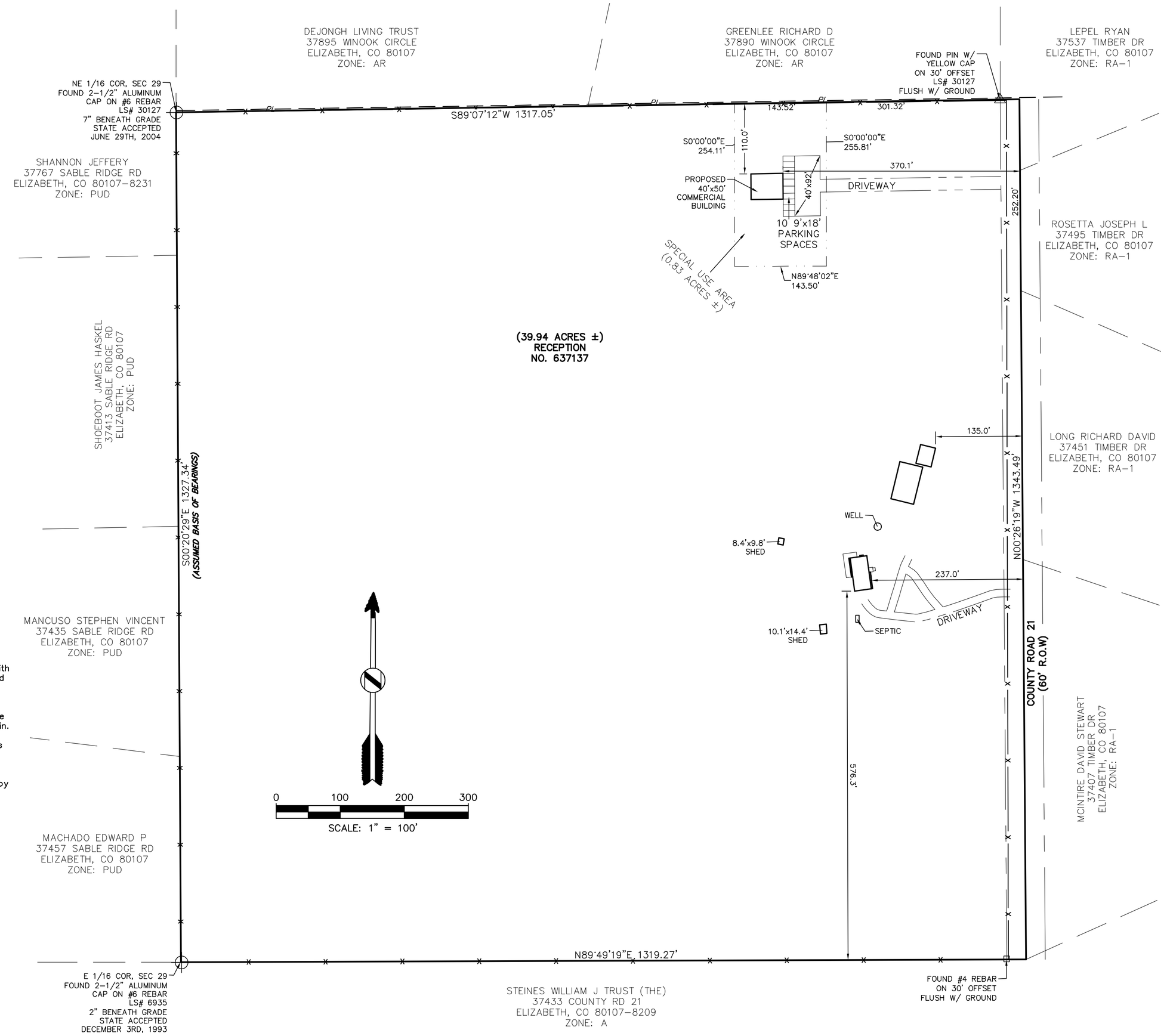
SPECIAL USE STRUCTURE DETAIL
SCALE: 1"=30'

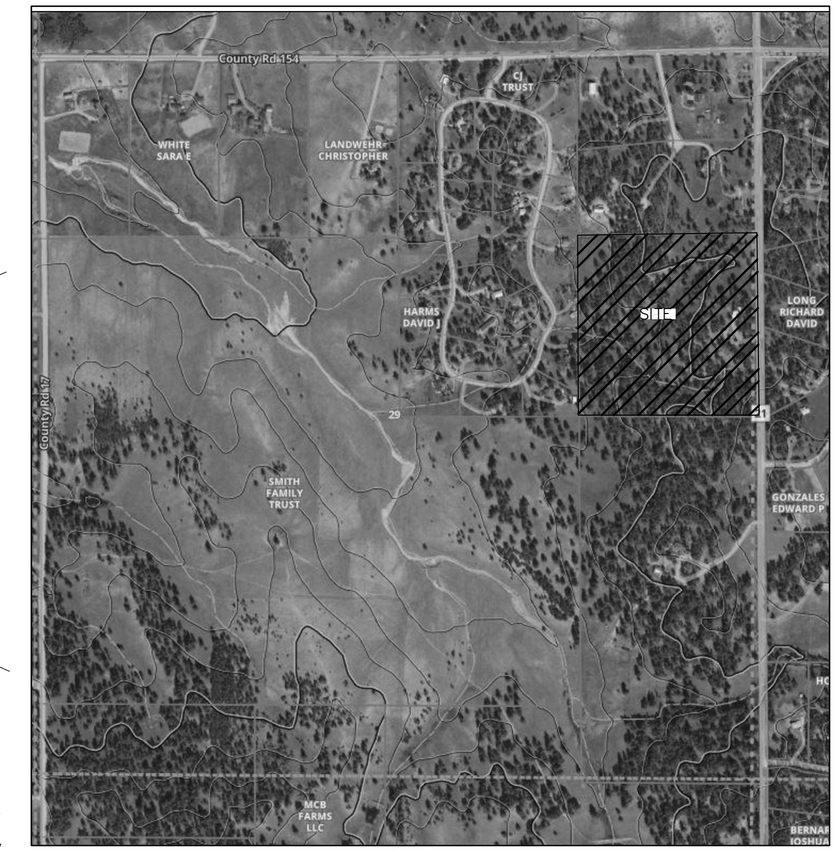


PERSONAL HOUSE DETAIL
SCALE: 1"=20'



PERSONAL STRUCTURE DETAIL
SCALE: 1"=40'





VICINITY MAP
NOT TO SCALE

PREPARER:

HIGH PRAIRIE SURVEY CO
KEITH WESTFALL
345 COMANCHE STREET
KIOWA, COLORADO 80117
(303)621-8672

ZONING:

EXISTING: A

OWNERS:

VANDEVENTER JENNIFER L
& DEVINE DUSTIN V
37631 COUNTY ROAD 21,
ELIZABETH CO,
80107-8209
720-964-3245

PROPERTY DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEASTQUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

GENERAL NOTES:

The following Veterinarian uses will be encapsulated by this Special Use Permit: (A)

a. **TPLO2Go**
Season: Year Round
Days: 5 Days per Week
Hours: 8:00 am to 6:00 pm
Employees: 4-5 Total (Including Owners)
Details

TPLO2Go will be a small Animal Orthopedic Surgery Center, it'll be an outpatient facility with no overnight boarding or care. A single Restroom for Clients and Employees will be located on site. There will be 10 available parking spaces open for Clients & Employees.

- Total Building Coverage is 2000 Square Feet.
- According to Fema Map No. 08039C0265C, Panel 0265 of 1200 with an effective date of March 17th, 2011. the Subject Property does not fall within a 100 – year floodplain.
- Access to the Veterinary Clinic will be constructed to Elbert County Public Works' Specifications and Standards found in Section 770, 780, and 1100. All access permits will be reviewed and approved through Elbert County Public Works.
- Per Elbert County Public Health, there are no concerns with the project moving forward. A new septic system will be designed by an engineer and installed for the purpose of the vet clinic. Location of the septic tank will be reviewed and approved by ECPH

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

This Special Use by Review Exhibit was reviewed and approved by Elbert County Community & Development Services on the _____ day of _____, 20____.

_____
Director, Elbert County Community
& Development Services

BOARD OF COUNTY COMMISSIONERS:

This Special Use by Review Exhibit was reviewed and approved by the Elbert County Board of County Commissioners, on the_____ day of _____, year_____, A.D.
Subject to the conditions set forth by the Board.

_____
Chairman, Board of County Commissioners

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Jennifer L. Vandeventer

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____.
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Dustin V. Devine

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____ .
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

STATEMENT:

LINEAL UNITS ARE IN US SURVEY FEET.

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

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 6935, AND AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 30127, SAID LINE HAS AN ASSUMED BEARING OF S00°20'29"E, WITH A DISTANCE OF 1327.34 FEET.

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

SURVEYOR'S CERTIFICATE

I, KEITH WESTFALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TPLO2GO SPECIAL USE BY REVIEW WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

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

PLANNING COMMISSION

This Special Use by Review Exhibit was reviewed by the Elbert County Planning Commission on the _____ day of _____, 20_____.

_____
Chair, Planning Commission

FIRE PROTECTION DISTRICT

This Special Use by Review Exhibit was reviewed and approved by _____ Fire Protection District on the _____ day of _____, 20_____.
_____

Fire Marshal, _____ Fire Protection District

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I hereby certify that this Special Use by Review Exhibit was filed in my office on this _____ day of _____ 20_____ A.D., at _____ a.m./p.m., and was recorded per Reception Number _____.

_____
County Clerk and Recorder

REFERENCE DWG:	DATE:	REVISIONS:

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

SCALE	DATE	DRAWN BY
1"=100'	09/19/2025	CRR

TITLE
TPLO2GO SPECIAL USE BY REVIEW
PART OF SEC. 29, T7S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT
JENNIFER L. VANDEVENTER &
DUSTIN V. DEVINE

SHEET 1 OF 1

JOB NUMBER
25208-SUR

Land Development Application Form – Special Use by Review

Community Development Services
215 Comanche Street PO Box 7
Kiowa, CO 80117 (303)621-3136
www.elbertcounty-co.gov

APPLICANT INFORMATION:

Name:	Jenny VanDeventer / Dustin Devine
Company:	TPL0260
Phone:	720-313-0301
Email:	tplo2go@gmail.com
Address:	37631 CR 21, Elizabeth CO 80107 / 1220 Castlewood Dr Franktown CO 80116
Project Description:	Build a small animal surgery center.

PROPERTY INFORMATION:

Parcel Number:	R105625	**Zone District:**	AG
Legal Description:	SE Quarter of NE Quarter of Section 29, Township 7 South, Range 64 West of 6th principal Meridian.	**Acreage:**	40
Site Address:	37631 CR 21, Elizabeth CO 80107	**Water Source:**	well
Property Owner	Jenny VanDeventer & Dustin Devine	**Sewer Source:**	septic
Source of Electric	CORE	**Source of Gas**	natural gas
Owner of Mineral Rights			

REQUIRED DOCUMENTS TO INCLUDE WITH THIS APPLICATION:

- ☑ Cover Letter/Narrative
- ☑ Vicinity Map
- ☑ Proof of Ownership – ☑ Deed ☑ Title Commitment
- ☑ List and Map of property owners and addresses in accordance with public notice provisions. ☐ 1,320'
- ☑ Written Legal Description of property boundary
- ☑ Proof of Water
- ☑ Proof of Sewer
- ☑ Proof of Fire Protection
- ☑ Proof/Explanation of Access
- ☐ Statement of Taxes Due for all parcels, current to within one week of submission
- ☑ Site Plan Exhibit for Special Use by Review (SUR) Permitting in accordance with ECZR, Article III, Section E, 7 Sched 9/18
- ☑ Special Use by Review (SUR) Development Guide/Written Restrictions
- ☐ Scaled and dimensioned survey showing property dimensions, existing structures, adjacent roadways, existing easements, etc. (may be required)
- ☐ Final Drainage Report and Plan OR Drainage Letter (may be required)
- ☐ Floodplain Development Permit (may be required)

Community Development Services
215 Comanche Street PO Box 7
Kiowa, CO 80117 (303)621-3136
www.elbertcounty-co.gov

☐ Geologic Report: If the subject property is located within an area that contains expansive soils or other geologic hazards, a geologic report may be required by the County Engineer or Colorado Geologic Survey. (may be required)
☐ Grading and Erosion Control Plan (may be required)
☐ Civil Construction Plans for on site improvements (may be required)
☐ Final Plans for Public Improvements (may be required)
☐ Visual Analysis or Renderings (may be required)
☐ Traffic Analysis (Fewer than 1,000 VPD) or Traffic Study (Greater than 1,000 VPD and must be prepared by a Professional Engineer) (may be required)
☐ Landscape Plan – scaled and dimensioned (may be required)
☐ Building Elevations (may be required)
☐ Development Agreement, Subdivision Improvement Agreement, Etc. (may be required)
☐ Certified notice from property owner to mineral estate owners of record pursuant to C.R.S. 24-65.5-103, within 30 days before hearing, if lot lines are changed or created.

APPLICATION AGREEMENT: Review of this application and supportive documentation will not begin until the Community & Development Services Department deems the application complete. No application submittal will be considered complete until all required pieces are submitted. All required documents must be submitted electronically and label in accordance with Elbert County Community Development Services naming criteria. Applicant acknowledges that there is no mutually agreed upon time between the County and the applicant during which this application will be approved, conditionally approved or denied. In addition to the standard Land Use Fees, the applicant is responsible for all Public Notice Costs including but not limited to signs, legal notices, and certified mail.

FEES & NOTICES AGREEMENT: The applicant agrees to pay for reasonable additional engineering and/or consultation when requested by the Community & Development Services Department, Planning Commission or Board of County Commissioners when, in their opinion, additional information, studies, or investigations are needed to help clarify the proposal made. The applicant also agrees to remove any Public Notice Sign for hearing notification within 7 days after the final hearing, and acknowledges that this must be completed as a condition of approval prior to the recording of Mylars or Final Plats.

Applicant's Signature _____ Date: 12/22/25

Land Development Application Form – Special Use by Review

Community Development Services
215 Comanche Street PO Box 7

Kiowa, CO 80117 (303)621-3136
www.elbertcounty-co.gov

If property owner is represented by a third party, fill out the Property Owner Disclosure below.

PROPERTY OWNER DISCLOSURE: I/We, Jennifer VanDeventer do hereby acknowledge my/our full awareness of the application/request being presented to Elbert County by for the parcel of land indicated, and for the reason(s) noted on this completed application. I/We hereby acknowledge the person(s) noted is/are my/our authorized representative(s) in the matter. I/We hereby grant permission for the Elbert County Community & Development Services Department, or any referral agency they require, to access the parcel of land indicated for reasons of reviewing and evaluating the land use application.

Owner Name Printed: Jennifer VanDeventer Owner Signature _____ Date: 12/29/25

Owner Name Printed: _____ Owner Signature _____ Date: _____

State of COLORADO)
) §:
County DOUGLAS)

The above and foregoing instrument was subscribed and sworn to before me, in my presence, a Notary Public in and for the County of DOUGLAS, State of COLORADO this 29TH day of DECEMBER, 20 25.

(SEAL)

KEN JOO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014313
MY COMMISSION EXPIRES 04/12/2028

Notary Signature _____

Office Use Only

Received by: _____ Date: _____ Fee Collected: _____ Payment Type: _____

Case Number:		**Planner:**	
Meeting Date / Time:		**Violation Case:**	

ELBERT COUNTY

Community & Development Services

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

ADDITIONAL FEES AND EXPERT COSTS AGREEMENT

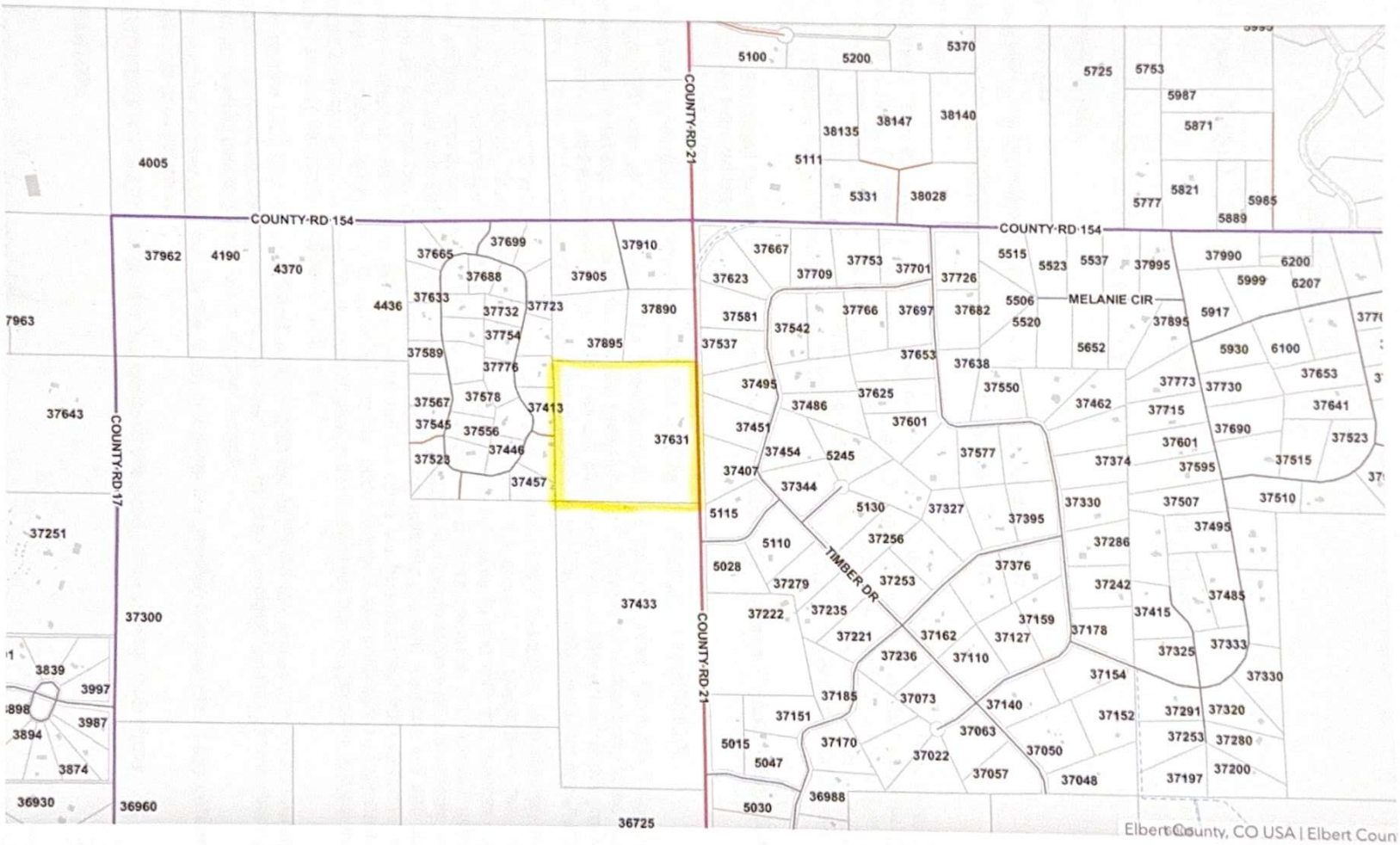
The Applicant or Authorized Representative agrees to pay for additional expert engineering, legal, and/or other professional consultations as needed when requested by Community and Development Services Department, Planning Commission, or Board of County Commissioners when in their opinion, additional information, studies, or investigations are needed to help clarify application or proposed project.

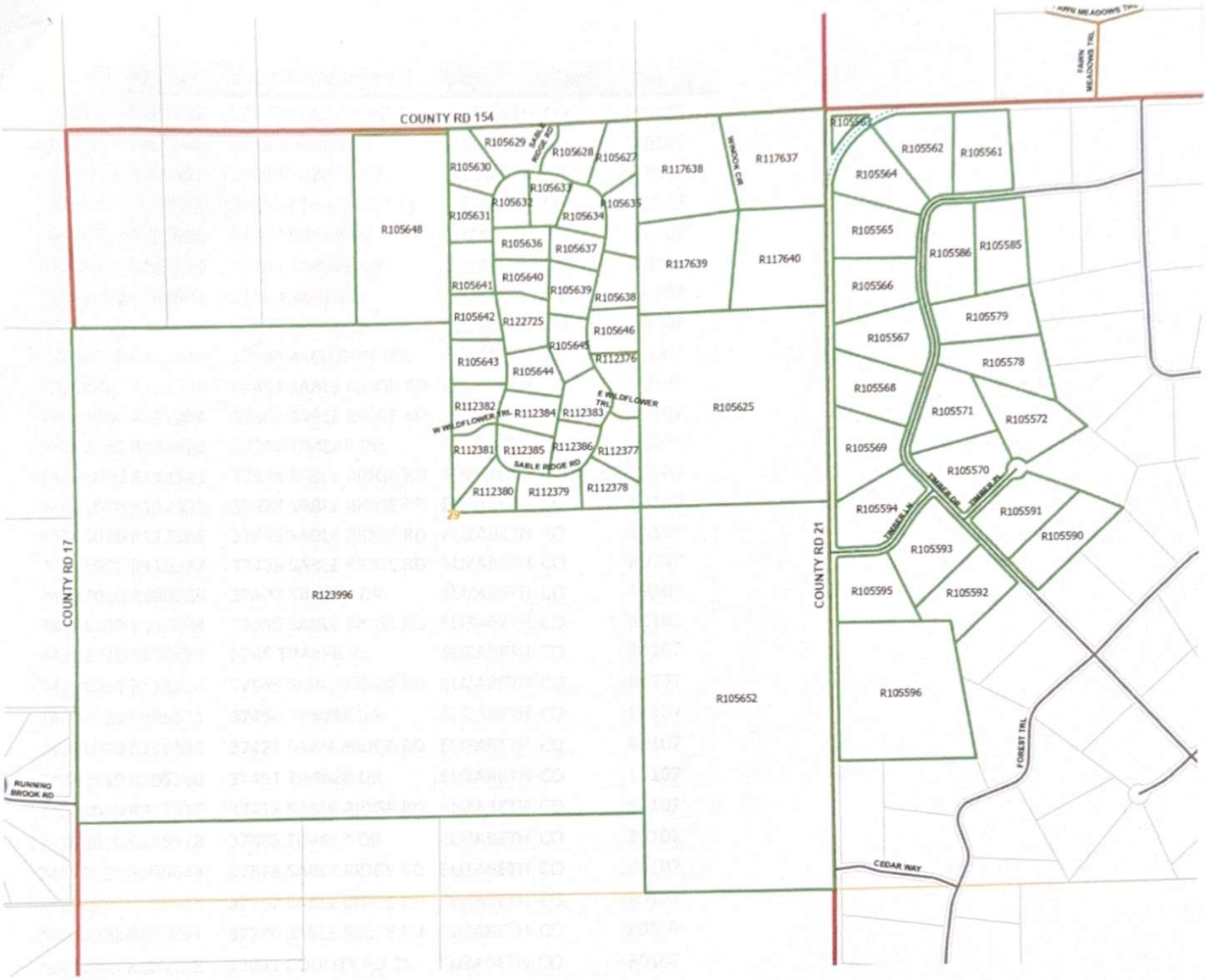
Applicant or Authorized Representative

9/1/2025

Date

37631 CR 21, Elizabeth
Vicinity Map




COUNTY RD 154
FAWN MEADOWS TRL
R105629
SABLE RIDGE RD
R105628
R105627
R105630
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R105635
R105631
R105634
R105636
R105637
R105641
R105640
R105639
R105638
R105642
R122725
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R112376
R105644
E WILDFLOWER TRL
R112382
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SABLE RIDGE RD
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R112378
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R123996
COUNTY RD 17
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R105585
R105566
R105579
R105567
R105578
R105568
R105571
R105572
R105569
R105570
TIMBER DR
TIMBER PL
R105594
TIMBER LN
R105591
R105590
R105593
R105595
R105592
R105596
FOREST TRL
CEDAR WAY

parcelid	Account	Location Address	City	State	Zip
74283010	R105596	37222 COUNTY RD 21	ELIZABETH	CO	80107
74283010	R105595	5028 TIMBER LN	ELIZABETH	CO	80107
74283010	R105592	37279 TIMBER DR	ELIZABETH	CO	80107
74294001	R105652	37433 COUNTY RD 21	ELIZABETH	CO	80107
74283010	R105593	5110 TIMBER LN	ELIZABETH	CO	80107
74283010	R105590	37256 TIMBER DR	ELIZABETH	CO	80107
74283010	R105591	5130 TIMBER PL	ELIZABETH	CO	80107
74283010	R105594	5115 TIMBER LN	ELIZABETH	CO	80107
74291030	R112379	37498 ALEUTION TRL	ELIZABETH	CO	80107
74291030	R112378	37457 SABLE RIDGE RD	ELIZABETH	CO	80107
74291030	R112380	37501 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105570	37344 TIMBER DR	ELIZABETH	CO	80107
74291030	R112385	37534 SABLE RIDGE RD	ELIZABETH	CO	80107
74291030	R112381	37523 SABLE RIDGE RD	ELIZABETH	CO	80107
74291030	R112386	37446 SABLE RIDGE RD	ELIZABETH	CO	80107
74291030	R112377	37435 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105569	37407 TIMBER DR	ELIZABETH	CO	80107
74291030	R112384	37556 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105572	5245 TIMBER PL	ELIZABETH	CO	80107
74291030	R112382	37545 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105571	37454 TIMBER DR	ELIZABETH	CO	80107
74291030	R112383	37424 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105568	37451 TIMBER DR	ELIZABETH	CO	80107
74291030	R112376	37413 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105578	37486 TIMBER DR	ELIZABETH	CO	80107
74291020	R105644	37578 SABLE RIDGE RD	ELIZABETH	CO	80107
74291020	R105643	37567 SABLE RIDGE RD	ELIZABETH	CO	80107
74291020	R105645	37776 SABLE RIDGE RD	ELIZABETH	CO	80107
74291001	R105625	37631 COUNTY RD 21	ELIZABETH	CO	80107
74282010	R105567	37495 TIMBER DR	ELIZABETH	CO	80107
74291020	R105646	37767 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105579	37504 TIMBER DR	ELIZABETH	CO	80107
74291020	R105642	37589 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105566	37537 TIMBER DR	ELIZABETH	CO	80107
74291020	R105639	37754 SABLE RIDGE RD	ELIZABETH	CO	80107
74291020	R105640	37622 SABLE RIDGE RD	ELIZABETH	CO	80107
74291020	R105638	37745 SABLE RIDGE RD	ELIZABETH	CO	80107
74291020	R105641	37611 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105636	37644 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105637	37732 SABLE RIDGE RD	ELIZABETH	CO	80107
74291040	R117639	37895 WINOOK CIR	ELIZABETH	CO	80107
74282010	R105586	37542 TIMBER DR	ELIZABETH	CO	80107
74291040	R117640	37890 WINOOK CIR	ELIZABETH	CO	80107
74282010	R105585	37730 TIMBER DR	ELIZABETH	CO	80107
74282010	R105565	37581 TIMBER DR	ELIZABETH	CO	80107
74291010	R105631	37633 SABLE RIDGE RD	ELIZABETH	CO	80107

Owner	Care of
HOWARD RUSSELL T	COWARD CHALICE A
GONZALES EDWARD P	GONZALES PATRICIA R
SIEGELE LIVING TRUST	
STEINES WILLIAM J TRUST (THE)	STEINES DONNA JO TRUST (THE)
YANUSHKA JOHN A	YANUSHKA ANN F
SEIDL BECKI JO	SEIDL THOMAS HERBERT
DODGE STEPHEN	
ALLEN BRIAN A	ALLEN DIANA L
BRAUN FAMILY TRUST	BRAUN DAVID TRUSTEE, et al.
MACHADO EDWARD P	
SURO GEORGE ARTHUR	SURO PATRICIA
CASTELLINO JOSEPH STANLEY	CASTELLINO SUSAN MARIE
WIMBERLY RICHARD A	WIMBERLY MICHELLE L
JAMES AND SHARREN LOMBARD FAMILY TRUST	
THORSON RYAN D	THORSON JENNIFER R
MANCUSO STEPHEN VINCENT	MANCUSO LAURA LEE
MCINTIRE DAVID STEWART	
MCCLENDON MICHAEL W	RODENZ PATRICIA A
PERNAL MICHAEL J	
HARMS DAVID J	HARMS JERI A
RABIE CHRISTIAN MICHAEL	RABIE LISA MARIE
MCDONALD KYLE L	KEENER ELEXIS A
LONG RICHARD DAVID	LONG RENEE MARIE
SHOEBOOT JAMES HASKEL	SHOEBOOT CHRISTINA ANN
ZIMMERMAN LISA D RADKE	ZIMMERMAN CLIFFORD L
IRVIN MARTIN R	IRVIN KAREN L
RUSSO MICHAEL F	RUSSO GLORIA
HATT STEVEN J	HATT JANET S
VANDEVENTER JENNIFER L	DEVINE DUSTIN V
ROSETTA JOSEPH L	ROSETTA DEBRA L
SHANNON JEFFERY	SHANNON SARAH
BRIAN NUTTER TRUST	DEBRA A NUTTER TRUST
SCHROYER CHRIS E	SCHROYER LINDA E
LEPEL RYAN	
ANDERSON WILLIAM EL	ANDERSON HEIDI LYNN
DONALD C HILSBERG TRUST	ROBIN CURTIS LITTERAL TRUST
MAGOR CLAYTON	GESLER GENESSA
W MARK AND KACEY HENDERSON TRUST	
TIMOTHY AND JOYCE BRINK FAMILY REVOCABLE LIVING TRUST	
MCCONNELL TRAVIS PATRICK	MCCONNELL NICKEYA ELYSE
DEJONGH LIVING TRUST	
PEREKOVICH RONALD K	PEREKOVICH FRANCES K
GREENLEE RICHARD D	GREENLEE DEANNE
TREFZER ROBERT C	
HARP DOYLE L	
YOUNG KERRIE A	

Owner address	City	State	Zip
37222 COUNTY RD 21	ELIZABETH	CO	80107
5028 TIMBER LN	ELIZABETH	CO	80107-8122
37279 TIMBER DRIVE	ELIZABETH	CO	80107
37433 COUNTY RD 21	ELIZABETH	CO	80107-8209
5110 TIMBER LN	ELIZABETH	CO	80107
37256 TIMBER DR	ELIZABETH	CO	80107
5130 TIMBER PLACE	ELIZABETH	CO	80107
5115 TIMBER LN	ELIZABETH	CO	80107
37498 ALEUTION TRL	ELIZABETH	CO	80107
37457 SABLE RIDGE RD	ELIZABETH	CO	80107
37501 SABLE RIDGE RD	ELIZABETH	CO	80107
37344 TIMBER DRIVE	ELIZABETH	CO	80107
37534 SABLE RIDGE RD	ELIZABETH	CO	80107-8228
37523 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37446 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37435 SABLE RIDGE RD	ELIZABETH	CO	80107
37407 TIMBER DR	ELIZABETH	CO	80107
1060 S UNIVERSITY BLVD	DENVER	CO	80209
5245 TIMBER PL	ELIZABETH	CO	80107-8121
37545 SABLE RIDGE RD	ELIZABETH	CO	80107
37454 TIMBER DR	ELIZABETH	CO	80107
37424 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37451 TIMBER DR	ELIZABETH	CO	80107
37413 SABLE RIDGE RD	ELIZABETH	CO	80107
37486 TIMBER DR	ELIZABETH	CO	80107
37578 SABLE RIDGE RD	ELIZABETH	CO	80107-8228
37567 SABLE RIDGE RD	ELIZABETH	CO	80107
37776 SABLE RIDGE RD	ELIZABETH	CO	80107
37631 COUNTY RD 21	ELIZABETH	CO	80107-8209
37495 TIMBER DR	ELIZABETH	CO	80107
37767 SABLE RIDGE RD	ELIZABETH	CO	80107-8231
37504 TIMBER DR	ELIZABETH	CO	80107
37589 SABLE RIDGE ROAD	ELIZABETH	CO	80107-8229
37537 TIMBER DR	ELIZABETH	CO	80107
37754 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37622 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37745 SABLE RIDGE RD	ELIZABETH	CO	80107
37611 SABLE RIDGE RD	ELIZABETH	CO	80107
23651 LOST CREEK TRAIL	AGATE	CO	80101
5793 INTERSTATE 25	WALSENBU	CO	81089-9703
37895 WINOOK CIRCLE	ELIZABETH	CO	80107
37542 TIMBER DR	ELIZABETH	CO	80107
PO BOX 4807	PARKER	CO	80134-4807
37730 TIMBER DRIVE	ELIZABETH	CO	80107-8120
37581 TIMBER DRIVE	ELIZABETH	CO	80107
215 WILCOX ST APT 2519	CASTLE RO	CO	80104-2578

74291010	R105634	37700 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105635	37723 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105633	37688 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105632	37656 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105564	37623 TIMBER DR	ELIZABETH	CO	80107
74292001	R105648	4436 COUNTY RD 154	ELIZABETH	CO	80107
74291010	R105630	37665 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105629	37677 SABLE RIDGE RD	ELIZABETH	CO	80107
74282010	R105563		ELIZABETH	CO	80107
74282010	R105562	37667 TIMBER DR	ELIZABETH	CO	80107
74282010	R105561	37709 TIMBER DR	ELIZABETH	CO	80107
74291010	R105628	37699 SABLE RIDGE RD	ELIZABETH	CO	80107
74291010	R105627	37711 SABLE RIDGE RD	ELIZABETH	CO	80107
74291040	R117638	37905 WINOOK CIR	ELIZABETH	CO	80107
74291040	R117637	37910 WINOOK CIR	ELIZABETH	CO	80107
74291010	R122725				
74293000	R123996	37300 COUNTY RD 17	ELIZABETH	CO	80107

ZUVER JAMES L	ZUVER SHELBY C
DEHERRERA-WHITE ANGELA	WHITE DENNIS
MELTON JOHN H	MELTON ROTENBURY DIANE
KING WILLIAM A	KING KAREN L
LINDAUER TYLER	LINDAUER SARAH
LANDWEHR CHRISTOPHER	LANDWEHR KRISTIN ANN
HOLLO LEVI K	HOLLO LESLIE J
WILLIAMS DAVID	
ELBERT COUNTY COMMISSIONERS	
BRODIE ANN	
MCDERMOTT ANDREW M	MCDERMOTT KELLY A
CJ TRUST	
MCCLURE ROBERT JORDAN	MCCLURE JANE MARIE
DOUGLAS KEITH	STUART CHRISTINE F, et al.
KANG JIMMY Y	KANG JEEUN GRACE
SABLE RIDGE	
SMITH FAMILY TRUST	

37700 SABLE RIDGE RD	ELIZABETH	CO	80107-8230
37723 SABLE RIDGE RD	ELIZABETH	CO	80107
37688 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37656 SABLE RIDGE RD	ELIZABETH	CO	80107
37623 TIMBER DRIVE	ELIZABETH	CO	80107
4436 COUNTY RD 154	ELIZABETH	CO	80107
37665 SABLE RIDGE RD	ELIZABETH	CO	80107
PO BOX 292	ELIZABETH	CO	80107-0292
PO BOX 7	KIOWA	CO	80117-0007
37667 TIMBER DR	ELIZABETH	CO	80107
37709 TIMBER DRIVE	ELIZABETH	CO	80107
37699 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37711 SABLE RIDGE ROAD	ELIZABETH	CO	80107
37905 WINOOK CIRCLE	ELIZABETH	CO	80107
37910 WINOOK CIRCLE	ELIZABETH	CO	80107
4 WEST DRY CREEK CIR STE 100	LITTLETON	CO	80120
592 PARK PL	BRIGHTON	CO	80601

Written Legal Description of Property

37631 County Road 21, Elizabeth CO 80107

The Southeast Quarter of the Northeast Quarter of Section 29, Township 7 South, Range 64 West of the 6th Principal Meridian.

County of Elbert
State of Colorado

Fidelity National Title

3190 S. Vaughn Way, Suite 135
Aurora, CO 80014
Phone: (303)695-5472 / Fax: (303)633-1951

Date: August 26, 2024
File No.: 152-F09616-24, Amendment No. 2
Buyer(s)/Borrower(s): Jennifer L. VanDeventer and Dustin V. Devine
Owner(s): Norlene J. Hille
Property: 37631 County Road 21, Elizabeth, CO 80107-8209
Assessor Parcel No.: 74291-00-169

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Deleted Req. No. 10 and Added Exception No. 10

Click here for Tax Cert

Click here for CPL

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Fidelity National Title Company
3190 S. Vaughn Way
Suite 135
Aurora, CO 80014

Attn: Julie Taylor Byrne
Phone: 3038898315
Fax: 303-633-1924
Email: Julie.TaylorByrne@fnf.com
Attn: Teri Poston
Phone: 303-695-5472
Fax:
Email: tposton@fnf.com

To: Jennifer L. VanDeventer and Dustin V. Devine — sent via email

To: Norlene J. Hille — sent via email

To: First Citizens Bank and Trust Company
1314 Park St.
Columbia, SC 29201

Attn: William Marshall Taylor III
Phone:
Fax:
Email: Marsh.TaylorIII@firstcitizens.com
Attn: Sharnice Powell
Phone:
Fax:
Email: Sharnice.Powell@firstcitizens.com

To: Re/Max Professionals
6020 Greenwood Plaza, Suite 100
Greenwood Village, CO 80111

Attn: James Garcia
Phone: 303-771-9400
Fax: 303-771-6944
Email: jimgarcia100@gmail.com

To: Re/Max Professionals
6020 Greenwood Plaza, Suite 100
Greenwood Village, CO 80111

Attn: Tee Palileo
Phone: 303-771-9400
Fax: 303-771-6944
Email: jimsteamco@gmail.com

To: (broker or local loan office)

To: Keller Williams Realty Urban Elite, LLC
3550 W 38th Ave
Suite #20
Denver, CO 80211

Attn: Jennifer VanDeventer
Phone: 303-458-0757
Fax: 303-458-0757
Email: jennysellsco@gmail.com

To: SB Transaction Coordinator Placeholder

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

Fidelity National Title Insurance Company

Commitment Number:

152-F09616-24
Amendment 2

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

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

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company 3190 S. Vaughn Way, Suite 135 Aurora, CO 80014 Main Phone: (303)695-5472 Email: FNTCAurora@fnf.com	Escrow Officer: Julie Taylor Byrne Fidelity National Title Company 3190 S. Vaughn Way, Suite 135 Aurora, CO 80014 Phone: 3038898315 Main Phone: (303)695-5472 Main Fax: (303)633-1951 Email: Julie.TaylorByrne@fnf.com

Order Number: **152-F09616-24**

Property Address: **37631 County Road 21, Elizabeth, CO 80107-8209**

SCHEDULE A

1. Commitment Date: August 20, 2024 at 08:00 AM
2. Policy to be issued:
   (a) ALTA Owner's Policy 2021
   Proposed Insured: Jennifer L. VanDeventer and Dustin V. Devine
   Proposed Amount of Insurance: $1,050,000.00

   (b) ALTA Loan Policy 2021
   Proposed Insured: First Citizens Bank and Trust Company
   Proposed Amount of Insurance: $785,000.00
3. The estate or interest in the Land at the Commitment Date is:
   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   Norlene J. Hille
5. The Land is described as follows:
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	$3077.00
CO 110.1-06	$95.00
Loan Policy 1 Premium	$625.00
Closing Protection Letter	$25.00
Tax Certificate	$13.50

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

The Southeast Quarter of the Northeast Quarter of Section 29, Township 7 South, Range 64 West of the 6th Principal Meridian,
County of Elbert, State of Colorado.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.

2. Pay us the premiums, fees and charges for the policy.

3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

4. Evidence that any and all assessments for common expenses, if any, have been paid.

5. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

   Party(s): Norlene J. Hille

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

6. The following document(s) satisfactory to the Company must be signed, delivered and recorded:

   Supplementary Affidavit, pursuant to Colorado Revised Statutes, regarding Willard H. Hille, deceased, whose name appears as Willard Herman Hille in the Certified Copy of the Death Certificate recorded February 1, 2010 at Reception No. 507407.

   Note: Said Affidavit must be made by one of legal age having personal knowledge of the facts; must identify Willard H. Hille and Willard Herman Hille as one and the same person.

7. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

8. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.

9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

10. This item intentionally deleted

    NOTE: Exception(s) number(ed) 1-4 will not appear on the Lender's Policy, subject to satisfaction of requirements and as applicable.

    NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

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SCHEDULE B, PART I - Requirements
(continued)

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

NOTE: Bundled Loan Premium Rate includes: Loan Policy Premium, Included Loan Endorsement Charges. (Contact your Escrow Officer for the Tax Certificate)

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder’s office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.

4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.

7. All taxes and assessments, now or heretofore assessed, due or payable.

   NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Right of Way for County Road 21 along the East line of subject property as it exists and as shown on the Elbert County Assessor's Map.

9. Reservations as contained in Patent Certificate 5910 issued on May 28, 1890 as follows:

   Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom , should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

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SCHEDULE B, PART II - Exceptions
(continued)

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 20-1454
Dated: August 22, 2024
Prepared by: David E. Archer & Associates, Inc.
Matters shown: Fences do not coincide with property lines

NOTE FOR BUNDLED LOAN POLICY: Unless stated contrary herein, the Company will incorporate and provide the following ALTA/Colorado endorsement(s) (including the versions of ALTA 06 endorsements) on the ALTA Short Form Residential Loan Policy or ALTA Loan Policy, commitment vesting and all-inclusive rate.

Endorsement ALTA 9 or 9.3/Form 100 Restrictions
Endorsement ALTA 8.1 Environmental Protection Lien
Endorsement ALTA 4.1/Form 115.3 Condominium or ALTA 5.1/Form 115.4 Planned Unit Development
Endorsement ALTA 4/Form 115.1 Condominium or ALTA 5/Form 115.2 Planned Unit Development
Endorsement ALTA 22/Form 116 Location
Endorsement ALTA 28-06/Form 103.1 Damage to or Forced Removal of Improvements
Endorsement Form 100.29 or Form 100.30 Mineral Rights
Endorsement ALTA 14.3/ALTA 14.3-06 Future Advance–Reverse Mortgage with Construction Lien Coverage/ Form 111.11 Revolving Line of Credit (Lender)

And any "one" of the following optional endorsements:

Endorsement Form 111.9 FNMA Balloon
Endorsement ALTA 6/Form 110.7 Variable
Endorsement Form 110.9 Adjustable
Endorsement ALTA 6.2/Form 110.8 Negative Amortization

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements;

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: “A closing protection letter is available to be issued to lenders, buyers and sellers.”
- If the sales price of the subject property exceeds $100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
    - The subject property may be located in a special taxing district.

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- A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information);
- biometric data (*e.g.* fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;

- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Order No.: 152-F09616-24

FNTC
Doc Fee: $105.00

GENERAL WARRANTY DEED

THIS DEED, Made this 27th day of August, 2024, between

Norlene J. Hille,

grantor, and

Jennifer L. VanDeventer and Dustin V. Devine, as Joint Tenants

whose legal address is 37631 County Road 21, Elizabeth, CO 80107-8209,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of **One Million Fifty Thousand And No/100 Dollars ($1,050,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Elbert, State of COLORADO, described as follows:

The Southeast Quarter of the Northeast Quarter of Section 29, Township 7 South, Range 64 West of the 6th Principal Meridian,
County of Elbert, State of Colorado.

also known by street and number as 37631 County Road 21, Elizabeth, CO 80107-8209

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR:

Victoria Blanscet

Norlene J. Hille by Victoria Blanscet as Agent

GENERAL WARRANTY DEED
(continued)

STATE OF COLORADO

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 27th day of August, 2024, by Victoria Blanscet, as agent for Norlene J. Hille.

Tina L Bear

Notary Public

My Commission Expires: _____

(SEAL)

TINA L BEAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994015905
MY COMMISSION EXPIRES JUNE 4, 2027

Account: R105625 WARRANTY DEED

1 of 2 Results Next->

Document Date
09/04/2024
Reception Number
637137

Sale Date
08/27/2024

Book
846

Page
354

Document Fee
$105.00
Sale Price
1,050,000

Grantor	Grantee
HILLE NORLENE J	VANDEVENTER JENNIFER L
	DEVINE DUSTIN V

Remarks

Account Number
R105625
Parcel Number
7429100169

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 144394-
RECEIPT NUMBER 0264478

ORIGINAL PERMIT APPLICANT(S)

WILLARD HILLE

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ELBERT
Parcel Name: N/A
Physical Address: 37631 COUNTY ROAD 21 ELIZABETH, CO 80107

SE 1/4 NE 1/4 Section 29 Township 7.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 536795.7 Northing: 4362808.0

See the original well permit file for permit conditions of approval and additional details. The original permit file can be viewed using the Well Permit Search Tool at https://dwr.colorado.gov/

See Original Permit
Issued By

Date Issued: 6/30/1986
Expiration Date: 6/30/1988

PERMIT HISTORY

09-03-2024	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO JENNIFER L. VANDEVENTER
09-03-2024	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO DUSTIN V. DEVINE

Gmail TPLO2GO <tplo2go@gmail.com>

Proof of Water

Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us> Fri, Aug 15, 2025 at 8:00 AM
To: TPLO2GO <tplo2go@gmail.com>

Good Morning,
I have reviewed your proposal for a small animal surgery center to be located at the 37631 County Road 21, Elizabeth property. The 37631 County Road 21, Elizabeth property is a 40 acres located in the SE1/4 of the NE1/4 of Section 29, Township 7 South, Range 64 West of the 6th P.M. The well on the property was identified as well no. 144394.

Well permit no. 144396 was issued on June 30, 1986 pursuant to 37-92-602(3)(b)(II)(A) CRS. The use of groundwater from this well is limited to fire protection, ordinary household purposes inside one single-family dwellings, the watering of poultry and the irrigation of not more than one (1) acre of home gardens and lawns.

As permitted, well permit no. 144396 cannot be used to supply the animal surgery center therefore you are proposing to use a water holding tank for the business, however you did not provide information on the source of water that will be used to fill the water holding tank.

Therefore for your proposal you should be aware that the existing well permit no. 144396 cannot be used to fill out the water holding tank for the purpose of supplying water to the animal surgery center on the property and the tank cannot be connected to the well.

In addition, note that the use of a water holding tank would not require any sort of approval from this office and the water used for filling the tank must be obtained from a legal source, such as a water hauling company or a bulk municipal tap.

Please contact me at this office if you have any other questions.
Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

[Quoted text hidden]

FORM NO. GWS-76 05/2011

WATER SUPPLY INFORMATION SUMMARY

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: TPL02GO

2. LAND USE ACTION: Small Animal Surgery Center

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: , FILING (UNIT) , BLOCK , LOT

4. TOTAL ACREAGE: 40 | 5. NUMBER OF LOTS PROPOSED 1 | PLAT MAP ENCLOSED? ☒ YES or ☐ NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.
A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☐ NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☐ NO
If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.
SE 1/4 of the NE 1/4, Section 29, Township 7 ☐ N or ☒ S, Range 64 ☐ E or ☒ W
Principal Meridian (choose only one): ☒ Sixth ☐ New Mexico ☐ Ute ☐ Costilla
Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, ☐ Zone 12 or ☐ Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.
Surveyor's Plat: ☒ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # ____ of units	5-10	
COMMERCIAL USE # 0.005 of S. F		
IRRIGATION # ____ of acres		
STOCK WATERING # ____ of head		
OTHER: _____		
TOTAL		

10. WATER SUPPLY SOURCE
☐ EXISTING WELL ☐ DEVELOPED SPRING
WELL PERMIT NUMBERS
*water holding tank.

☐ NEW WELLS -
PROPOSED AQUIFERS – (CHECK ONE)
☐ ALLUVIAL ☐ UPPER ARAPAHOE
☐ UPPER DAWSON ☐ LOWER ARAPAHOE
☐ LOWER DAWSON ☐ LARAMIE FOX HILLS
☐ DENVER ☐ DAKOTA
☐ OTHER: _____

☐ MUNICPAL
☐ ASSOCIATION
☐ COMPANY
☐ DISTRICT
NAME _____
LETTER OF COMMITMENT FOR SERVICE ☐ YES or ☐ NO

WATER COURT DECREE CASE NUMBERS:

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? ☐ YES or ☒ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM
☒ SEPTIC TANK/LEACH FIELD
☐ LAGOON
☐ ENGINEERED SYSTEM (Attach a copy of engineering design.)
☐ CENTRAL SYSTEM
DISTRICT NAME: _____
☐ VAULT
LOCATION SEWAGE HAULED TO: _____
☐ OTHER:

additional well information provided, but we will not be using well water for the business.

Title Companies - Change of Owner Name/Contact Information

COLORADO
Division of Water Resources
Department of Natural Resources

Order Number:	46818	Permit Number:	144394	Receipt Number:	0264478
Date Submitted:	9/3/2024 3:40:58 PM				
eForm Name:	Title Companies - Change of Owner Name/Contact Information				

Well Identification

- *Permit No* **144394**
- *Suffix* **N/A**
- *Replacement Suffix* **N/A**

Well Address

- *This is for information only and does not affect the permitted well location.* **Address**
- *Address* **37631 County Road 21**
- *City* **Elizabeth**
- *State* **Colorado**
- *Zip* **80107**

Owners and Agents

- *Well Owners:*

#	Name	Mailing Address	Phone	Email
1	VANDEVENTER, JENNIFER L	37631 COUNTY ROAD 21 ELIZKABETH, CO 80107	720-313-0301	JENNYSELLSCO@GMAIL.COM
2	DEVINE, DUSTIN V	37631 COUNTY ROAD 21 ELIZABETH, CO 80107	720-313-0301	JENNYSELLSCO@GMAIL.COM

- *Authorized Agents or Attorneys:*

#	Type	Name	Mailing Address	Phone	Email
1	AGENT	FIDELITY NATIONAL TITLE (POSTON, TERI)	3190 S. VAUGHN WAY, SUITE 135 AURORA, CO 80014	303-695-5472	TPOSTON@FNF.COM

Signature and Certification

This form was submitted by a title company as part of a real estate transaction.

Change in Owner Name/Contact Information for Well Permits
For Use in Connection with a Real Estate Transaction

To be completed by the individuals or entities claiming ownership of a well permit, and submitted by title companies/settlement agents as an uploaded attachment using the eForm Submittal Tool.

New Well Owner(s) Contact Information:

Name(s)*:	Dustin V. Devine and Jennifer L. VanDeventer
Organization[1]:	
Mailing Address*:	37631 County Road 21
City, St., Zip*:	Elizabeth, CO 80107-8209
Phone:	
Email(s)*:	jennysellsco@gmail.com

**required fields to submit eForm.*

[1]ONLY enter a name here if the Organization itself OWNS the well.

Well Permit

Well Permit Number*	**Physical Address of the parcel on which the well is located (include city and zip)**
144394	37631 County Road 21, Elizabeth, CO 80107-8209

**required field (except when using the title company eForm for wells where a valid permit number cannot be identified. In those cases, this form can still be completed and uploaded; however, the permit number would be left blank on this form)*

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C . R . S . 37 – 90 - 143. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. Filing this form does not convey real property.

Signature of the New Owner(s)*	**Please print the Signer's Name* & Trust**	**Date***
	Jennifer L. VanDeventer and Dustin V. Devine	09/03/2024

**required fields*

Note: If there are multiple owners with different mailing addresses or additional room is needed for signatures, please include this as an attachment to the form.

WJR-26-77

WAS 2 mo

RECEIVED
AUG 11 1986
WATER RESOURCES
STATE ENGINEER
COLO.

THIS FORM MUST BE SUBMITTED WITHIN 60 DAYS OF COMPLETION OF THE WORK DESCRIBED HEREON. TYPE OR PRINT IN BLACK INK.

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 144394

WELL OWNER WILLARD HILLE

ADDRESS 1611 S. XAVIER DENVER, CO.

DATE COMPLETED JULY 8, , 1986

SE ¼ of the NE ¼ of Sec. 29 ,

T. 7 S , R. 64 W , 6th P.M.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	14	SAND	
14	26	TAN CLAY	
26	130	TAN SANDY CLAY	
130	143	TAN SAND	
143	226	TAN SAND	
226	245	SAND	X
245	260	BLUE CLAY	

TOTAL DEPTH 260 ft.

Use additional pages necessary to complete log.

HOLE DIAMETER

7 7/8 in. from 0 to 26 ft.

6 in. from 26 to 260 ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD AIR ROTARY

CASING RECORD:

Plain Casing

Size 6 5/8 & kind STEEL from 0 to 20 ft.

Size 4½ & kind PVC from 10 to 220 ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4½ & kind PVC from 220 to 260 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material CEMENT

Intervals 20 ft. up to 10 ft.

Placement Method POURED

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested JULY 8, , 1986

Static Water Level Prior to Test 120 ft.

Type of Test Pump BAILER AND AIR

Length of Test 4 hrs.

Sustained Yield (Metered) BAIL 20 gpm 260 ft.

Final Pumping Water Level 200 ft.

PUMP INSTALLATION REPORT

Pump Make _____

Type _____

Powered by _____ HP _____

Pump Serial No. _____

Motor Serial No. _____

Date Installed _____

Pump Intake Depth _____

Remarks _____

_____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____

Static Water Level Prior to Test _____

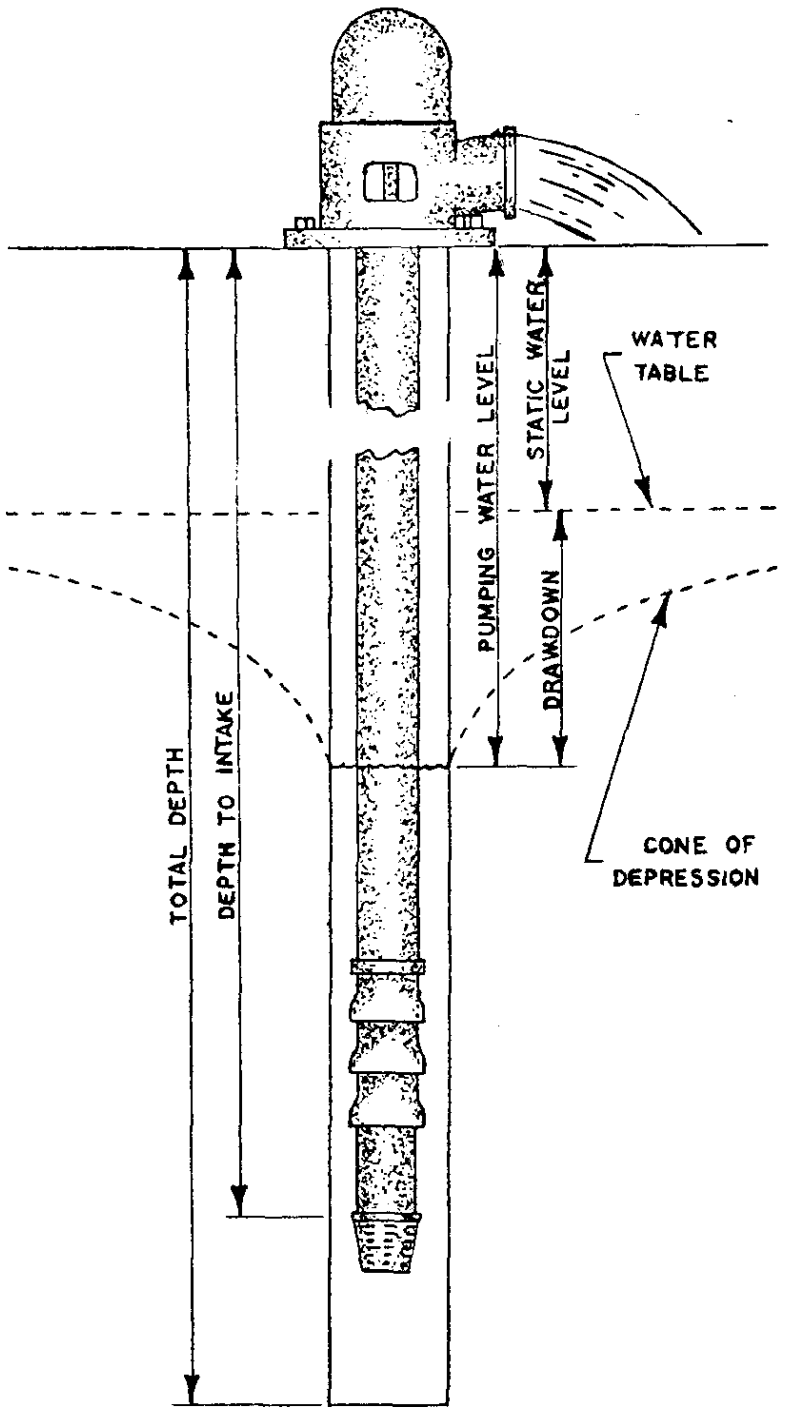
Length of Test _____ Hours

Sustained yield (Metered) _____ GPM

Pumping Water Level _____

Remarks _____

_____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or *pump installation described hereon; that he has read the statement made hereon; knows the content* thereof, and that the same is true of his own knowledge.

Signature Tommy E Thrasher License No. 1120

State of Colorado, County of Denver SS

Subscribed and sworn to before me this 1st day of August, 1986.

My Commission expires: October 18, 1988.

Notary Public Arlene S. Thrasher

359 Newton Denver Colo 80219

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

WJR-26-77

PIRE

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

THIS FORM MUST BE SUBMITTED WITHIN 60 DAYS OF COMPLETION OF THE WORK DESCRIBED HEREON. TYPE OR PRINT IN BLACK INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 144394

RECEIVED
SEP 19 1986
WATER RESOURCES
STATE ENGINEER
COLO.

WELL OWNER Willard Hille

ADDRESS 1611 So. Xavier, Denver Co. 80219

DATE COMPLETED July 17, 1986

SE ¼ of the NE ¼ of Sec. 29,

T. 7 S, R. 64 W, 6th P.M.

HOLE DIAMETER

____ in. from ____ to ____ ft.

____ in. from ____ to ____ ft.

____ in. from ____ to ____ ft.

DRILLING METHOD ____

CASING RECORD: **Plain Casing**

Size ____ & kind ____ from ____ to ____ ft.

Size ____ & kind ____ from ____ to ____ ft.

Size ____ & kind ____ from ____ to ____ ft.

Perforated Casing

Size ____ & kind ____ from ____ to ____ ft.

Size ____ & kind ____ from ____ to ____ ft.

Size ____ & kind ____ from ____ to ____ ft.

GROUTING RECORD

Material ____

Intervals ____

Placement Method ____

GRAVEL PACK: Size ____

Interval ____

TEST DATA

Date Tested ____, 19__

Static Water Level Prior to Test ____ ft.

Type of Test Pump ____

Length of Test ____

Sustained Yield (Metered) ____

Final Pumping Water Level ____

WELL LOG

From	To	Type and Color of Material	Water Loc.

TOTAL DEPTH ____

Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make Sta-Rite

Type Submersible

Powered by elec. HP 1

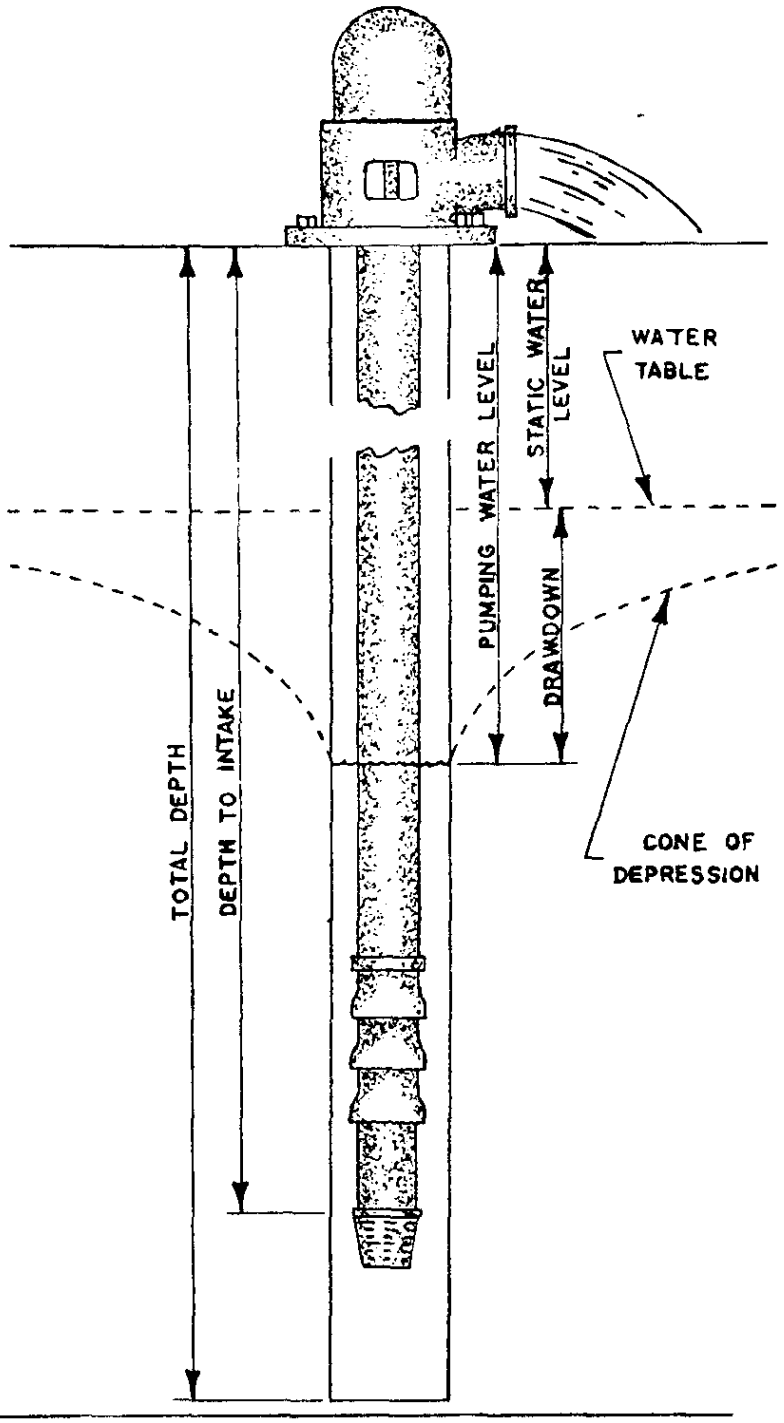
Pump Serial No. 1-D86-M

Motor Serial No. 1-D86E-H

Date Installed 7/17/86

Pump Intake Depth 210'

Remarks



WELL TEST DATA WITH PERMANENT PUMP

Date Tested 7/17/86

Static Water Level Prior to Test 120'

Length of Test 4 Hours

Sustained yield (Metered) 15 GPM

Pumping Water Level 210'

Remarks

CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature [signature] License No. 1054

State of Colorado, County of Elbert SS

Subscribed and sworn to before me this 12 day of September, 1986.

My Commission expires: 1-12, 1987.

Notary Public [signature]

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

WR3-5-Rev. 76

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colo.

RECEIVED
MAY 12 1986
WATER RESOURCES
STATE ENGINEER
COLO.

RECEIVED
MAY - 2 1986
WATER RESOURCES
STATE ENGINEER
COLO.

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed.

FOR: ( ) A PERMIT TO USE GROUND WATER
(X) A PERMIT TO CONSTRUCT A WELL
(X) A PERMIT TO INSTALL A PUMP

( ) REPLACEMENT FOR NO. —
( ) OTHER
WATER COURT CASE NO.

(1) APPLICANT - mailing address

NAME WILLARD HILLE

STREET 1611 S. XAVIER

CITY DENVER, CO (State) 80219 (Zip)

TELEPHONE NO. 922-0120

(2) LOCATION OF PROPOSED WELL

County ELBERT

SE ¼ of the NE ¼, Section 29

Twp. 7 S (N,S), Rng. 64 W (E,W), 6th P.M.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15

Average annual amount of ground water to be appropriated (acre-feet): 1,2, or 3

Number of acres to be irrigated: 1

Proposed total depth (feet): 400 ft.

Aquifer ground water is to be obtained from:

DAWSON

Owner's well designation #1

GROUND WATER TO BE USED FOR:

( ) HOUSEHOLD USE ONLY - no irrigation (0)
(X) DOMESTIC (1)
(X) LIVESTOCK (2)
( ) COMMERCIAL (4)
( ) INDUSTRIAL (5)
( ) IRRIGATION (6)
( ) MUNICIPAL (8)

( ) OTHER (9)

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name PARKER DRILLING

Street 259 NEWTON

City DENVER CO (State) 80219 (Zip)

Telephone No. 841-5020 Lic. No. 1120

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 64478 /

Basin ____ Dist. ____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

1) APPROVED PURSUANT TO CRS 37-92-602 (3)(b)(II) AS THE ONLY WELL ON A TRACT OF LAND OF 40 ACRES DESCRIBED AS SE1/4, NE1/4, SEC. 29, T.7S, R.64W, 6TH P.M.
2) THE TOTAL DEPTH OF THE WELL SHALL NOT EXCEED 495 FEET, WHICH CORRESPONDS TO THE BASE OF THE UPPER DAWSON AQUIFER.
3) THE USE OF GROUND WATER FROM THIS WELL IS LIMITED TO FIRE PROTECTION, ORDINARY HOUSEHOLD PURPOSES INSIDE ONE SINGLE FAMILY DWELLING(S), THE IRRIGATION OF NOT MORE THAN ONE ACRE OF HOME GARDENS AND LAWNS, AND THE WATERING OF DOMESTIC ANIMALS.
4) THE RETURN FLOW FROM THE USE OF THE WELL MUST BE THROUGH AN INDIVIDUAL WASTE WATER DISPOSAL SYSTEM OF THE NON-EVAPORATIVE TYPE WHERE THE WATER IS RETURNED TO THE SAME STREAM SYSTEM IN WHICH THE WELL IS LOCATED. WS. 6/23/86

(NOTE: TO INSURE A MAXIMUM PRODUCTIVE LIFE OF THIS WELL, PERFORATED CASING SHOULD BE SET THROUGH THE ENTIRE PRODUCING INTERVAL OF THE APPROVED ZONE OR AQUIFER INDICATED ABOVE.)

APPLICATION APPROVED

PERMIT NUMBER 144394

DATE ISSUED JUN 30 1986

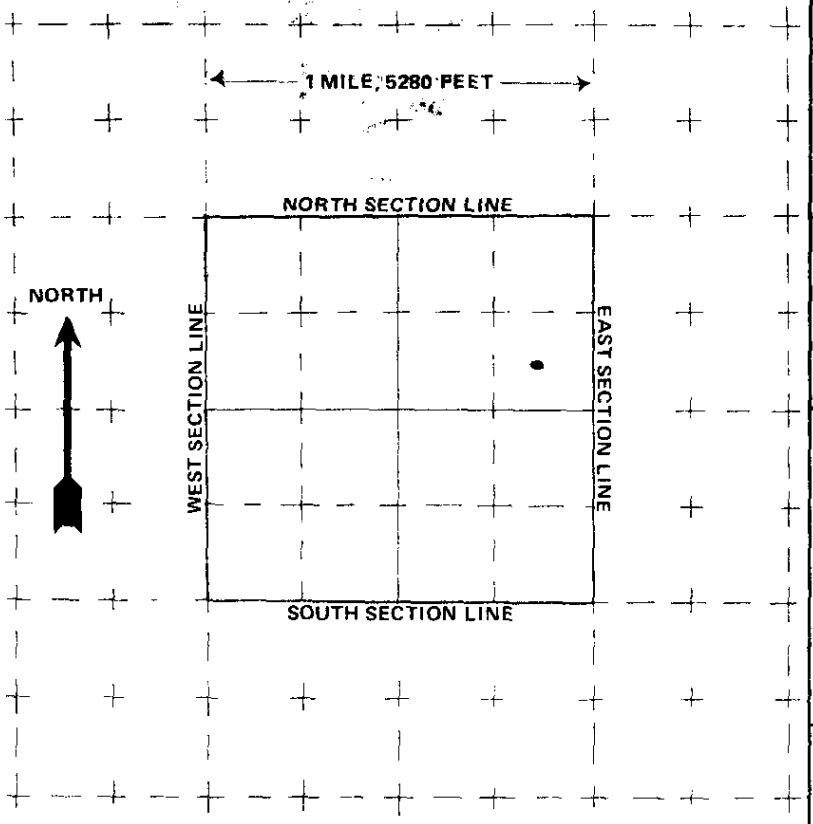
EXPIRATION DATE JUN 30 1988

Robert G. Longenbaugh
(STATE ENGINEER)

BY Assistant Steve Lautenschlager

I.D. 1-01 COUNTY 20

(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

~~3920~~ 4930 ft. from NORTH (north or south) sec. line

600 ft. from EAST (east or west) sec. line

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION _____

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: WILLARD HILLE

No. of acres 40 . Will this be the only well on this tract? YES

(8) PROPOSED CASING PROGRAM

Plain Casing

6 5/8 in. from 0 ft. to 20 ft.

4½ in. from 10 ft. to 200 ft.

Perforated casing

4½ in. from 200 ft. to as needed ft.

_____ in. from _____ ft. to _____ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): WILLARD HILLE No. of acres: 40

Legal description: SE¼ NE¼ OF SEC. 29

(11) DETAILED DESCRIPTION of the use of ground water: **Household use and domestic wells must indicate type of disposal system to be used.**

HOUSEHOLD, YARD, WINDBREAK, LIVESTOCK, SMALL YARD ON SEPTIC SYSTEM

(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Willard H Hille + Norlene J Hille

SIGNATURE OF APPLICANT(S)

Use additional sheets of paper if more space is required.

GWS-17(12/31/85-REV.) DENVER BASIN EXEMPT WELL DATA SHEET 94

APPLICANT HILLE RECEIPT NO. 64478

LOCATION: SE ¼, NE ¼, SEC. 29, TWP. 7S, RNG. 64W / NO. OF ACRES 40

1980 N 600E

DATA & CALCULATIONS DETERMINED BY WB. (INITIALS) ON 6/16/86 (DATE)

SOURCE OF DATA: DENVER BASIN ATLAS ✓ : OTHER (EXPLAIN)

IS PROPERTY WITHIN SERVICE BOUNDARIES OF MUNICIPALITY S.B.5 CONSENT MAPS? NO ✓ YES

IF SUBDIVISION IS UNDER AUGMENTATION PLAN, CASE NO. IS ,DIV.

IF SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE WATER MANAGEMENT BRANCH, DATE OF LETTER IS .

INFORMATION ON SUBDIVISION OR TRACT OF LAND/SPECIAL RESTRICTIONS:

tract - ok ; loc - ok

AQUIFER / SURFACE ELEV. AT WELL	TOP ELEV. / DEPTH TO TOP (FT.)	BOTTOM ELEV. / DEPTH TO BOTTOM (FT.)	SATURATED SANDS / SPECIFIC YIELD	ANNUAL APPROPRIATION (ACRE-FEET)
D-J 6[illegible]		5[illegible]0 4[illegible]		

CALCULATIONS/NOTES

AQUIFER / SURFACE ELEV. AT WELL	TOP ELEV. / DEPTH TO TOP (FT.)	BOTTOM ELEV. / DEPTH TO BOTTOM (FT.)	SATURATED SANDS / SPECIFIC YIELD	ANNUAL APPROPRIATION (ACRE-FEET)

ALCULATIONS/NOTES

AQUIFER / SURFACE ELEV. AT WELL	TOP ELEV. / DEPTH TO TOP (FT.)	BOTTOM ELEV. / DEPTH TO BOTTOM (FT.)	SATURATED SANDS / SPECIFIC YIELD	ANNUAL APPROPRIATION (ACRE-FEET)

LCULATIONS/NOTES

GWS-1-July 1, 1983

RECEIVED
MAY 12 1986
WATER RESOURCES
STATE - ENGINEER
COLO.

RECEIVED
MAY - 2 1986
WATER RESOURCES
STATE - ENGINEER
COLO.

COLORADO DIVISION OF WATER RESOURCES
818 CENTENNIAL BUILDING
1313 Sherman Street
Denver, Colorado 80203

LANDOWNERSHIP AFFIDAVIT

STATE OF COLORADO)
) SS
COUNTY OF Jefferson)

The affiant(s) WILLARD HILLE and NORLENE HILLE whose mailing address is 1611 S. XAVIER (Street), DENVER (City), COLO (State), 80219 (Zip Code), being duly sworn upon oath deposes and says that he (she) (they) is (are) the owner(s) of the following described property consisting of 40 acres and situate in the County of ELBERT, State of Colorado.

SE¼ OF THE NE¼ OF SEC. 29

and, that he (she) (they) or their predecessors have not given up their right to appropriate the unappropriated nontributary ground water, from the DAWSON Aquifer underlying the above-described land.

Further, the affiant(s) depose(s) and say(s) that he (she) (they) has (have) read the statements made herein; knows the contents hereof; and that the same are true of his (her) (their) own knowledge.

Willard H Hille

Norlene J. Hille

Subscribed and sworn to before me this 30 day of April, 1986. My Commission expires 1-15-88.

Victoria E Blanscet
Notary Public

(see instructions on other side)

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Building
1313 Sherman Street
Denver, Colorado 80203

LANDOWNERSHIP AFFIDAVIT INSTRUCTIONS

The landownership affidavit must be submitted with the well permit application in all cases where the well permit applicant believes or claims that water to be appropriated is "nontributary ground water" as defined in C.R.S. 1973, 37-90-137(4). The affidavit must be signed by the landowner and the signature must be notarized.

One of the following types of legal descriptions must be provided to identify the acreage owned by the applicant for which the underlying "nontributary ground water" is claimed.

1. Lot number, block number, subdivision name, and filing number.

2. A metes and bounds description tied to a section corner and including the township and range.

3. A survey plat tied to a section corner and including the township and range.

4. A quarter-quarter, section, township, and range description when the acreage is described as fractional parts of quarter sections.

If the legal description is too lengthy for the space provided on the affidavit, or if a survey plat is provided, please indicate. "See attached legal description" or "See attached Survey Plat" in the space provided on the affidavit and attach legal or plat to the affidavit. The survey plat or legal description provided must be complete and legible.

The number of acres described must be indicated on the affidavit.

For cases where the legal description is complex and refers to excepted parcels without providing specific legal descriptions of these parcels or when the legal description contains numerous curves, a survey plat, scaled drawing, or a copy of a USGS 7.5 minute topographic map with the property boundary outlined must accompany the well permit application and landownership affidavit.

The aquifer from which nontributary ground water is claimed must be indicated on the affidavit. Where applications for more than one nontributary aquifer are submitted, the applicant shall provide an original affidavit for each aquifer.

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

1313 Sherman St. - Room 823
Denver, Colorado 80203
(303) 866-3581

TO: WELL PERMIT APPLICANT
RE: APPLICATION RECEIPT NO. 64478

Your application for a permit to construct a well is being returned for the reasons indicated below. The corrections and/or information we are requesting is required for evaluation of the application. The application, including all corrections, must be typed or neatly printed in BLACK INK. Please initial and date in the margin adjoining any changes or additions to the application. Do not alter or change any questions on the application.

The 1/4 1/4 designation in items 2 & 10 and on the attached landownership affidavit does not agree with distances from section lines as given in item 6. The distances as given would place the proposed well in the NE 1/4 SE 1/4. If the well is actually to be in the SE 1/4 NE 1/4, then the distance from the north sec. line in item 6 must be greater than 1,320 ft. but not greater than 2,640 ft. The distance from the east sec. line would be okay. Please send an accurate metes and bounds legal description or survey plat map of your 40 acres.

FROM: John Bilisoly

DATE: 5/7/86

Filed for record the 2nd day of May A. D. 19 86 at 8:00 o'clock A. M. BOOK 392 PAGE 870
Reception No. 266602 RECORDER.
By Dorothy Faber DEPUTY.

FILING STAMP RECEIVED
MAY 12 1986
WATER RESOURCES
STATE ENGINEER
COLO.

STATE DOCUMENTARY FEE
MAY 2 1986
Date
$ 8.00

THIS DEED, Made this 30th day of April, 1986, between

Robert L. Nelson

of the County of Elbert and State of Colorado, of the first part, and

Norlene J. Hille and Willard H. Hille

whose legal address is 1611 S. Xavier Denver, CO 80219

of the County of Denver and State of Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of $80,000.00

Eighty Thousand and no/100's---------- DOLLARS

and other good and valuable considerations to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, situate, lying and being in the County of Elbert and State of Colorado, to wit:

DF
8.00

The Southeast Quarter of the Northeast Quarter of Section 29, Township 7 South, Range 64 West of the 6th Principal Meridian, County of Elbert, State of Colorado.

also known as street and number Vacant Land - Elbert County

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever,

Except for the General Taxes for 1986 and subsequent years, and except covenants, easements, restrictions, reservations and rights of record, if any;

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Robert L. Nelson [SEAL]
Robert L. Nelson

_____ [SEAL]

_____ [SEAL]

STATE OF COLORADO
ss.
County of Douglas

The foregoing instrument was acknowledged before me this 30th day of April, 19 86
by Robert L. Nelson

My Commission expires April 17, 19 90. Witness my hand and official seal.

NOTARY PUBLIC
MARTHA WARD
LEENHOUTS
STATE OF COLORADO

Martha Ward Leenhouts
Notary Public

NO. 921A. COMPUTER WARRANTY DEED—To Joint Tenants—THE C. F. HOECKEL CO., DENVER 355436

P 00 7583

FIRE PROTECTION AND SAFETY AGREEMENT FORM

Community & Development Services, Elbert County, Colorado

P.O. Box 7, 215 Comanche St. Kiowa, CO 80117 • (303) 621-3185 • Fax (303) 621-3165 • www.elbertcounty-co.gov

This form is designed to accompany Land Development Applications submitted to Elbert County Community and Development Services and serves as Proof of Fire Protection for Land Development Review. PLEASE COMPLETE ALL BOXES

Applicant Name:	Address & Zip Code:	Phone:	Email:
TPLO2GO	37631 CR 21, Elizabeth CO 80107	720 964-3245	tplo2go@gmail.com
Property Owner: Jenny Van Deventer Dustin Devine	Address & Zip Code: 1220 Castlewood Dr. Franktown 80116	Phone: 720-313-0301	Email: tplo2go@gmail.com

Subject Property Address:	Project Name & Description:
37631 County Road 21 Elizabeth, CO 80107	TPLO2GO / Small Animal Orthopedics Surgery /

CHECK ONE:

☒ The subject property is located within the Elizabeth fire protection district.

☐ The subject property is located outside a fire protection district.

If the subject property is located outside a fire protection district, a contract with a district providing for fire protection to the property will be required. The applicant has met with the following fire protection district to discuss fire district requirements.

FIRE PROTECTION DISTRICT SERVING THE SUBJECT PROPERTY: Elizabeth Fire Protection District

Fire District Authorized Representative: Kara Gerczynski Title: Division Chief/Fire Marshal

Fire District Authorized Signature Kara Gerczynski Digitally signed by Kara Gerczynski DN: CN=Kara Gerczynski, O="Elizabeth Fire Protection District", OU=Division of Administration and Prevention, E=kgerczynski@elizabethfire.org, C=US Reason: I am the author of this document Date: 2025.08.28 11:45:34-06'00' Date: 08/28/2025

APPLICANT AGREEMENT: I am aware of the adopted fire code and will comply with the requirements of the fire district.

Applicant's Signature [signature] Date: 8/27/25

FIRE PROTECTION DISTRICTS SERVING ELBERT COUNTY:

☐ AGATE FIRE PROTECTION DISTRICT 40160 County Road 153 / P.O. Box 146 Agate, CO 80101 (719) 764-2771	☐ BIG SANDY FIRE PROTECTION DISTRICT/ SIMLA VOLUNTEER FIRE DEPARTMENT 219 Sioux Avenue / P.O. Box 161 Simla, CO 80835 (719) 541-2883	☐ CALHAN FIRE PROTECTION DISTRICT 725 4th Street Calhan, CO 80808 (719) 347-3057
☐ DEER TRAIL RURAL FIRE PROTECTION DISTRICT 488 1st Avenue / P.O. Box 257 Deer Trail, CO (303) 769-4748	☐ ELBERT FIRE PROTECTION DISTRICT 24310 Main Street / P.O. Box 98 Elbert, CO 80106 (303) 648-3000	☐ ELIZABETH FIRE RESCUE 155 West Kiowa Avenue / P.O. Box 441 Elizabeth, CO 80107 (303) 646-3800
☐ KIOWA FIRE PROTECTION DISTRICT 403 County Road 45 / P.O. Box 321 Kiowa, CO 80117 (303) 621-2233	☐ LIMON AREA FIRE PROTECTION DISTRICT 130 C Avenue/ P.O. Box 3 Limon, CO 80828 (719) 775-8155	☐ NORTH CENTRAL FIRE DEPARTMENT 40144 Ridge Road Deer Trail, CO 80105 (303) 621-2901
☐ RATTLESNAKE FIRE DEPARTMENT 46200 Coal Creek Drive Parker, CO 80138 (303) 841-8111	☐ TRI-COUNTY VOLUNTEER FIRE DEPARTMENT & FIRE PROTECTION DISTRICT 590 N Rush Road / P.O. Box 97 Rush, Colorado 80833 (719) 478-2345	

ELBERT COUNTY DEPARTMENT
OF PUBLIC HEALTH AND ENVIRONMENT
75 Ute Ave / PO Box 201
Kiowa, CO 80117
P (303) 621-3144 / F (720) 487-9987

HEALTH DEPARTMENT APPROVAL- PROOF OF SEWER

Property Address:

37631 County Rd 21 Elizabeth, CO 80107

Date: August 18, 2025

To Whom it May Concern:

The request for ECPH approval has been submitted. It is our understanding that the homeowner's plan to build a new building for a small animal surgery center. There is an existing septic system serving the existing house.

A new septic system will be installed to serve the building with the surgery center. The new system will have to be designed by an engineer since the building will be for commercial purposes.

This letter of intent will serve as verification for the installation of a septic system for the new building. Proper design, soils testing and permit fees will be required before our official approval will be issued.

Feel free to contact our office with any questions, we are happy to assist.

Thank you,

Marissa Ginger, Environmental Health Specialist
Elbert County Public Health and Environment

Gmail TPLO2GO <tplo2go@gmail.com>

Proof of Access

Jay Walp <Jay.Walp@elbertcounty-co.gov> Mon, Aug 18, 2025 at 7:25 AM
To: TPLO2GO <tplo2go@gmail.com>

Jenny, your property survey/ plat map is your proof of access. If a property has a county road along any side or has a recorded easement through another property then you have access. Some properties in elbert county are land locked with no way to get to the property from a county road. So submit the plat with the other documentation as proof of access. Hope this helps.

Jay Walp

Road & Bridge Foreman

303-243-1380

Jay.walp@elbertcounty-cov

[Quoted text hidden]

TPLO2GO ACCESS

In addition to Jay Walp's email stating access for TPLO2GO clients/staff- we are planning to have a commercial driveway that will come directly off CR 21 in Elizabeth. Our clients will enter the driveway and drive directly west to the building. Sufficient parking will be available. When our clients exit, the driveway will take them back to CR 21 where they can go North or South depending on their destination.

The driveway will have a gate that will be open during normal business hours and closed the remainder of the time.

STATEMENT OF TAXES DUE

Account Number R105625
Assessed To

Parcel 7429100169
VANDEVENTER JENNIFER L
37631 COUNTY RD 21
ELIZABETH, CO 80107-8209

Legal Description
Section: 29 Township: 7 Range: 64 SE4 NE4

Situs Address
37631 COUNTY RD 21

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$1,748.84	$0.00	$0.00	($1,748.84)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 01/05/2026					**$0.00**

Tax Billed at 2024 Rates for Tax Area 0032 - ELIZ SCHL-FIRE-KIOWA SOIL

Authority	Mill Levy	Amount
ELBERT COUNTY GENERAL	14.8310000*	$449.38
ELBERT COUNTY ROAD AND BRID	9.5000000	$287.85
ELBERT COUNTY SOCIAL SERVIC	1.5000000	$45.45
ELBERT COUNTY RETIREMENT	0.9960000	$30.18
ELIZABETH SCHOOL GENERAL	27.0190000	$818.68
ELIZABETH SCHOOL 2018 MLO	4.0290000	$122.08
ELIZABETH FIRE PROTECTION D	13.7100000	$415.41
ELBERT COUNTY LIBRARY	2.5190000	$76.33
Taxes Billed 2024	74.1040000	$2,245.36
SeniorExemption		($496.52)
Net Taxes Billed for 2024		$1,748.84

* Credit Levy

Values	Actual	Assessed
AG-GRAZING LAND	$1,211	$320
FARM/RANCH RESIDENCE-IMPS	$397,301	$26,620
OTHER BLDGS.-AGRICULTURAL	$12,736	$3,360
Total	$411,248	$30,300

This is your Statement of Taxes Due for 2024 taxes due in 2025. Full payment is due on 4-30-25. First half payment is due 2-28-25 and second half is due 06-15-25. Prior year taxes need to be paid in Certified Funds. Current taxes can now be paid online at www.elbertcounty-co.gov. Please include the account number with your payment. If you have questions, feel free to call 303-621-3120.
Make payment to:
Elbert County Treasurer
PO Box 67
Kiowa CO 80117

THE ELBERT COUNTY ABSTRACT & TITLE COMPANY
COMPLETE SET OF ABSTRACT BOOKS FOR ELBERT COUNTY
P.O. BOX 38
KIOWA, CO 80117
303-621-2079

Order No. 17308

SEARCHED TO: JANUARY 13, 2026 at 7:00 A.M.

The Elbert County Abstract & Title Company shows all parties having a recorded interest in and to the following mineral interest for the described real estate in Elbert County, Colorado, as disclosed by our records:

To-Wit: MINERAL INTERESTS FOR THE FOLLOWING DESCRIBED PROPERTY:

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 SOUTH,
RANGE 64 WEST OF THE 6TH P.M.,
COUNTY OF ELBERT,
STATE OF COLORADO

OWNERS OF SURFACE AND ALL MINERAL RIGHTS – JENNIFER L. VANDEVENTER AND DUSTIN V. DEVINE

GENERAL WARRANTY DEED FROM NORLENE J. HILLE TO JENNIFER L. VANDEVENTER AND DUSTIN V. DEVINE RECORDED SEPTEMBER 4, 2024 IN BOOK 846 AT PAGE 354, UNDER RECEPTION NO. 637137

The instruments pertaining to the property have not been examined as to their legal sufficiency and this is not to be considered a title opinion or a guaranty of Title.

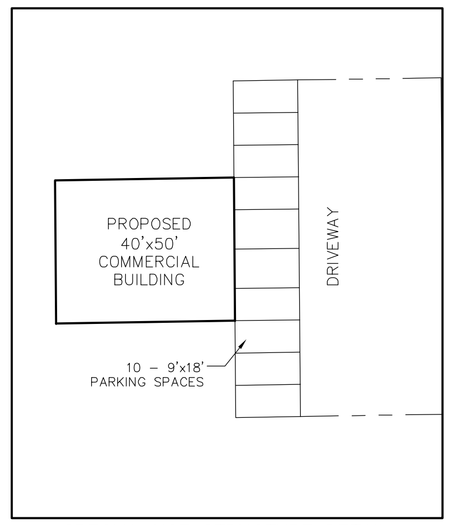
The Elbert County Abstract & Title Company

BY: _____

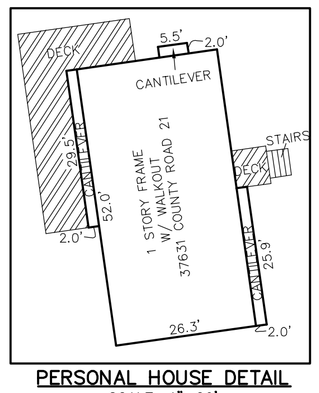
CASE NO. SUR-2025-0002

TPLO2GO SPECIAL USE BY REVIEW

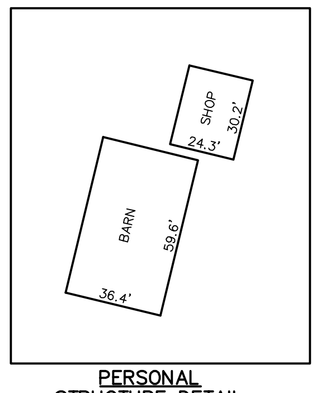
PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



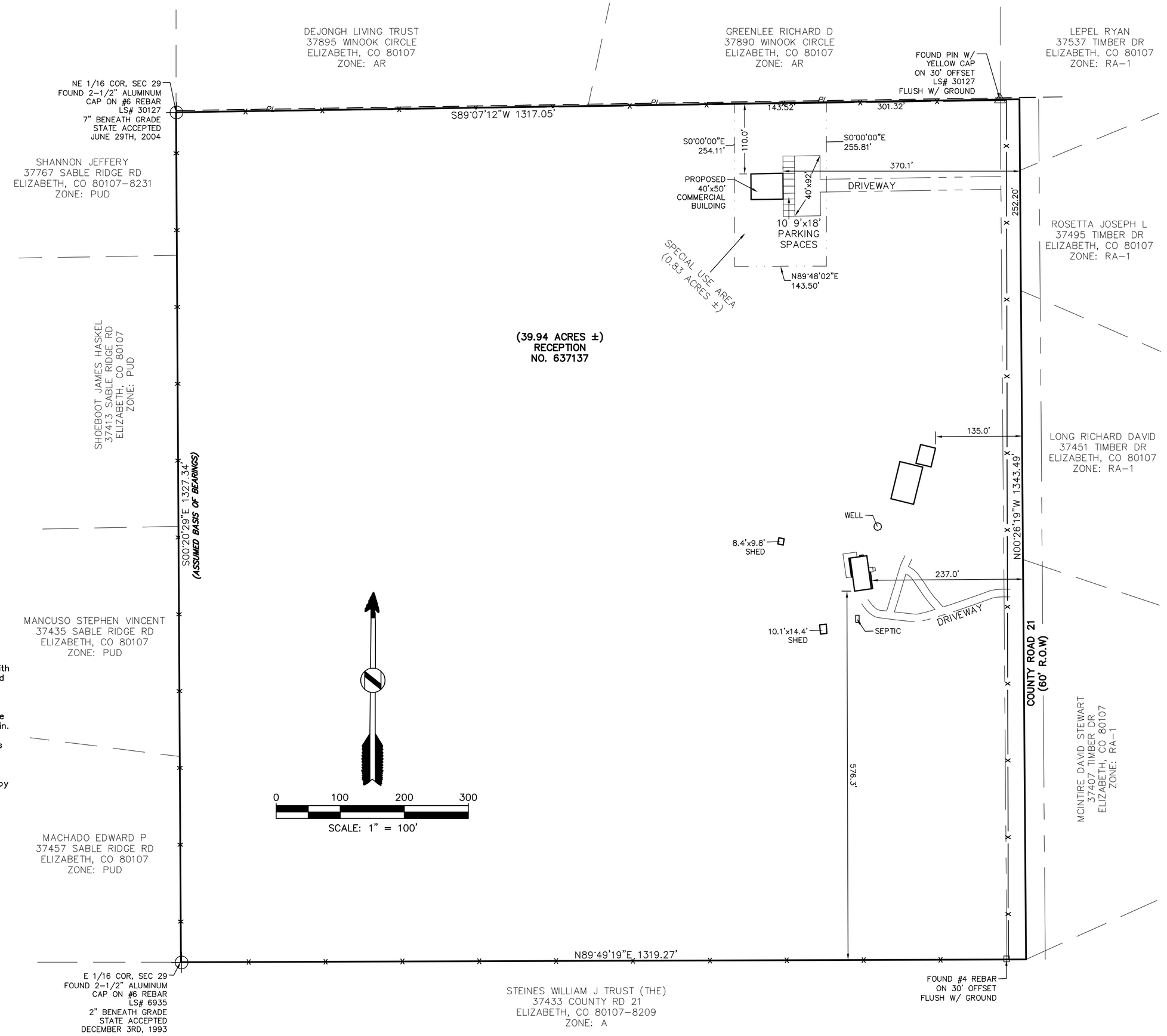
SPECIAL USE STRUCTURE DETAIL
SCALE: 1"=30'

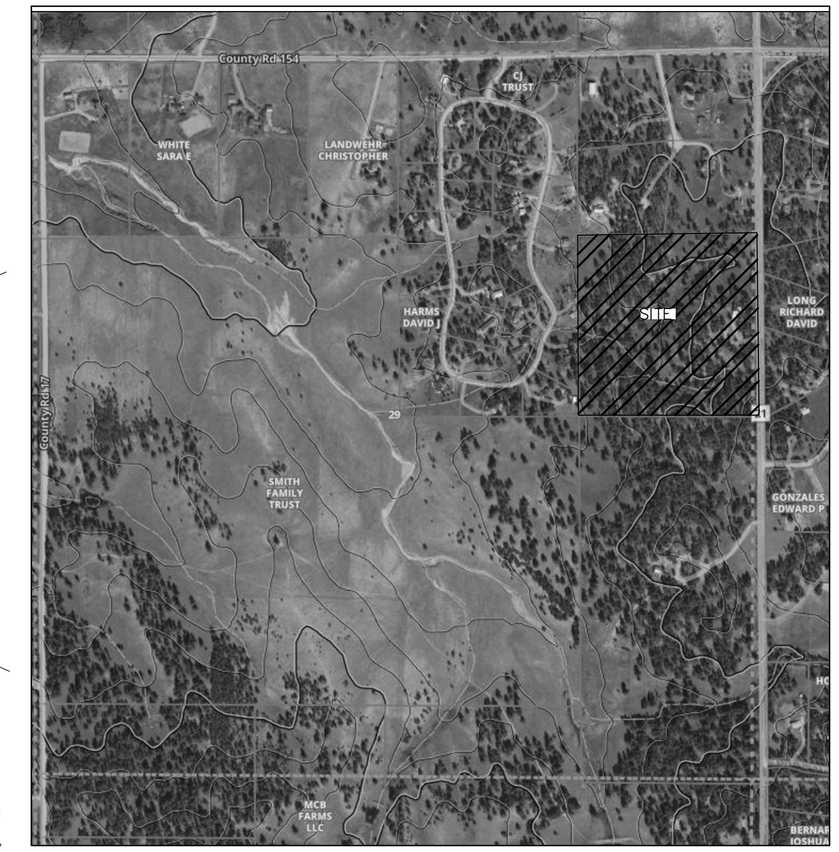


PERSONAL HOUSE DETAIL
SCALE: 1"=20'



PERSONAL STRUCTURE DETAIL
SCALE: 1"=40'





VICINITY MAP
NOT TO SCALE

PREPARER:

HIGH PRAIRIE SURVEY CO
KEITH WESTFALL
345 COMANCHE STREET
KIOWA, COLORADO 80117
(303)621-8672

ZONING:

EXISTING: A

OWNERS:

VANDEVENTER JENNIFER L
& DEVINE DUSTIN V
37631 COUNTY ROAD 21,
ELIZABETH CO,
80107-8209
720-964-3245

PROPERTY DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEASTQUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

GENERAL NOTES:

The following Veterinarian uses will be encapsulated by this Special Use Permit: (A)

a. **TPLO2Go**
Season: Year Round
Days: 5 Days per Week
Hours: 8:00 am to 6:00 pm
Employees: 4-5 Total (Including Owners)
Details

TPLO2Go will be a small Animal Orthopedic Surgery Center, it'll be an outpatient facility with no overnight boarding or care. A single Restroom for Clients and Employees will be located on site. There will be 10 available parking spaces open for Clients & Employees.

- Total Building Coverage is 2000 Square Feet.
- According to Fema Map No. 08039C0265C, Panel 0265 of 1200 with an effective date of March 17th, 2011. the Subject Property does not fall within a 100 – year floodplain.
- Access to the Veterinary Clinic will be constructed to Elbert County Public Works' Specifications and Standards found in Section 770, 780, and 1100. All access permits will be reviewed and approved through Elbert County Public Works.
- Per Elbert County Public Health, there are no concerns with the project moving forward. A new septic system will be designed by an engineer and installed for the purpose of the vet clinic. Location of the septic tank will be reviewed and approved by ECPH

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

This Special Use by Review Exhibit was reviewed and approved by Elbert County Community & Development Services on the _____ day of _____, 20____.

_____
Director, Elbert County Community
& Development Services

BOARD OF COUNTY COMMISSIONERS:

This Special Use by Review Exhibit was reviewed and approved by the Elbert County Board of County Commissioners, on the_____ day of _____, year_____, A.D.
Subject to the conditions set forth by the Board.

_____
Chairman, Board of County Commissioners

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Jennifer L. Vandeventer

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____.
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Dustin V. Devine

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____ .
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

STATEMENT:

LINEAL UNITS ARE IN US SURVEY FEET.

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

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 6935, AND AT THE NORTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 30127, SAID LINE HAS AN ASSUMED BEARING OF S00°20'29"E, WITH A DISTANCE OF 1327.34 FEET.

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

SURVEYOR'S CERTIFICATE

I, KEITH WESTFALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TPLO2GO SPECIAL USE BY REVIEW WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

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

PLANNING COMMISSION

This Special Use by Review Exhibit was reviewed by the Elbert County Planning Commission on the _____ day of _____, 20_____.

_____
Chair, Planning Commission

FIRE PROTECTION DISTRICT

This Special Use by Review Exhibit was reviewed and approved by _____ Fire Protection District on the _____ day of _____, 20_____.
_____

Fire Marshal, _____ Fire Protection District

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I hereby certify that this Special Use by Review Exhibit was filed in my office on this _____ day of _____ 20_____ A.D., at _____ a.m./p.m., and was recorded per Reception Number _____.

_____
County Clerk and Recorder

REFERENCE DWG:	DATE:	REVISIONS:

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

SCALE	DATE	DRAWN BY
1"=100'	09/19/2025	CRR

TITLE
TPLO2GO SPECIAL USE BY REVIEW
PART OF SEC. 29, T7S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT
JENNIFER L. VANDEVENTER &
DUSTIN V. DEVINE

SHEET 1 OF 1

JOB NUMBER
25208-SUR

SUR Development Guidelines for TPLO2GO

1. Small Animal Surgery at TPLO2GO

    a. Schedule:

        i. Open for Business: Open up to 5 days a week

        ii. Hours: 8am-6pm

    b. Traffic/Vehicles:

        i. One car per Client

        ii. Up to 10-12 cars a day (including employees)

        iii. Heaviest traffic 8-9:30am (Drop off for Surgery) and 3-5:30pm (Dismissal)

        iv. Commercial entrance built to county standards off CR 21 to provide direct access to TPLO2Go

        v. Parking/Driveway can be as large as determined by Elbert County including specifics from Fire Protection. Except for the asphalt apron at CR 21, the driveway/parking lot would be gravel or recycled asphalt.

        vi. Driveway gate that will be shut when clinic is closed

    c. Employees:

        i. On Site during Open Hours: 4-5 Total (including owners)

            1. 1 Receptionist, 1-2 Veterinary Technicians, 1 Practice Manager, 1 Surgeon

    d. Patients:

        i. Surgery restricted to dogs and cats only

        ii. Up to 7 Surgical Patients a Day

        iii. Outpatient procedures- no overnight care/boarding provided

        iv. Small fenced area directly off the building where leashed surgery patients can go to the bathroom prior to and after surgery. Will construct another fenced area off the side of the building as an extension of the indoor exam room. No patient would be left outside unsupervised.

1. Concern for dog barking- patients will be on a leash and outside briefly for exam or bathroom purposes.

2. Animal waste- will be cleaned up daily and disposed of properly in a separate trash can. We will use HBS or similar company for trash services. We do not utilize hazardous materials or waste products, thus trash will go with a normal bi-monthly service. No special needs.

e. Environmental:

i. WATER

1. TPLO2GO will have a water holding tank

a. Water Holding Tank has not been Installed- Installation per specifications by Elbert County will proceed if SUR is approved.

b. Size: 1700 or 2500 gallon- the size may be adjusted by Elbert County pending our building square footage.

c. Source: Water Holding Tank will be filled by a legal source such as a water hauling company or by use of our new well (Case # 25CW3064- final decree entered 4/8/26- not been drilled yet). The augmentation plan provides the ability to fill the veterinary commercial water holding tank.

d. Location: Water Holding Tank will be placed underground as close as possible to the new building.

ii. No toxic or hazardous waste produced/utilized

iii. New septic to be installed

1. ETA of Septic Install- Will be completed once SUR is approved

2. Per Elbert County Public Health, there are no concerns with the project moving forward. A new septic system will be designed by an engineer and installed for the purpose of the vet clinic. Location of the septic tank will be reviewed and approved by ECPH.

iv. Minimize disruption to vegetation and tree preservation/conservation is a top priority.

v. New building to be constructed (roughly 1800-2000 sq ft)

f. PROPERTY CARE:

a. Currently, we do not reside on the property. We live in Franktown and will be commuting to Elizabeth until we can afford to build a residence on the property. Jenny VanDeventer's mother (retired small animal veterinarian) will be living in the existing home.

b. Maintenance and care of the building/property will be completed by us.

SUR- 2025-0002

COVER LETTER/NARRATIVE

December 24, 2025

Updated: July 1, 2026

Overview: TPLO2GO was founded by Dustin Devine & Jenny VanDeventer in 2021. It is a family owned and operated veterinary surgery business. Dustin is a board certified veterinary surgeon (providing specialized surgeries to pets in need for over 20 years) and Jenny is the practice manager who wears all hats (growing up in a veterinary practice and valuing the human-animal bond). Together, we share the passion of improving the lives of our four-legged family members.

Our goal has been to provide specialized surgical services (primarily orthopedic) to dogs and cats in need. Rather than focusing on volume, we provide an affordable, concierge type service to our client base. After much thought, we have made the decision to bring our business closer to home.

We have many differences from a GP veterinary practice: up to 7 patients come though our door per day (low volume of traffic); most patients only visit once for a surgical procedure; no overnight care is provided; no outdoor kennels; we are open up to 5 days a week; and we have a small family of staff. We believe the setting in Elizabeth will be a calm and inviting atmosphere for our patients. We will take great care of the building (new construction), environment, perform daily waste removal, and ensure there is no noise (dog barking) for our neighbors.

For more specific information regarding TPLO2GO, please see the SUR Development Guidelines.

Owners: Jenny VanDeventer & Dustin Devine
Address: 37631 CR 21, Elizabeth CO 80107 (40 acres- zoned AG)
Phone: 720-313-0301 (Jenny Cell)
Email: tplo2go@gmail.com

SUR- 2025-0002

TPLO2GO ROADWAY ACCESS

In addition to Jay Walp's email stating access for TPLO2GO clients/staff- we are planning to have a commercial driveway that will come directly off CR 21 in Elizabeth. Our clients will enter the driveway and drive directly west to the building. Sufficient parking will be available. When our clients exit, the driveway will take them back to CR 21 where they can go North or South depending on their destination.

The driveway will have a gate that will be open during normal business hours and closed the remainder of the time.

Proof of Water- Explained

There is an existing well located at property (37631 County Road 21, Elizabeth, CO)- well permit #144396. We will not be using this well for the purposes of TPLO SUR. TPLO SUR will have a water holding tank (either 1700 or 2500 gallon) that will be filled by a legal source such as a water hauling company or by use of our new well (Case # 25CW3064- final decree entered 4/8/26- not been drilled yet). The augmentation plan provides the ability to fill the veterinary commercial water holding tank. We plan to move forward with an underground water holding tank after the SUR is approved (located as close to the new building as possible). Our water usage will be minimal and only as needed.

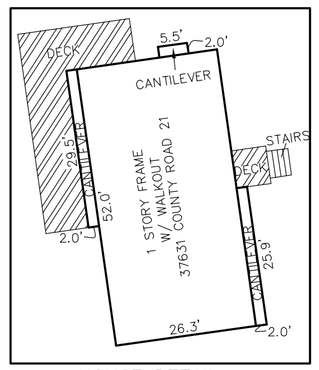
CASE NO._____

TPLO2GO SPECIAL USE BY REVIEW

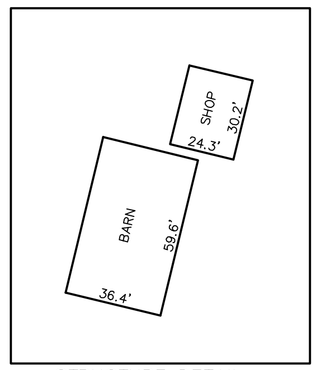
PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO

0 100 200 300

SCALE: 1" = 100'



HOUSE DETAIL
SCALE: 1"=20'



STRUCTURE DETAIL
SCALE: 1"=40'

DEJONGH LIVING TRUST
37895 WINOOK CIRCLE
ELIZABETH, CO 80107
ZONE: AR

GREENLEE RICHARD D
37890 WINOOK CIRCLE
ELIZABETH, CO 80107
ZONE: AR

LEPEL RYAN
37537 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

NE 1/16 COR, SEC 29
FOUND 2-1/2" ALUMINUM CAP ON #6 REBAR
LS# 30127
7" BENEATH GRADE
STATE ACCEPTED
JUNE 29TH, 2004

FOUND PIN W/ YELLOW CAP ON 30' OFFSET LS# 30127 FLUSH W/ GROUND

S89°07'12"W 1317.05'

279.09'

301.32'

SHANNON JEFFERY
37767 SABLE RIDGE RD
ELIZABETH, CO 80107-8231
ZONE: PUD

S0°00'00"E 252.50'

110.0'

S0°00'00"E 255.81'

370.1'

PROPOSED 40'x50' COMMERCIAL BUILDING

DRIVEWAY

252.20'

SPECIAL USE AREA
(1.62 ACRES ±)

10 9'x18' PARKING SPACES

N89°48'02"E 279.06'

ROSETTA JOSEPH L
37495 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

(39.94 ACRES ±)
RECEPTION
NO. 637137

SHOEBOOT JAMES HASKEL
37413 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

S00°20'29"E 1327.34'
(ASSUMED BASIS OF BEARINGS)

135.0'

LONG RICHARD DAVID
37451 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

WELL

8.4'x9.8' SHED

N00°26'19"W 1343.49'

237.0'

DRIVEWAY

SEPTIC

10.1'x14.4' SHED

COUNTY ROAD 21
(60' R.O.W)

MANCUSO STEPHEN VINCENT
37435 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

594.3'

MCINTIRE DAVID STEWART
37407 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

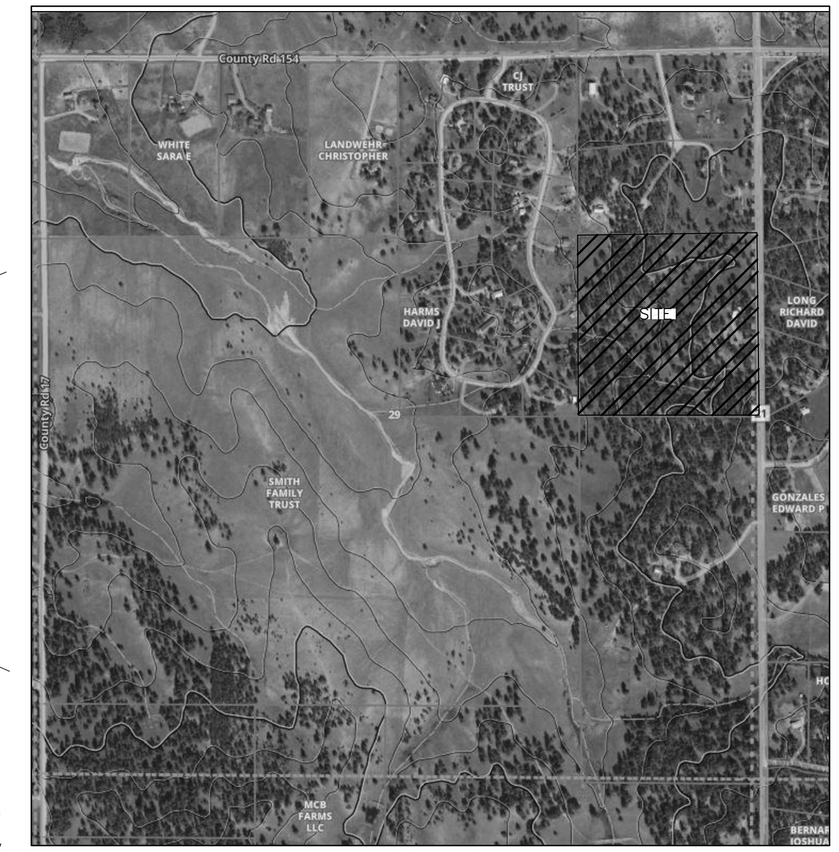
MACHADO EDWARD P
37457 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

N89°49'19"E 1319.27'

E 1/16 COR, SEC 29
FOUND 2-1/2" ALUMINUM CAP ON #6 REBAR
LS# 6935
2" BENEATH GRADE
STATE ACCEPTED
DECEMBER 3RD, 1993

STEINES WILLIAM J TRUST (THE)
37433 COUNTY RD 21
ELIZABETH, CO 80107-8209
ZONE: A

FOUND #4 REBAR ON 30' OFFSET FLUSH W/ GROUND



VICINITY MAP
NOT TO SCALE

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The following Veterinarian uses will be encapsulated by this Special Use Permit: (A)

a. **TPLO2Go**
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   Days: 2-3 Days per Week
   Hours: 8:00 am to 5:00 pm
   Employees: 4-5
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ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

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_____
Director, Elbert County Community
& Development Services

BOARD OF COUNTY COMMISSIONERS:

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Subject to the conditions set forth by the Board.

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Chairman, Board of County Commissioners

OWNER'S CERTIFICATE:

I(We), _____ as owner(s) of the land affected by this Special Use by Review, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Jennifer L. Vandeventer

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____, by Angela Hack.
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

OWNER'S CERTIFICATE:

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Owner: _____ Date: _____
Dustin V. Devine

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____, by Randy Davis.
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

STATEMENT:

LINEAL UNITS ARE IN US SURVEY FEET.

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

BASIS OF BEARINGS:

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PREPARER:

HIGH PRAIRIE SURVEY CO
KEITH WESTFALL
345 COMANCHE STREET
KIOWA, COLORADO 80117
(303)621-8672

ZONING:

EXISTING: A

OWNERS:

VANDEVENTER JENNIFER L
& DEVINE DUSTIN V
37631 COUNTY ROAD 21,
ELIZABETH CO,
80107-8209
720-964-3245

PROPERTY DESCRIPTION:

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KEITH WESTFALL, COLORADO PLS #30127
FOR AND ON THE BEHALF OF
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PLANNING COMMISSION

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Chair, Planning Commission

FIRE PROTECTION DISTRICT

This Special Use by Review Exhibit was reviewed and approved by _____ Fire Protection District on the _____ day of _____, 20_____.
_____
Fire Marshal, _____ Fire Protection District

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

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County Clerk and Recorder

REFERENCE DWG:	DATE:	REVISIONS:

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

SCALE	DATE	DRAWN BY
1"=100'	09/19/2025	CRR

TITLE
TPLO2GO SPECIAL USE BY REVIEW
PART OF SEC. 29, T7S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT
JENNIFER L. VANDEVENTER &
DUSTIN V. DEVINE

SHEET 1 OF 1

JOB NUMBER
25208-SUR

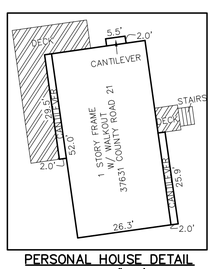
CASE NO._____

TPLO2GO SPECIAL USE BY REVIEW

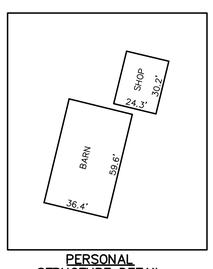
PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO

0 100 200 300

SCALE: 1" = 100'



PERSONAL HOUSE DETAIL
SCALE: 1"=20'



PERSONAL STRUCTURE DETAIL
SCALE: 1"=40'

DEJONGH LIVING TRUST
37895 WINOOK CIRCLE
ELIZABETH, CO 80107
ZONE: AR

GREENLEE RICHARD D
37890 WINOOK CIRCLE
ELIZABETH, CO 80107
ZONE: AR

LEPEL RYAN
37537 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

NE 1/16 COR, SEC 29
FOUND 2-1/2" ALUMINUM
CAP ON #6 REBAR
LS# 30127
7" BENEATH GRADE
STATE ACCEPTED
JUNE 29TH, 2004

S89°07'12"W 1317.05'

FOUND PIN W/
YELLOW CAP
ON 30' OFFSET
LS# 30127
FLUSH W/ GROUND

143.52'

301.32'

SHANNON JEFFERY
37767 SABLE RIDGE RD
ELIZABETH, CO 80107-8231
ZONE: PUD

S0°00'00"E
254.11'

110.0'

S0°00'00"E
255.81'

370.1'

PROPOSED
40'x50'
COMMERCIAL
BUILDING

DRIVEWAY

10 9'x18'
PARKING
SPACES

252.20'

SPECIAL USE AREA
(0.83 ACRES ±)

N89°48'02"E
143.50'

ROSETTA JOSEPH L
37495 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

SHOEBOOT JAMES HASKEL
37413 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

(39.94 ACRES ±)
RECEPTION
NO. 637137

135.0'

LONG RICHARD DAVID
37451 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

WELL

8.4'x9.8'
SHED

237.0'

N00°26'19"W 1343.49'

S00°20'29"E 1327.34'
(ASSUMED BASIS OF BEARINGS)

10.1'x14.4'
SHED

SEPTIC

DRIVEWAY

MANCUSO STEPHEN VINCENT
37435 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

COUNTY ROAD 21
(60' R.O.W)

596.3'

MCINTIRE DAVID STEWART
37407 TIMBER DR
ELIZABETH, CO 80107
ZONE: RA-1

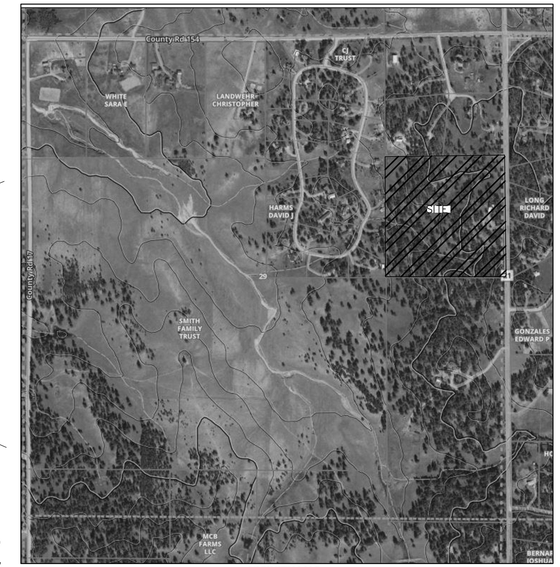
MACHADO EDWARD P
37457 SABLE RIDGE RD
ELIZABETH, CO 80107
ZONE: PUD

N89°49'19"E 1319.27'

E 1/16 COR, SEC 29
FOUND 2-1/2" ALUMINUM
CAP ON #6 REBAR
LS# 6935
2" BENEATH GRADE
STATE ACCEPTED
DECEMBER 3RD, 1993

STEINES WILLIAM J TRUST (THE)
37433 COUNTY RD 21
ELIZABETH, CO 80107-8209
ZONE: A

FOUND #4 REBAR
ON 30' OFFSET
FLUSH W/ GROUND



VICINITY MAP
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Director, Elbert County Community
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Owner: _____ Date: _____
Jennifer L. Vandeventer

_____
(name printed)

State of _____)
) ss
County of _____)
The foregoing certificate was acknowledged before me this _____ day of _____ 20 _____, by Angela Hack.
WITNESS my hand and official seal.
SEAL

_____
NOTARY PUBLIC
My Commission expires: _____

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(name printed)

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) ss
County of _____)
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SEAL

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KIOWA, COLORADO 80117
(303)621-8672

ZONING:

EXISTING: A

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& DEVINE DUSTIN V
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720-964-3245

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Chair, Planning Commission

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SCALE	DATE	DRAWN BY
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ELBERT COUNTY, STATE OF COLORADO

CLIENT
JENNIFER L. VANDEVENTER &
DUSTIN V. DEVINE

SHEET 1 OF 1

JOB NUMBER
25208-SUR

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PART OF SECTION 29, T. 7 S, R. 64 W, 6TH P.M.
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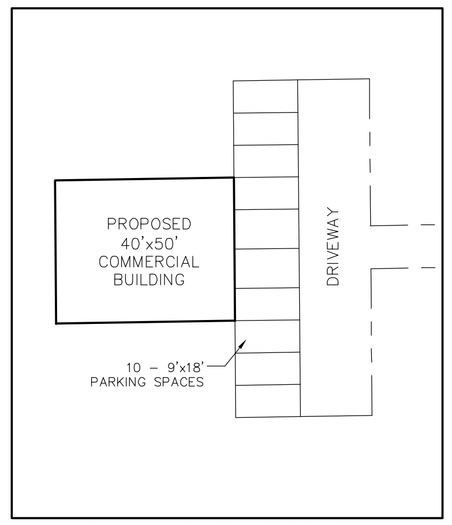
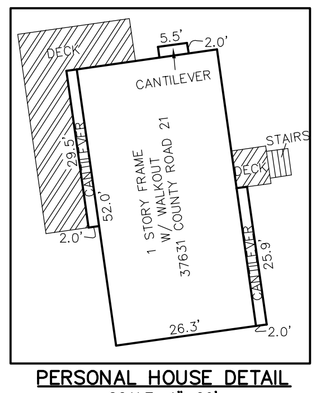


SPECIAL USE STRUCTURE DETAIL
SCALE: 1"=30'



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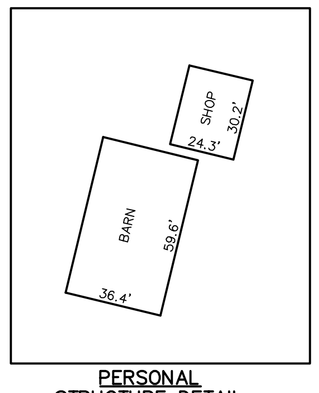

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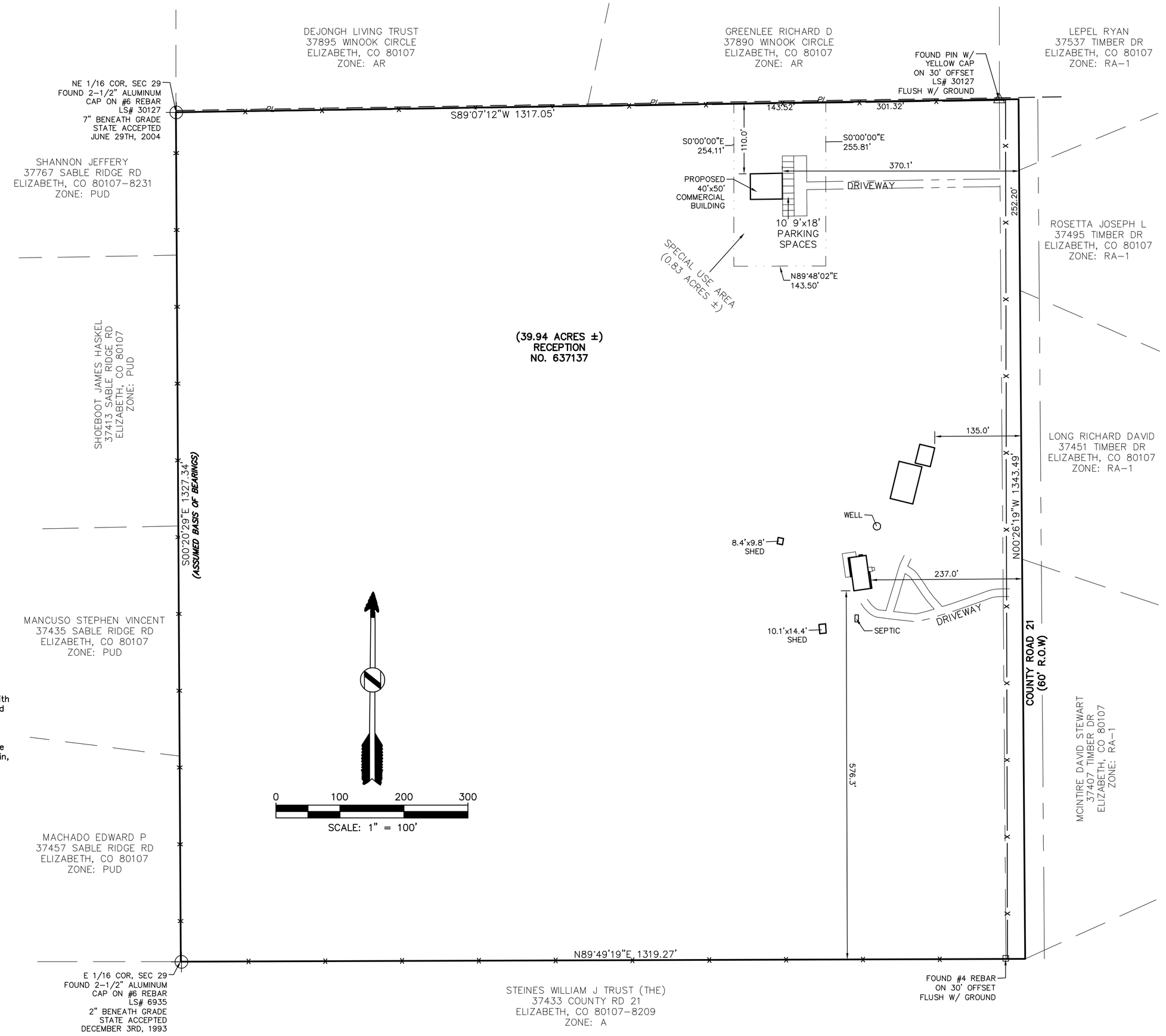

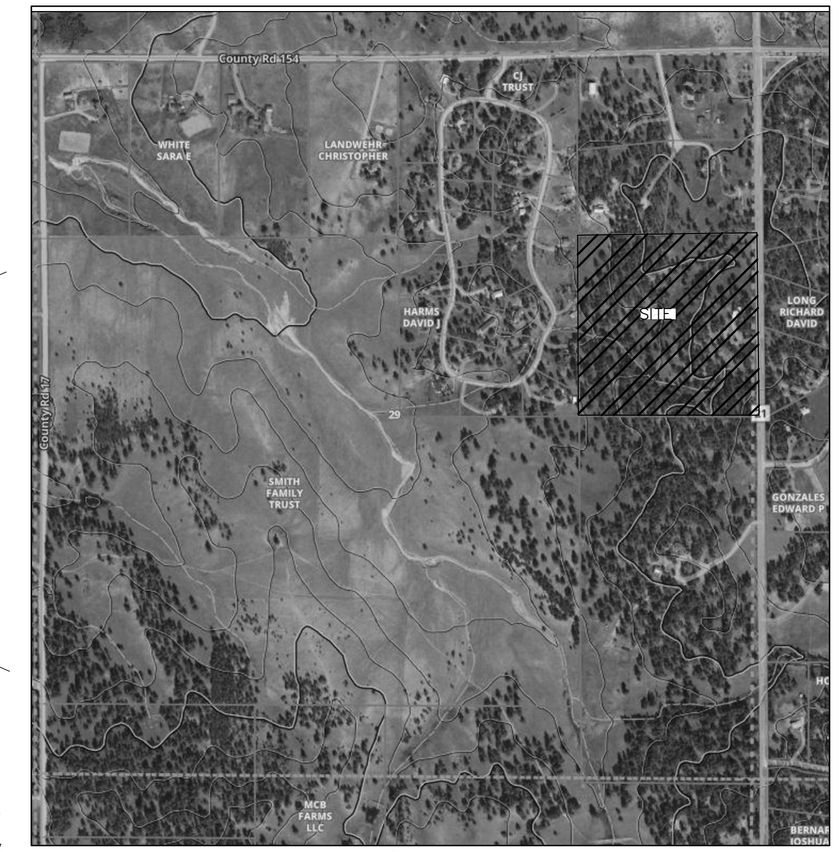

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PART OF SEC. 29, T7S, R64W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT
JENNIFER L. VANDEVENTER &
DUSTIN V. DEVINE

SHEET 1 OF 1

JOB NUMBER
25208-SUR

SUR Development Guidelines for TPLO2GO

1. Small Animal Surgery at TPLO2GO

    a. Schedule:

        i. Open for Business: Open up to 5 days a week

        ii. Hours: 8am-6pm

    b. Traffic/Vehicles:

        i. One car per Client

        ii. Up to 10-12 cars a day (including employees)

        iii. Heaviest traffic 8-9:30am (Drop off for Surgery) and 3-5:30pm (Dismissal)

        iv. Commercial entrance built to county standards off CR 21 to provide direct access to TPLO2Go

        v. Parking/Driveway can be as large as determined by Elbert County including specifics from Fire Protection. Except for the asphalt apron at CR 21, the driveway/parking lot would be gravel or recycled asphalt.

        vi. Driveway gate that will be shut when clinic is closed

    c. Employees:

        i. On Site during Open Hours: 4-5 Total (including owners)

            1. 1 Receptionist, 1-2 Veterinary Technicians, 1 Practice Manager, 1 Surgeon

    d. Patients:

        i. Surgery restricted to dogs and cats only

        ii. Up to 7 Surgical Patients a Day

        iii. Outpatient procedures- no overnight care/boarding provided

        iv. Small fenced area directly off the building where leashed surgery patients can go to the bathroom prior to and after surgery. Will construct another fenced area off the side of the building as an extension of the indoor exam room. No patient would be left outside unsupervised.

1. Concern for dog barking- patients will be on a leash and outside briefly for exam or bathroom purposes.

2. Animal waste- will be cleaned up daily and disposed of properly in a separate trash can.

e. Environmental:

i. Water use is minimal- water will be provided via a water holding tank.

ii. No toxic or hazardous waste

iii. New septic to be installed

iv. Minimize disruption to vegetation and tree preservation/conservation is a top priority.

v. New building to be constructed (roughly 1800 sq ft)

COVER LETTER/NARRATIVE

December 24, 2025

Updated: April 1, 2026

Overview: TPLO2GO was founded by Dustin Devine & Jenny VanDeventer. It is a family owned and operated business. Dustin is the veterinary surgeon and Jenny is the practice manager. Our goal has been to provide specialized surgical services (primarily orthopedic) to dogs and cats in need. Rather than focusing on volume, we provide an affordable, concierge type service to our client base. We have been operating in Roxborough since fruition and have decided we would like to bring our business closer to home. We have many differences from a GP veterinary practice: we have up to 7 patients come though our door per day (low volume of traffic); most only visit us once for a surgical procedure; no overnight care is provided; no outdoor kennels; we are open up to 5 days a week; and we have a small family of staff. We believe the setting in Elizabeth will be a calm and inviting atmosphere for our patients. We will take great care of the building (new construction), environment, perform daily waste removal, and ensure there is no noise (dog barking) for our neighbors.

For more specific information regarding TPLO2GO, please see the SUR Development Guidelines.

Owners: Jenny VanDeventer & Dustin Devine
Address: 37631 CR 21, Elizabeth CO 80107 (40 acres- zoned AG)
Phone: 720-313-0301 (Jenny Cell)
Email: tplo2go@gmail.com

TPLO2GO ROADWAY ACCESS

In addition to Jay Walp's email stating access for TPLO2GO clients/staff- we are planning to have a commercial driveway that will come directly off CR 21 in Elizabeth. Our clients will enter the driveway and drive directly west to the building. Sufficient parking will be available. When our clients exit, the driveway will take them back to CR 21 where they can go North or South depending on their destination.

The driveway will have a gate that will be open during normal business hours and closed the remainder of the time.

Proof of Water- Explained

There is an existing well located at property (37631 County Road 21, Elizabeth, CO)- well permit #144396. We will not be using this well for the purposes of TPLO SUR. TPLO SUR will have a water holding tank (either 1700 or 2500 gallon) that will be filled by a legal source such as a water hauling company or by use of our new well (Case # 25CW3064- final decree entered 4/8/26- not been drilled yet). The augmentation plan provides the ability to fill the veterinary commercial water holding tank.

Community & Development Services - CDS
PO Box 7
215 Comanche St
Kiowa, Colo. 80117
303.621.3136
cds@elbertcounty-co.gov

TPLO2GO

Special Use by Review (SUR)
First Review Comments

Date: February 9, 2026
CDS Review Staff: Kelsey Lanham, Land Use Planner

Project Name: TPLO2GO SUR
Project Number: SUR-2025-0002
Applicant Names: Jenny Van Deventer and Justin Devine

Site Address: 37631 County Road 21 Elizabeth, CO 80107
Legal Description: SE Quarter of NE Quarter of Section 29, Township 7 South, Range 64 West of 6th

Project Summary: Applicant is requesting Special Use by Review (SUR) to open a small animal surgery center on their property.

Referral Agencies:

Division of Water Resources – Ioana Comaniciu, Water Resources Engineer
See attached referral letter

Elbert County Assessor's Office – Lori Ellefson, GIS Specialist
See attached referral letter

Elbert County Building Department – James Trout, Interim Chief Building Official
See attached referral letter

Elizabeth School District – Justin Henry, Chief Financial Officer
See attached referral letter

Elizabeth Fire Protection District – Kara Gerczynski, Fire Marshal
See attached referral letter and invoice
"Rejected"

Elbert County Community and Development Services – Kelsey Lanham, Land Use Planner
See attached redlines and below comments:

- *Please reach out to the Elizabeth FD and determine the reason for rejection*
- *The SUR Exhibit needs to be an original copy. It looks like the exhibit is a scanned in version. Please ask High Prairie to send the actual digital file for review*
- *Please revise SUR Guidelines*
- *Please revise Cover Letter*

Next Steps

Please review this summary and all attachments. You may reach out to individual reviewers with any questions or concerns, as necessary. Planning staff is happy to schedule a meeting to discuss the Planning related comments and necessary revisions, if that would be beneficial. After adequately addressing all requested revisions, please resubmit your project to your case manager for review. All additional referral periods will be two weeks in length.

COLORADO
Division of Water Resources
Department of Natural Resources

January 26, 2026

Kelsey Lanham
Elbert County Community & Development Services
Transmission via email: kelsey.lanham@elbertcounty-co.gov

Re: TPLO2GO Veterinary Clinic
Case No. SUR-2025-0002
The SE ¼ of the NE ¼ of Sec. 29, Twp. 7S, Rng. 64W, 6th P.M.
Water Division 1, Water District 1
CDWR Assigned Referral No. 34537

Dear Kelsey Lanham,

We have received your proposal for a Special Use by Review Permit for the establishment of a veterinary clinic on an approximately 40 acre parcel known as 37631 County Road 21 Elizabeth, CO 80107.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water demands for the project are 5-10 gallons per day.

The proposed water supply for the project is a “water holding tank”. It is unclear what water supply source will be used to fill the tank (i.e. hauled water, water wells, etc.). According to the application documents, well no. 144394 will not be used to supply the veterinary clinic.

A review of our records indicates that well permit nos. 144394 is located on the subject property.

Well permit no. 144394 was issued on June 30, 1986 pursuant to CRS 37-92-602(3)(b)(II) as the only well on a tract of land of 40 acres described as the SE ¼ of the NE ¼ of Sec. 29, Twp. 7S, Rng. 64W, 6th P.M. for fire protection, ordinary household purposes inside one (1) single family dwelling, the irrigation of not more than one (1) acre of home gardens and lawns, and the watering of domestic animals. Well no. 144394 appears to have been completed into the not nontributary Upper Dawson aquifer.

Well permit no. 144394 cannot be used to supply water for the proposed veterinary clinic (or fill the water holding tank) as currently permitted.

Additionally, adjudication of the not nontributary Upper Dawson, and nontributary Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifer groundwater underlying the 40 acres of land subject to this referral is pending in Division 1 Water Court Case no. 25CW3064. With respect to Case no. 25CW3064, it is anticipated that 3 acre-feet of not nontributary Upper Dawson aquifer groundwater will be set aside from adjudication for use in exempt well no. 144394. A plan for augmentation is also being sought in this case for the withdrawal of up to 4.2 acre-feet per year of not nontributary Upper Dawson aquifer water for use inside four single family dwellings, commercial sanitary use in a workshop and veterinary clinic, watering of horses, which may include commercial use for boarding horses, irrigation of up to 20,000

square feet of lawn, garden, trees, and landscaping, filling of pools and hot tubs, and fire protection.

The Applicant should clarify the specific water supply source used to fill the water holding tank. Additionally, according to the application for Water Court Case no. 25CW3064, it is anticipated that the subject property will be subdivided in the future. The Applicant should therefore clarify if they believe well no. 144394 will retain its exempt status after the parcel is subdivided under CRS 37-92-602(3)(b)(IV). If the well cannot retain it's exempt status under CRS 37-92-602(3)(b)(IV), the well will need to be re-permitted as a nonexempt well pursuant to a Water Court approved augmentation plan, or be plugged and abandoned prior to subdivision.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Well nos. 144394

ELBERT COUNTY
OFFICE OF THE COUNTY ASSESSOR

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

TPLO2GO SUR

Project No: SUR-2025-0002 **Date:** 2/9/2026

There will need to be a new address assigned for the proposed commercial building since it will have separate access from County Rd 21. This can be done online on the Elbert County website or in person at the Assessor's Office.

There are no other concerns currently.

Assessor's Office

Lori Ellefson, GIS Specialist

Lori.Ellefson@elbertcounty-co.gov

Direct: 303-621-3102

ELBERT COUNTY

BUILDING DEPARTMENT
P.O. Box 7
215 Comanche St
Kiowa, CO 80117
Phone: 720-595-3619

Project Name: TPLO2GO SUR
Project No: SUR-2025-0002
Address: 37631 County Road 21 Elizabeth, CO 80107
Description: Request for a Special Use by Review (SUR) Permit for the operation of a Veterinary Clinic.

Building Department comments:
Change of use or commercial remodel permit required for existing group U structure that is proposed to be used for the vet center. The structure must meet all IBC requirements for a proposed use.

ELBERT COUNTY

Community & Development Services

Referral Comments

Project Name: TPLO2GO SUR **Case Number:** SUR-2025-0002

**PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:*

REFERRAL AGENCY COMMENTS:

SUR Guidelines:

1. Please provide additional information regarding where the applicant is obtaining water from to fill the proposed holding tank on the property.
    a. Has the holding tank been installed/delivered? If not, what is the ETA on the holding tank?
2. Will the same trash provider that services the residence be used for the animal waste pickup?
    a. Who is the provider? What day is service/pickup?
    b. If a different provider is being used for animal waste, please provide those details.
3. ETA on septic install?

SUR Exhibit:

1. Add case number "SUR-2025-0002" to the top right corner

Date: 05-19-2026

Agency/Organization/Department: EC Community and Development Services (CDS)

Reviewer Name: Kelsey Lanham, Land Use Planner

ELBERT COUNTY DEPARTMENT
OF PUBLIC HEALTH AND ENVIRONMENT
75 Ute Ave / PO Box 201
Kiowa, CO 80117
P (303) 621-3144 / F (720) 487-9987

HEALTH DEPARTMENT APPROVAL- PROOF OF SEWER

Property Address:

37631 County Rd 21 Elizabeth, CO 80107

REVISED: February 12, 2026

ECPH has no concerns with the project moving forward, as long as applicant is still aware of the requirements listed below. Design and OWTS application must be submitted to this department before official approval is given.

Date: August 18, 2025

To Whom it May Concern:

The request for ECPH approval has been submitted**.** It is our understanding that the homeowner's plan to build a new building for a small animal surgery center. There is an existing septic system serving the existing house.

A new septic system will be installed to serve the building with the surgery center. The new system will have to be designed by an engineer since the building will be for commercial purposes.

This letter of intent will serve as verification for the installation of a septic system for the new building. Proper design, soils testing and permit fees will be required before our official approval will be issued.

Feel free to contact our office with any questions, we are happy to assist.

Thank you,

Marissa Ginger, Environmental Health Specialist
Elbert County Public Health and Environment

December 19, 2025

TPLO2GO SUR
Project SUR-2025-0002 Parcel Number 37631 County Road 21 Elizabeth, CO 80107

Re: School Land Dedication Requirements

Dear ~~Jenny Van Deventer:~~

The Elizabeth School District ("District") has reviewed the proposed development within the District's service area. Pursuant to **District policy and applicable Colorado law (C.R.S. § 29-20-104.5)**, the District has determined the method by which school land dedication requirements may be satisfied.

The Elizabeth School District Supports ___ Neutral _X__ Does not support ___

Commentary or Changes: None

Based on the size, configuration, location, and intended use of the development, the District hereby offers the following **three options and selects** for compliance: Option 1 _X__ Option 2___ Option 3 ____

Option 1 – Cash-in-Lieu of Land Dedication

The District may accept **cash-in-lieu** of the development acreage - Estimate $ NO COST & FEES WAIVED

Amount = Housing Units X .7 children per household / 500 students in a school X $ total land value

- The cash-in-lieu amount shall be based on the **fair market value of the land** that would otherwise be dedicated, as determined by an **appraisal that can be selected by the District, Developer paid costs**.
- The appraisal shall be effective within 90 days of the **final plat approval** or within twelve (12) months thereafter, unless otherwise approved by the District.
- Cash-in-lieu payment shall be made **within 30 days of plat approval,** unless otherwise approved in writing by the District, **BEFORE ANY BUILDING PERMITS ARE ISSUED**.

When the final number of lots and platting are approved, contact the School District with the latest appraisal to finalize the payment amount.

Option 2 – Land Dedication (20%) for Future School Use

The District may accept up to **twenty percent (20%) of the total required school land** for educational use.

- The dedicated land shall be conveyed in **fee simple** for **school use or purposes**.

- Any remaining land dedication obligation may be satisfied via cash-in-lieu or further negotiation.

Option 3 – Partial Land Dedication Combined with Cash-in-Lieu

The District may accept a combination of **partial land dedication and cash-in-lieu** to satisfy the full school land dedication requirement.

- The acreage of land proposed for dedication shall be appraised as noted above.
- Any remaining obligation shall be satisfied through cash-in-lieu based on the fair market value of the land not dedicated.

Developer Proposal Requirement (If Land Dedication Not Accepted)

If the Developer does not elect to dedicate land or pursue one of the options above, the Developer **must submit a written proposal** to the District for review. The proposal should include:

1. Justification for why standard land dedication is not feasible or appropriate;
2. Proposed alternative compliance.
3. Supporting documentation, including land valuation and site constraints; and
4. Any proposed phasing or timing considerations.

The District will review the proposal and may enter into negotiations with the Developer. Approval of any alternative arrangement shall be **at the sole discretion of the District** and documented in writing. Submission of a proposal does not create a vested right.

The District reserves all rights to determine the final acceptance of land, cash-in-lieu, or combination thereof, and to require updated appraisals or additional documentation as necessary.

Please contact the District at 303-646-1835 or jhenry@esdk12.org to discuss these options or to schedule a meeting to submit your proposal.

Sincerely,

Justin Henry
Chief Financial and Operations Officer
Elizabeth School District

Elizabeth Fire Protection District

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

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

Division Chief of Administration
and Prevention

Site Plan Review

Date 2/4/2026
Applicant TPLO2GO
Applicant Address 37631 CR 21 Elizabeth, CO 80107
Project Small Animal Surgery/Orthopedics
Project Address 37631 CR 21 Elizabeth, CO 80107
Plans Dated Can not read the date
Review Number 1
Plan Review Fee 195.00

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

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

☑ 2018 International Codes and Adopted Standards
☐ 2021 International Codes and Adopted Standards

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

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

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

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

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

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

After hour inspections can be scheduled for additional fees. All review and inspection fees are due at the time of review pick-up. Fees schedules are located on our website at www.elizabethfire.com

Section 1

BUILDING INFORMATION

Building Square Footage: _____
Type of Construction: _____

Section 2

Fire Service Features

FIRE SERVICE WATER SUPPLY

Required Fire Flow:

Fire flow: _____
Duration: _____
Total Capacity: _____
Sprinklered Building reduction: _____

Fire Hydrant Location and Distribution:

Number of Fire Hydrants: _____
Average Spacing: _____

FIRE SERVICE ACCESS

Width and Surface:

	Approved	Rejected	N/A
Width:	☐	☐	☐
Length:	☐	☐	☐
Turn-around:	☐	☐	☐
Surface:	☐	☐	☐
Premises Identification:	☐	☐	☐
Key Boxes:	☐	☐	☐
Radio coverage:	☐	☐	☐

Additional Comments:

_____
_____
_____
_____
_____
_____
_____

Commercial building plans need to be submitted to this office for review. An Impact Fee Agreement needs to be signed before recordation of site plan. The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

ELBERT COUNTY
OFFICE OF THE COUNTY ASSESSOR

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

TPLO2GO SUR

Project No: SUR-2025-0002 **Date:** 6/8/2026

There will need to be a new address assigned for the proposed commercial building since it will have separate access from County Rd 21. This can be done online on the Elbert County website or in person at the Assessor's Office.

There are no other concerns currently.

Assessor's Office

Lori Ellefson, GIS Specialist

Lori.Ellefson@elbertcounty-co.gov

Direct: 303-621-3102

ELBERT COUNTY
Community & Development Services

2nd Referral Period

Referral Date: May 26, 2026
Comments Due: June 9, 2026
Project Name: TPLO2GO SUR
Case Number: SUR-2025-0002

Case Manager: Kelsey Lanham, Land Use Planner
Site Address: 37631 County Road 21, Elizabeth CO 80107
Proposal Summary: Applicants are requesting approval of a Special Use by Review (SUR) permit for the operation of a Veterinary Clinic.

Dear Referral Department/Agency/Organization,

Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating "no comments" is much appreciated. ***CDS staff are happy to set up a phone call or meeting to discuss any major concerns.*** *Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization's approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Kelsey Lanham

Land Use Planner

ELBERT COUNTY
Community & Development Services

2nd Referral Comments

Project Name: TPLO2GO SUR **Case Number:** SUR-2025-0002

**PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:*

REFERRAL AGENCY COMMENTS:

ECDPHE has no concerns with the project moving forward. Applicant is aware of the requirements from this department. A letter was provided on February 12, 2026 outlining the requirements regarding the existing OWTS, and the applicant is aware that should be project be approved a new system will need to be designed by an engineer and installed to serve the surgery center.
No further comments at this time.

Date: June 16, 2026

Agency/Organization/Department: Elbert County Department of Public Health and Environment

Reviewer Name: Marissa Ginger

ELBERT COUNTY
Community & Development Services

2nd Referral Period

Referral Date: May 26, 2026
Comments Due: June 9, 2026
Project Name: TPLO2GO SUR
Case Number: SUR-2025-0002

Case Manager: Kelsey Lanham, Land Use Planner
Site Address: 37631 County Road 21, Elizabeth CO 80107
Proposal Summary: Applicants are requesting approval of a Special Use by Review (SUR) permit for the operation of a Veterinary Clinic.

Dear Referral Department/Agency/Organization,

Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating "no comments" is much appreciated. ***CDS staff are happy to set up a phone call or meeting to discuss any major concerns.*** *Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization's approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Kelsey Lanham
Land Use Planner

ELBERT COUNTY
Community & Development Services

2nd Referral Comments

Project Name: TPLO2GO SUR **Case Number:** SUR-2025-0002

**PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:*

REFERRAL AGENCY COMMENTS:

Public Works requests the following items be submitted for review & acceptance prior to 3rd referral:

- *Site Plan needs to include contour lines and drainage flow directional indicators to show where drainage will be collected and discharged. Or a drainage report/letter addressing this information may also be submitted.*
- *The Site Plan also should address the access from County Rd. 21(Sec. 1100), Driveway (Sec. 770) and Culvert (Section 780) information either drawn or in writing on the plan.*
- *An engineered Traffic Letter needs to be provided for access from County Rd. 21 addressing traffic volume, site distance, signage, and if Right In/Right Out or turn lanes are required.*

Date: June 9, 2026

Agency/Organization/Department: Public Works

Reviewer Name: Dale Guillen

Kelsey Lanham

From: Dale Guillen
Sent: Thursday, July 2, 2026 12:57 PM
To: Kelsey Lanham
Subject: RE: TPLO2GO Application
Attachments: Redlined Revised SUR Exhibit 06-25-2026.pdf

Kelsey,
No Drainage Letter/Arrows or Traffic Letter are needed. Just add a note on the plans that acknowledge they will follow the Elbert County Construction Standards because they will be required to get permits and inspections on some of those items. See plans I redlined.
Thanks,

Dale Guillen, P.E.
County Engineer
Elbert County Public Works – Road & Bridge
11330 State Hwy. 86, P.O. Box 116
Kiowa, CO 80117
(303) 621-3157
dale.guillen@elbertcounty-co.gov
www.elbertcounty-co.gov

Please note County Offices are closed on Fridays.

From: Kelsey Lanham <Kelsey.Lanham@elbertcounty-co.gov>
Sent: Thursday, July 2, 2026 12:21 PM
To: Dale Guillen <dale.guillen@elbertcounty-co.gov>
Cc: Jay Walp <Jay.Walp@elbertcounty-co.gov>; Monty Hankins <Monty.Hankins@elbertcounty-co.gov>
Subject: RE: TPLO2GO Application

Before I reach out to her and Colt with High Prairie to revise SUR exhibit, I just want to confirm that you do want contour lines and drainage indicators shown? If so, do you want contour lines and drainage arrows on the entire property or just the area that the SUR will be located in? Also, you are requiring drainage letter and traffic letter?

I'll email Jenny and have her call you once I have confirmation on the above items.
Thanks!

Kelsey Lanham
Elbert County Government
Community & Development Services
Land Use Planner
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (720) 639-5854 Cell (720) 618-2294

kelsey.lanham@elbertcounty-co.gov
http://www.elbertcounty-co.gov/
Please note County Offices are closed on Fridays.

From: Dale Guillen <dale.guillen@elbertcounty-co.gov>
Sent: Thursday, July 2, 2026 8:37 AM
To: Kelsey Lanham <Kelsey.Lanham@elbertcounty-co.gov>; Jay Walp <Jay.Walp@elbertcounty-co.gov>
Cc: Monty Hankins <Monty.Hankins@elbertcounty-co.gov>; Jennifer Jones <jennifer.jones@elbertcounty-co.gov>
Subject: RE: TPLO2GO Application

Kelsey,
The last discussion we had about the requirements is that they just needed to acknowledge in writing on the plans that they will follow the County Specifications for access etc. After your email to her shown below I have not heard from her and the revised exhibit you sent on 6/26/26 (attached) does not address any of the requested notes.

"Hi Jenny,

I just spoke with Dale on the phone, and he stated that a note can be added to the SUR Exhibit to satisfy part of Public Work's referral comments. However, per the pre app notes it was noted that the documents mentioned in the referral comments may be required upon further review.

When you speak to Colt from High Prairie, if he can add, along with Kara's requirements, a note on the Exhibit stating:

"Access to the Veterinary Clinic will be constructed to Elbert County Public Works' Specifications and Standards found in Section 770, 780, and 1100. All access permits will be reviewed and approved through Elbert County Public Works."

Please contact Dale if you have any further questions about the traffic letter, contour lines, drainage indicators, or drainage letter. I have attached the original pre app notes for your review."

Dale Guillen, P.E.
County Engineer
Elbert County Public Works – Road & Bridge
11330 State Hwy. 86, P.O. Box 116
Kiowa, CO 80117
(303) 621-3157
dale.guillen@elbertcounty-co.gov
www.elbertcounty-co.gov

Please note County Offices are closed on Fridays.

From: Kelsey Lanham <Kelsey.Lanham@elbertcounty-co.gov>
Sent: Wednesday, July 1, 2026 4:38 PM
To: Dale Guillen <dale.guillen@elbertcounty-co.gov>; Jay Walp <Jay.Walp@elbertcounty-co.gov>
Cc: Monty Hankins <Monty.Hankins@elbertcounty-co.gov>; Jennifer Jones <jennifer.jones@elbertcounty-co.gov>
Subject: TPLO2GO Application

Hi Dale and Jay,

I spoke to you a couple weeks ago now about the TPLO2GO Vet/Surgery Clinic that has an SUR in process.

Has there been any determination if the applicants are needing the following:

- Contour lines on SUR Exhibit
- Drainage Directional Indicators
- Traffic Letter

Let me know if you have any questions!
Thanks,

Kelsey Lanham
Elbert County Government
Community & Development Services
Land Use Planner
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (720) 639-5854 Cell (720) 618-2294
kelsey.lanham@elbertcounty-co.gov
http://www.elbertcounty-co.gov/
Please note County Offices are closed on Fridays.

Elizabeth Fire Protection District

146 N. Elbert St, Elizabeth, CO 80107
303-646-3800
www.elizabethfpd.colorado.gov

Invoice

Attn: Jenny VanDeventer
TPL02GO Small Animal Surgery
37631 CR 21
ELIZABETH, CO, 80107

Occupancy ID: 52329812
Invoice #: EFPD-2026-0000013
Invoice Date: 06/09/2026
Due Date: 07/09/2026
Balance $: 195.00

Business Name: TPL02GO Small Animal Surgery
Business Address:
37631 CR 21

Invoice Contact

--
Jenny VanDeventer
tplo2go@gmail.com
--

Department Contact

Kara Gerczynski
kara@elizabethfire.org

Line Items

Line Item	Service Date	Unit	Quantity	Price	Amount	Note
SUR Review (0-5 lots)	06/09/2026	Each	1.00	195.0000	195.00	

Total: $ 195.00

Invoice Total:
$195.00
Balance:
$195.00

Thank you for your prompt payment.You can pay at our website at https://elizabethfpd.colorado.gov/make-a-payment or at our office at 146 N Elbert Street Elizabeth, CO 80107

Elizabeth Fire Protection District

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

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

Division Chief of Administration
and Prevention

Special Use By Review

Date 6/9/2026
Applicant TPLO2GO
Applicant Address 37621 CR 21 Elizabeth, CO 80107
Project Small Animal Surgery/Orthopedics
Project Address 37681 CR 21 Elizabeth, CO 80107
Plans Dated 9/19/2025
Review Number 2
Plan Review Fee $195.00

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

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

☑ 2018 International Codes and Adopted Standards
☐ 2021 International Codes and Adopted Standards

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

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

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

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

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

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

After hour inspections can be scheduled for additional fees. All review and inspection fees are due at the time of review pick-up. Fees schedules are located on our website at www.elizabethfire.com

Section 1

BUILDING INFORMATION

Building Square Footage: 2000
Type of Construction: VB

Section 2

Fire Service Features

FIRE SERVICE WATER SUPPLY

Required Fire Flow:

Fire flow: 1500 GPM
Duration: 2 hours
Total Capacity: 180,000 Gallons
Sprinklered Building reduction:

Fire Hydrant Location and Distribution:

Number of Fire Hydrants: N/A
Average Spacing: N/A

FIRE SERVICE ACCESS

Width and Surface:

	Approved	Rejected	N/A
Width:	☐	☑	☐
Length:	☑	☐	☐
Turn-around:	☐	☑	☐
Surface:	☑	☐	☐
Premises Identification:	☑	☐	☐
Key Boxes:	☐	☐	☑
Radio coverage:	☐	☐	☑

Additional Comments:

~~Water Supply - the District does not require water supply for this Special Use Review. No water supply or hydrants will be required~~
Access - The access road shall be 20' all weather service and there needs to be a fire department turn-around within 150 feet of the building. The surface shall be an all weather surface. You will need a knox lock on the gate for immediate fire department access.
Address - There shall be an additional address for the business off of CR 21
Impact Fees - Impact fees will be collected before issuance of building permit of $1,480.00

Commercial building plans need to be submitted to this office for review. An Impact Fee Agreement needs to be signed before recordation of site plan. The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

Elizabeth Fire Protection District

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

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

Division Chief of Administration
and Prevention

Special Use By Review

Date 6/9/2026
Applicant TPLO2GO
Applicant Address 37621 CR 21 Elizabeth, CO 80107
Project Small Animal Surgery/Orthopedics
Project Address 37681 CR 21 Elizabeth, CO 80107
Plans Dated 9/19/2025
Review Number 3
Plan Review Fee $195.00

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

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

☑ 2018 International Codes and Adopted Standards
☐ 2021 International Codes and Adopted Standards

Reviewed By: Kara Gerczynski Signature: Kara Gerczynski
Title: Division Chief/Fire Marshall

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

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

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

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

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Section 1

BUILDING INFORMATION

Building Square Footage: 2000
Type of Construction: VB

Section 2

Fire Service Features

FIRE SERVICE WATER SUPPLY

Required Fire Flow:

Fire flow: 1500 GPM
Duration: 2 hours
Total Capacity: 180,000 Gallons
Sprinklered Building reduction: _____

Fire Hydrant Location and Distribution:

Number of Fire Hydrants: N/A
Average Spacing: N/A

FIRE SERVICE ACCESS

Width and Surface:

	Approved	Rejected	N/A
Width:	☐	☑	☐
Length:	☑	☐	☐
Turn-around:	☐	☑	☐
Surface:	☑	☐	☐
Premises Identification:	☑	☐	☐
Key Boxes:	☐	☐	☑
Radio coverage:	☐	☐	☑

Additional Comments:

~~Water Supply - the District does not require water supply for this Special Use Review. No water supply or hydrants will be required~~
~~Address - There shall be an additional address for the business off of CR 21~~
~~Impact Fees - Impact fees will be collected before issuance of building permit of $1,480.00~~

Commercial building plans need to be submitted to this office for review. An Impact Fee Agreement needs to be signed before recordation of site plan. The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

TPLO2GO

SUR-2005-0002

July 18, 2026

TO: Elbert County Community & Development Services Department

Below we have outlined and summarized the comments received from the various agencies with our response(s).

AGENCY	COMMENT (SUMMARY)	RESPONSE
Elbert County Community & Development Services Department	SUR Guideline edits to make: • Additional information regarding water- where applicant is obtaining water from to fill proposed holding tank. Holding tank been installed/delivered? ETA? • Same trash provider that services the residence be used for animal waste pick up? • ETA on Septic install SUR Exhibit: • Add case # to top R corner	• Response noted. Water provided from a legal source or from new well (Case #25CW3064). Water holding tank has not been installed. • HBS or similar company for bi-monthly trash service. No hazardous or chemical waste. • Septic install once SUR approved. • Completed
Elizabeth Fire Department	• Denied. Could not clearly read the SUR Exhibit. 2nd Review: • Water supply- the District does not require water supply for this SUR. No water supply or hydrants will be required. Access- the access road shall be 20' all weather service and there needs to be a fire department turn-around within 150 ft of the building. The surface shall be an all weather surface. You will need a lock box on the	• Sent the SUR Exhibit in a different format for clarity. • Road width and turnaround was updated in SUR Exhibit • All other responses were noted.

	gate for immediate fire department access. Address- there shall be an additional address for the business off of CR 21. Impact Fee's- collected before issuance if building permit of $1480.00. Access to building needs to be 20' wide, place 'No Parking' signs along driveway	
Elbert County Assessor	Will need to be a new address assigned for commercial business	Response noted.
Colorado Division of Water Resources	Comments do not address adequacy of water supply/ability of the water supply to satisfy any County regulation/requirements. Clarify water source.	Response noted. Explained that water will be provided to fill a water holding tank (1700 or 2500 gallon) either by the new well (Case #25CW3064) and/or from a legal source such as a water hauling company.
Elbert County Building Department	Change of Use/commercial remodel permit required for existing group U structure. Later clarified- no building repurpose- start with a new commercial building (following standards start to finish)	Response noted. Corrected with Building Department- this will be a new commercial building (following standards start to finish).
Elbert County Department of Public Health	No concerns.	Response noted.
Elizabeth School District	No concerns.	Response noted.
Elbert County Public Works	Add to SUR Exhibit- Access to the Veterinary Clinic will be constructed to Elbert County Public Works' Specifications and Standards found in Section 770, 780, and 1100. All access permits will be reviewed and approved through Elbert County Public Works. 2nd Review: Site Plan needs to include contour	Completed and added to SUR Exhibit. 2nd Review: Response noted. We were told that this was no longer needed.

	lines and drainage flow directional indicators to show where drainage will be collected and discharged. Or a drainage report/letter addressing this information may also be submitted. The Site Plan also should address the access from County Rd. 21(Sec. 1100), Driveway (Sec. 770) and Culvert (Section 780) information either drawn or in writing on the plan. An engineered Traffic Letter needs to be provided for access from County Rd. 21 addressing traffic volume, site distance, signage, and if Right In/Right Out or turn lanes are required.	

We believe we have fully addressed all Elbert County and referral agency comments and that this application meets all acceptable Elbert County criteria and standards.

Signature: _____ Date: 7/20/2026

Print Name: Jenny VanDeventer

Signature: _____ Date: 7/21/2026

Print Name: Dustin Devine

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES OFFICE
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136

AFFIDAVIT OF MAILED NOTIFICATION

Case Number: SUR-2025-0002

Project Name: TPLO2GO SUR

Applicant Name: JENNY VANDEVENTER & DUSTIN DEVINE

Notarized Affidavit:

I hereby certify under oath that the attached letter was mailed to all property owners, postmarked no later than: 22 *(Day),* July *(Month),* 2026 *(Year), as described in the mailing list included with this application and on file with the CDS Department.*

Signature

7/23/26, 7/23/26
Date

State of Colorado)
) ss.
County of Douglas *)*

Subscribed and sworn before me this 23 *day of* July *20* 26

by Jenny Vandeventer & Dustin Devine

SEAL

ROBIN HEANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224043601
MY COMMISSION EXPIRES NOV. 15, 2026

WITNESS my hand and official seal

Robin Heaney
Notary Public

ELBERT COUNTY NEWS

AFFIDAVIT OF PUBLICATION

Elbert County News

I, Sabrina Kreifels, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent for Publisher of Elbert County News, a publication that is a "legal newspaper" as that phrase is defined for the city of Elbert County, for the County of Elbert, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

PUBLICATION DATES: Jul 16, 2026

Notice ID: 7fMoEejiSGG5Uw2rUayg
Notice Name: Elb 1854 SUR-2025-0002 hearing

PUBLICATION FEE: $91.81

Sabrina Kreifels

Authorized Agent for Publisher

VERIFICATION

STATE OF COLORADO
COUNTY OF ELBERT

LINDSAY L NICOLETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073610
MY COMMISSION EXPIRES 02-22-2030

Signed or attested before me on this

16 day of July, A.D. 2026.

20134073610-725178

Notary Public

My Commission Expires: 2-22-2030

See Proof on Next Page

Public Notice

NOTICE OF PUBLIC HEARING
FOR TPLO2GO SUR
CASE NUMBER: SUR-2025-0002

NOTICE IS HEREBY GIVEN THAT THE PROPERTY LOCATED AT 37631 COUNTY ROAD 21, ELIZABETH, CO 80107 SHALL BE CONSIDERED FOR AN SUR, PURSUANT TO ELBERT COUNTY REGULATIONS.

THE HEARING IS TO BE HELD BEFORE THE PLANNING COMMISSION ON THE **4TH DAY OF AUGUST, 2026** IN THE ELBERT COUNTY ADMINISTRATION BUILDING, COMMISSIONERS' BOARD ROOM, 215 COMANCHE STREET, KIOWA, COLORADO, 80117, AT 6 P.M., OR AS SOON THEREAFTER AS POSSIBLE.

- **AND** -
THE HEARING IS TO BE HELD BEFORE THE BOARD OF COUNTY COMMISSIONERS ON THE **12TH DAY OF AUGUST, 2026,** IN THE ELBERT COUNTY ADMINISTRATION BUILDING, COMMISSIONERS' BOARD ROOM, 215 COMANCHE STREET, KIOWA, COLORADO, 80117, AT 1 P.M., OR AS SOON THEREAFTER AS POSSIBLE.

CONTACT ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES FOR MORE INFORMATION: 303-621-3136

ALL PUBLIC COMMENTS MUST BE SUBMITTED IN WRITING AND RECEIVED ONE (1) WEEK PRIOR TO PUBLIC HEARING.

LEGAL DESCRIPTION OF PROPERTY:
Section: 29 Township: 7 Range: 64 SE4 NE4

Legal Notice NO. Elb 1854
Publication: July 16, 2026
Publisher: Elbert County News

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES OFFICE
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136

AFFIDAVIT OF NEWSPAPER PUBLICATION

Case Number: SUR-2025-0002

Project Name: TPLO2GO SUR

Applicant/Rep: JENNY VANDEVENTER & DUSTIN DEVINE

Notarized Affidavit:

I hereby certify under oath that the attached newspaper notice was posted in the Elbert County News *newspaper no later than* 16 *(Day),* 7 *(Month),* 2026 *(Year), as required by the Elbert County Regulations.*

Signature

7/23/26, 7/23/26
Date

State of Colorado)
) ss.
County of Douglas)

Subscribed and sworn before me this 23 *day of* July *20* 26

by Jenny Vandeventer & Dustin Devine

SEAL

ROBIN HEANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224043601
MY COMMISSION EXPIRES NOV. 15, 2026

WITNESS my hand and official seal

Robin Heaney
Notary Public

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES OFFICE
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136

AFFIDAVIT OF SIGN POSTING

Case Numbe SUR-2025-0002

Project Nam TPLO2GO SUR

Applicant Nam JENNY VANDEVENTER & DUSTIN DEVINE

Notarized Affidavit:

I hereby certify under oath that the required notice sign(s) was/will be posted on the subject property for 14 consecutive days, prior to public hearing or decision date, as required by the Elbert County Regulations.

20th (Day), July (Month), 2026 (Year) *Initial day of posting*

Signature

7/23/26 7/23/26

Date

State of Colorado)
) ss.
County of Douglas)

Subscribed and sworn before me this 23 *day of* July 2026

by Jenny Vandeventer & Dustin Devine

SEAL

ROBIN HEANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224043601
MY COMMISSION EXPIRES NOV. 15, 2026

WITNESS my hand and official seal

Robin Heaney

Notary Public

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
CASE # SUR-2025-0002 TPL0260 SUR
NOTICE IS HEREBY GIVEN THAT THE PROPERTY UPON WHICH THIS SIGN IS POSTED SHALL BE CONSIDERED FOR A SPECIAL USE PERMIT TO ALLOW FOR A SMALL ANIMAL VETERINARY SURGERY CENTER.
PUBLIC HEARINGS WILL BE HELD AT THE ELBERT COUNTY ADMINISTRATION BUILDING, BOCC HEARING ROOM, 215 COMANCHE STREET, KIOWA, CO. OR AT SUCH OTHER TIME AND PLACE IN THE EVENT THESE HEARINGS ARE ADJOURNED.
PLANNING COMMISSION ON 8/4/2026 AT 6 PM
BOARD OF COUNTY COMMISSIONERS ON 8/12/2026 AT 1PM
CONTACT ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES FOR MORE INFORMATION | 303-621-3136 | cds@elbertcounty-co.gov

NOTICE OF PUBLIC HEARING
CASE # SUP-2025-0002 TPL 07/10 SUP
NOTICE IS HEREBY GIVEN THAT THE PROPERTY UPON WHICH THIS
SIGN IS POSTED SHALL BE CONSIDERED FOR A SPECIAL
USE PERMIT TO ALLOW FOR A SMALL
ANIMAL VETERINARY SURGERY CENTER.
PUBLIC HEARINGS WILL BE HELD AT THE ELBERT COUNTY
ADMINISTRATION BUILDING, BOCC HEARING ROOM, 215 COMANCHE
STREET, KIOWA, CO, OR AT SUCH OTHER TIME AND PLACE IN THE
EVENT THESE HEARINGS ARE ADJOURNED
PLANNING COMMISSION ON 8/4/2026 AT 6 PM
BOARD OF COUNTY COMMISSIONERS ON 8/27/2026 AT 1 PM
CONTACT ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES
FOR MORE INFORMATION (303) 621-3136 | elbercounty.com

Outlook

[External] Special Use Permit Case number sur-2025-0002

From q3c6y6 <q3c6y6@netscape.net>
Date Fri 7/24/2026 2:18 PM
To CDS Department <CDS@elbertcounty-co.gov>

You don't often get email from q3c6y6@netscape.net. Learn why this is important

After living in the Pines for over 35 years, I can not imagine the west side of country road 21 some day being all commercial gas stations, stores, etc. I have been told that you can't stand in the way of progress or fight city hall. Oh well.

Sincerely,
Mark Micono
37601 Pheasant Run

PLANNING COMMISSION STAFF REPORT

PC Hearing Date: August 4, 2026

BOCC Hearing Date: August 12, 2026

Case Planner: Danny Klibaner, AICP, Land Use Planner, Elbert County

Application: **Vail Rezone: RZ-2026-0002**
Request to rezone 35 acres that is currently zoned Agriculture (A) to (AR) Agriculture Residential.

Applicant: Camille Courtney, Courtney and Associates

Subject Property/Owner: Jena Vail and Hubert Aguirre Jr.

Project Summary

The applicant representative, Camille Courtney, filed an application on behalf of the property owners, Jena Vail and Hubert Aguirre Jr., to rezone 35-acres zoned Agriculture (A) to (AR) Agriculture Residential at Parcel No. 6526300137. The purpose of this rezoning is to allow for additional residential lots. Agriculture Residential (AR) zoned properties allow for ten-acre minimum lot sizes with a 100-foot front setback and 50-foot side and rear setback for primary structures. The property is in Meadowbrook Ranches, a community with 35-acre lots that was recorded in 1993.

The site is accessed by Meadowbrook Circle, a privately maintained road that currently serves five lots in the 35-acre Meadowbrook Ranches.

Background & Existing Conditions

The subject property, at 43248 Meadowbrook Circle, Parker, Colorado, is 35-acres, zoned Agriculture (A), and has a residence and three accessory buildings. The property is currently assessed as agricultural by Elbert County's Assessors Office.

Site Characteristics

Site Description: There are small seasonal freshwater emergent and riverine wetlands, and the primary natural features on the property are open grasslands and several trees surrounding the existing residence. The surrounding properties to the north, east, and west are all within Meadowbrook Ranches, are zoned Agriculture (A), and are all generally 35-acres. Adjacent to the south is Parker Hylands Filing Four with Residential Agriculture-1 (RA-1) zoning and lots that are approximately five acres. The closest communities and subdivisions include Meadow Station (RA-1), Parker Hylands (RA-1), Cherry Ridge (RA-2), Carlson Ranch (A), and various 35-acre properties accessed by Ptarmigan Ranch Street.

Floodplain: Not within floodplain.

Wetlands: Freshwater emergent and riverine wetlands cross the property.

Access: The subject property is accessed from Meadowbrook Circle, a privately maintained road that serves five lots in Meadowbrook Ranches.

Timeline of Project

- Pre-Application Meeting – January 7, 2026
- Community Meeting – February 3, 2026
- Application Submittal – March 31, 2026
- 1st Referral Period – April 2, 2026, to April 23, 2026
- 2nd Referral Period (Well Permitting) – Completed June 22, 2026
- Mailed notice sent to surrounding property owners within 1320' radius – July 21, 2026
- Public notice sign posted at subject property – July 22, 2026
- Newspaper notification published in Elbert County News – July 16, 2026
- Planning Commission Public Hearing – August 4, 2026
- Scheduled Board of County Commissioners Public Hearing – August 12, 2026

Public Notification

The applicant followed the public notification procedure as outlined in Elbert County Zoning Regulations, Article II.E. (Public Notice Requirements for Land Use Applications) which included newspaper notice published to the newspaper of record, mailed notification to surrounding property owners within a 2640' radius, and a notification sign posted at the subject property, which were completed at least 14 days prior to the Planning Commission Public Hearing.

Community Meeting & Public Comment

At the community meeting, there were nine attendees outside of Elbert County Planning Staff and the property owners. Questions and concerns expressed at the community meeting included Rattlesnake Fire Protection District's ability to serve additional lots in the area, process questions involving the right to subdivide existing 35-acre lots, access questions, and the minimum lot size required for individual well and septic.

Referral Process

The first referral period occurred from April 2 to April 23, 2026. A second referral period was required for well re-permitting only. Responding agencies include:

- Colorado Geological Survey
- Colorado Division of Water Resources
- CORE Electric
- Elbert County Assessor Office – GIS Analyst
- Elbert County Community & Development Services
- Elbert County Treasurer's Office
- Elbert County Public Works (Road & Bridge)
- Elbert County Public Health
- Elbert County Sheriff's Office

- Rattlesnake Fire Protection District
- Elbert County Building Department

The applicant made all requested revisions by the referral agencies. There are no outstanding objections from any internal or external agency.

Considerations for Decision

The following could be taken into consideration for a decision:

- The applicants addressed all concerns from review agencies.
- The surrounding properties are zoned Agricultural (A) and Residential Agriculture-1 (RA-1).
- The subject property is served by a private road.
- Evidence of adequate water provided.
- Development will have individual wells and septic systems.

Findings & Review Criteria

The Elbert County Zoning Regulations determines that all Rezone Applications must follow the review criteria set forward in Article III.C.4. The review criteria are as follows:

(a) Whether the proposed rezoning conforms to and is generally consistent with the goals and policies of the Elbert County Comprehensive Plan.

The proposed rezoning is consistent with the residential development goal of the Elbert County Comprehensive Plan: "Elbert County supports residential development by: encouraging a range of lot sizes and residential densities associated with available roads and infrastructure." This project allows for ten-acre minimum lot sizes in an area where lots range from five acres to 35 acres. The Community Resources Topic Area of the Comprehensive Plan, policy WS4 states that "new development shall conform to State laws covering domestic water supply and septic systems." This rezone conforms with both of those policies.

(b) Whether the proposed rezoning is compatible with surrounding land uses.

The proposed Rezone would allow for Agriculture Residential development standards, which restricts minimum lot sizes to ten acres. Surrounding land uses are primarily residential and agricultural with varying lot sizes and community densities. This rezoning could be considered compatible with the larger lot agricultural and smaller lot residential land uses in the immediate vicinity.

(c) Whether the proposed rezoning would adversely impact the provision of public services.

No referral agencies, including the Rattlesnake Fire Protection District, Elbert County Sheriff's Office, or Elbert County Office of Emergency Management, had objections to this application. There are adequate public services to serve this development.

(d) Whether the proposed rezoning would adversely impact the environment.

Building permit review with Public Works and septic review for OWTS with Public Health can identify any site-specific environmental factors upon development of residences on the property. The Division of Water Resources also reviewed the proposed water supply and deemed it adequate.

(e) Whether the proposed rezoning would create unreasonable traffic congestion or burden the existing road system without improvements.

Elbert County Public Works reviewed the application and had no objections. County Public Works Staff did not require a traffic study for this rezoning application which will not require any private road improvements or infrastructure changes.

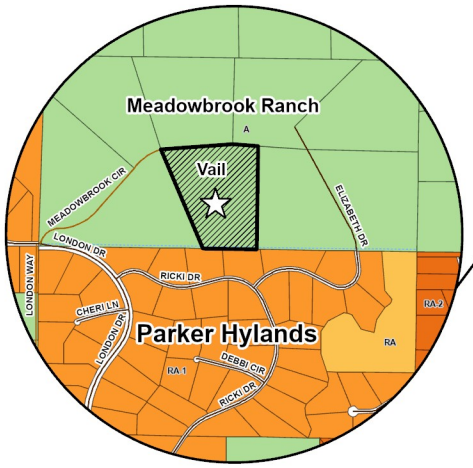
(f) Whether the proposed rezoning will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of Elbert County.
There was no evidence provided during the application review that would raise concerns that this rezone will be detrimental to the health, safety or welfare of the present or future inhabitants of Elbert County.

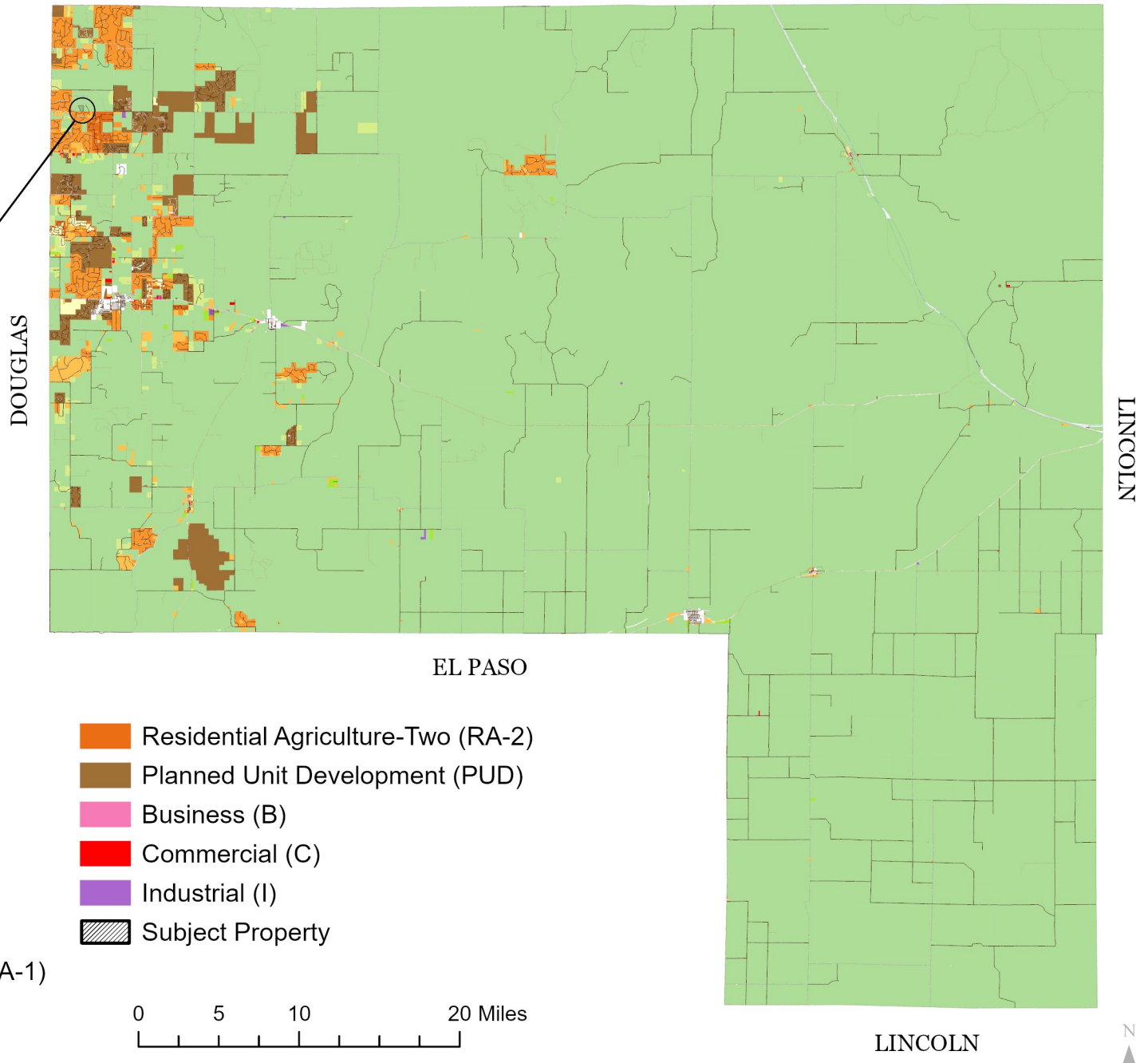
Potential Conditions of Approval

Should the Planning Commission decide to recommend approval for the **Vail Rezone: RZ-2026-0002,** following conditions of approval may be appropriate.

1. The applicant shall remove signs within one week of the conclusion of all notified meetings, public hearings, or decisions. Signs not removed within one week may be removed by Elbert County, subject to reasonable charges for removal.
2. The Rezone shall not become effective until all fees are paid, conditions of approval are met, and the Rezone Exhibit is recorded.
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.

VAIL - CASE # RZ-2026-0002

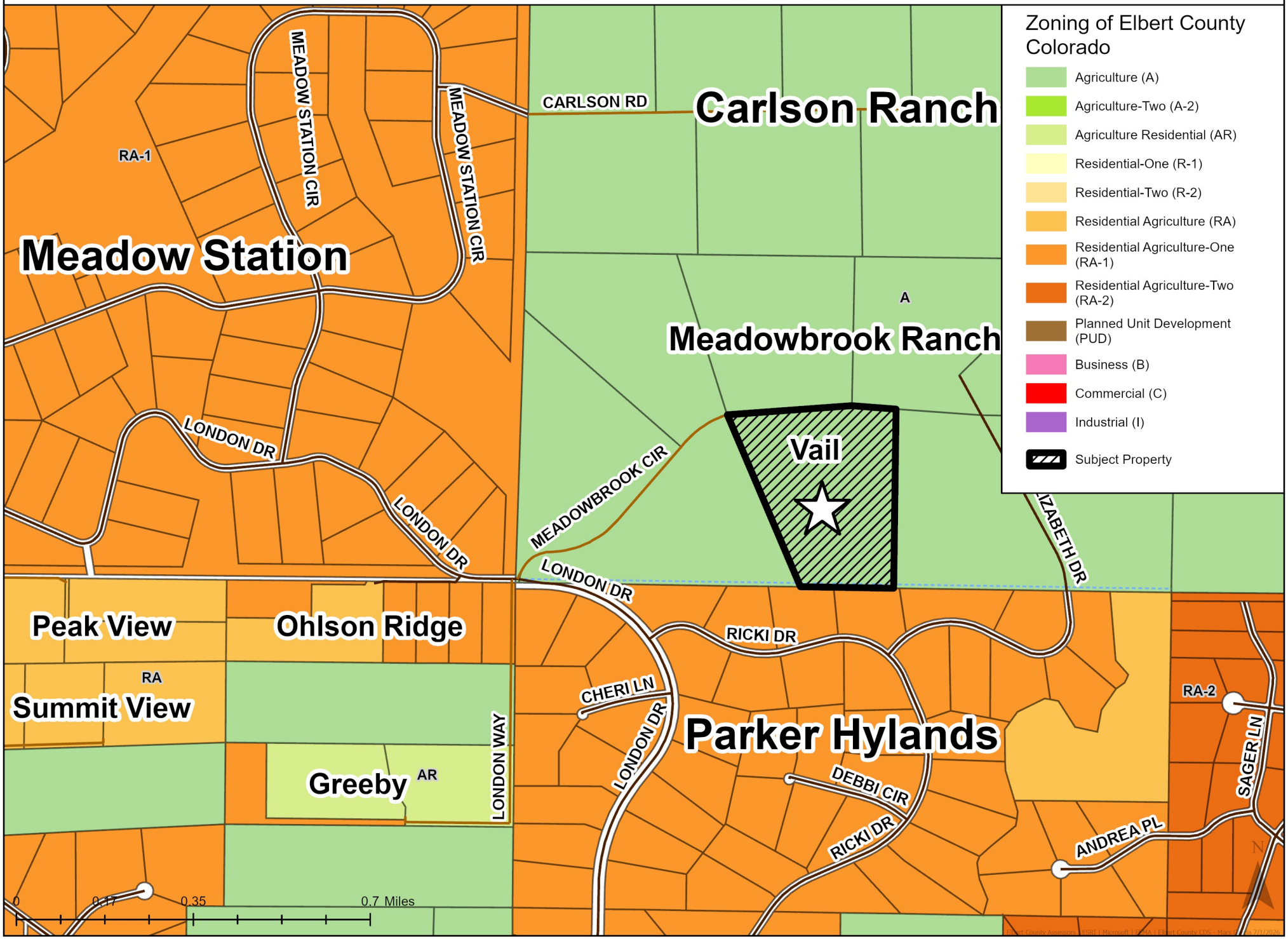




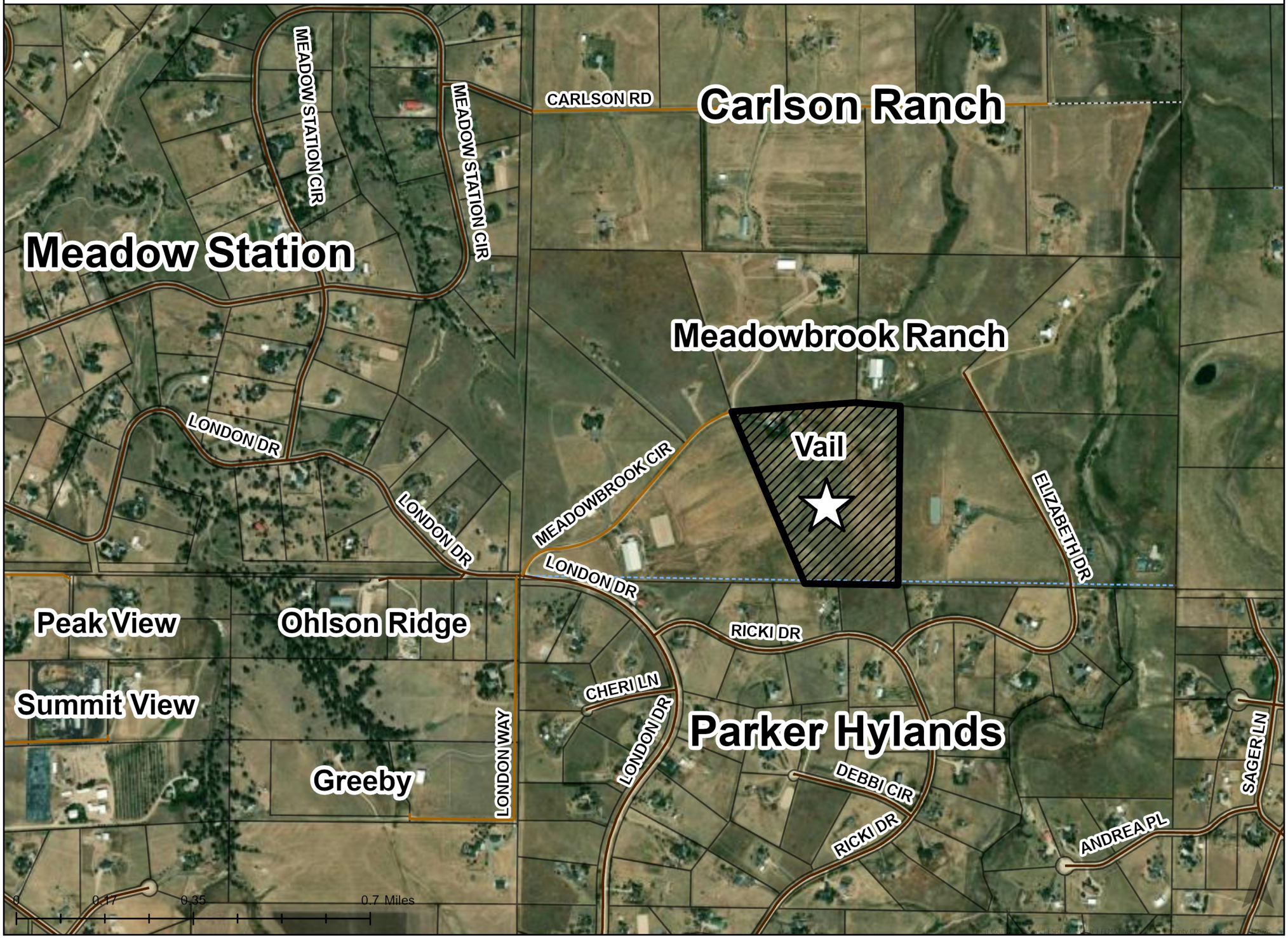
- Agriculture (A)
- Agriculture-Two (A-2)
- Agriculture Residential (AR)
- Residential-One (R-1)
- Residential-Two (R-2)
- Residential Agriculture (RA)
- Residential Agriculture-One (RA-1)
- Residential Agriculture-Two (RA-2)
- Planned Unit Development (PUD)
- Business (B)
- Commercial (C)
- Industrial (I)
- Subject Property

Elbert County Assessors | ESRI | Microsoft | FEMA | Elbert County CDS - Mars Garcia 7/1/2026

VAIL - CASE # RZ-2026-0002



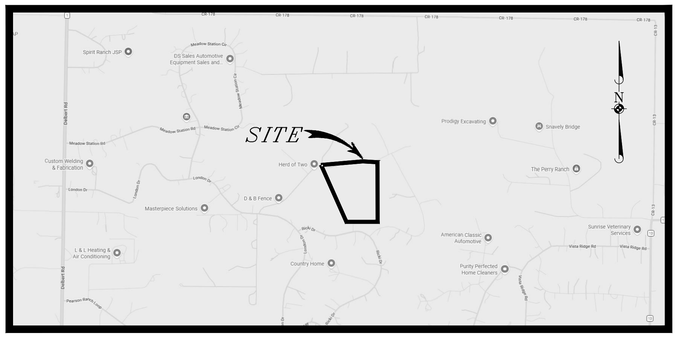
VAIL - CASE # RZ-2026-0002



VAIL AGUIRRE
REZONE EXHIBIT

CASE NO.RZ-2026-0002

LOCATED IN THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO



VICINITY MAP
(1"=2000')

LEGAL DESCRIPTION

MEADOWBROOK RANCHES: TRACT 8

A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 1440.46 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 357.38 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 1008.67 FEET; THENCE SOUTH 23 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

I JENA E. VAIL AND HUBERT B. AGUIRRE, JR. OF THE LAND AFFECTED BY THIS REZONE, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

OWNER: _____ DATE: _____
(SIGNATURE)
JENA E. VAIL

OWNER: _____ DATE: _____
(SIGNATURE)
HUBERT B. AGUIRRE, JR.

STATE OF _____)
)
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20___,

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____,

OWNERS

JENA E. VAIL AND HUBERT B. AGUIRRE, JR.
4324B MEADOWBROOK CIRCLE
PARKER, COLORADO 80138
PHONE: (719) 240-7212

APPLICANT REPRESENTATIVE

CAMILLE COURTNEY
P.O. BOX 711
FRANKTOWN, COLORADO 80116
PHONE: (720) 390-8434

ZONING

EXISTING: A
PROPOSED: AR

SURVEYOR

CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
MAIN NUMBER: (303) 395-2700
DIRECT NUMBER: (303) 980-9104

ATTN: ERIC D. CARSON (PRINCIPAL – SURVEY DIVISION MANAGER)
EMAIL: ERICC@CWC-CONSULTING.COM

GENERAL NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE COMPANY ORDER NUMBER: K70892990, WITH AN EFFECTIVE DATE: 02/12/2026 AT 5:00 P.M., FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID TO BEAR N89°56'51"E, A DISTANCE OF 5301.20 FEET, FROM THE SOUTHWEST ONE-QUARTER OF SECTION 26 FOUND 2.5" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1970, 27 I 26, +, 34 I 35, LS 6935, ARCHER & ASSOC." TO THE SOUTHEAST ONE-QUARTER OF SECTION 26 FOUND 3.25" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "T6S R65W, 26 I 25, -+-, 35 I 36, 1992, PLS 5112"

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. DRAINAGE AND FLOODPLAIN NOTE: THE PROPERTY IS LOCATED WITHIN "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBERED 08039C0250C WITH A MAP EFFECTIVE DATE OF MARCH 17, 2011.

7. DRAINAGE: THE HISTORICAL FLOW PATTERNS AND RUNOFF AMOUNTS WILL BE MAINTAINED ON THE SITE. ELBERT COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY ONSITE DRAINAGE RELATED FEATURES.

8. CONTOURS WERE DIGITIZED FROM ELBERT COUNTY GIS MAP.

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE ON THIS REZONE EXHIBIT, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE ELBERT COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FINAL PLAT RECORDATION.

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS REZONE EXHIBIT ARE INTENDED TO DEPICT GENERAL LOCATION AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISION OF THIS REZONE. DURING THE PLATTING PROCESS THE COMMUNITY & DEVELOPMENT SERVICES DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:
1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATIONS OF LOT AND TRACT SIZES AND SHAPES
3. FINAL BUILDING ENVELOPES
4. FINAL ACCESS AND PARKING LOCATIONS
5. LANDSCAPE ADJUSTMENTS

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REZONE EXHIBIT WAS FILE IN MY OFFICE THIS _____ DAY OF _____, 20___, A.D., AT_____ A.M./P.M., AND WAS RECORDED PER RECEPTION NO._____,

_____
COUNTY CLERK AND RECORDER

FIRE PROTECTION DISTRICT

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY RATTLESNAKE FIRE PROTECTION DISTRICT ON THE ___ DAY OF _____, 20___, A.D.

_____
FIRE MARSHAL – RATTLESNAKE FIRE PROTECTION DISTRICT

ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20___,

_____
DIRECTOR, ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES

PLANNING COMMISSION

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20___,

_____
CHAIRMAN, PLANNING COMMISSION

APPROVAL OF COUNTY COMMISSIONERS

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20___,

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

6969 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TEL: (303) 395-2700
FAX 303-395-2701
CWC CONSULTING GROUP
CIVIL ENGINEERING / LAND SURVEYING / CONSTRUCTION SERVICES

DATE	REVISION	BY
04/29/26	FIRST REFERRAL REPORT COMMENTS	EDC

VAIL AGUIRRE REZONE EXHIBIT
SHOWING
43248 MEADOWBROOK CIRCLE
ELBERT COUNTY, COLORADO
SHEET 1 - COVER PAGE AND NOTES

DRAFTED: JEC/EDC | CHECKED: EDC | JOB NO. 120-00496 | DATE: 03/XX/2026 | SURVEY PREPARED FOR: JENA VAIL

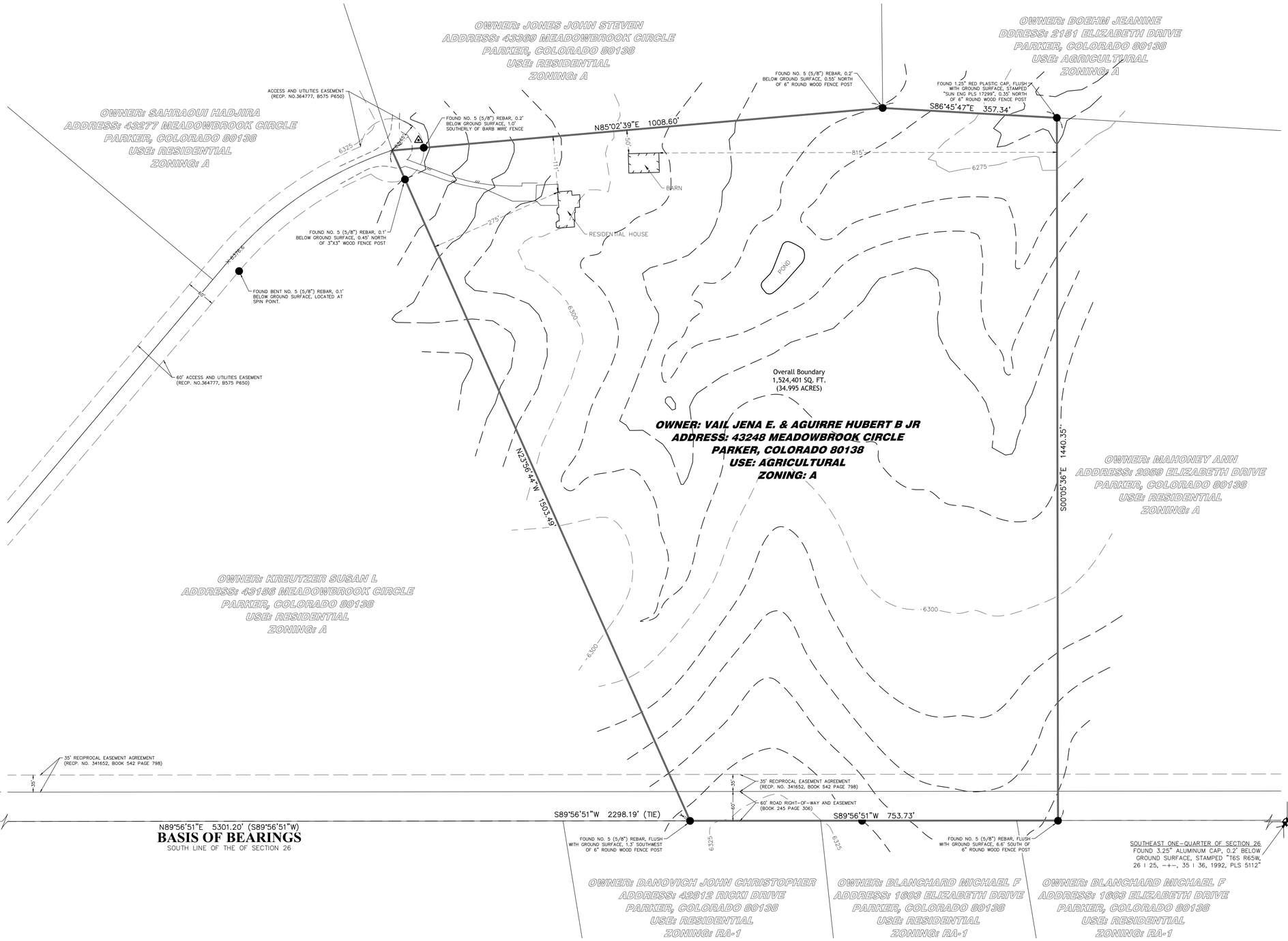
SHEET NO. 1 OF 2 SHEETS

T:\JOBS\1-20 Survey\120-00496_43248 Meadowbrook Circle-MSP\dwg\120-00496-REZE.DWG Date:04/29/26 11:19a ecarson

VAIL AGUIRRE
REZONE EXHIBIT

CASE NO.RZ-2026-0002

LOCATED IN THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO



GRAPHIC SCALE
100' 0 50' 100' 200'
(IN FEET)
1 inch = 100' ft.

LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- SET 18" LONG NO. 5 REBAR WITH 1.25" PPC, STAMPED "CWC CG INC, PLS 37890" OR 1" BRASS TAG & ALUMINUM NAIL, STAMPED "MG LLC, LS 37890"
- FOUND PLSS MONUMENT AS NOTED
- FOUND CHISELED CROSS
- FOUND CUT "X"
- FOUND RANGE POINT/CENTERLINE MONUMENT AS NOTED

- BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TRACT/LOT LINE
- EASEMENT LINE
- BARBED-WIRE FENCE
- WOOD FENCE
- WROUGHT-IRON FENCE
- XX.X' FENCE DIMENSION. NOTE: LABEL POSITION IS BASED ON THE FENCE LOCATION RELATIVE TO THE BOUNDARY LINE. DIMENSION INSIDE BOUNDARY LINE MEANS THE FENCE IS INSIDE THE BOUNDARY LINE.

YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK. , PG. = BOOK , PAGE
RECP. NO. = RECEPTION NUMBER

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
6969 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TEL: 303-799-0100
FAX 303-369-2701

DATE	REVISION	BY
04/29/26	FIRST REFERRAL REPORT COMMENTS	EDC

VAIL AGUIRRE REZONE EXHIBIT
SHOWING
43248 MEADOWBROOK CIRCLE
ELBERT COUNTY, COLORADO
SHEET 2- BOUNDARY AND EXCEPTIONS

DRAFTED: JEC/EDC | CHECKED: EDC
DATE: 03/XX/2026 | JOB NO. 120-00496
SURVEY PREPARED FOR: JENA VAIL
SHEET NO. 2 OF 2 SHEETS

T:\JOBS\1-20 Survey\120-00496_43248 Meadowbrook Circle-MSP\dwg\120-00496-RZE.DWG Date:04/29/26 11:19a ecarson

605191 B: 813 P: 764 QCD
03/01/2021 05:00:57 PM Page 1 of 2 R: $18.00 D: $0.00
Dallas Schroeder Clerk/Recorder, Elbert County, CO

FNTC
File No.: F0700565-158-MR1

QUITCLAIM DEED

THIS QUITCLAIM DEED is made on February 22, 2021 between

Jena E. Vail ("Grantor"), of the County of ELBERT and State of COLORADO

and

Jena E. Vail and Hubert B. Aguirre, Jr. ("Grantee"), as JOINT TENANTS
whose legal address is 43248 Meadowbrook Circle , Parker, CO 80138-4467.

WITNESS, that the Grantor, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell and QUITCLAIM unto the Grantee and the successors and assigns of the Grantee forever, all of the right, title interest, claim and demand that the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of ELBERT and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Also Known As: 43248 Meadowbrook Circle, Parker, CO 80138-4467

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee and the successors and assigns of the Grantee forever.

EXECUTED AND DELIVERED on the date set forth above.

Jena E. Vail

STATE OF: COLORADO

COUNTY OF: ELBERT

The foregoing instrument was acknowledged before me on February 22, 2021 by Jena E. Vail.

My Commission Expires:

Nov. 16, 2021

Notary Public

PHILLIP LEE MEYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054043329
MY COMMISSION EXPIRES NOV 16, 2021

Exhibit A

Parcel A:
MeadowBrook Ranches: Tract 8
A tract of land situated in the South 1/3 of Section 26, Township 6 South, Range 65 West of the 6th Principal Meridian, Elbert County, Colorado, more particularly described as follows:
Commencing at the Southwest corner of said Section 26 and considering the South line of said Section 26 to bear N 89°56'51" E with all bearings contained herein relative thereto;
Thence N 89°56'51" E along said South line a distance of 2298.48 feet to the true point of beginning;
Thence N 89°56'51" E along said South line a distance of 753.40 feet;
Thence N 0°05'34" W a distance of 1440.46 feet;
Thence N 88°42'55" W a distance of 357.38 feet;
Thence S 85°02'24" W a distance of 1008.67 feet;
Thence S 23°57'14" E a distance of 1503.95 feet to the point of beginning;
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104,

Parcel B-W
An easement for access and utilities situated in the Southwest ¼ of Section 26, Township 6 South, Range 65 West of the 6th Principal Meridian, Elbert County, Colorado, subject easement being 60.00 feet in width, 30.00 feet on each side of the centerline described as follows:
Commencing at the Southwest corner of said Section 26 and considering the South line of said Section 26 to bear N 89°56'51" E with all bearings contained herein relative thereto; Thence N 89°56'51" E along said South line a distance of 30.00 feet to the true point of beginning of subject centerline; Thence Northeasterly along the arc of a curve to the right a distance of 384.20 feet, said curve has a radius of 250.00 feet and a central angle of 88°03'09" to a point of reverse curve;
Thence Northeasterly along the arc of a curve to the left a distance of 626.52 feet, said curve has a radius of 750.00 feet and central angle of 47°51'44" to a point of tangent;
Thence N 40°08'16" E along said tangent a distance of 827.07 feet to a point of curve;
Thence Northeasterly along the arc of a curve to the right a distance of 411.42 feet, said curve has a radius of 750.00 feet and a central angle of 31°25'49" to the center of a 65.00 foot radius cul-de-sac access and utility easement and to the point of terminus of subject centerline.
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, Co 80104,
County of Elbert, State of Colorado.

Land Development Application Form – Rezone / Rezone to PUD

Community Development Services

215 Comanche Street PO Box 7
Kiowa, CO 80117 (303)621-3136
www.elbertcounty-co.gov

APPLICANT INFORMATION:

Name:	Camille Courtney on behalf Jena Vail and Hubert Aguirre
Company:	Courtney & Associates
Phone:	720-390-8434
Email:	camille@camillecourtney.com
Address:	PO Box 711, Franktown, CO 80116
Project Description:	Rezone 35 acres from A-1 to AR.

PROPERTY INFORMATION:

Parcel Number:	6526300137	**Zone District:**	A-1
Legal Description:	Section 26 Township 6 Range 65 Subdivision Lot 8	**Acreage:**	35
Site Address:	43248 Meadowbrook Circle, Parker, CO 80138	**Water Source:**	well
Property Owner	Jena Vail and Hubert Aguirre	**Sewer Source:**	septic
Source of Electric	CORE	**Source of Gas**	propane
Owner of Mineral Rights	Owners		

REQUIRED DOCUMENTS TO INCLUDE WITH THIS APPLICATION:

- ■ Cover Letter/Narrative
- ■ Vicinity Map
- ■ Proof of Ownership – ■ Deed ☐ O&E ■ Title Commitment
- ■ List and Map of property owners and addresses in accordance with public notice provisions. ☐ 500' ■ 1,320'
- ■ Written Legal Description of property boundary
- ■ Proof of Water
- ☐ Proof of Sewer
- ☐ Proof of Fire Protection
- ■ Proof/Explanation of Access
- ■ Statement of Taxes Due for all parcels, current to within one week of submission
- ☐ Planned Unit Development (PUD) Graphics Exhibit in accordance with ECZR, Appendix B (only required for PUD Rezone)
- ☐ Planned Unit Development (PUD) Development Guide/Written Restrictions (only required for PUD Rezone)
- ■ Rezone Exhibit – scaled and dimensioned and in accordance with ECZR, Appendix B (only required for Straight Zone District)

Land Development Application Form – Rezone / Rezone to PUD

☐ Preliminary Drainage Report and Plan OR Drainage Letter
☐ Geologic Report: If the subject property is located within an area that contains expansive soils or other geologic hazards, a geologic report may be required by the County Engineer or Colorado Geologic Survey.
☐ Grading and Erosion Control Plan
☐ Visual Analysis or Renderings (only required for PUD Rezone)
☐ Traffic Analysis (Fewer than 1,000 VPD) or Traffic Study (Greater than 1,000 VPD and must be prepared by a Professional Engineer)

APPLICATION AGREEMENT: Review of this application and supportive documentation will not begin until the Community & Development Services Department deems the application complete. No application submittal will be considered complete until all required pieces are submitted. All required documents must be submitted electronically and label in accordance with Elbert County Community Development Services naming criteria. Applicant acknowledges that there is no mutually agreed upon time between the County and the applicant during which this application will be approved, conditionally approved or denied. In addition to the standard Land Use Fees, the applicant is responsible for all Public Notice Costs including but not limited to signs, legal notices, and certified mail.

FEES & NOTICES AGREEMENT: The applicant agrees to pay for reasonable additional engineering and/or consultation when requested by the Community & Development Services Department, Planning Commission or Board of County Commissioners when, in their opinion, additional information, studies, or investigations are needed to help clarify the proposal made. The applicant also agrees to remove any Public Notice Sign for hearing notification within 7 days after the final hearing, and acknowledges that this must be completed as a condition of approval prior to the recording of Mylars or Final Plats.

Applicant's Signature _____ Date: 3/6/26

Community Development Services

215 Comanche Street PO Box 7
Kiowa, CO 80117 (303)621-3136
www.elbertcounty-co.gov

Land Development Application Form – Rezone / Rezone to PUD

If property owner is represented by a third party, fill out the Property Owner Disclosure below.

PROPERTY OWNER DISCLOSURE: I/We, Jena Vail & Hubert Aguirre do hereby acknowledge my/our full awareness of the application/request being presented to Elbert County by for the parcel of land indicated, and for the reason(s) noted on this completed application. I/We hereby acknowledge the person(s) noted is/are my/our authorized representative(s) in the matter. I/We hereby grant permission for the Elbert County Community & Development Services Department, or any referral agency they require, to access the parcel of land indicated for reasons of reviewing and evaluating the land use application.

Owner Name Printed: Jena Vail Owner Signature _____ Date: 03-12-26

Owner Name Printed: Hubert Aguirre Owner Signature _____ Date: 03-12-26

State of Colorado)
Roshni Thakuri) §:
County Douglas)

The above and foregoing instrument was subscribed and sworn to before me, in my presence, a Notary Public in and for the County of Douglas, State of Colorado, this 12th day of March, 2026.

(SEAL)

ROSHNI THAKURI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254009394
MY COMMISSION EXPIRES 03/07/2029

Notary Signature _____

Office Use Only

Rezone type: ☐Straight Rezone District ☐Rezone to PUD

Received by: _____ Date: _____ Fee Collected: _____ Payment Type: _____

Case Number:		**Planner:**	
Meeting Date / Time:		**Violation Case:**	

ELBERT COUNTY

Community & Development Services

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136
CDS@elbertcounty-co.gov

ADDITIONAL FEES AND EXPERT COSTS AGREEMENT

The purpose of this agreement is acknowledgment that the Applicant or Authorized Representative of the stated project agrees to pay the applicable plan review and permit fees set forth by the Community and Development Services Department and Department of Public Works Engineering. Fee schedules can be found on the Elbert County Website and will be presented at Pre-Application meetings.

The Applicant or Authorized Representative also agrees upon consent to pay for additional expert engineering, legal and/or other applicable third-party consultants as needed to provide professional opinions, additional information, studies, or investigations to clarify or substantiate information at any time throughout the development process. These requests may come from departments of Community and Development Services, Public Works, Planning Commission, Legal & Administrative, or Board of County Commissioners.

Project Name:
_____

Applicant or Authorized Representative
Signature:_____

Date:_____

ELBERT COUNTY
Community & Development Services

OWNER/APPLICANT REPRESENTATIVE AUTHORIZATION FORM

OWNER/APPLICANT INFORMATION:

Name	Jena Vail & Hubert Aguirre
Phone	719-240-7212
Email	jena.vail@evrealestate.com
Property Address	43248 Meadowbrook Circle, Parker, CO 80138
Mailing Address	Sames as above

AUTHORIZED REPRESENTATIVE INFORMATION:

Representative Name	Camille Courtney
Company Name	Courtney & Associates
Phone	720-390-8434
Email	camille@camillecourtney.com
Mailing Address	PO Box 711, Franktown, CO 80116

SCOPE OF AUTHORIZATION:

I hereby authorize the Representative named in the second section to serve as the primary point of contact for all **email communication**, manage all **invoicing and billing** matters, and execute the **submittal of materials**, including applications, plans, and supporting technical documentation.

SIGNATURES:
Applicant Signature: Camille Courtney **Date:** 3/25/26

Notary Public Acknowledgment

State of Colorado *County of* Douglas

The foregoing instrument was acknowledged before me this 26th day of March, 2026 by Camille Courtney (Name of Signer), who is personally known to me or has produced Driver's License as identification.

(Seal)

Signature of Notary Public Kari Jurczewsky

My Commission Expires: 3/29/26

KARI JURCZEWSKY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944015400
MY COMMISSION EXPIRES 03/29/2026

ELBERT COUNTY

Community & Development Services

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136
CDS@elbertcounty-co.gov

ADDITIONAL FEES AND EXPERT COSTS AGREEMENT

The purpose of this agreement is acknowledgment that the Applicant or Authorized Representative of the stated project agrees to pay the applicable plan review and permit fees set forth by the Community and Development Services Department and Department of Public Works Engineering. Fee schedules can be found on the Elbert County Website and will be presented at Pre-Application meetings.
The Applicant or Authorized Representative also agrees upon consent to pay for additional expert engineering, legal and/or other applicable third-party consultants as needed to provide professional opinions, additional information, studies, or investigations to clarify or substantiate information at any time throughout the development process. These requests may come from departments of Community and Development Services, Public Works, Planning Commission, Legal & Administrative, or Board of County Commissioners.

Project Name: Vail Rezone & Minor & Minor Plat

Applicant or Authorized Representative
Signature: Connie A Conley

Date: 3.25.24

ELBERT COUNTY

Community & Development Services

LAND DEVELOPMENT APPLICATION FORM

OWNER/APPLICANT INFORMATION:

Name	Jena Vail & Hubert Aguirre
Owner Rep	**YES** ☐X If yes, you must complete the Owner/Applicant Representative form **NO** ☐
Phone	719-240-7212
Email	jena.vail@evrealestate.com
Address	43248 Meadowbrook Circle, Parker, CO 80138
Project Description	ReZone and Minor Plat to create two 10-acre lots.

PROPERTY INFORMATION:

Parcel Number	R114132
Legal Description	***Please attach a separate word document with the full legal description**
Site Address	43248 Meadowbrook Circle, Parker, CO 80138
Zone District	A
Acreage	35
Property Owner	Jena Vail & Hubert Aguirre
Gas Source	Propane
Electric Source	CORE
Water Source	Wells
Sewer Source	Septic
Mineral Rights Owner	Owner

CHECK APPROPRIATE BOX:

	Preliminary Plat	X	Rezone		1041
	Final Plat		Planned Unit Development		Special District Service Plan
X	Minor Plat		Site Development Plan		Special Use by Review
	Plat Amendment		EDZ Site Development Plan		Variance
	EDZ Subdivision Plat		Subdivision Exemption		Vacation

ELBERT COUNTY

Community & Development Services

APPLICATION AGREEMENT: No application submittal will be considered complete until all required items are submitted. In addition to the application fees, the applicant is responsible for all public notice costs including but not limited to sign(s), newspaper publication, and mailing. ***The applicant is responsible for meeting all requirements of the applicable Zoning and Subdivision Regulations, including documentation, processes, and development standards. Approval and timelines are subject to review and cannot be guaranteed.***

FEES & NOTICES AGREEMENT: The applicant agrees to pay for reasonable additional engineering and/or consultation when requested by the Community & Development Services Department, Planning Commission or Board of County Commissioners when, in their opinion, additional information, studies, or investigations are needed to help clarify the proposal. The applicant also agrees to remove any public notice sign(s) within seven days after the final hearings and acknowledges that this must be completed as a condition of approval prior to the recordation of final documents. ***The Additional Fee and Expert Costs Agreement form must accompany this Land Development Application form.***

Applicant's Signature _____ **Date:** 3.25.26

Office Use Only
Application type:

Received by: _____ Date: _____ Fee Collected: _____ Payment Type: _____

Case Number:		**Planner:**	

Community & Development Services, Elbert County, Colorado
P.O. Box 7, 215 Comanche St. Kiowa, CO 80117
(303) 621-3136 • www.elbertcounty-co.gov

SUBDIVISION SUMMARY FORM

DATE: 3.25.26

TYPE OF SUBMISSION: ☒ Request for Exemption ☐ Preliminary Plat ☐ Final Plat

SUBDIVISION NAME: Meadow Brook Ranch FILING:

LOCATION OF SUBDIVISION

Section: 26 Township: 6 Range: 65

OWNER(S): Jene Vail & Hubert Aguirre

ADDRESS: 43249 Meadowbrook Circle, Parker CO 80138

OWNER(S) REPRESENTATIVE: Camille Courtney

REPRESENTATIVE ADDRESS: PO Box 711 Franktown CO 80116

	TYPE OF HOUSING UNITS	NUMBER OF DWELLING UNITS	AREA (ACRES)	PERCENT OF TOTAL AREA
☐	Single Family			
☐	Apartments			
☐	Condominiums			
☐	Mobile Homes			
☐	Commercial			
☐	Industrial			
☐	Other (Specify)			
	SUBDIVISION AMENITIES	TYPE	AREA (ACRES)	PERCENT OF TOTAL AREA
☐	Right of Ways (Streets)	Dedicated		
☐	Right of Ways (Streets)	Private		
☐	Schools Sites	Dedicated		
☐	School Sites	Reserved		
☐	Park Sites (Non Passive)	Dedicated		
☐	Park Sites (Non Passive)	Private		
☐	Trails	Public		
☐	Trails	Private		
☐	Open Space	Dedicated		
☐	Open Space	Private		

ESTIMATED WATER REQUIREMENTS (GALLONS/DAY):

PROPOSED WATER SOURCE: Well

ESTIMATED SEWAGE DISPOSAL REQUIREMENTS: Septic

PROPOSED MEANS OF SEWAGE DISPOSAL: Septic

Land Development Application Form – Rezone / Rezone to PUD

Community Development Services

215 Comanche Street PO Box 7
Kiowa, CO 80117 (303)621-3136
www.elbertcounty-co.gov

If property owner is represented by a third party, fill out the Property Owner Disclosure below.

PROPERTY OWNER DISCLOSURE: I/We, Jena Vail & Hubert Aguirre do hereby acknowledge my/our full awareness of the application/request being presented to Elbert County by for the parcel of land indicated, and for the reason(s) noted on this completed application. I/We hereby acknowledge the person(s) noted is/are my/our authorized representative(s) in the matter. I/We hereby grant permission for the Elbert County Community & Development Services Department, or any referral agency they require, to access the parcel of land indicated for reasons of reviewing and evaluating the land use application.

Owner Name Printed: Jena Vail Owner Signature _____ Date: 03-12-26

Owner Name Printed: Hubert Aguirre Owner Signature _____ Date: 03-12-26

State of Colorado)
Roshni Thakuri) §:
County Douglas)

The above and foregoing instrument was subscribed and sworn to before me, in my presence, a Notary Public in and for the County of Douglas, State of Colorado, this 12th day of March, 2026.

(SEAL)

ROSHNI THAKURI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254009394
MY COMMISSION EXPIRES 03/07/2029

Notary Signature _____

Office Use Only

Rezone type: ☐Straight Rezone District ☐Rezone to PUD

Received by: _____ Date: _____ Fee Collected: _____ Payment Type: _____

Case Number:		**Planner:**	
Meeting Date / Time:		**Violation Case:**	

Narrative Description of Vail ReZone and Minor Plat

43248 Meadowbrook Circle
Parker, Co 80138

The property owners are desirous of creating two additional ten acre lots on their 35 acre parcel. Their home and outbuildings will remain on the northern 15 acres. The new lots will be granted a non-exclusive easement across the applicants property 30'wide to allow a private driveway to serve the two new lots with access off the cul-de-sac at the end of Meadowbrook Circle. Meadowbrook is a non-exclusive easement appurtenant to the Vail parcel. Meadowbrook Circle is a 60-wide dedicated easement and privately maintained.

The new parcels are in the Rattlesnake Fire Department who has the capacity to serve them. The Chief attended the community meeting and was asked if they could provide service and affirmed that they would.

The parcels will have private wells and septic systems. The owners have adjudicated a 300-year water supply which has sufficient water to serve two additional lots in the Upper Dawson Aquifer.

CORE Electric provides electricity to the area and can serve these new lots.

The existing zoning is A-1. The owners are requesting a rezone to AR- Agricultural Residential.

A minor plat will also be created.

No offsite improvements are required.

FIRE PROTECTION AND SAFETY AGREEMENT FORM
Community & Development Services, Elbert County, Colorado

P.O. Box 7, 215 Comanche St. Kiowa, CO 80117 • (303) 621-3136 • cds@elbertcounty-co.gov

This form is designed to accompany Land Development Applications submitted to Elbert County Community and Development Services and serves as Proof of Fire Protection for Land Development Review. PLEASE COMPLETE ALL BOXES

Applicant Name:	Address & Zip Code:	Phone:	Email:
Camille Courtney	PO Box 711, Franktown, CO 80116	720-390-8434	camille@camillecourtney.com
Property Owner:	**Address & Zip Code:**	**Phone:**	**Email:**
Vail & Aguirre	43248 Meadowbrook Circle, Parker, CO 80138	719-240-7212	Jena@vail@evrealestate.com

Subject Property Address:	Project Name & Description: Vail Rezone and Minor Plat
43248 Meadowbrook Circle, Parker, CO 80138	Divide 35 acre parcel into 15 acre and two 10-acre parcels.

CHECK ONE:

☒ The subject property is located within the Rattlesnake fire protection district.

☐ The subject property is located outside a fire protection district.

If the subject property is located outside a fire protection district, a contract with a district providing for fire protection to the property will be required. The applicant has met with the following fire protection district to discuss fire district requirements.

FIRE PROTECTION DISTRICT SERVING THE SUBJECT PROPERTY: RATTLESNAKE.

Fire District Authorized Representative: CASS KILAUFF Title: FIRE CHIEF.

Fire District Authorized Signature [signature]. Date: 3/27/2026

APPLICANT AGREEMENT: I am aware of the adopted fire code and will comply with the requirements of the fire district.

Applicant's Signature [signature], applicant's agent. Date: 3.25.26

FIRE PROTECTION DISTRICTS SERVING ELBERT COUNTY:

☐ AGATE FIRE PROTECTION DISTRICT 40160 County Road 153 / P.O. Box 146 Agate, CO 80101 (719) 764-2771	☐ BIG SANDY FIRE PROTECTION DISTRICT/ SIMLA VOLUNTEER FIRE DEPARTMENT 219 Sioux Avenue / P.O. Box 161 Simla, CO 80835 (719) 541-2883	☐ CALHAN FIRE PROTECTION DISTRICT 725 4th Street Calhan, CO 80808 (719) 347-3057
☐ DEER TRAIL RURAL FIRE PROTECTION DISTRICT 488 1st Avenue / P.O. Box 257 Deer Trail, CO (303) 769-4748	☐ ELBERT FIRE PROTECTION DISTRICT 24310 Main Street / P.O. Box 98 Elbert, CO 80106 (303) 648-3000	☐ ELIZABETH FIRE RESCUE 155 West Kiowa Avenue / P.O. Box 441 Elizabeth, CO 80107 (303) 646-3800
☐ KIOWA FIRE PROTECTION DISTRICT 403 County Road 45 / P.O. Box 321 Kiowa, CO 80117 (303) 621-2233	☐ LIMON AREA FIRE PROTECTION DISTRICT 130 C Avenue/ P.O. Box 3 Limon, CO 80828 (719) 775-8155	☐ NORTH CENTRAL FIRE DEPARTMENT 40144 Ridge Road Deer Trail, CO 80105 (303) 621-2901
☒ RATTLESNAKE FIRE DEPARTMENT 46200 Coal Creek Drive Parker, CO 80138 (303) 841-8111	☐ TRI-COUNTY VOLUNTEER FIRE DEPARTMENT & FIRE PROTECTION DISTRICT 590 N Rush Road / P.O. Box 97 Rush, Colorado 80833 (719) 478-2345	

HIGH PLAINS SURVEY CO, INC.

345 Comanche
P.O. Box 773
Kiowa, CO. 80117
303-621-8672/Fax 303-621-8673

Copy

Improvement Location Certificate

PROPERTY DESCRIPTION:

MEADOWBROOK RANCHES: TRACT 8

A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLOOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR N89°56'51"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE N89°56'51"E ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N89°56'51"E ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET;
THECNE N00°05'34"W A DISTANCE OF 1440.46 FEET;
THENCE N86°42'55"W A DISTANCE OF 357.38 FEET;
THENCE S85°02'24"W A DISTANCE OF 1008.67 FEET;
THENCE S23°57'14"E A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING;
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S.6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104,

PARCEL B-W
AN EASEMENT FOR ACCESS AND UTILITIES SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, SUBJECT EASEMENT BEING 60.00 FEET IN WIDTH, 30.00 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR N89°56'51"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°56'51"E ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT CENTERLINE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 384.20 FEET, SAID CURVE HAS A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 88°03'09" TO A POINT OF REVERSE CURVE;
THECNE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 626.52 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 47°51'44" TO A POINT OF TANGENT;
THENCE N40°08'16"E ALONG SAID TANGENT A DISTANCE OF 827.07 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 411.42 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND A CENTRAL ANGEL OF 31°25'49" TO THE CENTER OF A 65.00 FOOT REDIUS CUL-DE-SAC ACCESS AND UTILITY EASEMENT AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104,
COUNTY OF ELBERT, STATE OF COLORADO.

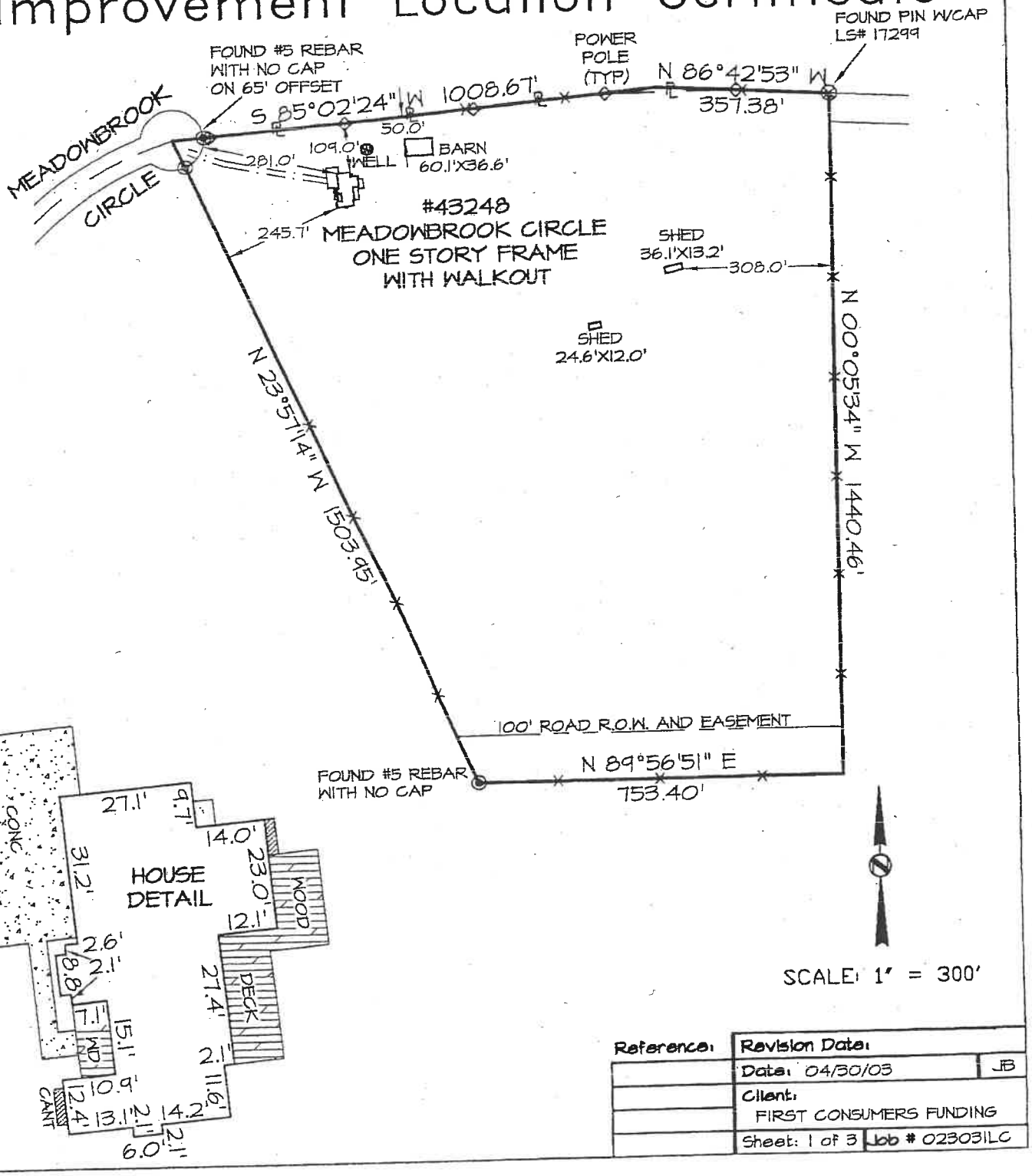
Reference:	Revision Date:	
	Date: 04/30/03	JB
	Client: FIRST CONSUMERS FUNDING	
	Sheet: 2 of 3	Job # 02303ILC

HIGH PLAINS SURVEY CO, INC.

345 Comanche
P.O. Box 773
Kiowa, CO. 80117
303-621-8672/Fax 303-621-8673

Copy

Improvement Location Certificate



Reference:	Revision Date:	
	Date: 04/30/03	JB
	Client: FIRST CONSUMERS FUNDING	
	Sheet: 1 of 3	Job # 023031LC

HIGH PLAINS SURVEY CO, INC.

345 Comanche
P.O. Box 773
Kiowa, CO. 80117
303-621-8672/Fax 303-621-8673

IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that on April 30, 2003 this Improvement Location Certificate of the hereon described property, 43248 Meadowbrook Circle, Elbert County, Colorado was prepared for First Consumers Funding, and is not to be relied upon for the establishment of fences, buildings or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjacent premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. This Improvement Location Certificate does not constitute a title search by High Plains Survey Co. Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with that of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

This Improvement Location Certificate was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.

Signed

COLORADO REGISTERED KEITH WESTFALL 30127 PROFESSIONAL LAND SURVEYOR

Keith Westfall
Colorado PLS 30127
For and on the behalf of
High Plains Survey Company Inc.

Sheet 3 of 3
Job # 02303

Copy

FORM NO. GWS-31 01/93

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

AUG 24 1998

WATER RESOURCES STATE ENGINEER COLO

1. **WELL PERMIT NUMBER** 209382

2. **OWNER NAME(S)** MONARCH HOMES
Mailing Address 3144 CR 186
City, St. Zip PARKER CO 80138
Phone (303) 840-1794

3. **WELL LOCATION AS DRILLED:** SE 1/4 SW 1/4, Sec. 26 Twp. 6 S, Range 65 W
DISTANCES FROM SEC. LINES:
1100 ft. from SOUTH (North or South) Sec. line and 2100 ft. from WEST (East or West) Sec. line. OR
SUBDIVISION: MEADOWBROOK RANCHES LOT 8 BLOCK ____ FILING(UNIT) ____
STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION ____ ft. DRILLING METHOD AIR ROTARY
DATE COMPLETED June 26, 1998 TOTAL DEPTH 400 ft. DEPTH COMPLETED 400 ft.

5. **GEOLOGIC LOG:**

Depth		Description of Material (Type, Size, Color, Water Location)
0	2	TOP SOIL
2	12	BROWN CLAY
12	30	YELLOW SANDY CLAY
30	40	GREEN CLAY
40	55	SAND
55	90	GREEN SHALE
90	120	SAND
120	188	GREEN CLAY
188	200	GREEN SANDY CLAY
200	217	SAND
217	222	GREEN CLAY
222	237	GRAVEL
237	260	GREEN SANDY CLAY
260	280	SAND
280	295	GRAY SHALE
295	367	SAND
367	390	GRAY SANDY CLAY
390	400	SAND

REMARKS:

6. **HOLE DIAM.**

(in.)	From (ft)	To (ft)
8 3/4	0	20
6 3/16	20	400

7. **PLAIN CASING**

OD (in)	Kind	Wall Size	From(ft)	To(ft)
6 5/8	steel	.190	±1	20
4½	pvc	.240	10	205
4½	pvc	.240	225	265
4½	pvc	.240	285	305

PERF. CASING: Screen Slot Size: 17,000cb

4½	pvc	.240	205	225
4½	pvc	.240	265	285
4½	pvc	.240	305	400

8. **FILTER PACK:**
Material ____
Size ____
Interval ____

9. **PACKER PLACEMENT:**
Type ____
Depth ____

10. **GROUTING RECORD:**

Material	Amount	Density	Interval	Placement
cement	2 bags	12 gals	20'-7'	poured

11. **DISINFECTION:** Type HTH Amt. Used 1 CUP

12. **WELL TEST DATA:** ☐ Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.
TESTING METHOD AIR
Static Level 90 ft. Date/Time measured JUNE 26 1998 4 pm, Production Rate 100 gpm.
Pumping level 120 ft. Date/Time measured JUNE 26, 1998 4 pm, Test length (hrs.) 4
Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13) (a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR PARKER DRILLING INC. Phone (303) 841-5020 Lic. No. 1120
Mailing Address 1490 E CNTY. RD. 186 PARKER CO 80138

Name/Title (Please type or print): TOMMY E. THRASHER (OWNER)
Signature: Tommy E. Thrasher
Date: JUNE 26, 1998

1

FORM NO. GWS-32 10/94

PUMP INSTALLATION AND TEST REPORT

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

AUG 24 1998

WATER RESOURCES STATE ENGINEER CCLC

1. **WELL PERMIT NUMBER** 209382

2. OWNER NAME(S) MONARCH HOMES
Mailing Address 3144 CR 186
City, St. Zip PARKER, CO 80138
Phone (303) 840-1794

3. WELL LOCATION AS DRILLED: SE 1/4 SW 1/4, Sec. 26 Twp. 6 S, Range 65 W
DISTANCES FROM SEC. LINES:
1100 ft. from SOUTH (North or South) Sec. line. and 2100 ft. from WEST (East or West) Sec. line.
SUBDIVISION: MEADOWBROOK RANCHES LOT 8 BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: _____

4. PUMP DATA: Type SUBMERSIBLE Installation Completed AUG 14, 1998
Pump Manufacturer JACUZZI Pump Model No. 1S41014BS2
Design GPM 10 at RPM 3450, HP 1, Volts 230, Full Load Amps 9.6
Pump Intake Depth 220 Feet, Drop/Column Pipe Size 1" inches, Kind schl 80 pvc

ADDITIONAL INFORMATION FOR PUMPS GREATER THAT 50 GPM:
TURBINE DRIVER TYPE: ☐ Electric ☐ Engine ☐ Other _____
Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. OTHER EQUIPMENT:
Airline Installed ☐ Yes ☐ No, Orifice Depth ft. _____. Monitor Tube Installed ☐ Yes ☐ No, Depth ft. _____
Flow Meter Mfg. _____ Meter Serial No. _____
Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading _____

6. TEST DATA: ☐ Check box if Test data is submitted on Supplemental Form.

		Date	AUG 14 1998
Total Well Depth	400 ft	Time	2 p m
Static Level	90 ft	Rate (GPM)	15
Date Measured	8-14-98	Pumping Lvl.	120 ft

7. DISINFECTION: Type HTH Amt. Used 1 CUP

8. Water Quality analysis available. ☐ Yes ☐ No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR PARKER PUMP SERVICE INC. Phone (303) 841-5020 Lic. No. 1120
Mailing Address 1490 E. CNTY. RD. 186 PARKER CO 80138

Name/Title (Please type or print)	Signature	Date
TOMMY E. THRASHER (OWNER)	Tommy E. Thrasher	AUG 14, 1998

Form No. GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1120

WELL PERMIT NUMBER **209382** - ____ - __

DIV. 1 CNTY. 20 WD 2 DES. BASIN MD

Lot: 8 Block: Filing: Subdiv: MEADOWBROOK RANCHES

APPLICANT

MONARCH HOMES
3144 CR 186
PARKER CO 80138-

(303)840-1794

APPROVED WELL LOCATION
ELBERT COUNTY

SE 1/4 SW 1/4 Section 26
Twp 6 S RANGE 65 W 6th P.M.

DISTANCES FROM SECTION LINES
1100 Ft. from South Section Line
2100 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 35 acres described as Lot 8, Meadowbrook Ranches Division of land, Elbert county.

4) The use of ground water from this well is limited to ordinary household purposes inside not more than three single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.

5) The total depth of the well shall not exceed 400 feet, which corresponds to the base of the Upper Dawson aquifer.

6) The maximum pumping rate shall not exceed 15 GPM.

7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

8) This well shall be constructed not more than 200 feet from the location specified on this permit.

Note: To insure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

Note: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

RAN 5-4-98

APPROVED
RAN

State Engineer

By

Receipt No. 0428089 DATE ISSUED MAY 05 1998 EXPIRATION DATE MAY 05 2000

Petrock & Fendel, P.C.
Attorneys

James J. Petrock
Frederick A. Fendel, III
William L. Downey
Carmen S. Hall

Gary J. Crosby, Paralegal

700 17th Street, Suite 1800
Denver, Colorado 80202

303-534-0702
303-534-0310 Fax

www.petrockfendel.com

December 26, 2003

Sue Weland
43248 Meadowbrook Circle
Parker, CO 80138

Re: Ruling of the Referee in Case Nos. 03CW102

Dear Sue:

Enclosed please find a copy of the Ruling of the Referee entered in the above case on December 24, 2003, which quantifies the groundwater underlying your 35 acres and allows use of Upper Dawson aquifer wells on 3 lots for 300 years. There is a protest period which ends on January 13, 2003, during which time other parties may protest the ruling. After that date and if no protests have been filed, the Water Judge will approve the Ruling making it the final Decree of the Court.

If you have any questions, please call.

Sincerely,

Gary J. Crosby
Paralegal to Carmen S. Hall

CSH:gjc
enclosure

Petrock & Fendel, P.C.
Attorneys

James J. Petrock
Frederick A. Fendel, III
William L. Downey
Carmen S. Hall

Gary J. Crosby, Paralegal

700 17th Street, Suite 1800
Denver, Colorado 80202

303-534-0702
Fax 303-534-0310

www.petrockfendel.com

October 13, 2003

Raymond S. Liesman, Water Referee
Water Division 1
P.O. Box 2038
Greeley, Colorado 80632

Re: Proposed Ruling in Case No. 2003CW102/Application of Carol Sue Weland in Elbert County

Dear Referee Liesman:

Enclosed please find a proposed ruling in the above case. The application was filed in February, 2003, and no objections were filed. The ruling quantifies the Denver Basin groundwater and approves a plan for augmentation to allow the withdrawal of 3 acre-feet per year of not nontributary Upper Dawson aquifer water over a 300 year period associated with Applicant's 35 acres in part of the S1/2 of Section 26, T6S, R65W, Elbert County. Part of the augmented Upper Dawson aquifer water will be withdrawn through an existing well located on the land. The values and amounts conform with the Determination of Facts issued for each aquifer. Applicant is the owner of the Subject Prooperty as evidenced by the enclosed deed.

Applicant will utilize the not nontributary Upper Dawson aquifer water to serve 3 residential lots through individual wells, including the existing well. Pursuant to Section 37-90-137(9)(c), C.R.S, Applicant is required to replace actual depletions to the South Platte River system. The total actual depletion at 300 years for withdrawal of the 3 acre-feet per year of Upper Dawson aquifer water is 4.8% or 0.144 acre-feet. (Actual depletion at 100 years is only 0.42% or 0.013 acre-feet). Applicant estimates that approximately 1.47 acre-feet per year will return to the South Platte River via Coal Creek, based on return flows described in paragraph 10.C of the ruling. Therefore, return flows are sufficient to replace the required depletions during pumping of the subject water.

The land is located on Coal Creek as shown on Attachment A of the ruling. Enclosed please find part of a geologic map of the area which shows that the Subject Property in Section 26 is also located overlying the alluvium of Coal Creek. The Determination of Fact for the Upper Dawson aquifer references that the top of the aquifer begins at approximately 115 feet below surface. (Perforated casing for the existing well begins at 205 feet). Also attached please find a geologic log for the existing well which shows that there are layers of sand located between the surface and the top of the aquifer. Therefore, return flows from use of the water on the Subject Property return to the stream system and not the upper most aquifer in a sufficient amount during pumping.

Applicant will file a notice pursuant to Section 37-92-302(2), C.R.S. concurrently with this submittal. Therefore, if the form and content of this ruling is satisfactory, we respectfully request that this form of ruling be entered in this case.

If you have any questions or comments, please feel free to call to call me or Gary Crosby, paralegal for the firm who has been working on this matter under my supervision.

Sincerely,

Carmen S. Hall
by tc

Carmen S. Hall

CSH:gjc
enclosure
cc:(w/encls.):
Dave Nettles
Alison Needham
Carol Sue Weland

384777 04/23/1998 10:20A B575 P850 WD
1 of 2 R 11.00 D 8.50 N 0.00 Elbert County CO

WARRANTY DEED

STATE DOCUMENTARY FEE
Date APR 23 1998
$ 9.50

THIS DEED, Made this 15th day of April ,19 98 ,
between Harrison Western Construction Corporation, a Colorado Corporation

of the County of Elbert and State of Colorado ,
grantor, and Carol Sue Weland

whose legal address is 7840 South Hill Circle, Littleton, CO 80120
of the County of Elbert and State of Colorado , grantee:
WITNESSETH, That the grantor, for and in consideration of the sum of EIGHTY FIVE THOUSAND AND NO/100----------DOLLARS, ($85,000.00),
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Elbert , and State of Colorado, described as follows:

Parcel A:

MeadowBrook Ranches: Tract 8

A tract of land situated in the south 1/3 of Section 26, Township 6 South, Range 65 West of the 6th Principal Meridian, Elbert County, Colorado, more particularly described as follows:
Commencing at the Southwest corner of said Section 26 and considering the
--Continued--

also known by street and number as 43248 Meadowbrook Circle, Parker, CO 80134

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Harrison Western Construction, Corp. a Colorado Corporation
By: Harold E. Whatley VP Finance

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

The foregoing instrument was acknowledged before me this 15th day of April, 1998, by Harold E. Whatley as VP of Harrison Western Construction, Corp. a Colorado Corporation. Via President

My Commission expires: April 19, 2001

Witness my hand and official seal.
Annette Gray
Notary Public

NOTARY PUBLIC ANNETTE GRAY STATE OF COLORADO

43248

384777 04/23/1998 10:20A B575 P650 WD
2 of 2 R 11.00 D 8.50 N 0.00 Elbert County CO

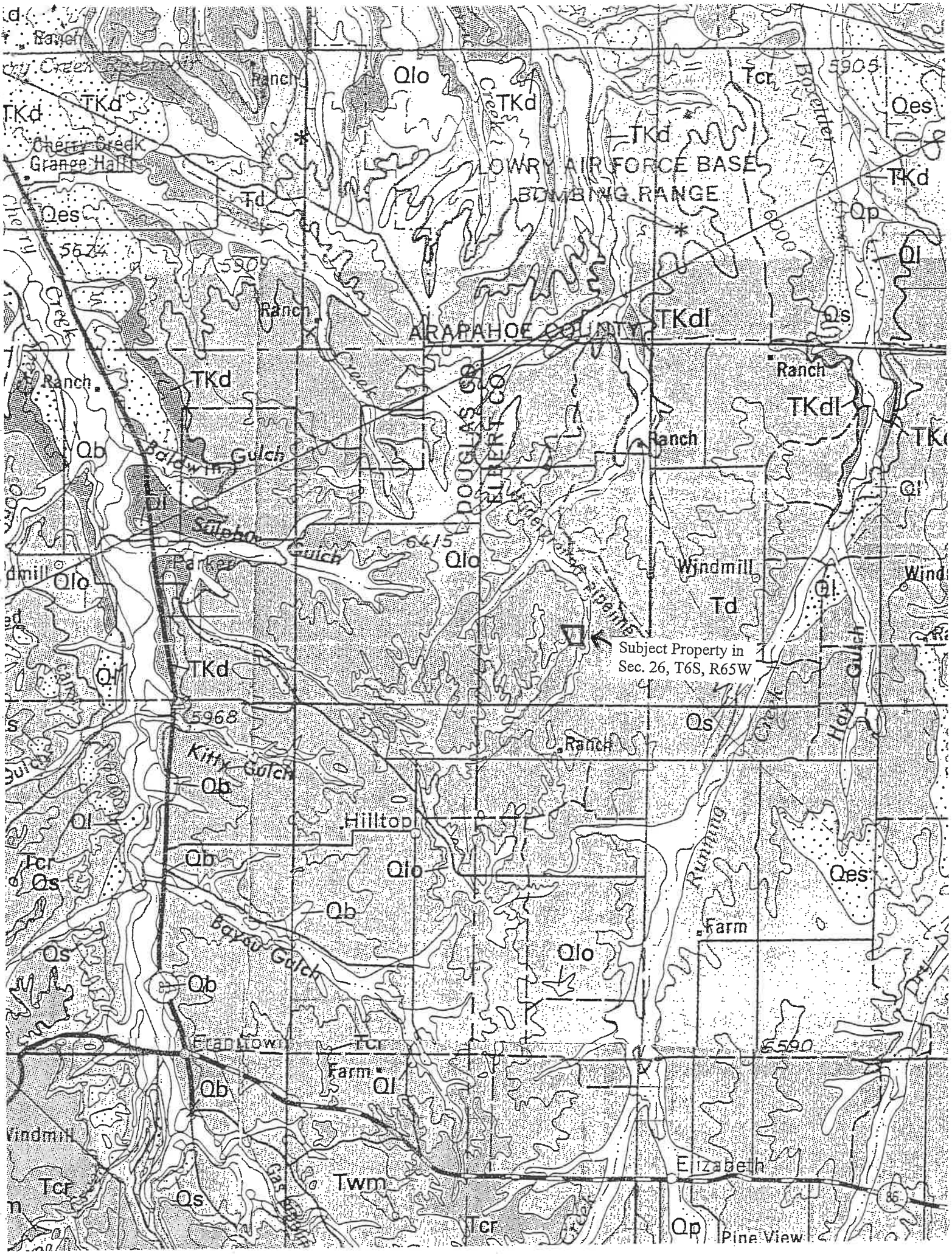
43248 Meadowbrook Circle

CONTINUATION OF LEGAL DESCRIPTION TO DEED DATED
April 15, 1998

South line of said Section 26 to bear N 89°56'51"E with all bearings contained herein relative thereto;
Thence N 89°56'51" E along said South line a distance of 2298.48 feet to the true point of beginning;
Thence N 89°56'51" E along said South line a distance of 753.40 feet;
Thence N 00°05'34" W a distance of 1440.46 feet;
Thence N 68°12'55" W a distance of 357.38 feet;
Thence S 85°02'24" W a distance of 1008.67 feet;
Thence S 23°57'14" E a distance of 1503.95 feet to the point of beginning;
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.

Parcel B-W

An easement for access and utilities situated in the Southwest 1/4 of Section 26, township 6 South, Range 65 West of the 6th Principal Meridian, Elbert County, Colorado, subject easement being 60.00 feet in width, 30.00 feet on each side of the centerline described as follows:
Commencing at the Southwest corner of said Section 26 and considering the South line of said Section 26 to bear N89°56'51" E with all bearings contained herein relative thereto; Thence N 89°56'51" E along said South line a distance of 30.00 feet to the true point of beginning of subject centerline;
Thence Northeasterly along the arc of a curve to the right a distance of 384.20 feet, said curve has a radius of 250.00 feet and a central angle of 88°03'09" to a point of reverse curve;
Thence Northeasterly along the arc of a curve to the left a distance of 626.52 feet, said curve has a radius of 750.00 feet and a central angle of 47°51'44" to a point of tangent;
Thence N40°08'16" E along said tangent a distance of 827.07 feet to a point of curve;
Thence Northeasterly along the arc of a curve to the right a distance of 411.42 feet, said curve has a radius of 750.00 feet and a central angel of 31°25'49" to the center of a 65.00 foot radius cul-de-sac access and utility easement and to the point of terminus of subject centerline.
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.
County of Elbert, State of Colorado


LOWRY AIR FORCE BASE
BOMBING RANGE
ARAPAHOE COUNTY
Cherry Creek
Grange Hall
Ranch
Windmill
Farm
Hilltop
Elizabeth
Pine View
Baldwin Gulch
Sulphur Gulch
Parker
Kitty Gulch
Bayou Gulch
Running
Qlo
TKd
TKdl
Td
Tcr
Qes
Qp
Ql
Qs
Qb
Twm
5624
5590
5905
6000
6415
5968
5590
Subject Property in
Sec. 26, T6S, R65W

FORM NO. GWS-31 01/93

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

AUG 24 1998

WATER RESOURCES STATE ENGINEER COLO

1. WELL PERMIT NUMBER 209382

2. OWNER NAME(S) MONARCH HOMES
Mailing Address 3144 CR 186
City, St. Zip PARKER CO 80138
Phone (303) 840-1794

3. WELL LOCATION AS DRILLED: SE 1/4 SW 1/4, Sec. 26 Twp. 6 S, Range 65 W
DISTANCES FROM SEC. LINES:
1100 ft. from SOUTH (north or south) Sec. line. and 2100 ft. from WEST (east or west) Sec. line. OR
SUBDIVISION: MEADOWBROOK RANCHES LOT 8 BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION _____ ft. DRILLING METHOD AIR ROTARY
DATE COMPLETED June 26, 1998 . TOTAL DEPTH 400 ft. DEPTH COMPLETED 400 ft.

5. GEOLOGIC LOG:

Depth		Description of Material (Type, Size, Color, Water Location)
0	2	TOP SOIL
2	12	BROWN CLAY
12	30	YELLOW SANDY CLAY
30	40	GREEN CLAY
40	55	SAND
55	90	GREEN SHALE
90	120	SAND
120	188	GREEN CLAY
188	200	GREEN SANDY CLAY
200	217	SAND
217	222	GREEN CLAY
222	237	GRAVEL
237	260	GREEN SANDY CLAY
260	280	SAND
280	295	GRAY SHALE
295	367	SAND
367	390	GRAY SANDY CLAY
390	400	SAND

REMARKS:

6. HOLE DIAM.

(in.)	From (ft)	To (ft)
8 3/4	0	20
6 3/16	20	400

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
6 5/8	steel	.190	±1	20
4½	pvc	.240	10	205
4½	pvc	.240	225	265
4½	pvc	.240	285	305

PERF. CASING: Screen Slot Size: 17,000th

4½	pvc	.240	205	225
4½	pvc	.240	265	285
4½	pvc	.240	305	400

8. FILTER PACK:
Material _____
Size _____
Interval _____

9. PACKER PLACEMENT:
Type _____
Depth _____

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
cement	2 bags	12 gals	20'-7'	poured

11. DISINFECTION: Type HTH Amt. Used 1 CUP

12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.
TESTING METHOD AIR
Static Level 90 ft. Date/Time measured JUNE 26 1998 4 pm , Production Rate 100 gpm.
Pumping level 120 ft. Date/Time measured JUNE 26, 1998 4 pm , Test length (hrs.) 4
Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR PARKER DRILLING INC. Phone (303) 841-5020 Lic. No. 1120
Mailing Address 1490 E. CNTY. RD. 186 PARKER CO 80138

Name/Title (Please type or print) TOMMY E. THRASHER (OWNER)
Signature Tommy E. Thrasher
Date JUNE 26, 1998

DISTRICT COURT, WATER DIVISION 1, COLORADO Court Address: Weld County Courthouse P.O. Box 2038 Greeley, Colorado 80632	
CAROL SUE WELAND, Applicant, IN ELBERT COUNTY.	**□ COURT USE ONLY □**
Attorneys: Petrock & Fendel, P.C. Carmen S. Hall, Atty. Reg. #19985 700 Seventeenth Street, Suite 1800 Denver, Colorado 80202 Telephone: (303) 534-0702	Case Number: 2003CW102

FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE,

IN THE NONTRIBUTARY DENVER, ARAPAHOE AND LARAMIE-FOX HILLS AND THE NOT NONTRIBUTARY UPPER AND LOWER DAWSON AQUIFERS

This claim for nontributary and not nontributary ground water and approval of plan for augmentation, having been filed on February 28, 2003, and all matters contained in the application having been reviewed, and testimony having been taken where such testimony is necessary, and such corrections made as are indicated by the evidence presented herein, the following is hereby the Ruling of the Referee:

FINDINGS OF FACT

1. Name, address, and telephone number of Applicant:

Carol Sue Weland
43248 Meadowbrook Circle
Parker, Colorado 80138
(303) 840-6511

2. Objection: No statements of opposition were filed and the time for filing such statements has expired.

3. Subject matter jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

APPROVAL OF GROUND WATER RIGHTS

4. Aquifers and location of ground water: Applicant seeks a decree for rights to all ground water recoverable from the not nontributary Upper and Lower Dawson and nontributary Denver, Arapahoe and Laramie-Fox Hills aquifers underlying approximately 35 acres of land, being Meadow Brook Ranches, Tract 8, which is generally located in part of the S1/2 of Section 26, T6S, R65W of the 6th P.M., as described and shown on Attachment A hereto ("Subject Property"). The Subject Property is not located within the boundaries of a designated ground water basin.

5. Well locations, pumping rates and annual amounts: The ground water may be withdrawn at rates of flow necessary to efficiently withdraw the amounts decreed herein. Applicant may withdraw the subject groundwater through wells to be located at any location on the Subject Property, including an existing well completed into the Upper Dawson aquifer as permitted in Well Permit No. 209382, which shall be repermitted to operate pursuant to the augmentation plan requested below. Applicant hereby waives any 600 foot spacing rule as described in Section 37-90-137(2), C.R.S. for wells located on the Subject Property, but must satisfy Section 37-90-137(4), C.R.S., for wells owned by others on adjacent properties. The following average annual amounts are available for withdrawal subject to the Court's retained jurisdiction in this matter.

Aquifer	Saturated Thickness	Annual Amount
Upper Dawson	140 feet	9.0 acre-feet(NNT)
Lower Dawson	65 feet	4.6 acre-feet(NNT)
Denver	375 feet	22.3 acre-feet(NT)
Arapahoe	240 feet	14.3 acre-feet(NT)
Laramie-Fox Hills	213 feet	11.2 acre-feet(NT)

The amounts conform with the values and amounts referenced in the State Engineer's Determination of Facts dated May 5, 2003.

6. Proposed use: The water withdrawn from the subject aquifers will be used, reused, successively used, leased, sold, or otherwise disposed of for the following beneficial purposes: domestic, industrial, commercial, irrigation, livestock watering, recreational, fish and wildlife, and fire protection uses. Said water will be produced for immediate application to said uses, both on and off the property, for storage and subsequent application to said uses, for exchange purposes, for replacement of depletions resulting from the use of water from other sources, and for augmentation purposes.

7. Final average annual amounts of withdrawal:

A. Final determination of the applicable average saturated sand thicknesses and resulting average annual amounts available to Applicant will be made pursuant to the retained jurisdiction of this Court, as described in paragraph 23 below. The Court shall use the acre-foot amounts in paragraph 5 herein in the interim period, until a final determination of water rights is made.

B. The allowed annual amount of ground water which may be withdrawn through the wells specified above and any additional wells, pursuant to Section 37-90-137(10), C.R.S., may exceed the average annual amount of withdrawal, as long as the total volume of water withdrawn through such wells and any additional wells therefor subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this Decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal, as specified above or as determined pursuant to the retained jurisdiction of the Court. However, amounts set forth in well permits will not be exceeded.

8. Source of ground water and limitations on consumption:

A. The ground water to be withdrawn from the Denver, Arapahoe and Laramie-Fox Hills aquifers is nontributary ground water as described in Section 37-90-103(10.5), C.R.S., and in the Denver Basin Rules, the withdrawal of which will not, within 100 years, deplete the flow of a natural stream, including a natural stream as defined in Section 37-82-101(2) and Section 37-92-102(1)(b), C.R.S., at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal. The ground water to be withdrawn from the Upper and Lower Dawson aquifers is not nontributary as described in Section 37-90-103(10.7) and Section 37-90-137(9)(c), C.R.S., and the Upper Dawson aquifer ground water decreed herein may be withdrawn pursuant to the augmentation plan decreed herein.

B. Applicant may not consume more than 98% of the annual quantity of water withdrawn from the nontributary aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the Applicant and satisfactory to the State Engineer, so long as Applicant can demonstrate than an amount equal to 2% of such withdrawals (by volume) has been relinquished to the stream system.

C. There is unappropriated ground water available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for wells which will withdraw not nontributary and nontributary ground water or the exercise of the rights and limitations specified in this Decree.

9. Additional wells and well fields:

A. Applicant may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands or to recover the entire amount of ground water in the subject aquifers underlying the Subject Property. As additional wells are planned, applications shall be filed in accordance with Section 37-90-137(10), C.R.S.

B. Two or more wells constructed into a given aquifer shall be considered a well field. In effecting production of water from such well field, Applicant may produce the entire amount which may be produced from any given aquifer through any combination of wells within the well field.

C. In considering applications for permits for wells or additional wells to withdraw the ground water which is the subject of this Decree, the State Engineer shall be bound by this Decree and shall issue said permits in accordance with provisions of Section 37-90-137(10), C.R.S.

D. In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicant shall obtain permits to reflect such adjusted average annual amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

E. The water in the Upper and Lower Dawson aquifers is not nontributary and up to 3 acre-feet per year and no more than 900 acre-feet total of water from the Upper Dawson aquifer may be withdrawn pursuant to the augmentation plan decreed herein.

APPROVAL OF PLAN FOR AUGMENTATION

10. Approval of plan for augmentation:

A. Water to be augmented: Up to 3 acre-feet per year for a 300 year period of not nontributary Upper Dawson aquifer ground water as decreed herein.

B. Water to be used for augmentation: Return flows associated with use of the not nontributary Upper Dawson and return flows or direct discharge of nontributary ground water decreed herein.

C. Development and Consumptive Use: The subject Upper Dawson aquifer ground water will be used to serve up to three residential lots through individual wells, including the existing well, on the Subject Property at rates of flow of 15 gpm. Each well will be limited to an annual amount of 1 acre-foot per year for 300 years for inhouse use (0.5 acre-feet), irrigation/limited to 7000 square-feet of lawn, garden, and trees (0.4 acre-feet), and stockwatering of 8 large domestic animals (0.1 acre-feet). Sewage treatment for inhouse use will be provided by a non-evaporative septic system. Before any other type of sewage treatment is

proposed in the future, including incorporation of the lots into a central sewage collection and treatment system, Applicant, or successors and assigns, will amend this decree prior to such change and thereby provide notice of the proposed change to other water users by publication procedures required by then existing law. Consumptive use associated with in-house use will be approximately 10% of that use and consumptive use from irrigation use will be approximately 90% of that use. Stockwatering uses will be considered to be 100% consumptively used.

D. Replacement during pumping: During pumping of the Upper Dawson ground water for 300 years, Applicant will replace actual depletions to the affected stream in an amount of water equal to the actual depletions pursuant to Section 37-90-137(9)(c), C.R.S. In the 300th year, the total depletion to the South Platte River stream system from withdrawals from the Upper Dawson aquifer is approximately 4.8% of the amount withdrawn or 0.144 acre feet. (Actual depletion after 100 years of pumping is only 0.42% of the annual amount withdrawn or 0.013 acre-feet). Based on the uses described above, Applicant estimates that approximately 1.47 acre-feet per year will return to the South Platte River stream system. Such return flows accrue to the South Platte River system via Coal Creek, and those return flows are sufficient to replace actual depletions caused by pumping of up to 3 acre-feet per year for 300 years from the Upper Dawson aquifer while the wells are being pumped. Because return flows from all uses are estimated rather than measured, Applicant agrees that such return flows shall be used only to replace depletions under this plan for augmentation and will not be sold, traded, or assigned in whole or in part for any other purpose.

E. Post-pumping Depletion Augmentation: Assuming maximum pumping of 3 acre-feet per year for 300 years from the Upper Dawson aquifer the maximum depletion to the South Platte River stream system from pumping of the Upper Dawson aquifer will be 8.9% or 0.27 acre-feet in the 620th year. Applicant will reserve 3 acre-feet per year and 900 acre-feet total of the nontributary Laramie-Fox Hills aquifer water decreed herein for use in this plan. The Court retains continuing jurisdiction in this matter to determine if the supply is adequate.

F. Applicant shall replace post-pumping depletions for the shortest of the following periods: the period provided by Section 37-90-137(9)(c), C.R.S.; the expressed period specified by the Colorado Legislature, should it specify one and providing the Applicant obtains Water Court approval for such modification; the period determined by the State Engineer, should he choose to set such a period and have jurisdiction to do so; the period established through rulings of the Colorado Supreme Court on relevant cases, or until Applicant petitions the Water Court and after notice to parties in the case and the State Engineer's Office and proves that they have complied with any statutory requirement.

11. Applicant shall pay the cost imposed by operation of this augmentation plan and shall be responsible for all interest, rights and responsibilities in and under this plan for augmentation. Failure of Applicant to comply with the terms of the decree may result in an order of the Division Engineer's office to curtail or eliminate pumping of the well. This decree shall be recorded in the real property records of Elbert County so that a title examination of the property, or any part thereof, shall reveal to all future purchasers the existence of this decree.

12. Administration of plan for augmentation:

A. Applicant shall report to the Division Engineer for Water Division 1 upon request, a summary of the annual withdrawals of the subject well on an accounting form acceptable to the Division Engineer.

B. All withdrawals which are the subject of this decree will be metered.

C. Pursuant to Section 37-92-305(8), C.R.S., the State Engineer shall curtail all out-of-priority diversions, the depletions from which are not so replaced as to prevent injury to vested water rights.

D. The Applicant at the direction of the Division Engineer, shall make post-pumping replacements to the South Platte River stream system via Coal Creek pursuant to the amounts referenced on the depletion curve attached hereto on Attachment B.

13. Retained jurisdiction for plan for augmentation:

A. Pursuant to Section 37-92-304(6), C.R.S., the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also has jurisdiction for the purposes of determining compliance with the terms of the augmentation plan.

B. Any person seeking to invoke the retained jurisdiction of the Court shall file a verified petition with the Court. The petition to invoke retained jurisdiction or to modify the Decree shall set forth with particularity the factual basis and the requested decretal language to effect the petition. The party lodging the petition shall have the burden of going forward to establish prima facie facts alleged in the petition. If the Court finds those facts to be established, Applicant shall thereupon have the burden of proof to show: (1) that any modification sought by Applicant will avoid injury to other appropriators, or (2) that any modification sought by Objector is not required to avoid injury to other appropriators, or (3) that any term or condition proposed by Applicant in response to the Objector's petition does avoid injury to other appropriators.

C. The Court retains jurisdiction for the purpose of determining whether the continued reservation of the nontributary water for use on the Subject Property is required. After notice to the State Engineer's Office, if Applicant can demonstrate to the Court that post-pumping depletions need no longer be replaced, the Court may remove the requirement that the nontributary water must be reserved.

CONCLUSIONS OF LAW

14. The Water Court has jurisdiction over this proceeding pursuant to Section 37-90-137(6), C.R.S. This Court concludes as a matter of law that the application herein is one contemplated by law. Section 37-90-137(4), C.R.S. The application for a decree confirming Applicant's right to withdraw and use all unappropriated ground water from the nontributary aquifers beneath the property as described herein pursuant to Section 37-90-137(4), C.R.S., should be granted, subject to the provisions of this decree. The application for a decree confirming Applicant's right to withdraw and use all ground water decreed herein from the Upper Dawson aquifer should be granted pursuant to Section 37-90-137(4) and (9)(c), C.R.S., subject to the provisions of this decree. The withdrawal of up to 3 acre-feet per year for 300 years and no more than 900 acre-feet total of the Upper Dawson aquifer in accordance with the terms of this decree will not result in material injury to vested water rights of others. Applicant will not withdraw the Lower Dawson aquifer groundwater decreed herein until such time as an augmentation plan is approved by this court in a separate case.

15. This plan for augmentation satisfies the requirements of Section 37-90-137(9)(c), C.R.S., for replacement of actual depletions to the affected stream systems for withdrawals of the Upper Dawson aquifer water.

JUDGMENT AND DECREE

The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.

16. Full and adequate notice of the application was given, and the Court has jurisdiction over the subject matter and over the parties whether they have appeared or not.

17. The Applicant may withdraw the subject ground water herein through wells to be located anywhere on the Subject Property, including the existing well pursuant to paragraph 5 above, in the average annual amounts and at the estimated average rates of flow specified herein, subject to the limitations herein and the retained jurisdiction by this Court.

18. Applicant may withdraw up to 3 acre-feet per year for 300 years and no more than 900 acre-feet total of not nontributary ground water from the Upper Dawson aquifer under the plan for augmentation decreed herein pursuant to Section 37-90-137(9)(c), C.R.S.

19. Applicant has complied with all requirements and met all standards and burdens of proof, including but not limited to Sections 37-90-137(9)(c), 37-92-103(9), 37-92-302, 37-92-304(6), 37-92-305(1), (2), (3), (4), (6), (8), (9), C.R.S., to adjudicate its plan for augmentation and are therefor entitled to a decree confirming and approving their plan for augmentation as described in the findings of fact.

20. Pursuant to Section 37-92-305(5), C.R.S., the replacement water herein shall be of a quality so as to meet the requirements for which the water of the senior appropriator has

normally used.

21. The proposed plan for augmentation as described in the findings of fact is hereby approved, confirmed, and adjudicated, including and subject to the terms and conditions specified herein.

22. No owners of or person entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the operation of the plan for augmentation as decreed herein.

23. Retained Jurisdiction:

A. The Court retains jurisdiction as necessary to adjust the average annual amounts of ground water available under the property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to Section 37-92-305(11), C.R.S. Within 60 days after completion of any well decreed herein or any test hole(s), Applicant or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.

B. At such time as adequate data is available, any person, including the State Engineer, may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights findings. The State Engineer shall submit such finding to the Water Court and the Applicant.

C. If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

24. Continuing Jurisdiction:

Pursuant to Section 37-92-304(6), C.R.S., the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question of whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also retains continuing jurisdiction for the purpose of determining compliance with the terms of the augmentation plan.

RULING ENTERED this ___ day of _____, 2003.

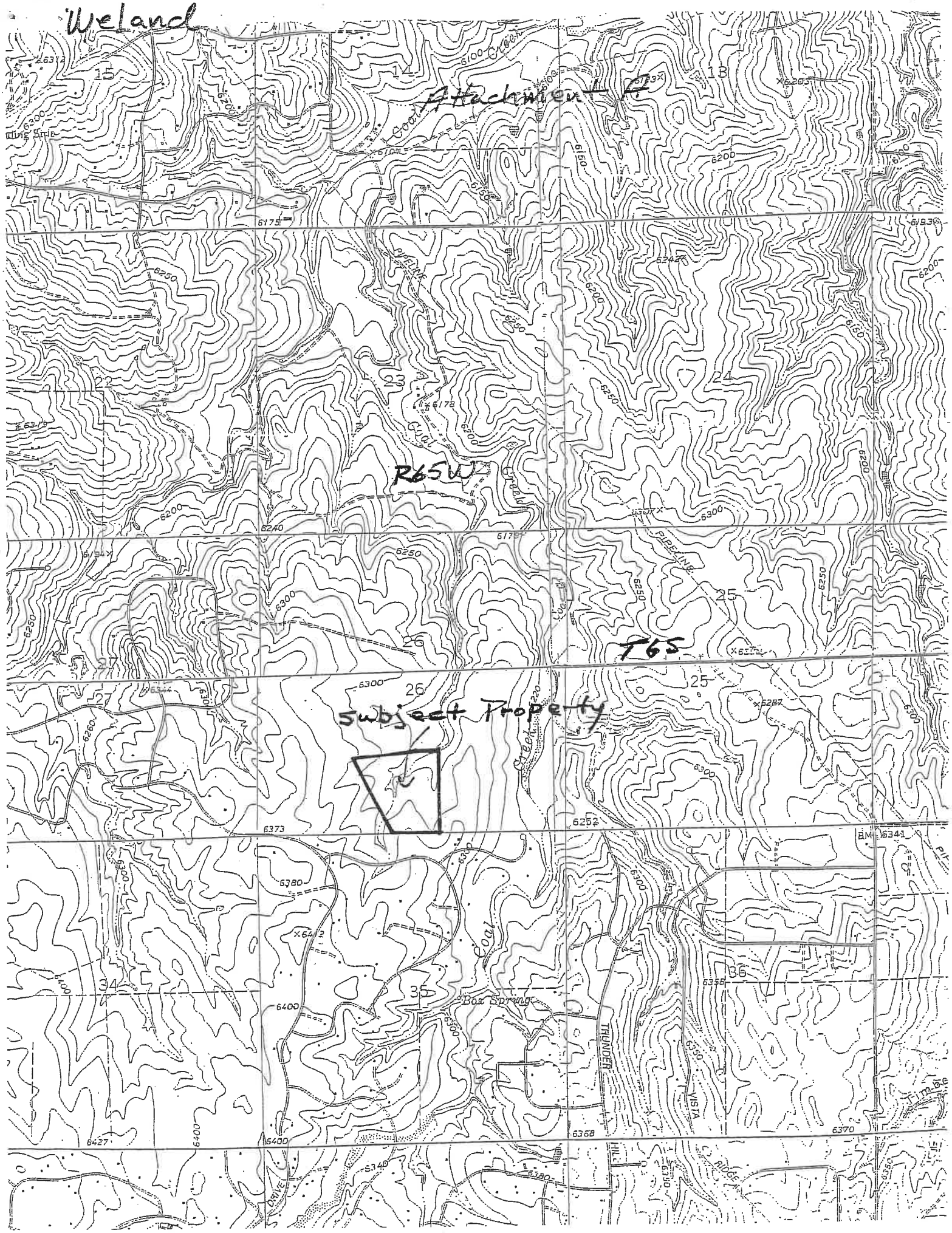
_____
Raymond S. Liesman

Water Referee
Water Division 1

THE COURT DOTH FIND THAT NO PROTEST TO THE RULING OF THE REFEREE HAS BEEN FILED. THE FOREGOING RULING IS CONFIRMED AND APPROVED AND IS HEREBY MADE THE JUDGMENT AND DECREE OF THIS COURT.

Date:_____

_____
Roger A. Klein
Water Judge
Water Division 1


Weland
Coal Creek
R65W
T6S
Subject Property
Box Spring
Coal
Creek
PURGATORY
TRUNDER
HILL
VISTA
RIDGE
Drive
15
14
13
22
23
24
25
26
27
34
35
36

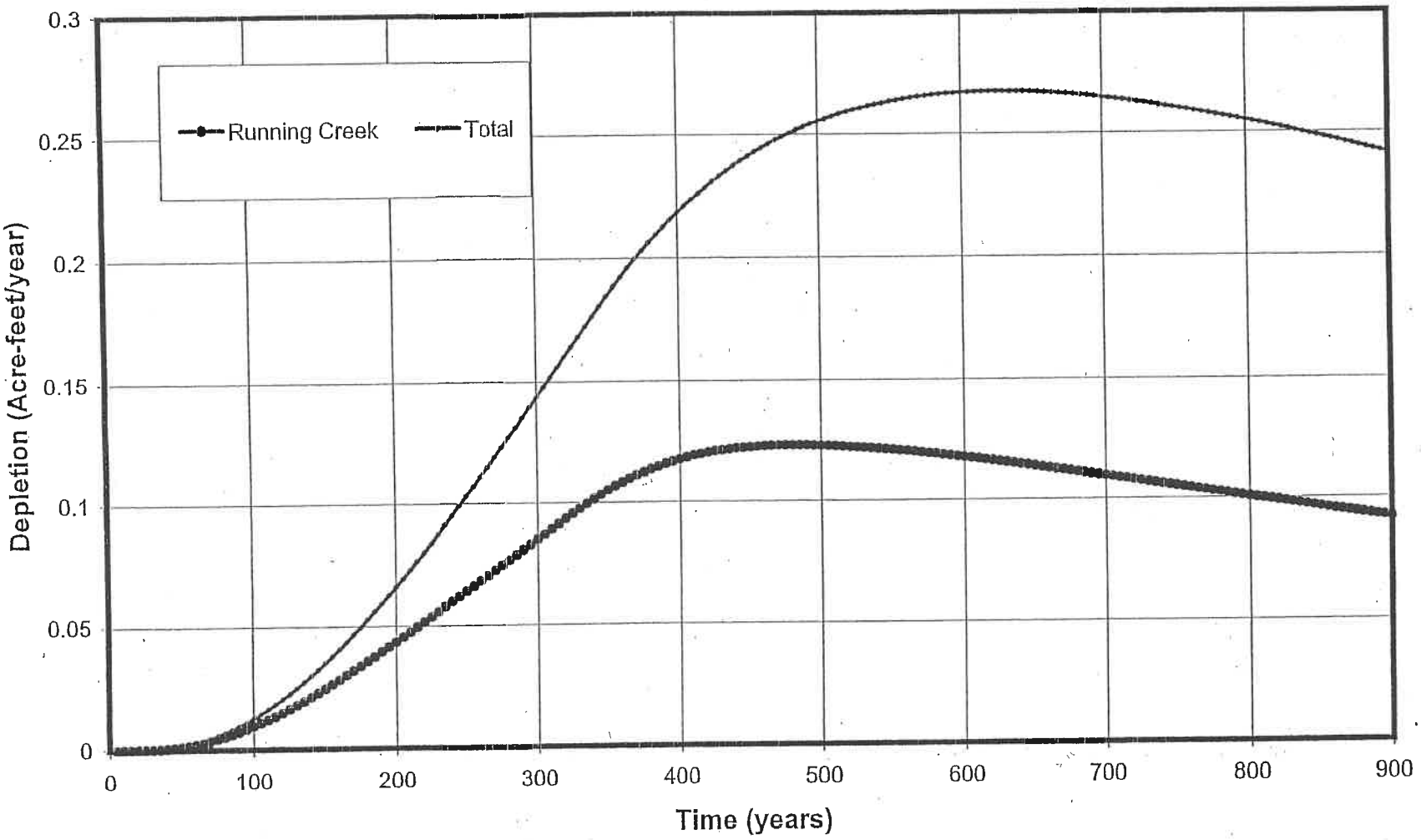
Weland

A tract of land situated in the south 1/3 of Section 26, Township 6 South, Range 65 West of the 6th Principal Meridian, Elbert County, Colorado, more particularly described as follows:
Commencing at the Southwest corner of said Section 26 and considering the South line of said Section 26 to bear N 89°56'51"E with all bearings contained herein relative thereto;
Thence N 89°56'51" E along said South line a distance of 2298.48 feet to the true point of beginning;
Thence N 89°56'51" E along said South line a distance of 753.40 feet;
Thence N 0°05'34" W a distance of 1440.46 feet;
Thence N 68°12'55" W a distance of 357.38 feet;
Thence S 85°02'24" W a distance of 1008.67 feet;
Thence S 23°57'14" E a distance of 1503.95 feet to the point of beginning;
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.

A-2

Attachment B

Stream Depletion - Case No. 2003CW102, Div. 1
Upper Dawson Aquifer - Model No. DA01



A.	Inhouse Demand:	0.5 acre-feet per year
B.	Irrigation Demand:	0.4 acre-feet per year limited to irrigation of 7000 square feet of home lawn or garden
C.	Stockwatering Demand:	0.1 acre-feet per year for watering of 8 large domestic animals

Total demand for the three lots will be 3 acre-feet per year for each 100 year period (300 acre-feet total) and 9 acre-feet per year for the 300 year period (900 acre-feet total).

USE OF UPPER DAWSON AQUIFER WATER

Also and based on a saturated thickness of approximately 145 feet, there is approximately 10 acre-feet per year of not nontributary Upper Dawson aquifer groundwater available underlying the Subject Property, which includes the water associated with Well Permit No. 209382, which is constructed into the Upper Dawson aquifer. Applicant understands that the State cannot approve use of the Upper Dawson aquifer water, including continued use of the existing well, until an augmentation plan to allow that use has been approved by the Water Court. However, Applicants reserve the right to use Upper Dawson aquifer wells to serve the four lots, including continued use of the existing well, at such time that an augmentation plan for this purpose has been approved by the Water Court. At that time, Applicants will request that the State Engineer's Office provide the county with a revised finding approving use of the Upper Dawson aquifer water pursuant to the final decree, as the final source of supply for the four lots.

WATER SUPPLY SUFFICIENCY

The amount of water in the nontributary Denver aquifer underlying the Subject Property is sufficient to provide inhouse use, irrigation, and stockwatering use on the three lots for a 300 year period.

If you have any questions or comments, please feel free to call me or Gary Crosby of this office.

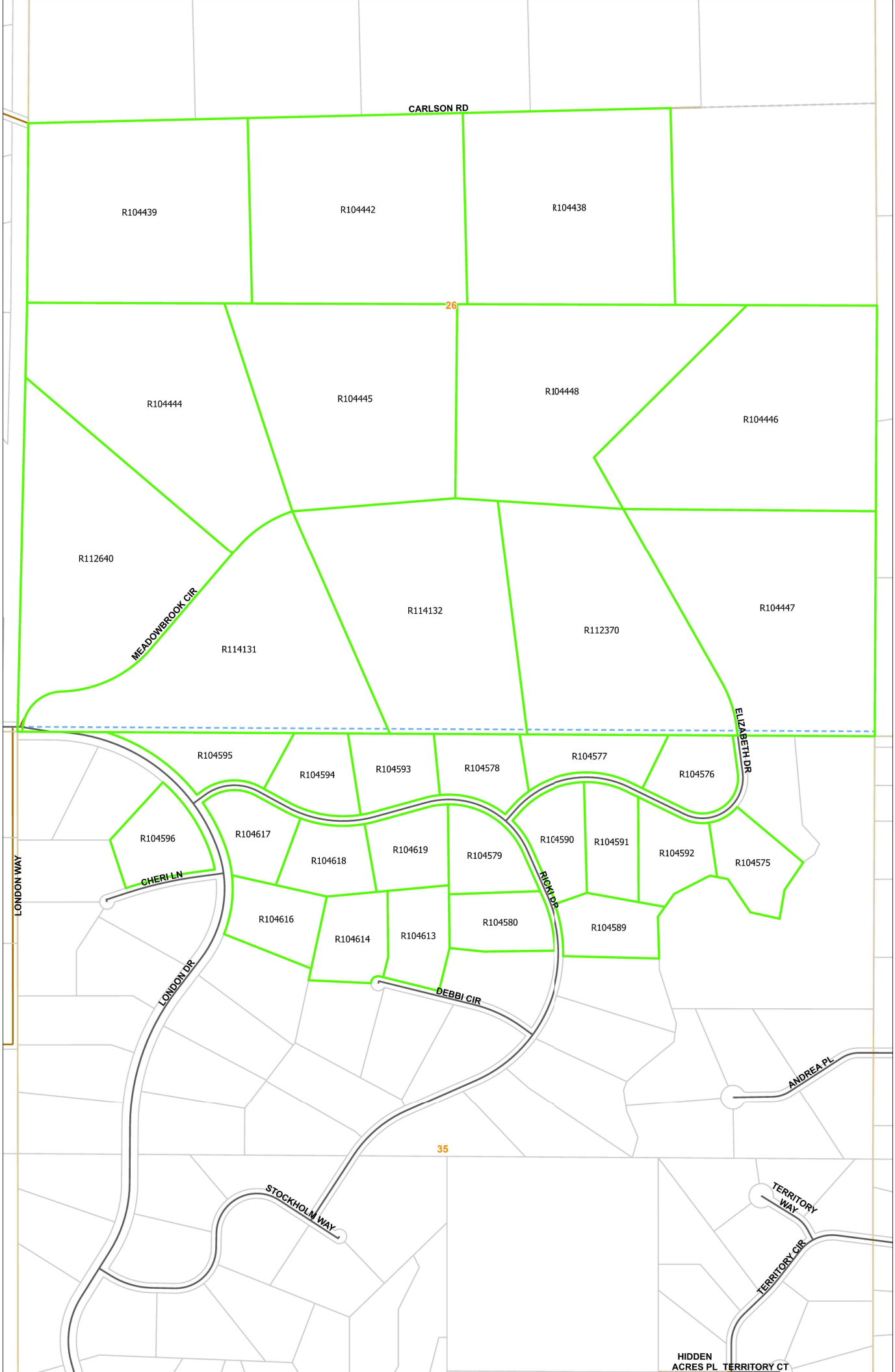
Sincerely,

Carmen S. Hall

Carmen S. Hall

CSH:gjc
enclosure
cc: Carol Sue Weland

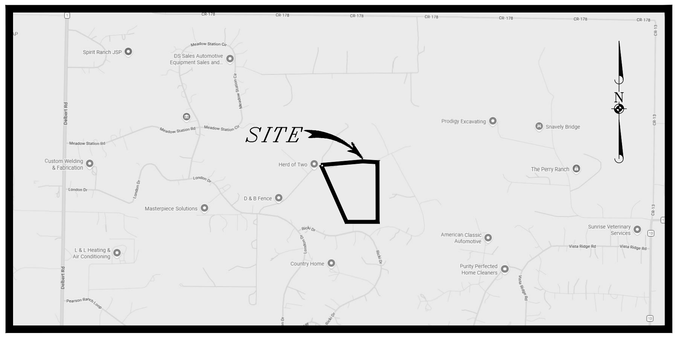
Parcel ID	Account	Location Address	City	State	Zip	Owner	Care of	Address	City	State	Zip
6535101019	R104591	1682 ELIZABETH DR	PARKER	CO	80138	ALLEN ERIN KELLI		1682 ELIZABETH DR	PARKER	CO	80138
6535101007	R104579	42681 RICKI DR	PARKER	CO	80138	BARBIER TYREL	DESERSA SUSANNA	42681 RICKI DR	PARKER	CO	80138
6535201027	R104619	42765 RICKI DR	PARKER	CO	80138	BIRKS MICHAEL L	BIRKS PATRICIA M	42765 RICKI DR	PARKER	CO	80138
6535101005	R104577	1603 ELIZABETH DR	PARKER	CO	80138	BLANCHARD MICHAEL F	ALGER JANICE	1603 ELIZABETH DR	PARKER	CO	80138
6535101006	R104578	42718 RICKI DR	PARKER	CO	80138	BLANCHARD MICHAEL F	ALGER JANICE	1603 ELIZABETH DR	PARKER	CO	80138
6526400112	R104448	2151 ELIZABETH DR	PARKER	CO	80138	BOEHM JEANINE		2151 ELIZABETH DR	PARKER	CO	80138-4730
6526400100	R104447	2082 ELIZABETH DR	PARKER	CO	80138	CAMPOS LUIS		2082 ELIZABETH DR	PARKER	CO	80138-4744
6535201025	R104617	42929 RICKI DR	PARKER	CO	80138	CASEY MARGARET M		42894 LONDON DRIVE	PARKER	CO	80138
6535201021	R104613	1453 DEBBI CIR	PARKER	CO	80138	CLARY HOLDINGS LLC		4718 DESPERADO WAY	PARKER	CO	80134-5284
6526400099	R104446	2174 ELIZABETH DR	PARKER	CO	80138	CONFIDENTIAL ACCOUNT					
6535101004	R104576	1967 ELIZABETH DR	PARKER	CO	80138	COX F HOLLAND III	COX PAMELA A	1967 ELIZABETH DR	PARKER	CO	80138-4703
6535201001	R104593	42812 RICKI DR	PARKER	CO	80138	DANOVICH JOHN CHRISTOPHER	DANOVICH AKELA DAWN	42812 RICKI DR	PARKER	CO	80138
6535201002	R104594	42894 RICKI DR	PARKER	CO	80138	DEBRA L SMITH TRUST		42894 RICKI DRIVE	PARKER	CO	80138
6526100089	R104438	1764 CARLSON RD	PARKER	CO	80138	DONNA L CARY LIVING TRUST	MARVIN H CARY LIVING TRUST	1764 CARLSON ROAD	PARKER	CO	80138-4440
6535101008	R104580	42603 RICKI DR	PARKER	CO	80138	GARRETT KIMBERLY		42603 RICKI DR	PARKER	CO	80138
6535201003	R104595	42946 LONDON DR	PARKER	CO	80138	GRAVES WAYNE R		42946 LONDON DRIVE	PARKER	CO	80138
6526300127	R112640	43185 MEADOWBROOK CIR	PARKER	CO	80138	HARPER DAVID E	HARPER MARCY J	43185 MEADOWBROOK CIR	PARKER	CO	80138
6535101020	R104592	1776 ELIZABETH DR	PARKER	CO	80138	HARRIS GREGORY H	HARRIS LISA L	1776 ELIZABETH DR	PARKER	CO	80138
6535201004	R104596	42891 LONDON DR	PARKER	CO	80138	HOWERY RICHARD G	HOWERY DEANNA S	42891 LONDON DR	PARKER	CO	80138
6526200076	R104439	1310 CARLSON RD	PARKER	CO	80138	JACOBS PATRICIA		1310 CARLSON RD	PARKER	CO	80138
6526300111	R104445	43369 MEADOWBROOK CIR	PARKER	CO	80138	JONES JOHN STEVEN	HELTON ATIEH VICTORIA	43369 MEADOWBROOK CIR	PARKER	CO	80038
6526300136	R114131	43156 MEADOWBROOK CIR	PARKER	CO	80138	KREUTZER SUSAN L		43156 MEADOWBROOK CIR	PARKER	CO	80138
6535101003	R104575	1884 ELIZABETH DR	PARKER	CO	80138	LOVEGROVE THOMAS B	LOVEGROVE KRISTEN K	1884 ELIZABETH DR	PARKER	CO	80138
6526400125	R112370	2059 ELIZABETH DR	PARKER	CO	80138	MAHONEY ANN	LOUGH BEN	2059 ELIZABETH DRIVE	PARKER	CO	80138
6535201022	R104614	1425 DEBBI CIR	PARKER	CO	80138	MELBARDIS LINDA		1425 DEBBI CIR	PARKER	CO	80138
6535201024	R104616	42842 LONDON DR	PARKER	CO	80138	ODONNELL SALLY		42842 LONDON DR	PARKER	CO	80138
6535101018	R104590	1598 ELIZABETH DR	PARKER	CO	80138	RAMOS ISAAC M		1598 ELIZABETH DR	PARKER	CO	80138-4704
6526300101	R104444	43277 MEADOWBROOK CIR	PARKER	CO	80138	SAHRAOUI HADJIRA	C/O NADIA GATCHELL	43277 MEADOWBROOK CIR	PARKER	CO	80138
6535201026	R104618	42847 RICKI DR	PARKER	CO	80138	TAYLOR DAVID JR	TAYLOR LORI A	42847 RICKI DR	PARKER	CO	80138-4710
6526300137	R114132	43248 MEADOWBROOK CIR	PARKER	CO	80138	VAIL JENA E	AGUIRRE HUBERT B JR	43248 MEADOWBROOK CIR	PARKER	CO	80138-4467
6526200084	R104442	1572 CARLSON RD	PARKER	CO	80138	VANCIL FAMILY LIVING TRUST		7313 S IVY WAY	CENTENNIAL	CO	80112
6535101017	R104589	42600 RICKI DR	PARKER	CO	80138	WHITFIELD JR STEVEN DAVID	ESPINOZA JOLENE R	42600 RICKI DRIVE	PARKER	CO	80138


CARLSON RD
R104439
R104442
R104438
26
R104444
R104445
R104448
R104446
R112640
MEADOWBROOK CIR
R114131
R114132
R112370
R104447
ELIZABETH DR
R104595
R104594
R104593
R104578
R104577
R104576
R104596
R104617
R104618
R104619
R104579
R104590
R104591
R104592
R104575
LONDON WAY
CHERI LN
RICKI DR
R104616
R104614
R104613
R104580
R104589
LONDON DR
DEBBI CIR
ANDREA PL
35
STOCKHOLM WAY
TERRITORY WAY
TERRITORY CIR
HIDDEN ACRES PL
TERRITORY CT

VAIL AGUIRRE
REZONE EXHIBIT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO

CASE NO.RZ-2026-000X



LOCATION MAP
(1"=2000')

LEGAL DESCRIPTION

MEADOWBROOK RANCHES: TRACT 8

A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 1440.46 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 357.38 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 1008.67 FEET; THENCE SOUTH 23 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

I JENA E. VAIL AND HUBERT B. AGUIRRE, JR. OF THE LAND AFFECTED BY THIS REZONE, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

OWNER: _____ DATE: _____
(SIGNATURE)
JENA E. VAIL

OWNER: _____ DATE: _____
(SIGNATURE)
HUBERT B. AGUIRRE, JR.

STATE OF _____)
)
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20___,

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____,

OWNERS

JENA E. VAIL AND HUBERT B. AGUIRRE, JR.
4324B MEADOWBROOK CIRCLE
PARKER, COLORADO 80138

APPLICANT REPRESENTATIVE

CAMILLE COURTNEY
PHONE: (720) 390-8434

ZONING

EXISTING: A
PROPOSED: AR

SURVEYOR

CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
MAIN NUMBER: (303) 395-2700
DIRECT NUMBER: (303) 980-9104

ATTN: ERIC D. CARSON (PRINCIPAL – SURVEY DIVISION MANAGER)
EMAIL: ERICC@CWC-CONSULTING.COM

GENERAL NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE COMPANY ORDER NUMBER: K70892990, WITH AN EFFECTIVE DATE: 02/12/2026 AT 5:00 P.M., FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID TO BEAR N89°56'51"E, A DISTANCE OF 5301.20 FEET, FROM THE SOUTHWEST ONE-QUARTER OF SECTION 26 FOUND 2.5" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1970, 27 I 26, +, 34 I 35, LS 6935, ARCHER & ASSOC." TO THE SOUTHEAST ONE-QUARTER OF SECTION 26 FOUND 3.25" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "T6S R65W, 26 I 25, -+-, 35 I 36, 1992, PLS 5112"

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. DRAINAGE AND FLOODPLAIN NOTE: THE PROPERTY IS LOCATED WITHIN "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBERED 08039C0250C WITH A MAP EFFECTIVE DATE OF MARCH 17, 2011.

7. DRAINAGE: THE HISTORICAL FLOW PATTERNS AND RUNOFF AMOUNTS WILL BE MAINTAINED ON THE SITE. ELBERT COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY ONSITE DRAINAGE RELATED FEATURES.

8. CONTOURS WERE DIGITIZED FROM ELBERT COUNTY GIS MAP.

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE ON THIS REZONE EXHIBIT, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE ELBERT COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FINAL PLAT RECORDATION.

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS REZONE EXHIBIT ARE INTENDED TO DEPICT GENERAL LOCATION AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISION OF THIS REZONE. DURING THE PLATTING PROCESS THE COMMUNITY & DEVELOPMENT SERVICES DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:
1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATIONS OF LOT AND TRACT SIZES AND SHAPES
3. FINAL BUILDING ENVELOPES
4. FINAL ACCESS AND PARKING LOCATIONS
5. LANDSCAPE ADJUSTMENTS

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REZONE EXHIBIT WAS FILE IN MY OFFICE THIS _____ DAY OF _____, 20___, A.D., AT_____ A.M./P.M., AND WAS RECORDED PER RECEPTION NO._____,

_____
COUNTY CLERK AND RECORDER

FIRE PROTECTION DISTRICT

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY RATTLESNAKE FIRE PROTECTION DISTRICT ON THE ___ DAY OF _____, 20___, A.D.

_____
FIRE MARSHAL – RATTLESNAKE FIRE PROTECTION DISTRICT

ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20___,

_____
DIRECTOR, ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES

PLANNING COMMISSION

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20___,

_____
CHAIRMAN, PLANNING COMMISSION

APPROVAL OF COUNTY COMMISSIONERS

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20___,

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

CWC CONSULTING GROUP
CIVIL ENGINEERING / LAND SURVEYING / CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TEL: 303-395-2700
FAX 303-395-2701

DATE	REVISION	BY
XX/XX/XX	XXX	XXX

VAIL AGUIRRE REZONE EXHIBIT
SHOWING
43248 MEADOWBROOK CIRCLE
ELBERT COUNTY, COLORADO
SHEET 1 - COVER PAGE AND NOTES

DRAFTED: JEC/EDC | CHECKED: EDC
DATE: 03/XX/2026 | JOB NO. 120-00496
SURVEY PREPARED FOR: JENA VAIL

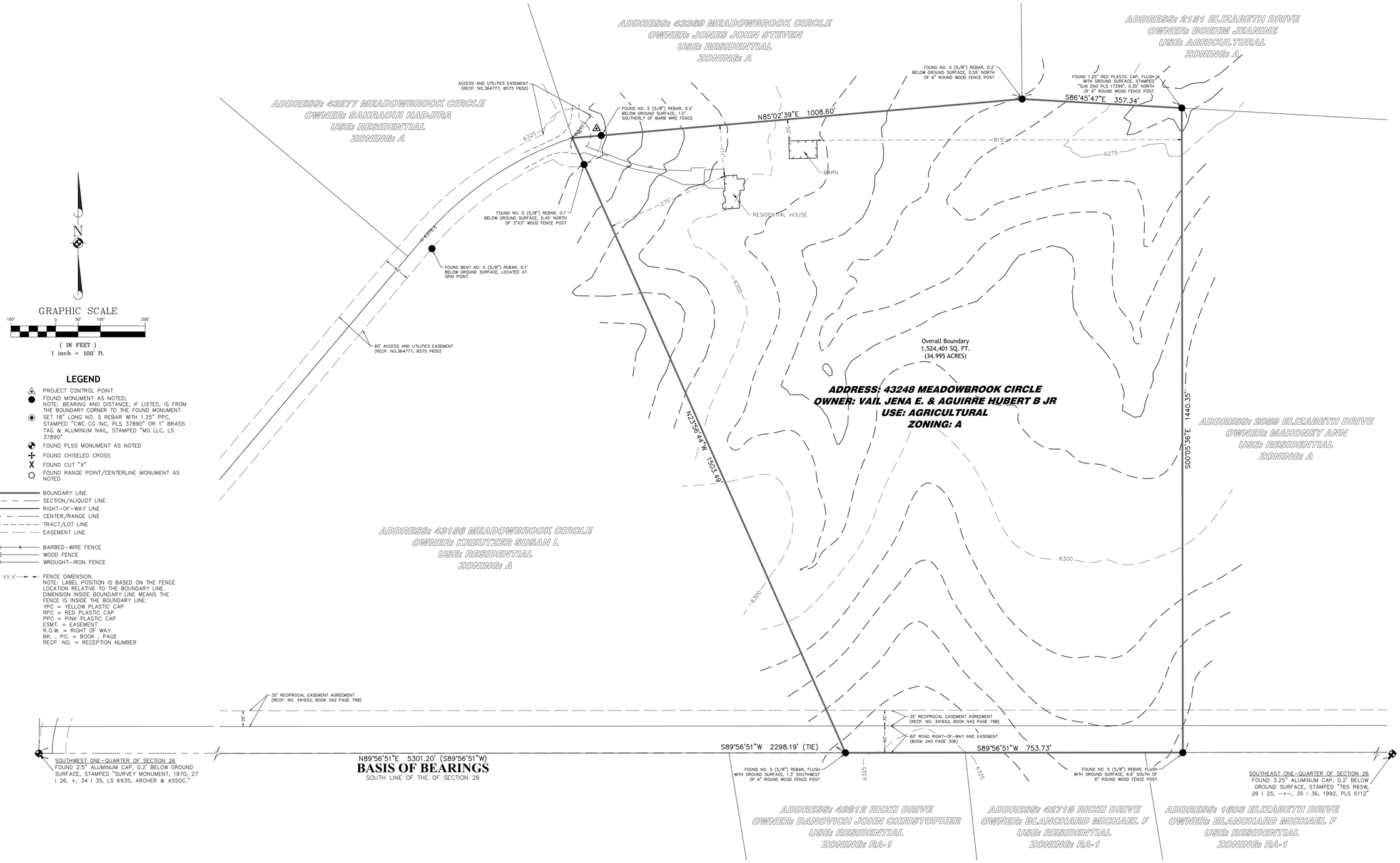
SHEET NO. 1 OF 2 SHEETS

T:\JOBS\1-20 Survey\120-00496_43248 Meadowbrook Circle-MSP\dwg\120-00496-REZ.DWG Date:03/05/26 10:26a ecarson

VAIL AGUIRRE
REZONE EXHIBIT

CASE NO.RZ-2026-000X

LOCATED IN THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO



GRAPHIC SCALE
100' 0 50' 100' 200'
(IN FEET)
1 inch = 100' ft.

LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- SET 18" LONG NO. 5 REBAR WITH 1.25" PPC, STAMPED "CWC CG INC, PLS 37890" OR 1" BRASS TAG & ALUMINUM NAIL, STAMPED "MG LLC, LS 37890"
- FOUND PLSS MONUMENT AS NOTED
- FOUND CHISELED CROSS
- FOUND CUT "X"
- FOUND RANGE POINT/CENTERLINE MONUMENT AS NOTED

- BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TRACT/LOT LINE
- EASEMENT LINE
- BARBED-WIRE FENCE
- WOOD FENCE
- WROUGHT-IRON FENCE

XX.X' FENCE DIMENSION.
NOTE: LABEL POSITION IS BASED ON THE FENCE LOCATION RELATIVE TO THE BOUNDARY LINE. DIMENSION INSIDE BOUNDARY LINE MEANS THE FENCE IS INSIDE THE BOUNDARY LINE.
YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK. , PG. = BOOK , PAGE
RECP. NO. = RECEPTION NUMBER

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
6969 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TEL: 303-799-0100
FAX 303-369-2701

DATE	REVISION	BY
XX/XX/XX	XXX	XXX

VAIL AGUIRRE REZONE EXHIBIT
SHOWING
43248 MEADOWBROOK CIRCLE
ELBERT COUNTY, COLORADO
SHEET 2- BOUNDARY AND EXCEPTIONS

DRAFTED: JEC/EDC | CHECKED: EDC | JOB NO. 120-00496 | DATE: 03/XX/2026 | SURVEY PREPARED FOR: JENA VAIL

SHEET NO. 2 OF 2 SHEETS

T:\JOBS\1-20 Survey\120-00496_43248 Meadowbrook Circle-MSP\dwg\120-00496-RZE.DWG Date:03/05/26 10:26a ecarson

STATEMENT OF TAXES DUE

Account Number R114132
Assessed To

Parcel 6526300137
VAIL JENA E
43248 MEADOWBROOK CIR
PARKER, CO 80138-4467

Legal Description
Section: 26 Township: 6 Range: 65Subdivision: MEADOWBROOK RANCH Lot: 8

Situs Address
43248 MEADOWBROOK CIR

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	$4,850.88	$0.00	$0.00	($2,425.44)	$2,425.44
Total Tax Charge					$2,425.44

First Half Due as of 03/25/2026 **$0.00**
Second Half Due as of 03/25/2026 **$2,425.44**

Tax Billed at 2025 Rates for Tax Area 0009 - DO CO SCHL-RATTLESNAKE FIRE-KIOWA SOIL

Authority	Mill Levy	Amount
ELBERT COUNTY GENERAL	17.0200000	$893.05
ELBERT COUNTY ROAD AND BRID	9.5000000	$498.47
ELBERT COUNTY SOCIAL SERVIC	0.7940000	$41.66
ELBERT COUNTY RETIREMENT	0.9960000	$52.26
RATTLESNAKE FIRE PROTECTION	11.0610000	$580.37
ELBERT COUNTY LIBRARY	2.5620000	$134.43
Taxes Billed 2025	41.9330000	$2,200.24

Values	Actual	Assessed
AG-GRAZING LAND	$1,015	$270
FARM/RANCH RESIDENCE-IMPS	$717,800	$44,860
OTHER BLDGS.-AGRICULTURAL	$27,200	$7,340
Total	$746,015	$52,470

Tax Billed at 2025 Rates for Tax Area 0009 - DO CO SCHL-RATTLESNAKE FIRE-KIOWA SOIL

Authority	Mill Levy	Amount
DOUGLAS COUNTY SCHOOL GENER	39.7520000	$2,314.36
DOUGLAS COUNTY SCHOOL BOND	5.7760000	$336.28
Taxes Billed 2025	45.5280000	$2,650.64

Values	Actual	Assessed
AG-GRAZING LAND	$1,015	$270
FARM/RANCH RESIDENCE-IMPS	$717,800	$50,610
OTHER BLDGS.-AGRICULTURAL	$27,200	$7,340
Total	$746,015	$58,220

This is your Statement of Taxes Due for 2025 taxes due in 2026. Full payment is due on 4-30-26. First half payment is due 2-28-26 and second half is due 06-15-26. Prior year taxes need to be paid in Certified Funds. Current taxes can now be paid online at www.elbertcounty-co.gov. Please include the account number with your payment. Due dates that fall on Friday, weekend or holiday will be due the next regular business day. If you have questions, feel free to call 303-621-3120. Make payment to:
Elbert County Treasurer
PO Box 67
Kiowa CO 80117

Account	As of Date	Parcel Number	Owner
R114132	02/25/2026	6526300137	VAIL JENA E
Legal:	Section: 26 Township: 6 Range: 65Subdivision: MEADOWBROOK RANCH Lot: 8		
Situs Address:	43248 MEADOWBROOK CIR		

Year	Tax	Total Due
2025	$2,425.44	$2,425.44
Total	$2,425.44	$2,425.44

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **K70892990** Date: **02/20/2026**

Property Address: **43248 MEADOWBROOK CIRCLE, PARKER, CO 80138**

For Closing Assistance
Kari Jurczewsky
20 NORTH WILCOX STREET, SUITE 105
CASTLE ROCK, CO 80104
(303) 660-2890 (Work)
(303) 393-4831 (Work Fax)
kjurczewsky@ltgc.com
Contact License: CO273456
Company License: CO44565

Closing Processor
Kayla Osborn
20 NORTH WILCOX STREET, SUITE 105
CASTLE ROCK, CO 80104
(303) 660-2883 (Work)
(303) 393-4712 (Work Fax)
kosborn@ltgc.com
Company License: CO44565

Closing Processor
Paige Campbell
20 NORTH WILCOX STREET, SUITE 105
CASTLE ROCK, CO 80104
(303) 660-2886 (Work)
pcampbell@ltgc.com
Company License: CO44565

For Title Assistance
Land Title Residential Title Team
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4141 (Work)
(303) 393-4823 (Work Fax)
response@ltgc.com
Company License: CO44565

Seller/Owner
JENA E. VAIL
Delivered via: Electronic Mail

Agent for Seller
ENGEL & VOELKERS CASTLE PINES
Attention: JENA VAIL
310 WILCOX ST.
CASTLE ROCK, CO 80104
(719) 240-7212 (Cell)
jenavail@hotmail.com
Delivered via: Electronic Mail

Seller/Owner
HUBERT B. AGUIRRE, JR.
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: K70892990 **Date:** 02/20/2026

Property Address: 43248 MEADOWBROOK CIRCLE, PARKER, CO 80138

Seller(s): JENA E. VAIL AND HUBERT B. AGUIRRE, JR.

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	$458.00
Tax Certificate (TAX CERTIFICATE ORDERED)	$30.00
TOTAL	**$488.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Elbert county recorded 03/01/2021 under reception no. 605191 at book 813 page 764

Elbert county recorded 03/29/2005 under reception no. 460311 at book 670 page 245

Elbert county recorded 04/23/1998 under reception no. 364777 at book 575 page 650

ALTA COMMITMENT

Land Title Insurance Corporation

Schedule A

Order Number: K70892990

Property Address:

43248 MEADOWBROOK CIRCLE, PARKER, CO 80138

1. **Effective Date:**

   02/12/2026 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   A BUYER TO BE DETERMINED

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

   FEE SIMPLE, AS TO PARCEL A, AND AN EASEMENT, AS TO PARCEL B

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

   JENA E. VAIL AND HUBERT B. AGUIRRE, JR.

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

ALTA COMMITMENT

Land Title Insurance Corporation

Schedule A

Order Number: K70892990

PARCEL A:
MEADOWBROOK RANCHES: TRACT 8

A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 1440.46 FEET;
THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 357.38 FEET;
THENCE SOUTH 85 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 1008.67 FEET;
THENCE SOUTH 23 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

PARCEL B-W:

AN EASEMENT FOR ACCESS AND UTILITIES SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, SUBJECT EASEMENT BEING 60.00 FEET IN WIDTH, 30.00 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT CENTERLINE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 384.20 FEET, SAID CURVE HAS A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 03 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 626.52 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND CENTRAL ANGLES OF 47 DEGREES 51 MINUTES 44 SECONDS TO A POINT OF TANGENT;
THENCE NORTH 40 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 827.07 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 411.42 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 49 SECONDS TO THE CENTER OF A 65.00 FOOT RADIUS CUL-DE-SAC ACCESS AND UTILITY EASEMENT AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE, COUNTY OF ELBERT, STATE OF COLORADO.

ALTA COMMITMENT

Land Title Insurance Corporation

Schedule A

Order Number: K70892990

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ALTA COMMITMENT

Land Title Insurance Corporation

Schedule B, Part I

(Requirements)

Order Number: K70892990

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

1. RELEASE OF DEED OF TRUST DATED FEBRUARY 22, 2021, FROM JENA E. VAIL AND HUBERT B. AGUIRRE, JR. TO THE PUBLIC TRUSTEE OF ELBERT COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CALIBER HOME LOANS, INC. TO SECURE THE SUM OF $596,750.00 RECORDED MARCH 01, 2021, IN BOOK 813 AT PAGE **765**, UNDER RECEPTION NO. 605192.
2. WARRANTY DEED FROM JENA E. VAIL AND HUBERT B. AGUIRRE, JR. TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED:

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM NO. 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM NO. 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

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

ALTA COMMITMENT

Land Title Insurance Corporation

Schedule B, Part II

(Exceptions)

Order Number: K70892990

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 14, 1896, IN BOOK 23 AT PAGE 75.
9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 25, 1896, IN BOOK 23 AT PAGE 95.
10. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 26, 1900 IN BOOK 6 AT PAGE 533.
11. RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES TO ELBERT COUNTY, AS SHOWN ON PLAT FILED APRIL 14, 1889 IN PLAT BOOK 2 AT PAGE 43.
12. CONSENT LAND OWNERSHIP AFFIDAVIT REGARDING THE DENVER AQUIFER AS SIGNED BY MARATHON J.V. 1 RECORDED MARCH 30, 1987 IN BOOK 404 AT PAGE 670, AND RECORDED MARCH 30, 1987 IN BOOK 404 AT PAGE 672.
13. EASEMENT FOR ACCESS AND UTILITIES AS DESCRIBED IN DEED RECORDED APRIL 23, 1998 IN BOOK 575 AT PAGE 650.
14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 95-25 -- MEADOW BROOK SUBDIVISION LOTS FOR PHASE I AND PHASE II RECORDED FEBRUARY 27, 1995 IN BOOK 513 AT PAGE 302.

ALTA COMMITMENT

Land Title Insurance Corporation

Schedule B, Part II

(Exceptions)

Order Number: K70892990

15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 96-68 -- APPROVAL OF MEADOW BROOK RANCHES SOUTH REZONE (RZ-96-02) RECORDED JULY 18, 1996 IN BOOK 550 AT PAGE **274**, AND RESOLUTION 96-78 AMENDING RESOLUTION 96-68 RANGE AUGUST 1, 1996 IN BOOK 551 AT PAGE **425**
16. TERMS, CONDITIONS AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 23, 1996 UNDER RECEPTION NO. **341652**.
17. THE EFFECT OF REZONING PLAN MAP, RECORDED JANUARY 30, 1997, UNDER RECEPTION NO. **973000**.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 05-04 -- IMPACT FEE NOTICE FOR RATTLESNAKE FIRE PROTECTION DISTRICT RECORDED JUNE 28, 2005 IN BOOK 673 AT PAGE **316**.
19. TERMS, CONDITIONS AND PROVISIONS OF APPROVAL OF RESOLUTION 10-03 RECORDED JANUARY 27, 2010 IN BOOK 716 AT PAGE **774**.
20. TERMS, CONDITIONS AND PROVISIONS OF RATTLESNAKE FIRE PROTECTION DISTRICT SERVICE PLAN RECORDED MAY 17, 2012 IN BOOK 736 AT PAGE **326**.
21. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF OIL AND GAS LEASE RECORDED FEBRUARY 07, 2011 UNDER RECEPTION NO. **516116**.
22. OIL AND GAS LEASE RECORDED JANUARY 29, 2018 UNDER RECEPTION NO. **575244** AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
23. THE EFFECT OF RESOLUTION 96-68 RECORDED JULY 18, 1996 IN BOOK 550 AT PAGE **274**.

Commitment For Title Insurance
Issued by Land Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Land Title Insurance Corporation, A Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   - (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or not easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   - (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   - (a) the Notice;
   - (b) the Commitment to Issue Policy;
   - (c) the Commitment Conditions;
   - (d) Schedule A;
   - (e) Schedule B, Part I—Requirements; and
   - (f) Schedule B, Part II—Exceptions[; and
   - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
     - i. comply with the Schedule B, Part I—Requirements;
     - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
     - iii. acquire the Title or create the Mortgage covered by this Commitment.
   - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880

Land Title Insurance Corporation
P.O.Box 5645
Denver, Colorado 80217
(303)331-6296

Craig B. Rants, Senior Vice President

John E. Freyer, Jr., President

Jessi McKinney, Secretary

AMERICAN LAND TITLE ASSOCIATION

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

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

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate

and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

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

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Affiliated Business Arrangement
Disclosure Statement

PROPERTY ADDRESS: **43248 MEADOWBROOK CIRCLE, PARKER, CO 80138**

TO: The undersigned Buyer and Seller

FROM: Land Title Guarantee Company

This is to give you notice that Land Title Guarantee Company has a business relationship with Land Title Insurance Corporation due to the common ownership of Land Title Guarantee Company and Land Title Insurance Corporation. Because of this arrangement, the referral may provide Land Title Guarantee Company a financial or other benefit.

Set forth below are the estimated charges or range of charges for each of the services You are NOT required to use the listed provider as a condition for your settlement of the purchase and sale of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THOSE SERVICES

Provider	Type of settlement service provided	Range of charges
Land Title Insurance Corporation	Owner's policy of title insurance	Rates are based on the amount of insurance coverage and other factors. Rates range from $522 to $2,964. Credits may be available.
Land Title Insurance Corporation	Loan policy of title insurance	Rates are based on the amount of insurance coverage and range from $350 to $575.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that I/we Land Title Guarantee Company is referring me/us to the above described services. There may be a financial benefit as a result of this referral.

Seller(s)

JENA E. VAIL

HUBERT B. AGUIRRE, JR.

Buyer(s)

A BUYER TO BE DETERMINED

Catherine Armstrong

Elbert County Community & Development Services

Via Email

Re: Vail ReZone & Minor Plat- Response to Formal Application Review Letter

1. Land Use Application- Attached
2. Owner/Applicant Representative form attached.
3. Proof of Water- a 300-year water decree was submitted with our initial project filing on March 9, 2026. Each new lot will receive a proportionate share of the water by deed upon purchase by new owners.
4. Proof of Sewer. The new 10 acre lots will be served by a private septic system. Future owners will be responsible for designing and obtaining permits from Elbert County Public Health.
5. Fire Protection and Safety Agreement Form attached- waiting for Rattlesnake Fire Department to sign the form. We held our Community Meeting at their station to which their chief attended. We are definitely in their district and he publicly said they had no problem serving the 2 new lots. Jennifer Jones was present.
6. Proof of Access: Access will be off the end of Meadowbrook Circle cul-de-sac via private 30-foot wide driveway with the property owner will dedicate on the Plat.
7. Statement of Taxes Due. Attached
8. Minor Plat. We submitted the Minor Plat on 3.9.26. Attached again.
9. Traffic Analysis. Dale Guillen, County Engineer attended the pre-app meeting on January 7, 2026 and there was no such requirement.
10. Preliminary Drainage Report. Dale Guillen, County Engineer attended the pre-app meeting on January 7, 2026 and there was no such requirement.
11. Subdivision Summary Form. I don't think this form is relevant, as we are not proposing a subdivision. Just creating two 10-acre lots via Minor Plat.

Respectfully,

Camille Courtney, Project Representative
Courtney & Associates

FIRE PROTECTION AND SAFETY AGREEMENT FORM
Community & Development Services, Elbert County, Colorado

P.O. Box 7, 215 Comanche St. Kiowa, CO 80117 • (303) 621-3136 • cds@elbertcounty-co.gov

This form is designed to accompany Land Development Applications submitted to Elbert County Community and Development Services and serves as Proof of Fire Protection for Land Development Review. PLEASE COMPLETE ALL BOXES

Applicant Name:	Address & Zip Code:	Phone:	Email:
Camille Courtney	PO Box 711, Franktown, CO 80116	720-390-8434	camille@camillecourtney.com
Property Owner:	**Address & Zip Code:**	**Phone:**	**Email:**
Vail & Aguirre	43248 Meadowbrook Circle, Parker, CO 80138	719-240-7212	Jena@vail@evrealestate.com

Subject Property Address:	Project Name & Description: Vail Rezone and Minor Plat
43248 Meadowbrook Circle, Parker, CO 80138	Divide 35 acre parcel into 15 acre and two 10-acre parcels.

CHECK ONE:

☒ The subject property is located within the Rattlesnake fire protection district.

☐ The subject property is located outside a fire protection district.

If the subject property is located outside a fire protection district, a contract with a district providing for fire protection to the property will be required. The applicant has met with the following fire protection district to discuss fire district requirements.

FIRE PROTECTION DISTRICT SERVING THE SUBJECT PROPERTY: _____.

Fire District Authorized Representative: _____ Title: _____.

Fire District Authorized Signature _____ Date: _____

APPLICANT AGREEMENT: I am aware of the adopted fire code and will comply with the requirements of the fire district.

Applicant's Signature Camille Courtney, applicant agent. Date: 3.25.26

FIRE PROTECTION DISTRICTS SERVING ELBERT COUNTY:

☐ AGATE FIRE PROTECTION DISTRICT 40160 County Road 153 / P.O. Box 146 Agate, CO 80101 (719) 764-2771	☐ BIG SANDY FIRE PROTECTION DISTRICT/ SIMLA VOLUNTEER FIRE DEPARTMENT 219 Sioux Avenue / P.O. Box 161 Simla, CO 80835 (719) 541-2883	☐ CALHAN FIRE PROTECTION DISTRICT 725 4th Street Calhan, CO 80808 (719) 347-3057
☐ DEER TRAIL RURAL FIRE PROTECTION DISTRICT 488 1st Avenue / P.O. Box 257 Deer Trail, CO (303) 769-4748	☐ ELBERT FIRE PROTECTION DISTRICT 24310 Main Street / P.O. Box 98 Elbert, CO 80106 (303) 648-3000	☐ ELIZABETH FIRE RESCUE 155 West Kiowa Avenue / P.O. Box 441 Elizabeth, CO 80107 (303) 646-3800
☐ KIOWA FIRE PROTECTION DISTRICT 403 County Road 45 / P.O. Box 321 Kiowa, CO 80117 (303) 621-2233	☐ LIMON AREA FIRE PROTECTION DISTRICT 130 C Avenue/ P.O. Box 3 Limon, CO 80828 *(719) 775-8155*	☐ NORTH CENTRAL FIRE DEPARTMENT 40144 Ridge Road Deer Trail, CO 80105 (303) 621-2901
☐ RATTLESNAKE FIRE DEPARTMENT 46200 Coal Creek Drive Parker, CO 80138 (303) 841-8111	☐ TRI-COUNTY VOLUNTEER FIRE DEPARTMENT & FIRE PROTECTION DISTRICT 590 N Rush Road / P.O. Box 97 Rush, Colorado 80833 (719) 478-2345	

ELBERT COUNTY
Community & Development Services

OWNER/APPLICANT REPRESENTATIVE AUTHORIZATION FORM

OWNER/APPLICANT INFORMATION:

Name	Jena Vail & Hubert Aguirre
Phone	719-240-7212
Email	jena.vail@evrealestate.com
Property Address	43248 Meadowbrook Circle, Parker, CO 80138
Mailing Address	Sames as above

AUTHORIZED REPRESENTATIVE INFORMATION:

Representative Name	Camille Courtney
Company Name	Courtney & Associates
Phone	720-390-8434
Email	camille@camillecourtney.com
Mailing Address	PO Box 711, Franktown, CO 80116

SCOPE OF AUTHORIZATION:

I hereby authorize the Representative named in the second section to serve as the primary point of contact for all **email communication**, manage all **invoicing and billing** matters, and execute the **submittal of materials**, including applications, plans, and supporting technical documentation.

SIGNATURES:
Applicant Signature: Camille Courtney **Date:** 3/25/26

Notary Public Acknowledgment

State of Colorado *County of* Douglas

The foregoing instrument was acknowledged before me this 26th day of March, 2026 by Camille Courtney (Name of Signer), who is personally known to me or has produced Driver's License as identification.

(Seal)

Signature of Notary Public Kari Jurczewsky

My Commission Expires: 3/29/26

KARI JURCZEWSKY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944015400
MY COMMISSION EXPIRES 03/29/2026

ELBERT COUNTY

Community & Development Services

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136
CDS@elbertcounty-co.gov

ADDITIONAL FEES AND EXPERT COSTS AGREEMENT

The purpose of this agreement is acknowledgment that the Applicant or Authorized Representative of the stated project agrees to pay the applicable plan review and permit fees set forth by the Community and Development Services Department and Department of Public Works Engineering. Fee schedules can be found on the Elbert County Website and will be presented at Pre-Application meetings.
The Applicant or Authorized Representative also agrees upon consent to pay for additional expert engineering, legal and/or other applicable third-party consultants as needed to provide professional opinions, additional information, studies, or investigations to clarify or substantiate information at any time throughout the development process. These requests may come from departments of Community and Development Services, Public Works, Planning Commission, Legal & Administrative, or Board of County Commissioners.

Project Name:Vail Rezone & Minor & Minor Plat

Applicant or Authorized Representative
Signature: Carrie A Bradley

Date: 3.25.24

ELBERT COUNTY

Community & Development Services

LAND DEVELOPMENT APPLICATION FORM

OWNER/APPLICANT INFORMATION:

Name	Jena Vail & Hubert Aguirre
Owner Rep	**YES** ☐X If yes, you must complete the Owner/Applicant Representative form **NO** ☐
Phone	719-240-7212
Email	jena.vail@evrealestate.com
Address	43248 Meadowbrook Circle, Parker, CO 80138
Project Description	ReZone and Minor Plat to create two 10-acre lots.

PROPERTY INFORMATION:

Parcel Number	R114132
Legal Description	***Please attach a separate word document with the full legal description**
Site Address	43248 Meadowbrook Circle, Parker, CO 80138
Zone District	A
Acreage	35
Property Owner	Jena Vail & Hubert Aguirre
Gas Source	Propane
Electric Source	CORE
Water Source	Wells
Sewer Source	Septic
Mineral Rights Owner	Owner

CHECK APPROPRIATE BOX:

	Preliminary Plat	X	Rezone		1041
	Final Plat		Planned Unit Development		Special District Service Plan
X	Minor Plat		Site Development Plan		Special Use by Review
	Plat Amendment		EDZ Site Development Plan		Variance
	EDZ Subdivision Plat		Subdivision Exemption		Vacation

ELBERT COUNTY

Community & Development Services

APPLICATION AGREEMENT: No application submittal will be considered complete until all required items are submitted. In addition to the application fees, the applicant is responsible for all public notice costs including but not limited to sign(s), newspaper publication, and mailing. ***The applicant is responsible for meeting all requirements of the applicable Zoning and Subdivision Regulations, including documentation, processes, and development standards. Approval and timelines are subject to review and cannot be guaranteed.***

FEES & NOTICES AGREEMENT: The applicant agrees to pay for reasonable additional engineering and/or consultation when requested by the Community & Development Services Department, Planning Commission or Board of County Commissioners when, in their opinion, additional information, studies, or investigations are needed to help clarify the proposal. The applicant also agrees to remove any public notice sign(s) within seven days after the final hearings and acknowledges that this must be completed as a condition of approval prior to the recordation of final documents. ***The Additional Fee and Expert Costs Agreement form must accompany this Land Development Application form.***

Applicant's Signature _____ **Date:** 3.25.26

Office Use Only
Application type:

Received by: _____ Date: _____ Fee Collected: _____ Payment Type: _____

Case Number:		**Planner:**	

Community & Development Services, Elbert County, Colorado
P.O. Box 7, 215 Comanche St. Kiowa, CO 80117
(303) 621-3136 • www.elbertcounty-co.gov

SUBDIVISION SUMMARY FORM

DATE: 3.25.26

TYPE OF SUBMISSION: ☒ Request for Exemption ☐ Preliminary Plat ☐ Final Plat

SUBDIVISION NAME: Meadow Brook Ranch FILING:

LOCATION OF SUBDIVISION
Section: 26 Township: 6 Range: 65

OWNER(S): Jene Vail & Hubert Aguirre

ADDRESS: 43249 Meadowbrook Circle, Parker CO 80138

OWNER(S) REPRESENTATIVE: Camille Courtney

REPRESENTATIVE ADDRESS: PO Box 711 Franktown CO 80116

	TYPE OF HOUSING UNITS	NUMBER OF DWELLING UNITS	AREA (ACRES)	PERCENT OF TOTAL AREA
☐	Single Family			
☐	Apartments			
☐	Condominiums			
☐	Mobile Homes			
☐	Commercial			
☐	Industrial			
☐	Other (Specify)			
	SUBDIVISION AMENITIES	TYPE	AREA (ACRES)	PERCENT OF TOTAL AREA
☐	Right of Ways (Streets)	Dedicated		
☐	Right of Ways (Streets)	Private		
☐	Schools Sites	Dedicated		
☐	School Sites	Reserved		
☐	Park Sites (Non Passive)	Dedicated		
☐	Park Sites (Non Passive)	Private		
☐	Trails	Public		
☐	Trails	Private		
☐	Open Space	Dedicated		
☐	Open Space	Private		

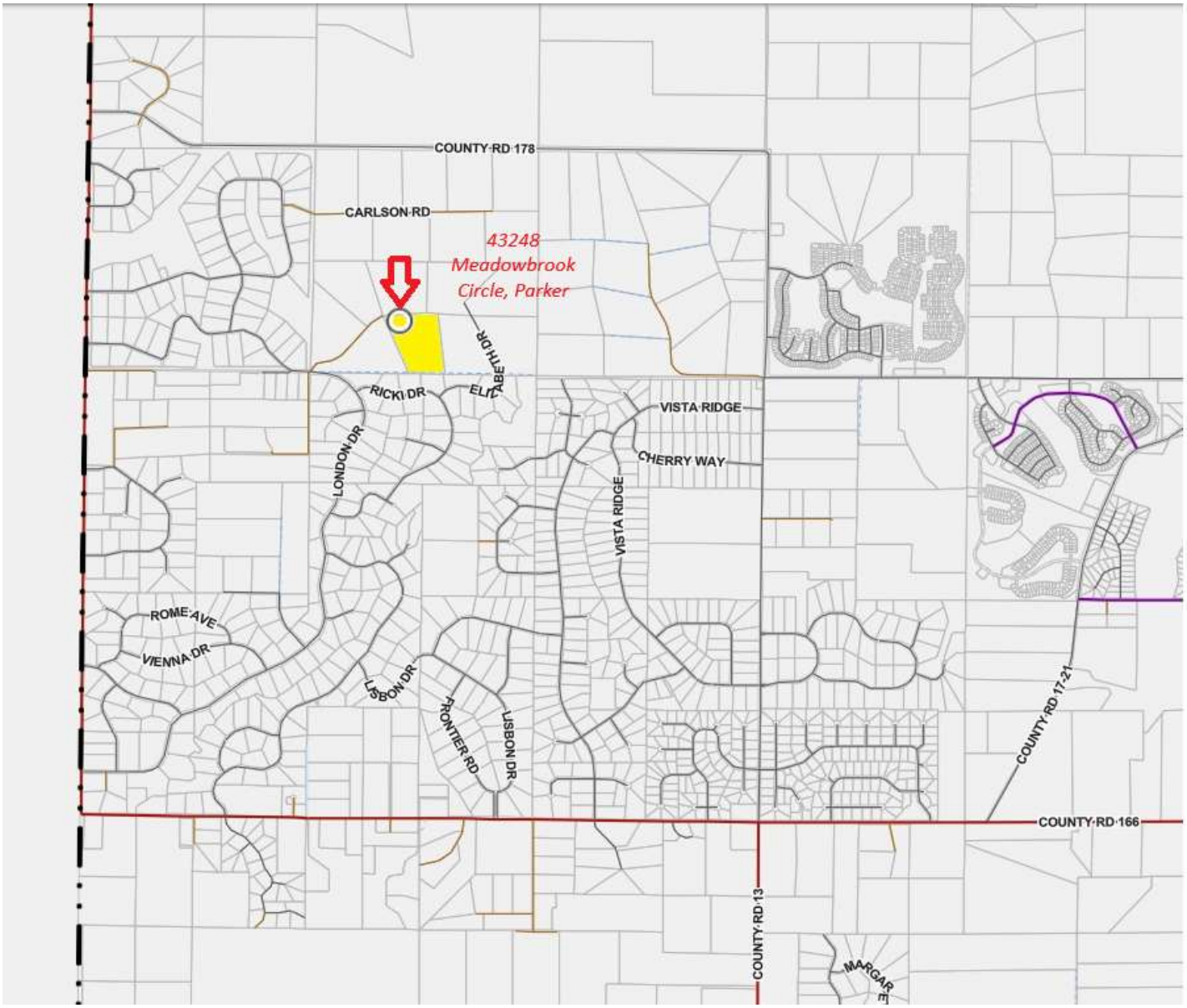
ESTIMATED WATER REQUIREMENTS (GALLONS/DAY):

PROPOSED WATER SOURCE: Well

ESTIMATED SEWAGE DISPOSAL REQUIREMENTS: Septic

PROPOSED MEANS OF SEWAGE DISPOSAL: Septic

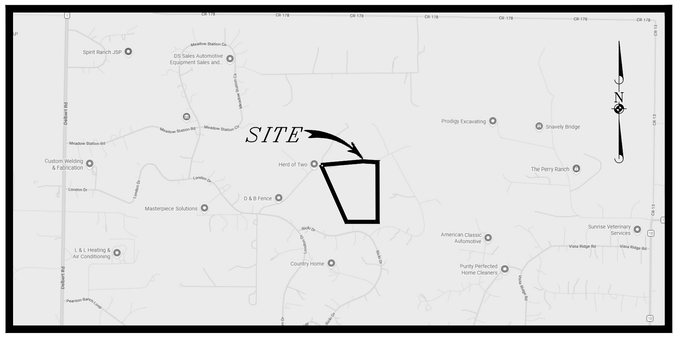
Vicinity Map for 43248 Meadowbrook Circle, Parker, CO



VAIL AGUIRRE
REZONE EXHIBIT

CASE NO.RZ-2026-0002

LOCATED IN THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO



VICINITY MAP
(1"=2000')

LEGAL DESCRIPTION

MEADOWBROOK RANCHES: TRACT 8

A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 1440.46 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 357.38 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 1008.67 FEET; THENCE SOUTH 23 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

I JENA E. VAIL AND HUBERT B. AGUIRRE, JR. OF THE LAND AFFECTED BY THIS REZONE, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

OWNER: _____ DATE: _____
(SIGNATURE)
JENA E. VAIL

OWNER: _____ DATE: _____
(SIGNATURE)
HUBERT B. AGUIRRE, JR.

STATE OF _____)
)
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20___,

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____,

OWNERS

JENA E. VAIL AND HUBERT B. AGUIRRE, JR.
4324B MEADOWBROOK CIRCLE
PARKER, COLORADO 80138
PHONE: (719) 240-7212

APPLICANT REPRESENTATIVE

CAMILLE COURTNEY
P.O. BOX 711
FRANKTOWN, COLORADO 80116
PHONE: (720) 390-8434

ZONING

EXISTING: A
PROPOSED: AR

SURVEYOR

CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE 203
LONE TREE, COLORADO 80124
MAIN NUMBER: (303) 395-2700
DIRECT NUMBER: (303) 980-9104

ATTN: ERIC D. CARSON (PRINCIPAL – SURVEY DIVISION MANAGER)
EMAIL: ERICC@CWC-CONSULTING.COM

GENERAL NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE COMPANY ORDER NUMBER: K70892990, WITH AN EFFECTIVE DATE: 02/12/2026 AT 5:00 P.M., FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID TO BEAR N89°56'51"E, A DISTANCE OF 5301.20 FEET, FROM THE SOUTHWEST ONE-QUARTER OF SECTION 26 FOUND 2.5" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "SURVEY MONUMENT, 1970, 27 I 26, +, 34 I 35, LS 6935, ARCHER & ASSOC." TO THE SOUTHEAST ONE-QUARTER OF SECTION 26 FOUND 3.25" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "T6S R65W, 26 I 25, -+-, 35 I 36, 1992, PLS 5112"

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. DRAINAGE AND FLOODPLAIN NOTE: THE PROPERTY IS LOCATED WITHIN "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBERED 08039C0250C WITH A MAP EFFECTIVE DATE OF MARCH 17, 2011.

7. DRAINAGE: THE HISTORICAL FLOW PATTERNS AND RUNOFF AMOUNTS WILL BE MAINTAINED ON THE SITE. ELBERT COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY ONSITE DRAINAGE RELATED FEATURES.

8. CONTOURS WERE DIGITIZED FROM ELBERT COUNTY GIS MAP.

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE ON THIS REZONE EXHIBIT, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE ELBERT COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FINAL PLAT RECORDATION.

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS REZONE EXHIBIT ARE INTENDED TO DEPICT GENERAL LOCATION AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISION OF THIS REZONE. DURING THE PLATTING PROCESS THE COMMUNITY & DEVELOPMENT SERVICES DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:
1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATIONS OF LOT AND TRACT SIZES AND SHAPES
3. FINAL BUILDING ENVELOPES
4. FINAL ACCESS AND PARKING LOCATIONS
5. LANDSCAPE ADJUSTMENTS

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REZONE EXHIBIT WAS FILE IN MY OFFICE THIS _____ DAY OF _____, 20___, A.D., AT_____ A.M./P.M., AND WAS RECORDED PER RECEPTION NO._____,

_____
COUNTY CLERK AND RECORDER

FIRE PROTECTION DISTRICT

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY RATTLESNAKE FIRE PROTECTION DISTRICT ON THE ___ DAY OF _____, 20___, A.D.

_____
FIRE MARSHAL – RATTLESNAKE FIRE PROTECTION DISTRICT

ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20___,

_____
DIRECTOR, ELBERT COUNTY COMMUNITY AND DEVELOPMENT SERVICES

PLANNING COMMISSION

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20___,

_____
CHAIRMAN, PLANNING COMMISSION

APPROVAL OF COUNTY COMMISSIONERS

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20___,

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

6969 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TEL: (303) 395-2700
FAX 303-395-2701
CWC CONSULTING GROUP
CIVIL ENGINEERING / LAND SURVEYING / CONSTRUCTION SERVICES

DATE	REVISION	BY
04/29/26	FIRST REFERRAL REPORT COMMENTS	EDC

VAIL AGUIRRE REZONE EXHIBIT
SHOWING
43248 MEADOWBROOK CIRCLE
ELBERT COUNTY, COLORADO
SHEET 1 - COVER PAGE AND NOTES

DRAFTED: JEC/EDC | CHECKED: EDC | JOB NO. 120-00496 | DATE: 03/XX/2026 | SURVEY PREPARED FOR: JENA VAIL

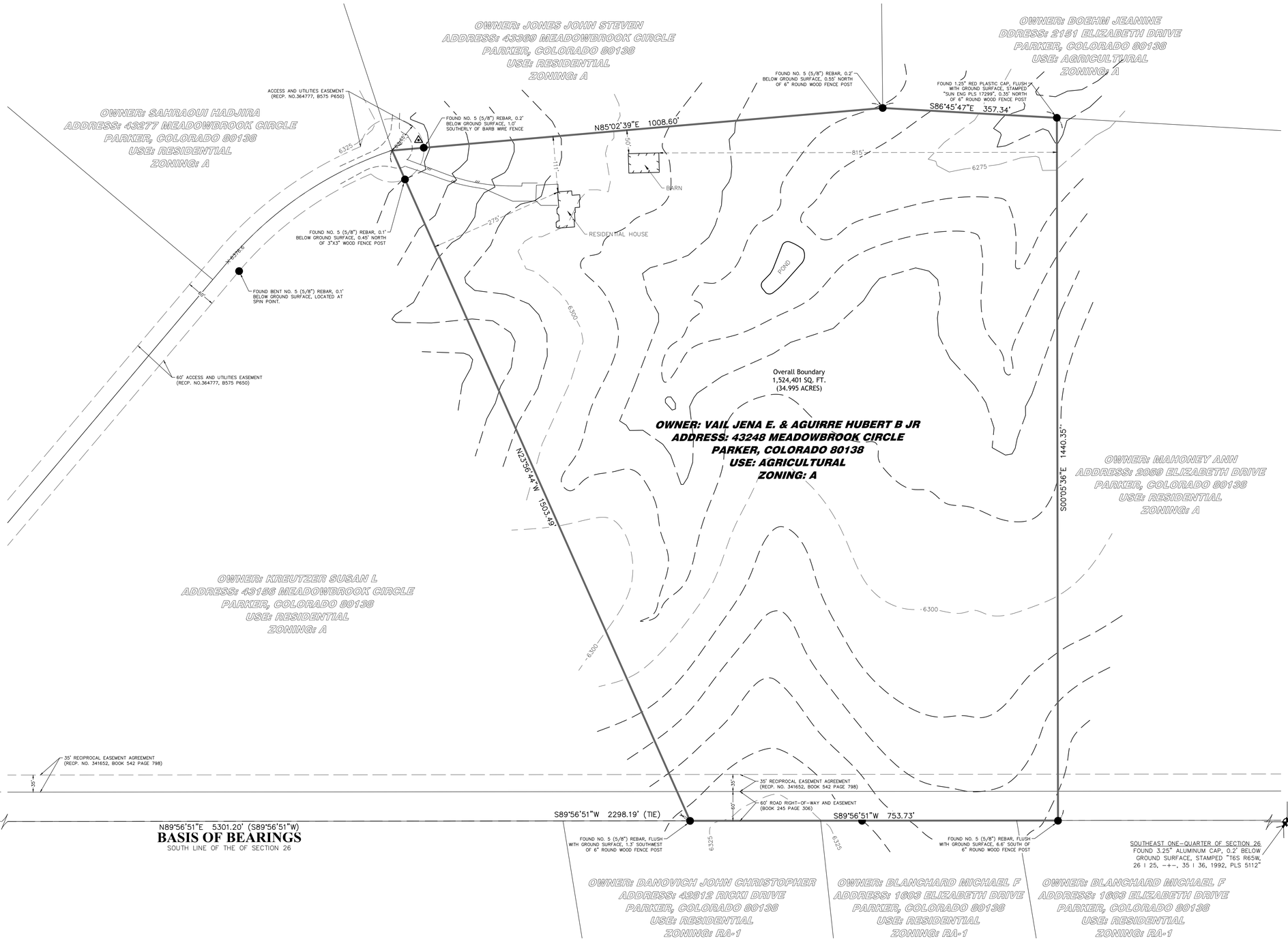
SHEET NO. 1 OF 2 SHEETS

T:\JOBS\1-20 Survey\120-00496_43248 Meadowbrook Circle-MSP\dwg\120-00496-REZE.DWG Date:04/29/26 11:19a ecarson

VAIL AGUIRRE
REZONE EXHIBIT

CASE NO.RZ-2026-0002

LOCATED IN THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO



GRAPHIC SCALE
100' 0 50' 100' 200'
(IN FEET)
1 inch = 100' ft.

LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- SET 18" LONG NO. 5 REBAR WITH 1.25" PPC, STAMPED "CWC CG INC, PLS 37890" OR 1" BRASS TAG & ALUMINUM NAIL, STAMPED "MG LLC, LS 37890"
- FOUND PLSS MONUMENT AS NOTED
- FOUND CHISELED CROSS
- FOUND CUT "X"
- FOUND RANGE POINT/CENTERLINE MONUMENT AS NOTED

- BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TRACT/LOT LINE
- EASEMENT LINE
- BARBED-WIRE FENCE
- WOOD FENCE
- WROUGHT-IRON FENCE
- XX.X' FENCE DIMENSION. NOTE: LABEL POSITION IS BASED ON THE FENCE LOCATION RELATIVE TO THE BOUNDARY LINE. DIMENSION INSIDE BOUNDARY LINE MEANS THE FENCE IS INSIDE THE BOUNDARY LINE.

YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK. , PG. = BOOK , PAGE
RECP. NO. = RECEPTION NUMBER

CWC CONSULTING GROUP
CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
6969 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TEL: 303-799-0100
FAX 303-369-2701

DATE	REVISION	BY
04/29/26	FIRST REFERRAL REPORT COMMENTS	EDC

VAIL AGUIRRE REZONE EXHIBIT
SHOWING
43248 MEADOWBROOK CIRCLE
ELBERT COUNTY, COLORADO
SHEET 2- BOUNDARY AND EXCEPTIONS

DRAFTED: JEC/EDC | CHECKED: EDC
DATE: 03/XX/2026 | JOB NO. 120-00496
SURVEY PREPARED FOR: JENA VAIL
SHEET NO. 2 OF 2 SHEETS

T:\JOBS\1-20 Survey\120-00496_43248 Meadowbrook Circle-MSP\dwg\120-00496-RZE.DWG Date:04/29/26 11:19a ecarson

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICE (CDS)
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

Rezoning Exhibit review according to Article III.C.6.

Vail Rezone – 1st Referral (April 23, 2026)

	Item to be checked according to the ECZR Article III.E.7	Planning Dept Review	Applicant Review
A	All sheets shall be 24" x 36" format	Y	
B	A margin, at least one inch on all sides, except left-hand two inches	Y	
C	The name of the Rezone Exhibit, centered on the upper position of each sheet	Y	
D	Sheet number in the lower right-hand corner of each sheet	Y	
E	Case# in the upper right corner of each sheet	Case No is RZ-2026-0002	Done.
F	Signature blocks and Certifications for CDS Director, Planning Commission, Board of County Commissioners, Clerk & Recorder, Owner and Notary	Y	
G	Rezone Exhibit Notes and information shall be included on the first sheet of the Rezone Exhibit, with lettering being a minimum font size of 12 point.	Y	
H	Legal Description – A legal description of the property designated as a lot, block, or tract on a recorded plat or a metes and bounds description if not platted.	Y	
I	Vicinity Map – Locate the parcel in the County. Show the boundaries of the property, major roads within one mile of the subject property and the proposed access.	Relabel "Location Map" to "Vicinity Map"	Done
J	Names, addresses, and phone number of owner, representative, and individual / firm preparing the document.	Address missing for representative Phone number missing for owners	Added.
K	Site Plan – Shall include information regarding the layout of proposed land use areas; buildable and non-buildable areas, hazard areas, open space, easements (indicate Reception Number and/or Book Number and Page Number, if applicable), etc.	Y	
L	Standard Flexibility Statement (on first page): see ECZR page 59.	Y	
M	Applicability Statement (on first page): see ECZR page 59.	Y	
N	North Arrow and Scale – North arrows shall be indicated on the Rezoning Exhibit site plan and the	Y	

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICE (CDS)
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

	location map. In addition, the scale shall be indicated and a bar scale provided for the site plan.		
O	Existing zoning, land uses, and owner's name and addresses shall be indicated for adjacent properties.	For the adjacent properties, it is not the address of the property that needs to be shown. The owner's addresses should be shown	Done.
P	Existing easements shall be shown on the site plan with reception number and/or book and page reference, their purpose, their benefiting party, and whether or not the easement will remain on the subject property.	Y	
Q	All existing structures on the property shall be shown with setbacks from the property line with a note indicating as to whether or not the structures will remain on the subject property. Note total building coverage percent and square footage.	Y	
R	Topography shown at two feet contour intervals unless other intervals are approved by CDS Director. Areas of 20% slope or greater shall be noted.	5' contours okay	
S	Access to the site from dedicated County right-of-way shall be shown graphically. Internal vehicular and pedestrian circulation shall be shown with right-of-way and trail widths indicated.	Y	
T	All natural and man-made water courses, detention areas, streams/creeks, and lakes shall be shown. Any 100-year(1%) flood plains affecting the property shall be indicated.	Drainage should be shown. I see a pond on the aerial photos	Hasn't had any water in it for decades, but shown.
U	Significant treed areas on the subject property shall be indicated.	Y	
Certifications and Acknowledgements. Page 215 ECZR			
1	Complete legal description, tied to proper monumentation, and section or quarter-section line references or lot and block of an existing recorded subdivision	Y	
2	Certification of ownership signed by property owner(s) and notarized	Y	
3	Elbert County Community & Development Services	Y	
4	Fire Protection District	Y	
5	Planning Commission	Y	
6	Approval of County Commissioners	Y	

COMMUNITY & DEVELOPMENT SERVICE (CDS)
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

7	Clerk and Recorder's Certificate	Y	

COLORADO
Division of Water Resources
Department of Natural Resources

1313 SHERMAN ST, STE 821
DENVER, CO. 80203

RECEIPT

Date: 5/5/2026 1:50:29 PM
Cashier: 75220
Order Number: 76562
Transaction Number: 92636

JENA VAIL
43248 MEADOW BROOK CIR
PARKER , CO. 80138

Application/Receipt	Quantity	Description	Price	Extended Price
10049088	1	Exempt Well Permit Application - Outside DesB (Legacy Code: 11)	$100.00	$100.00

Subtotal:	$100.00
Service Fee:	$3.02
Total:	$103.02
(Credit Card) Tendered: [*9209]	$103.02
Change:	$0.00

Exempt Well Permit Application - Outside DesB (Legacy Code: 11)	Please allow 4-6 weeks for the processing of your application. Check the status of your application using the Application/Receipt number (not order number) at: https://dwr.state.co.us/tools/WellPermits

Form No. GWS-44 4/2025 Page 1 of 3

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Phone: (303) 866-3581 Website: https://dwr.colorado.gov/
Email to: dwrpermitsonline@state.co.us

Office Use Only

RESIDENTIAL Water Well Permit Application

Note: Also use this form to apply for **livestock watering**
Review form instructions prior to completing form.

1. Applicant Information

Name of Applicant(s): Hubert B Aguirre Jr & Jena E Vail

Mailing address: 43248 Meadowbrook Cir

City: Parker | State: CO | Zip Code: 80138

Telephone # (area code & number): 719-240-7212 | E-mail (online filing required): jenaVail@hotmail.com

2. Type Of Application (check applicable boxes)

- ☐ Construct new well
- ☐ Replace existing well
- ☐ Use existing well
- ☐ Change or increase use
- ☐ Change source (aquifer)
- ☐ Reapplication (expired permit)
- ☐ Rooftop precipitation collection
- ☒ Other: Repermit

3. Refer To (if applicable)

Well permit #: 209382 | Water Court case #: 03CW107

Designated Basin Determination # | Well name or #

4. Location Of Proposed Well (SEE INSTRUCTIONS)

Property address (Include City, State, Zip) ☒ Check if well address is same as Item 1

Rule 6.2.3 ☐ Yes ☒ No (see instruction for information) | County: Elbert

SE 1/4 of the SW 1/4 | Section: 26 | Township: 6 ☐ N or S ☒ | Range: 65 ☐ E or W ☒ | P.M.

Preferred location format: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.
☐ Zone 12 or ☐ Zone 13.

Easting:

Northing:

Optional Location Information **(must be provided if GPS location is not provided above and Rule 6.2.3 does not apply):** distances from section lines:

1100 feet from the ☐ N. or ☒ S. Line,

2100 feet from the ☐ E. or ☒ W. Line

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:

☒ Subdivision: Name Meadowbrook Ranches
Lot 8 Block Filing/Unit

☐ County exemption (attach copy of county approval & survey)
Name/# Lot #

☐ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed

☐ Mining claim (attach copy of deed or survey) Name/#:

☐ Square 40 acre parcel as described in Item 4 (1/4 of the 1/4 is required)

☐ Parcel of 35 or more acres (attach metes & bounds description or survey)

☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel: 15

C. Are you the owner of this parcel? If no, list owner.
☒ YES ☐ NO

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

E. Parcel ID# (optional):

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☐ A. Ordinary household use in one single-family dwelling (no outside use)
- ☒ B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: 1
- ☒ Home garden/lawn irrigation, not to exceed one acre: area irrigated 7000 ☒ sq. ft ☐ acre
- ☒ Domestic animal and poultry watering (non-commercial)
- ☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate: 15 GPM | Annual amount to be withdrawn: acre-feet

Total Depth: 400 ft | Aquifer: Upper Dawson

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☒ NO

If yes, provide name of supplier:

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
- ☐ Central system: District name
- ☐ Vault: Location sewage to be hauled to:
- ☐ Other (explain)

10. Proposed Well Driller License # (optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application: [signature] | Date (mm/dd/yyyy): 5/1/26

If signing print name: Jena E Vail Hubert B Aguirre Jr

Title: Owners

Office Use Only

ELBERT COUNTY
OFFICE OF THE COUNTY ASSESSOR

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

Vail Aguirre Rezone & Minor Plat

Project No: RZ-2026-0002 & MP-2026-0002 **Date:** 4/13/2026

Project is within the Meadowbrook Ranches subdivision, so the name of the project needs to be "Meadowbrook Ranches Amendment 1" to reflect this.

There are no other concerns currently.

Thank you,

Assessor's Office

Lori Ellefson, GIS Specialist

Lori.Ellefson@elbertcounty-co.gov

Direct: 303-621-3102

ELBERT COUNTY

Community & Development Services

1st Referral Period

Referral Date: April 2, 2026	**Comments Due: April 23, 2026**
Project Name: Vail Rezone & Vail Minor Plat	**Case Number: RZ-2026-0002 & MP-2026-0002**

Case Manager: Danny Klibaner
Site Address: 43248 MEADOWBROOK CIR, PARKER, CO 80138
Proposal Summary: Rezone of 35 acres from Agriculture (A) to (AR) Agriculture Residential and a Minor Plat to subdivide the parcel into 3 lots.

Dear Referral Department/Agency/Organization,

Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating "no comments" is much appreciated. ***CDS staff are happy to set up a phone call or meeting to discuss any major concerns.*** *Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization's approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,
Danny Klibaner, *Land Use Planner*

ELBERT COUNTY

Community & Development Services

****PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:***

REFERRAL AGENCY COMMENTS:

The Building Department has no objection or issue with the above referenced project.

Any structure over 200sqft must obtain a permit through the Building Department. (All information is available at the Elbert County Building Department.)

Each building with bathrooms will need Septic and Driveway permits prior to applying for their building permit

Each structure with electricity will require a permit through the State of Colorado's DORA division

All permits must be pulled for modifications or improvements to a property regardless of if the structure is a new building or an existing building. All buildings must comply with the currently adopted building codes and all amendments to adopted code. Any permit approved must also have a review completed by the local fire department.

Date: 4/2/2026

Agency/Organization/Department: Building Department

Reviewer Name: James Trout

ELBERT COUNTY

Community & Development Services

1st Referral Period

Referral Date: April 2, 2026	**Comments Due: April 23, 2026**
Project Name: Vail Rezone & Vail Minor Plat	**Case Number: RZ-2026-0002 & MP-2026-0002**

Case Manager: Danny Klibaner
Site Address: 43248 MEADOWBROOK CIR, PARKER, CO 80138
Proposal Summary: Rezone of 35 acres from Agriculture (A) to (AR) Agriculture Residential and a Minor Plat to subdivide the parcel into 3 lots.

Dear Referral Department/Agency/Organization,

Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating "no comments" is much appreciated. ***CDS staff are happy to set up a phone call or meeting to discuss any major concerns.*** *Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

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Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,
Danny Klibaner, *Land Use Planner*

ELBERT COUNTY

Community & Development Services

****PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:***

REFERRAL AGENCY COMMENTS:

The Colorado Geological Survey has no objection to approval of MP-2026-0002 and RZ-2026-0002, for a subdivision minor plat creating three lots of 15, 10, and 10 acres (location 39.496, -104.636), and rezoning from Agriculture (A) to (AR) Agriculture Residential.

Date: 4/20/2026

Agency/Organization/Department: Colorado Geological Survey

Reviewer Name: Jill Carlson

The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

April 22, 2026

Vail Minor Plat and Rezone

CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. The project was evaluated for potential impacts to existing facilities, utility easements, electric loading, and service requirements. Based on this review, CORE offers the following comments and concerns:

- CORE has existing overhead electric facilities located on the subject property. CORE will retain and maintain the existing utility easements and facilities unless the applicant requests modifications in accordance with CORE's current extension policies.
- The applicant will be required to provide additional utility easements, as shown on the Minor Plat markup, to meet CORE's required easement standards.
- The CORE electric extension to new lots will be required to be underground per Elbert County subdivision regulations.

Based on the information provided, CORE Electric Cooperative approves the rezone of the larger parcel.

Sincerely,

Brooks Kaufman
Lands and Rights-of-Way Manager

CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135
(800) 332-9540
www.core.coop

COLORADO
Division of Water Resources
Department of Natural Resources

April 22, 2026

Danny Klibaner
Elbert County Planning Department
Transmission via email: danny.klibaner@elbertcounty-co.gov

RE: Vail Rezone and Minor Plat
Applicants: Jena Vail and Hubert Aguirre Jr.
Case Numbers: RZ-2026-0002 & MP-2026-0002
Part of the S ½ of Section 26, T6S, R65W, 6th P.M., Elbert County
Water Division 1, Water District 2
CDWR Assigned Referral No. 34641

Dear Danny Klibaner:

We have reviewed the referral concerning the above-mentioned proposal to rezone and subdivide an approximately 35 acre parcel known as Lot 8 of Meadowbrook Ranches Division of Land into 3 lots. Two of the lots will be 10 acres and one lot will be 15 acres in size.

Water Supply Demand

No water supply demand information was provided as part of this referral. The Water Supply Information Summary that was submitted as part of the referral documents references Division 1 Water Court Case no. 03CW0102. A copy of the decree and plan for augmentation approved in Division 1 Water Court case no. 03CW0102 was included in the application documents.

Source of Water Supply

The proposed water supply source are individual on-lot wells producing from the not nontributary Upper Dawson aquifer that will operate pursuant to the decree and plan for augmentation in Division 1 Water Court case no. 03CW0102. The augmentation plan allows for the withdrawal of up to 3 acre-feet/year for a period of 300 years from the Upper Dawson aquifer to serve three (3) residential lots through individual wells. Under the plan for augmentation, each well is limited to 1 acre-foot/year for in house use (0.5 acre-feet), irrigation of 7,000 square feet of lawn, garden, and trees (0.4 acre-feet) and stock watering of eight (8) large domestic animals (0.1 acre-feet). A special warranty deed recorded with Elbert County on March 29, 2025 indicates that along with the property known as Lot 8 of Meadowbrook Ranches Division of Land, Ms. Jena E. Vail was granted "All water rights, if any, both surface and sub surface that may be owned by seller" underlying the parcel from the Ms. Carol Sue Weland. Ms. Weland was the Applicant under Case no. 03CW0102 at the date of entry of the decree.

A review of our records indicates that well permit no. 209382 is located on Lot 1 of the proposed subdivision. Well permit no. 209382 was issued on May 5, 1998 pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of 35 acres described as Lot 8, Meadowbrook Ranches Division of Land for ordinary household purposes inside not more than three (3) single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns. Well permit no. 209382 appears to have been completed into the not nontributary Upper Dawson aquifer.

Upon subdivision approval, the land on which this well is located will no longer include at least 35 acres considered at the time this permit was issued, rendering the well out of compliance with its permit. Additionally, there is a requirement in Division 1 Water Court Case no. 03CW0102 requiring that well permit no. 209382 "shall be re-permitted to operate pursuant to the augmentation plan" which does

not appear to have been completed. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, in order to prevent material injury, the Applicant must re-permit well no. 209382 pursuant to the augmentation plan outlined in Case no. 03CW0102, or plug and abandon the well prior to approval of the subdivision. An application to re-permit well no. 209382 can be made by submitting a well permit application form (GWS-44) to dwrpermitsonline@state.co.us. The filing fee for an application to re-permit an existing well is $100.

The ability for the Applicant to re-permit well no. 209382, and obtain new well permits for Lots 2 and 3, along with the allowed uses, will be determined at the time that well permit applications are submitted to and reviewed by the State Engineer's Office.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed in 03CW0102 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The *Elbert County Subdivision Regulations - Amendment #4*, effective July 27, 2020, Article XI.F.1 states:

> "In order to assure a long term water supply, and given the concern with dependence on bedrock groundwater, and the difficulty in supplying future

> sources outside the urbanized areas, the following additional criteria apply to all proposed subdivisions. The Applicant shall present a water supply plan that provided for a 300-year aquifer lifespan when aquifer groundwater is the proposed water source, ..."

The State Engineer's Office does not have evidence regarding the length of time for which this source will provide a water supply. However, treating Elbert County's requirement as an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal of would be reduced to one third of that amount. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Applications for on lot well permits submitted by an entity other than the current water right holder must include evidence that the Applicant has acquired the right to the portion of water being requested on the application.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **so long as well permit no. 209382 is re-permitted pursuant to the augmentation plan in Case no. 03CW0102, or plugged and abandoned**.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater

than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

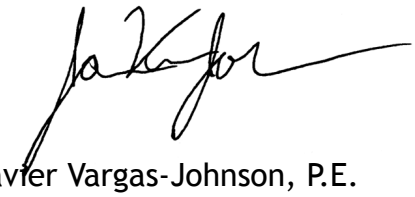
The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

The applicant should also be aware that any proposed detention pond for the subdivision must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

Should you or the applicant have any questions, please contact me (303) 866-3581 x8241 or michael.matz@state.co.us .

Sincerely,



Javier Vargas-Johnson, P.E.
Chief of Water Supply

Ec: Well permit no. 209382

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

RECEIVED
JUL - 6 1999
1120

WELL PERMIT NUMBER 209382 WATER DATA

DIV. 1 CNTY. 20 WD 2 DES. BASIN MD

Lot: 8 Block: Filing: Subdiv: MEADOWBROOK RANCHES

APPLICANT

MONARCH HOMES
3144 CR 186
PARKER CO 80138-

(303)840-1794

APPROVED WELL LOCATION
ELBERT COUNTY

SE 1/4 SW 1/4 Section 26
Twp 6 S RANGE 65 W 6th P.M.

DISTANCES FROM SECTION LINES
1100 Ft. from South Section Line
2100 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 35 acres described as Lot 8, Meadowbrook Ranches Division of land, Elbert county.

4) The use of ground water from this well is limited to ordinary household purposes inside not more than three single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.

5) The total depth of the well shall not exceed 400 feet, which corresponds to the base of the Upper Dawson aquifer.

6) The maximum pumping rate shall not exceed 15 GPM.

7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

8) This well shall be constructed not more than 200 feet from the location specified on this permit.

Note: To insure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

Note: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

RAN 5-4-98

PUMP INSTALLER'S COPY

APPROVED
RAN

Hal D. Simpson
State Engineer

By R A Nielsen

Receipt No. 0428089 DATE ISSUED MAY 05 1998 EXPIRATION DATE MAY 05 2000

ELBERT COUNTY DEPARTMENT
OF PUBLIC HEALTH AND ENVIRONMENT
75 Ute Ave / PO Box 201
Kiowa, CO 80117
P (303) 621-3144 / F (720) 487-9987

PUBLIC HEALTH COMMENTS/PROOF OF SEWER

Property Address: 43248 MEADOWBOOK CIRCLE PARKER, CO 80138
VAIL REZONE AND MINOR PLAT RZ 202-0002 AND MP 2026-002

Date: March 31, 2026

To Whom it May Concern:

The applicant has explained there are plans to subdivide a 35-acre parcel into ONE 15 acre lot, and TWO 10-acre lots.

There is an existing OWTS (septic system) on the 15-acre lot. Please review the OWTS setbacks (attached) and ensure all property line setbacks will be met

For the TWO new 10-acre lots, it will be the responsibility of the property owner to apply individually for the septic installation permit through the Health Department. Application, soils report, engineered design (possible) and fee must be submitted, prior to approval from the Health Department.

Please use this letter to ensure the property owner is aware they are responsible for the installation of the system on the purchased property. This letter of intent will serve as verification for the installation of a sewer system to service the individual properties.

Please reach out with any questions.
Thank you,

Marissa Ginger, Environmental Health Specialist
Elbert County Department of Public Health and Environment

A Member-Owned Cooperative

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

Your Touchstone Energy® Cooperative

Apr 14, 2026

Danny Klibaner
P.O. Box 7
215 Comanche Street
Kiowa, Colorado 80117

SUBJECT: Engineering Review Comment
Mountain View Electric Association Inc. (MVEA)

To Elbert County:

MVEA has these comments about the following:

Project Name: Vail Minor Plat & Rezone
Description: Proposed development at 43248 Meadowbrook Circle, Parker, CO 80138

This area is **not** within Mountain View Electric Association, Inc. certificated area. MVEA has no objection to the project listed above.

If additional information is required, please contact me at (719) 494-2699. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Samantha Sherman

Samantha Sherman
Engineering Administrative Supervisor

This Association is an equal opportunity provider and employer.

ELBERT COUNTY GOVERNMENT

Public Works Department
Road & Bridge Division
Office 303 -621-3157 Fax 303-621-3159
11330 State Hwy 86, Kiowa, CO 80117

Public Works & Engineering Comments

Attn: Community & Development Services (CDS)
215 Comanche St.
Kiowa, CO 80117

April 6, 2026

RE: Project Name: Vail Rezone & Minor Plat
Project Address: 43248 Meadowbrook Cr., Elizabeth, CO 80107
Stage of Review: 1st Referral

The following comments are in response to the engineered plans titled Vail Aguirre Minor Subdivision, dated 03/08/2026, Job No. 120-00496 provided by CWC Consulting Group.

- Plans show a 15' Utility Easement with a 15' access easement. We would like to emphasis that per our Elbert County Construction Standards and Specifications section 760.00, there needs to be a 16' all weather driving surface with consideration for shoulders, bar ditches, culverts etc. that may be needed. Plans should clarify the driveway access width by cross section or updated notes so that it is clear the road specification will be met.
- Plans need to be stamped by a Colorado Professional Engineer/Surveyor by time of final referral.
- Please Note: It is the responsibility of the developer/property owner that is adding the subdivision to the area to have maintenance agreements with the current residents, HOA, or Metro District. Private roads are not maintained by Elbert County.

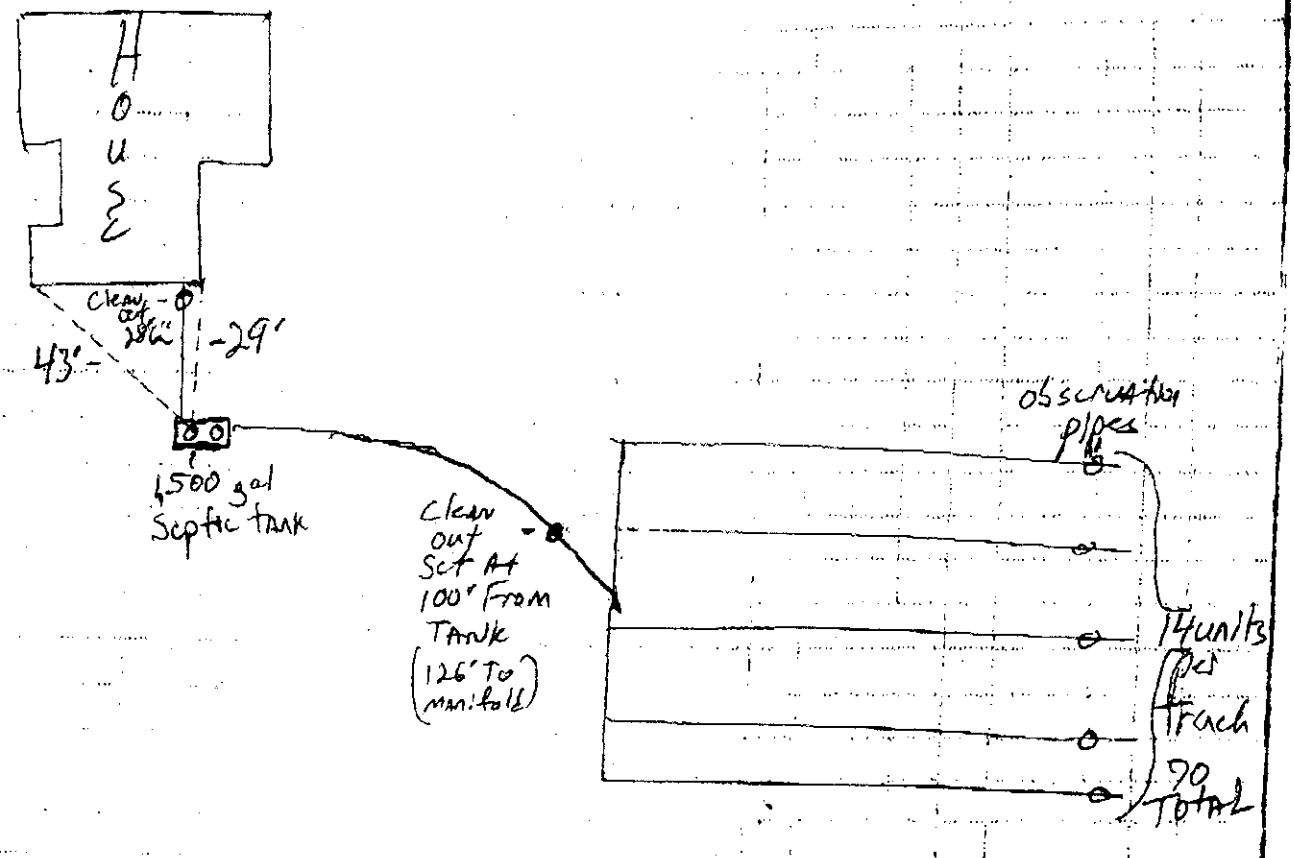
Cordially,

Dale Guillen

Dale Guillen, P.E.
County Engineer

Onsite System
As-Built
Drawing

43248
Property Address ~~43248~~ Meadowlark Ct
Permit # S98C0249
Date System Completed July 16 1998
Installer's Name Solomon Excavating
Installer's License # 06152
Installer's Address and Phone ~~2082~~ E 12th St
Dr. Pueblo Colo. 81004
PH 841-3911 Fx 234-4156



ELBERT COUNTY
Community & Development Services

VAIL REZONE AND MINOR PLAT
FIRST REFRRAL REPORT

Date: April 27, 2026
CDS Review Staff: Danny Klibaner

Project Name: Vail Rezone & Vail Minor Plat

Project Numbers: RZ-2026-0002 & MP-2026-0002
Applicant Name: Camille Courtney, Courtney and Associates
Property Owner: Jena Vail and Hubert Aguirre, Jr.
Parcel Number: 6526300137 (43248 Meadowbrook Circle, Parker, CO 80138)

Project Summary: Rezone 35 acres from Agriculture (A) to (AR) Agriculture Residential and subdivide the 35 acres into 3 lots (two 10-acre lots and one 15-acre lot).

Referral Summary: This application was sent on its first referral from April 2, 2026, to April 23, 2026. The following is an application summary of Elbert County Community and Development Services' (CDS), other Elbert County agencies', and Colorado State agencies' reviews and responses that have been received to date.

Referral Agencies

Elbert County CDS / Planning – Danny Klibaner, danny.klibaner@elbertcounty-co.gov, 303.621.3135
-- Planning Comments: review exhibit checklist and exhibit redlines

--Are there any restrictive covenants for this neighborhood that would impact rezoning or subdivision?

--Is there a road maintenance agreement for Meadowbrook Cir? This development would add traffic to this privately maintained road.

Mountain View Electric Association – Samantha Sherman, permitting@mvea.coop
--Mountain View Electric Association (MVEA) has no objections. This project is not in MVEA service territory.

Elbert County Assessor's Office – Lori Ellefson, lori.ellefson@elbertcounty-co.gov
--Project is within the Meadowbrook Ranches subdivision, so the name of the project needs to be "Meadowbrook Ranches Amendment 1" to reflect this.

Elbert County Public Works, Engineering – Dale Guillen, dale.guillen@elbertcounty-co.gov
--Plans show a 15' Utility Easement with a 15' access easement. We would like to emphasize that per our Elbert County Construction Standards and Specifications section 760.00, there needs to be a 16' all weather driving surface with consideration for shoulders, bar ditches, culverts etc. that may be needed.

Plans should clarify the driveway access width by cross section or updated notes so that it is clear the road specification will be met.
--Plans need to be stamped by a Colorado Professional Engineer/Surveyor by time of final referral.
--Please Note: It is the responsibility of the developer/property owner that is adding the subdivision to the area to have maintenance agreements with the current residents, HOA, or Metro District. Private roads are not maintained by Elbert County

CORE Electric Cooperative – Brooks Kaufman, BKaufman@core.coop
--CORE has existing overhead electric facilities located on the subject property. CORE will retain and maintain the existing utility easements and facilities unless the applicant requests modifications in accordance with CORE's current extension policies.
--The applicant will be required to provide additional utility easements, as shown on the Minor Plat markup, to meet CORE's required easement standards.
--The CORE electric extension to new lots will be required to be underground per Elbert County subdivision regulations.
--Based on the information provided, CORE Electric Cooperative approves the rezone of the larger parcel.

Elbert County Building Department – James Trout, building@elbertcounty-co.gov
--The Building Department has no objection or issue with the above referenced project.
--Any structure over 200sqft must obtain a permit through the Building Department. (All information is available at the Elbert County Building Department.)
--Each building with bathrooms will need Septic and Driveway permits prior to applying for their building permit
--Each structure with electricity will require a permit through the State of Colorado's DORA division
--All permits must be pulled for modifications or improvements to a property regardless of if the structure is a new building or an existing building. All buildings must comply with the currently adopted building codes and all amendments to adopted code. Any permit approved must also have a review completed by the local fire department.

Colorado Division of Water Resources, Javier Vargas-Johnson, Michael.matz@state.co.us
--"…the proposed water supply is adequate and can be provided without causing injury to decreed water rights, so long as well permit no. 209382 is re-permitted pursuant to the augmentation plan in Case no. 03CW0102, or plugged and abandoned."

Colorado Geological Survey – Jill Carlson
--The Colorado Geological Survey has no objection to approval of MP-2026-0002 and RZ-2026-0002, for a subdivision minor plat creating three lots of 15, 10, and 10 acres (location 39.496, -104.636), and rezoning from Agriculture (A) to (AR) Agriculture Residential.

Elbert County Sheriff's Office – Dave Fisher, dave.fisher@elbertcounty-co.gov
--No objections

Elbert County Treasurer – Sherry Hewlett, sherry.hewlett@elbertcounty-co.gov
--No objections

Rattlesnake Fire Protection District – Cass Kilduff
--No response
--Fire form was signed and no issues stated during community meeting at Rattlesnake Fire Department

Elbert Count Department of Public Health and Environment – Marissa Ginger,
Marissa.ginger@elbertcounty-co.gov
--Ensure OWTS setbacks are met.
--It is the responsibility of the property owner to apply individually for septic installation (the new lots)
--See attached setbacks are letter.

Next Steps
Review this summary and attached comments and complete all requested revisions. Please submit all documents to your case manager(s) at the same time. You may contact individual reviewers with any questions or concerns, as appropriate. An additional referral period of two (2) weeks is required by code for referral responses to be completed and collated for your review**.**

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICE (CDS)
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

Rezoning Exhibit review according to Article III.C.6.

Vail Rezone – 1st Referral (April 23, 2026)

	Item to be checked according to the ECZR Article III.E.7	Planning Dept Review	Applicant Review
A	All sheets shall be 24" x 36" format	Y	
B	A margin, at least one inch on all sides, except left-hand two inches	Y	
C	The name of the Rezone Exhibit, centered on the upper position of each sheet	Y	
D	Sheet number in the lower right-hand corner of each sheet	Y	
E	Case# in the upper right corner of each sheet	Case No is RZ-2026-0002	
F	Signature blocks and Certifications for CDS Director, Planning Commission, Board of County Commissioners, Clerk & Recorder, Owner and Notary	Y	
G	Rezone Exhibit Notes and information shall be included on the first sheet of the Rezone Exhibit, with lettering being a minimum font size of 12 point.	Y	
H	Legal Description – A legal description of the property designated as a lot, block, or tract on a recorded plat or a metes and bounds description if not platted.	Y	
I	Vicinity Map – Locate the parcel in the County. Show the boundaries of the property, major roads within one mile of the subject property and the proposed access.	Relabel "Location Map" to "Vicinity Map"	
J	Names, addresses, and phone number of owner, representative, and individual / firm preparing the document.	Address missing for representative Phone number missing for owners	
K	Site Plan – Shall include information regarding the layout of proposed land use areas; buildable and non-buildable areas, hazard areas, open space, easements (indicate Reception Number and/or Book Number and Page Number, if applicable), etc.	Y	
L	Standard Flexibility Statement (on first page): see ECZR page 59.	Y	
M	Applicability Statement (on first page): see ECZR page 59.	Y	
N	North Arrow and Scale – North arrows shall be indicated on the Rezoning Exhibit site plan and the	Y	

ELBERT COUNTY

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215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

	location map. In addition, the scale shall be indicated and a bar scale provided for the site plan.		
O	Existing zoning, land uses, and owner's name and addresses shall be indicated for adjacent properties.	For the adjacent properties, it is not the address of the property that needs to be shown. The owner's addresses should be shown	
P	Existing easements shall be shown on the site plan with reception number and/or book and page reference, their purpose, their benefiting party, and whether or not the easement will remain on the subject property.	Y	
Q	All existing structures on the property shall be shown with setbacks from the property line with a note indicating as to whether or not the structures will remain on the subject property. Note total building coverage percent and square footage.	Y	
R	Topography shown at two feet contour intervals unless other intervals are approved by CDS Director. Areas of 20% slope or greater shall be noted.	5' contours okay	
S	Access to the site from dedicated County right-of-way shall be shown graphically. Internal vehicular and pedestrian circulation shall be shown with right-of-way and trail widths indicated.	Y	
T	All natural and man-made water courses, detention areas, streams/creeks, and lakes shall be shown. Any 100-year(1%) flood plains affecting the property shall be indicated.	Drainage should be shown. I see a pond on the aerial photos	
U	Significant treed areas on the subject property shall be indicated.	Y	
Certifications and Acknowledgements. Page 215 ECZR			
1	Complete legal description, tied to proper monumentation, and section or quarter-section line references or lot and block of an existing recorded subdivision	Y	
2	Certification of ownership signed by property owner(s) and notarized	Y	
3	Elbert County Community & Development Services	Y	
4	Fire Protection District	Y	
5	Planning Commission	Y	
6	Approval of County Commissioners	Y	

COMMUNITY & DEVELOPMENT SERVICE (CDS)
P.O. BOX 7
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7	Clerk and Recorder's Certificate	Y	

Table 7-1 Minimum Horizontal Distances in Feet Between Components of an On-Site Wastewater Treatment System Installed After November 15, 1973 and Water, Physical and Health Impact Features

	Spring, Well,[1] Suction Line, Potable Water Supply Cistern[4]	Potable Water Supply Line [2]	Structure w/basement, crawl space or footing drains	Structure without basement, crawl space or footing drains	Property Lines, Piped or Lined Irrigation Ditch, upslope curtain drain	Subsurface Drain, Intermittent Irrigation Lateral, Drywell, Stormwater Structure	Lake, Water Course, Irrigation Ditch, Stream, Wetland	Dry Gulch, Cut Bank, Fill Area (from Crest)	Septic Tank, Higher level treatment Unit, Dosing Tank, Vault or Privy
Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault or Vault Privy	50 [2]	10 [2]	5	5	10	10	50	10	--
Building Sewer or Effluent Lines	50 [2]	5 [6]	0	0	10 [2]	10 [2]	50 [2]	10 [2]	--
STA Trench, STA Bed, Unlined Sand Filter, Sub-surface Dispersal System, Seepage Pit	100 [3]	25 [2]	20	10	10	25	50 [3]	25	5
Lined Sand Filter	60	10 [2]	15	10	10	10	25	10	5
Lined Evapo-transpiration Field or Outside of Berm of Lined Wastewater Pond	60	10 [2]	15	15	10	10	25	10	5
Unlined Sand Filter in Soil With a	100	25 [2]	15	15	10	25	25	15	10

Percolation Rate Slower than 60 Minutes per Inch, Unlined or Partially Lined Evapotrans-piration System, Outside of Berm of Unlined Wastewater Pond, or System Not Relying on STA for Treatment Other than Aerosol									
Slit Trench Latrine, Pit Privy	100	50 [2]	25	25	25	25	100	25	N/A
System Not Relying on STA for Dispersal	100 [3]	10 [2]	125	125[5]	10	0	25 [3]	10	10

NOTE: The minimum distances shown above must be maintained between the OWTS components and the features described. Where soil, geological or other conditions warrant, greater distances may be required by the local board of health or by the Water Quality Control Commission pursuant to section 25-8-206, C.R.S. and applicable regulations. For repair or upgrading of existing OWTS where the size of lot precludes adherence to these distances, a repaired OWTS must not be closer to setback features than the existing OWTS, as reviewed and approved by the local public health agency. Components that are not watertight should not extend into areas of the root system of nearby trees.

1 Includes potable wells, irrigation wells and monitoring wells set within a potable aquifer and infiltration galleries permitted as wells by the Division of Water Resources.

2 Crossings or encroachments may be permitted at the points as noted above provided that the water or wastewater conveyance pipe is encased for the minimum setback distance on each side of the crossing. A length of pipe with a minimum Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] of sufficient diameter to easily slide over and completely encase the conveyance must be used. Rigid end caps of at least Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] must be glued or secured in a watertight fashion to the ends of the encasement pipe. A hole of sufficient size to accommodate the pipe must be drilled in the lowest section of the rigid cap so that the conveyance pipe rests on the bottom of the encasement pipe. The area in which the pipe passes through the end caps must be sealed with an approved underground sealant compatible with the piping used. Other methods of encasement that provide equal protection are allowed. These methods must be reviewed and approved by the local public health agency.

3 Add eight feet additional distance for each 100 gallons per day of design flows between 1,000 and 2,000 gallons per day, unless it can be demonstrated by a professional engineer or geologist by a hydrologic analysis or the use of a barrier, consisting of a minimum 30 mil PVC liner or equivalent, that contamination will be minimized. If effluent meets Treatment Level 3N and the local public health agency has a maintenance oversight program in accordance with section 14.D. of this regulation, the distance addition is not required. Flows greater than 2,000 gallons per day must be hydrologically analyzed for flow, velocity, hydraulic head, and other pertinent characteristics as means of estimating distances required to minimize contamination as part of the Division site application and permitting process.

ELBERT COUNTY
SHERIFF'S OFFICE
751 UTE. AVE, KIOWA, CO 80117 303-621-2027
SHERIFF TIMOTHY D. NORTON

Date: 04-03-2026
To: Danny Kilbaner
From: Dave Fisher, Undersheriff
Subject: Vail Minor rezone

The Sheriff's Office has reviewed the application and has no concerns.

Dave Fisher, Undersheriff
Elbert County Sheriff's Office
751 Ute Avenue
Kiowa, CO 80117
303-805-6107 direct
303-621-2027 main
www.elbertcountysheriff.com

COUNTY OF ELBERT

Sheryl L. Hewlett

TREASURER/PUBLIC TRUSTEE
P.O. BOX 67
440 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3120
treasurer@elbertcounty-co.gov

April 4, 2026

RE:

Project Name: Vail Rezone & Vail Minor Plat	**Case Number: RZ-2026-0002 & MP-2026-0002**

43248 MEADOWBROOK CIR, PARKER, CO 80138
Proposal Summary: Rezone of 35 acres from Agriculture (A) to (AR) Agriculture Residential and a Minor Plat to subdivide the parcel into 3 lots.

To whom it may concern:

The Elbert County Treasurer/Public Trustee offices have no concerns for the above referenced project.

Sincerely,

Sheryl L. Hewlett

Sheryl (Sherry) L. Hewlett
Treasurer/Public Trustee
(303) 621-3118
sherry.hewlett@elbertcounty-co.gov

Danny Klibaner

From: Matz - DNR, Michael <michael.matz@state.co.us>
Sent: Wednesday, July 1, 2026 8:03 AM
To: Danny Klibaner
Subject: [External] Re: CDWR Assigned Referral No. 34641

Hi Danny,

I am showing existing well 209382 was re-permitted pursuant to the Aug Plan from Case No. 03CW0102.

That was our main comment regarding the subdivision, and I don't have any additional comments to add.

Thanks for reaching out,

Mike Matz, P.E.
Water Resources Engineer

P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

On Tue, Jun 30, 2026 at 2:17 PM Danny Klibaner <Danny.Klibaner@elbertcounty-co.gov> wrote:

> Good afternoon, Michael,
>
> I am contacting you about **CDWR Assigned Referral No. 34641.** The applicant recently completed the well permitting process that was required, and I want to make sure that there are no additional issues, and State Engineer approves the water supply plan, and that they have a favorable opinion.
>
> Well permit no. 209382
>
> Thank you,
>
> Danny

Danny Klibaner, AICP

Elbert County Government

Land Use Planner

Community and Development Services

PO Box 7, 215 Comanche St, Kiowa, CO, 80117

Office (303) 621-3135

Cell (303) 435-1865

danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 90959-F
RECEIPT NUMBER 10049088

ORIGINAL PERMIT APPLICANT(S)

HUBERT AGUIRRE Jr

JENA E. VAIL

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: ELBERT
Parcel Name: MEADOW BROOK RANCHES
Lot: 8 Block: Filing:
Physical Address: 43248 MEADOW BROOK CIR. PARKER, CO 80138

NE 1/4 SW 1/4 Section 26 Township 6.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 531303.0 Northing: 4371890.0

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT OR GUARANTEE WATER AVAILABILITY

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well and Ground Heat Exchanger Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-90-137(4) on the condition that this well is operated in accordance with the augmentation plan approved by the Division 1 Water Court in Case No. 03CW0102. If the well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water.

4) Approved for the use of an existing well constructed under well permit no. 209382. The issuance of this permit hereby cancels well permit no. 209382.

5) The use of groundwater from this well is limited to an annual amount of 1 acre-foot per year for 300 years for inhouse Use (0.5 acre-feet), irrigation of 7000 square feet of lawn, garden and trees (0.4 acre-feet), and stock watering of 8 large domestic animals (0.1 acre-feet).

6) Production from this well is limited to the Upper Dawson aquifer.

7) The pumping rate of this well shall not exceed 15 GPM.

8) The average annual amount of groundwater to be withdrawn shall not exceed 1 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 300 acre-feet.

9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.

10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

11) This well shall be located not more than 200 feet from the location specified on this permit.

12) The return flow from the use of this well must be through an individual wastewater disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

WELL PERMIT NUMBER 90959-F **RECEIPT NUMBER 10049088**

NOTE: Any well construction, pump installation, repair, testing, or abandonment taking place on or after January 1, 2026 must comply with the Well Construction Rules (2 CCR 402-2, effective 1/1/26, https://dwr.colorado.gov/services/well-construction-inspection#water-well-construction-rules).

Issued By CHRIS BRANDEWIE

Date Issued: 6/22/2026

Well must be constructed by N/A

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES OFFICE
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136

AFFIDAVIT OF MAILED NOTIFICATION

Case Number: RZ-2026-0002

Project Name: 43248 Meadowbrook Circle, Parker, CO 80138

Applicant Name: Jena Vail and Hubert Aguirre

Notarized Affidavit:

I hereby certify under oath that the attached letter was mailed to all property owners, postmarked no later than: 21 (Day), July (Month), 2026 (Year), *as described in the mailing list included with this application and on file with the CDS Department.*

Camille Courtney
Signature

7/21/26
Date

State of Colorado)
) ss.
County of Douglas *)*

Subscribed and sworn before me this 21st *day of* May *20*26

by Camille Courtney

SEAL

KAYLA JEAN OSBORN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244025514
MY COMMISSION EXPIRES 07/09/2028

WITNESS my hand and official seal

Kayla Osborn
Notary Public

ELBERT COUNTY NEWS

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Elbert County News

I, Sabrina Kreifels, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent for Publisher of Elbert County News, a publication that is a "legal newspaper" as that phrase is defined for the city of Elbert County, for the County of Elbert, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

PUBLICATION DATES: Jul 16, 2026

Notice ID: 5ZIXDboSpWRKllUFuOcU
Notice Name: Elb 1852 hearing Vail ReZone RZ-2026-0002 cop

PUBLICATION FEE: $220.47

Sabrina Kreifels

Authorized Agent for Publisher

VERIFICATION

STATE OF COLORADO
COUNTY OF ELBERT

LINDSAY L NICOLETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073610
MY COMMISSION EXPIRES 02-22-2030

Signed or attested before me on this

16 day of July, A.D. 2026.

20134073610-770178

Notary Public

My Commission Expires: 2-22-2030

Public Notice

NOTICE OF PUBLIC HEARING
FOR Vail ReZone
CASE NUMBER: RZ-2026-0002

NOTICE IS HEREBY GIVEN THAT THE PROPERTY LOCATED AT 43248 Meadowbrook Circle, Parker, CO 80138-4467 SHALL BE CONSIDERED FOR A ReZone, PURSUANT TO ELBERT COUNTY REGULATIONS.

THE HEARING IS TO BE HELD BEFORE THE PLANNING COMMISSION ON THE 4TH DAY OF August, 2026 IN THE ELBERT COUNTY ADMINISTRATION BUILDING, COMMISSIONERS' BOARD ROOM, 215 COMANCHE STREET, KIOWA, COLORADO, AT **6 P.M.**, OR AS SOON THEREAFTER AS POSSIBLE.
-AND-
THE HEARING IS TO BE HELD BEFORE THE BOARD OF COUNTY COMMISSIONERS ON THE **12TH DAY OF August, 2026**, IN THE ELBERT COUNTY ADMINISTRATION BUILDING, COMMISSIONERS' BOARD ROOM, 215 COMANCHE STREET, KIOWA, COLORADO, AT **1 P.M.**, OR AS SOON THEREAFTER AS POSSIBLE.

CONTACT ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES FOR MORE INFORMATION: 303-621-3136

ALL PUBLIC COMMENTS MUST BE SUBMITTED IN WRITING AND RECEIVEED ONE (1) WEEK PRIOR TO PUBLIC HEARING.

LEGAL DESCRIPTION OF PROPERTY:
PARCEL A:
MEADOWBROOK RANCHES: TRACT 8
A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 1440.46 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 357.38 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 1008.67 FEET; THENCE SOUTH 23 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

PARCEL B-W:
AN EASEMENT FOR ACCESS AND UTILITIES SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, SUBJECT EASEMENT BEING 60.00 FEET IN WIDTH, 30.00 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT CENTERLINE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 384.20 FEET, SAID CURVE HAS A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 03 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 626.52 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND CENTRAL ANGLES OF 47 DEGREES 51 MINUTES 44 SECONDS TO A POINT OF TANGENT;
THENCE NORTH 40 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 827.07 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 411.42 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 49 SECONDS TO THE CENTER OF A 65.00 FOOT RADIUS CUL-DE-SAC ACCESS AND UTILITY EASEMENT AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE, COUNTY OF ELBERT, STATE OF COLORADO.

Legal Notice NO. Elb 1852
Publication: July 16, 2026
Publisher: Elbert County News

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES OFFICE
P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136

AFFIDAVIT OF SIGN POSTING

Case Number: RZ-2026-0002

Project Name: Vail Rezone

Applicant Name: Jena Vail and Hubert Aguirre

Notarized Affidavit:

I hereby certify under oath that the required notice sign(s) was/will be posted on the subject property for 14 consecutive days, prior to public hearing or decision date, as required by the Elbert County Regulations.

22nd (Day), July (Month), 2026 (Year) *Initial day of posting*

Signature

7/22/26 7-22-26
Date

State of Colorado)
) ss.
County of)

Subscribed and sworn before me this 22nd *day of* July *20*26

by Jena Elizabeth Vail & Hubert Benjamin Aquirre Jr.

SEAL

AMANDA RIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20214012173
MY COMMISSION EXPIRES 03/26/2029

WITNESS my hand and official seal

Notary Public

NOTICE OF PUBLIC HEARING
CASE # RZ-2026-0002 VAIL REZONE
NOTICE IS HEREBY GIVEN THAT THE PROPERTY UPON WHICH THIS SIGN IS POSTED SHALL BE CONSIDERED FOR A REZONE FROM A TO AR.
PUBLIC HEARINGS WILL BE HELD AT THE ELBERT COUNTY ADMINISTRATION BUILDING, BOCC HEARING ROOM, 215 COMANCHE STREET, KIOWA, CO, OR AT SUCH OTHER TIME AND PLACE IN THE EVENT THESE HEARINGS ARE ADJOURNED.
PLANNING COMMISSION ON AUGUST 4 2026 AT 6 PM
BOARD OF COUNTY COMMISSIONERS ON AUG. 12 2026 AT 1 PM
CONTACT ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES FOR MORE INFORMATION | 303-621-3136 | cds@elbertcounty-co.gov

Kelsey Lanham

From: Camille Courtney <ccourtney@ranchocortinaproperties.com>
Sent: Wednesday, February 4, 2026 12:58 PM
To: Kelsey Lanham
Subject: [External] Minutes of Community meeting for Vail Minor Plat
Attachments: Vail Community Meeting Attendees_000006.pdf

Last attended the community meeting for the Vail Minor Plat. The meeting was held at the Rattlesnake Fire Department on Coal Canyon Rd. Nine residents attended along with the applicants Jena Vail and Hubert Aguirre, Camille Courtney, applicants representative and Elbert County Planning Manager Jennifer Jones.

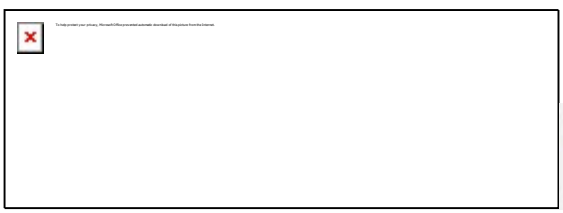
The list of attendees is attached.

Camille Courtney explained the applicants request and the process for approval, planning review and public hearings. Several residents asked if they could do the same thing with their property and Jennifer Jones explained everyone has the right to apply and each request is reviewed independently. One resident asked the Rattlesnake Fire Dept representative if all the neighbors split their 35 acre parcels could the Fire Department serve them and he said YES. The adjacent neighbor asked about the access driveway for the two new lots and was reassured the private access driveway to the new lots would be completely contained on the Vail property. Several residents asked why the minimum parcel size had to be 10 acres, when there are many parcels 2-3 acres with well and septic. There were no other significant issues or concerns at this point.

WIRE FRAUD ALERT: Be aware!!! Wire fraud is on the rise! If you receive an e-mail or any other communication that appears to be generated from our company or the title company that contains wire instructions, consider it suspect and call our office at a number you trust. Do not correspond with the sender. Make sure to check the senders email address and not just the display name! We will always correspond using an official company email address, not Gmail, Yahoo, etc.

All the best,

Camille Courtney
Broker Owner - SFR, RENE
Real Estate| Relationships | Results
Direct:720-390-8434
Email: camille@camillecourtney.com
Website: www.camillecourtney.com
Facebook: https://www.facebook.com/camillecourtneyrealtor2015
Find us on



Your business benefits make-A-Wish Foundation for which I make a donation from every closing- thank you for making a difference!