BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, DECEMBER 9, 2025

AGENDA

Tuesday, December 9, 2025 **2:30 PM** **Hearing Room**

2:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

No Items

3. Public Hearing Agenda Items

a. Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.
DJ Beckwith, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SV2025-007

Continued from November 18, 2025

b. Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - ZR2025-012

c. Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment - Use by Special Review - Supplemental Hearing - Project File: US2021-002.
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - US2021-002

d. Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the County of Douglas for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026
Martha Marshall, Director of Budget — *Budget*

Attachments: Cover Page
Budget doc

e. Resolution Appropriating Funds for the County of Douglas, Colorado for the Fiscal Year 2026
Martha Marshall, Director of Budget — *Budget*

Attachments: Cover Page
Budget doc

f. Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the County of Douglas, Colorado for the 2026 Fiscal Year
Martha Marshall, Director of Budget — *Budget*

Attachments: Cover Page
Budget doc

g. Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the Douglas County Law Enforcement Authority for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026
Martha Marshall, Director of Budget — *Budget*

Attachments: Cover Page
Budget doc

h. Resolution Appropriating Funds for the Douglas County Law Enforcement Authority for the Fiscal Year 2026
Martha Marshall, Director of Budget — *Budget*

Attachments: Budget doc
Cover Page

i. Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the Douglas County Law Enforcement Authority for the 2026 Fiscal Year
Martha Marshall, Director of Budget — *Budget*

Attachments: Cover Page
Budget doc

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, December 16, 2025 @ 2:30 p.m.

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

SUMMARY: The request is for approval of a First Amendment for the Range Metropolitan Districts Nos. 1, 2, and 3 Service Plan.

STAFF ASSESSMENT: The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the Amended Service Plan application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the Amended Service Plan application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	10/21/2025
Kati Carter	Approve	10/21/2025
Jeff Garcia	Approve	10/28/2025
Christie Guthrie	Approve	10/28/2025
Doug DeBord	Approve	10/30/2025
Samantha Hutchison - FYI	Notified - FYI	10/30/2025
Terence T Quinn - FYI	Notified - FYI	11/5/2025
Kati Carter	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025
Samantha Hutchison - FYI	Notified - FYI	11/13/2025

ATTACHMENTS:

Cover Page
Staff Report - SV2025-007

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

SUMMARY: The request is for approval of a First Amendment for the Range Metropolitan Districts Nos. 1, 2, and 3 Service Plan.

STAFF ASSESSMENT: The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the Amended Service Plan application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the Amended Service Plan application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

REVIEW:

Kati Carter	Approve	10/21/2025
Jeff Garcia	Approve	10/28/2025
Christie Guthrie	Approve	10/28/2025
Doug DeBord	Approve	10/30/2025
Kati Carter	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

Staff Report - SV2025-007

DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	November 6, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Range Metropolitan District Nos. 1-3 – First Amendment**
Project File:	**SV2025-007**

Planning Commission Meeting:	**October 20, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**November 3, 2025 @ 2:30 p.m.**
Board of County Commissioners Hearing:	**November 18, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a First Amendment (Amendment) for the Range Metropolitan Districts Nos. 1, 2, & 3 (Districts) Service Plan.

The purpose of the Amendment is to change the source of water identified in the service plan for the Districts from a central well to water provided by Dominion Water and Sanitation District (Dominion) and to increase the number of lots served by the Districts to 550 lots, as allowed in the Range Planned Development (PD). The proposed Amendment also identifies the Districts' ability to form one or more special improvement districts (SID) as allowed by Colorado Revised Statutes (C.R.S.) Section 32.

At a public meeting on October 20, 2025, the Planning Commission (PC) recommended approval of the Amendment by a vote of 7-1.

II. APPLICATION INFORMATION

A. Applicant

Range Metropolitan District Nos. 1-3
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

B. Applicant's Representative

Megan Murphy
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

C. Request

Approval of a Service Plan Amendment.

D. Process

Service plans and service plan amendments are processed in compliance with Colorado Revised Statutes (C.R.S.) Section 32-1-201 through 209 (the Control Act) and the County's Service Plan Review Procedures (Procedures).

The Control Act also provides that the Board of County Commissioners (Board) review the service plan to determine its compliance with specific criteria; see the discussion in Section IX – Staff Analysis.

E. Location

The Districts are generally located east of Highway 85 and west of North Daniels Park Road, in Douglas County, Colorado. The Districts are within the Louviers Rural Community of the 2040 Comprehensive Master Plan (CMP).

III. CONTEXT

A. Background

The service plan for the Districts was originally approved in 2023. The Districts provide service to approximately 400 acres of land that is zoned PD. The approved original service plan included language requiring the Districts to process a service plan amendment to utilize sources of water other than a central well system. When the Districts were originally approved, it was anticipated that 318 residential units would be developed utilizing a central well. The proposed Amendment increases the residential units to 550 based on the availability of water provided by Dominion and to align with the number of units approved in the PD.

Based upon the information provided by the applicant in the original service plan, each of the residential properties within the Districts will have an average value of approximately $1,000,000 once developed.

B. Adjacent Land Uses and Zoning

North of the Districts is privately owned land zoned Rural Residential. North and east of the Districts is land owned by Highlands Ranch Community Association zoned PD. South of the Districts is privately owned land zoned Agricultural One (A-1). West of the Districts is privately owned land zoned A-1 and CDOT right-of-way along Highway 85.

IV. DISTRICT FINANCIAL INFORMATION

The Amendment does not propose any financial changes from the original service plan approved in 2023.

A. Estimated Infrastructure Costs

The Amendment does not propose any additional infrastructure costs. All obligations of the Districts under the executed Intergovernmental Agreement (IGA) with Dominion will be covered under the financial plan of the original service plan. The Districts' estimated costs for infrastructure will remain at $44,100,000.

B. Operations Costs

The Amendment does not include any additional costs regarding operations. The original service plan includes an initially imposed 10 mills to pay for operations and maintenance (O&M) with a maximum O&M mill levy of 20 mills.

C. Organizational Costs

The Amendment does not include any additional organizational costs. The original service plan includes organizational costs for the Districts, which include legal, engineering, surveying, and accounting services estimated to be $75,000.

D. Developer Advances

The Amendment does not include any changes to the anticipated amount of developer advances. The original service plan includes a total of $40,000,000 in developer advances. $5,000,000 of developer contributions are anticipated not to be repaid by the Districts.

E. District Revenues

The Amendment does not include any changes to the Districts' revenue. The Districts' maximum mill levy for debt service will remain at 50 mills.

F. Mill Levies

The Amendment does not include any changes to the maximum total mill levy for the Districts. The Districts' maximum total mill levy to support debt service and O&M will remain at 70 mills.

G. Authorized Debt

The Amendment does not include any changes to the total debt limit for the Districts. The Districts' total debt limit will remain at $50,000,000.

V. SERVICES

A. Water and Sanitary Sewer

The proposed Amendment changes the Districts' water supply from a central well system to water provided by Dominion. Based on an executed IGA between the

Districts and Dominion, Dominion will provide wholesale water and wastewater services and the Districts will construct, operate, and own retail water and wastewater facilities. The original service plan exhibits detail the proposed retail water and wastewater infrastructure, the wholesale infrastructure will be detailed in subsequent Location and Extent applications.

B. Services to be Provided by Other Governmental Entities

South Metro Fire Rescue Fire Protection District will continue to provide fire protection services to the Districts.

VI. REFERRALS

Referrals for the proposed service plan were sent to the following agencies, and a majority of the agencies either did not respond or responded with no comment; all responses received are included in the attachments.

- AT&T Long Distance - ROW
- Black Hills Energy
- Castle Pines North Metro District
- Cedar Hill Cemetery Association
- CenturyLink
- Chatfield Community Association
- Cherokee Ridge Estates Metro
- Cherry Creek Basin Water Quality Authority
- City of Castle Pines
- Colorado Department of Transportation CDOT-Region # 1
- Colorado Division of Water Resources
- Colorado Geological Survey
- Comcast
- CORE Electric Cooperative
- Doulgas County Addressing Analyst
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Libraries
- Douglas County Office of Emergency Management
- Douglas County School District RE 1
- Douglas County Sheriff's Office
- Douglas County Wildfire Mitigation
- E-470 Public Highway Authority
- Highlands Ranch Metro District
- Highlands Ranch Water and Sanitation District

- Louviers Water and Sanitation District
- Mile High Flood District
- Roxborough Water & Sanitation District
- RTD - Planning & Development Dept
- Rural Water Authority of Douglas County
- Sedalia Water & Sanitation District
- Solitude Metro District
- South Metro Fire Rescue
- South Santa Fe Metro Districts #1 & 2
- Sterling Ranch Community Authority Board
- Thunderbird Water & Sanitation District
- West Douglas County FD
- Xcel Energy-Right of Way & Permits

Douglas County staff reviewed the proposed Amendment and had no comments on the Amendment.

Chatfield Community Association's (CCA) comment letter addressed Dominion's ability to provide water and wastewater services to the Range PD. The applicant has responded to CCA's comments in a letter. This letter is attached and has been provided to CCA.

All other referral agency comments received responded with no comment.

VII. PUBLIC NOTICE AND INPUT

In accordance with C.R.S. § 32-1-204, public notice was published in the Douglas County News-Press and sent to the required applicable parties.

VIII. PLANNING COMMISSION MEETING

At a public meeting on October 20, 2025, the PC recommended approval of the Amendment by a vote of 7-1. Planning Commissioner Kubly recused himself from hearing and voting on this Amendment. Planning Commission members asked about the criteria used to determine if the Amendment is substantially compliant with the CMP and the electoral make-up of the Districts. Commissioner Hampton dissented but did not provide further explanation for his vote. No public comments were made at the meeting.

IX. STAFF ANALYSIS

The CMP promotes the sustainability of special districts in Goal 5-3. Essentially, it looks for special districts to be financially sound and managed in the best interest of County residents.

The Board is required to evaluate information pertaining to existing zoning, development growth rates, and projections for required services necessary to demonstrate a need for the Districts. These, and other issues requiring analysis as identified by the Control Act, are examined in the analysis of the approval criteria.

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

   Staff Comment: The area encompassed by the Districts' boundaries is zoned Planned Development and services are currently being provided by the Districts.

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

   Staff Comment: At the time the original Service Plan was approved, services for the proposed development were inadequate. The area is currently served by the Districts. The Amendment indicates that the Districts will continue to provide water and wastewater infrastructure but will receive wholesale water service from Dominion.

3. **The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.**

   Staff Comment: The Amendment does not propose any financial changes. At the time the original service plan was approved, the service plan demonstrated the District could provide services economically.

4. **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.**

   Staff Comment: The Amendment does not propose any financial changes. At the time the original service plan was approved, the Service Plan demonstrated the Districts' revenues would be sufficient to discharge the proposed indebtedness.

5. **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.**

   Staff Comment: At the time the original service was approved, South Metro Fire Rescue District, Dominion Water and Sanitation District, and Douglas County were unable to provide all necessary services. The Districts and these entities will continue to provide services for the area encompassed by the Districts.

6. **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 31-1-204(1), C.R.S.**

   Staff Comment: All facilities will be constructed in accordance with the standards of the County and any other applicable local, state, or Federal rules and regulations.

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

   Staff Comment: At the time the original service plan was approved, the Districts were found to be in compliance with the 2040 Comprehensive Master Plan (CMP). Policies specific to the Louviers Rural Community encourage the use of central water and sewer services, as available. As proposed in the original service plan, the Districts will construct water and wastewater infrastructure. The Amendment identifies that the Districts' water will be provided by Dominion, rather than a central well.

   Goal 5-3 of the 2040 Comprehensive Master Plan promotes the sustainability of special districts, including ensuring that special districts are financially sound through the independent evaluation of all financing plans.

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

   Staff Comment: Based on information provided by the applicant in the original service plan, the Districts are in compliance with Colorado's Water Quality Management Plan.

9. **The creation of the proposed special district will be in the best interests of the area proposed to be served.**

   Staff Comment: At the time the original Service Plan was approved, the property required services from either an adjacent municipality, an adjoining special district, or a new district and the new districts were formed. The Districts will continue to provide services to the development.

X. STAFF ASSESSMENT

The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the Amended Service Plan application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the Amended Service Plan application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

ATTACHMENTS **PAGE**

Resolution of Approval 9
Vicinity Map 14
Zoning Map 15
Service Plan Amendment Application 16
Service Plan Amendment 18
Original Service Plan 22
Referral Agency Response Report 241
Referral Response Letters 245
Staff Correspondence 255
Applicant Correspondence 259
Intergovernmental Agreement with Dominion Water and Sanitation District 263

RESOLUTION NO. R_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE SERVICE PLAN FOR RANGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, on April 3, 2023, the Douglas County Board of County Commissioners (the "Board") adopted Resolution No. R-023-040 approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"); and

WHEREAS, on September 29, 2025, Range Metropolitan District Nos. 1-3 (collectively, the "Districts") filed a First Amendment to the Service Plan (the "First Amendment") with the Douglas County Clerk and Recorder (the "Clerk"), and the Clerk, on behalf of the Board, mailed a Notice of Filing of a Special District Service Plan to the Division of Local Government in the Department of Local Affairs on September 29, 2025; and

WHEREAS, on October 20, 2025, the Douglas County Planning Commission recommended approval of the First Amendment to the Board; and

WHEREAS, on November 3, 2025, the Board set a public hearing on the First Amendment for November 18, 2025 (the "Public Hearing"), and (1) ratified publication of the notice of the date, time, location, and purpose of such Public Hearing, which was published in the *Douglas County News-Press* on October 16, 2025; and (2) ratified mailing of the notice of the date, time and location of the Public Hearing, which was accomplished on October 16, 2025, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the Districts and to the property owners within the Districts, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on November 18, 2025, a Public Hearing on the First Amendment was opened, at which time all interested parties, as defined in § 32-1-104, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the First Amendment was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, et seq., C.R.S., relating to the First Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that at the Public Hearing for the First Amendment sufficient evidence demonstrated:

a) that there is sufficient existing and projected need for organized service in the area to be serviced by the Districts; and

b) that the existing service in the area to be served by the Districts is inadequate for present and projected needs; and

c) that the Districts are capable for providing economical and sufficient service to the area within its boundaries; and

d) that the Districts will have the financial ability to discharge the proposed indebtedness on a reasonable basis as set forth in the First Amendment; and

e) that adequate service is not, or will not be, available to the area through Douglas County, or other existing municipal or quasi-municipal corporations, including other existing special districts, within a reasonable time and on a comparable basis; and

f) that the facility and service standards of the Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

g) that the First Amendment is in substantial compliance with the Douglas County Comprehensive Master Plan; and

h) that the First Amendment is in compliance with any duly adopted county, regional or state long-range water quality management plant for the area; and

i) that the ongoing existence of the Districts are in the best interest of the area being served; and

j) that the First Amendment, based upon the statements set forth in the First Amendment and upon all evidence presented at the Public Hearing on the First Amendment, meets all conditions and requirements of Title 32, Article 1, Part 2, C.R.S., as amended.

Section 3. The Board hereby approves the First Amendment without conditions.

Section 4. The legal description of the Districts as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County, Colorado.

PASSED AND ADOPTED this 18th day of November, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
_____, Chair

ATTEST:

_____
_____, Clerk to the Board

EXHIBIT A
(Legal Description)

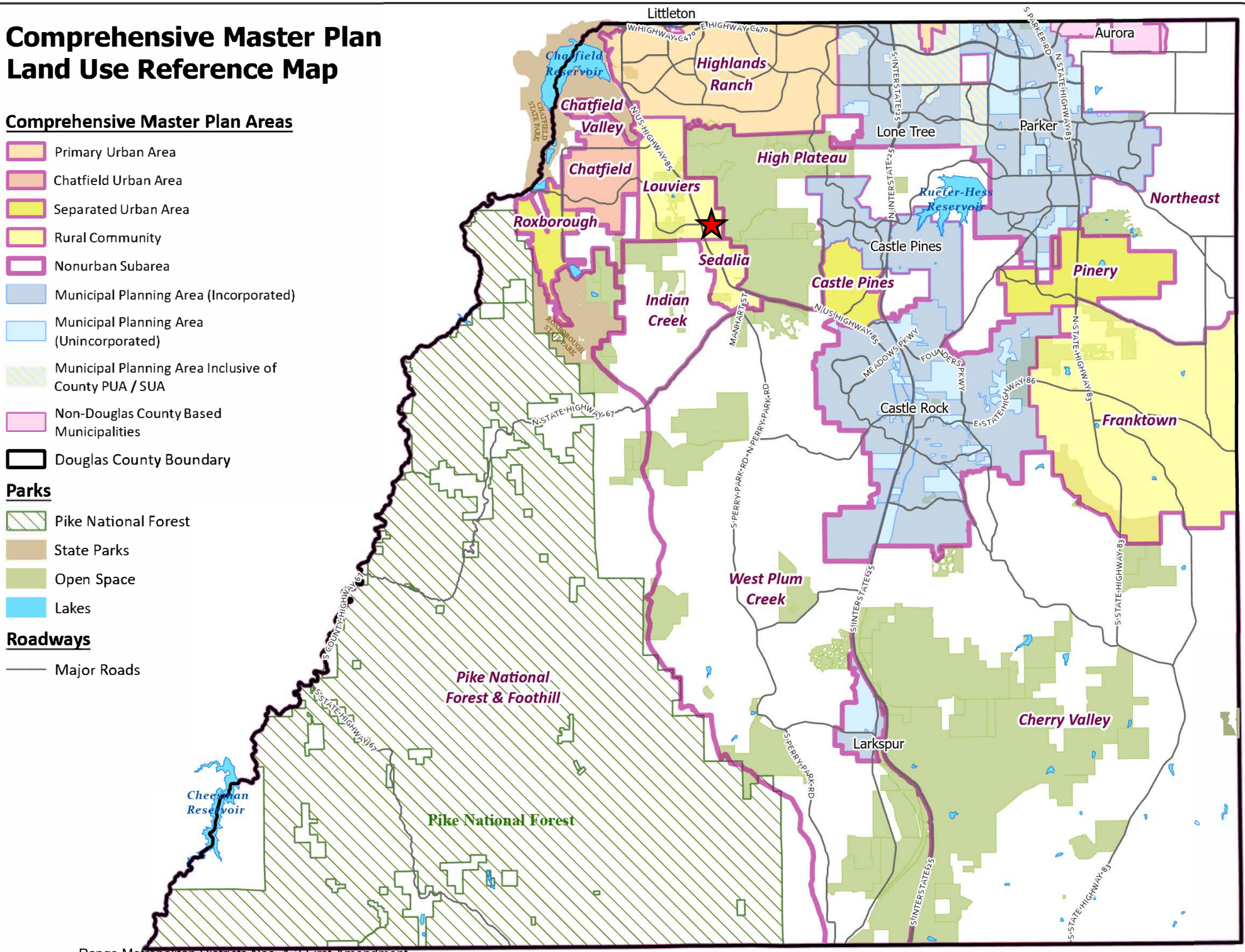
LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Comprehensive Master Plan
Land Use Reference Map



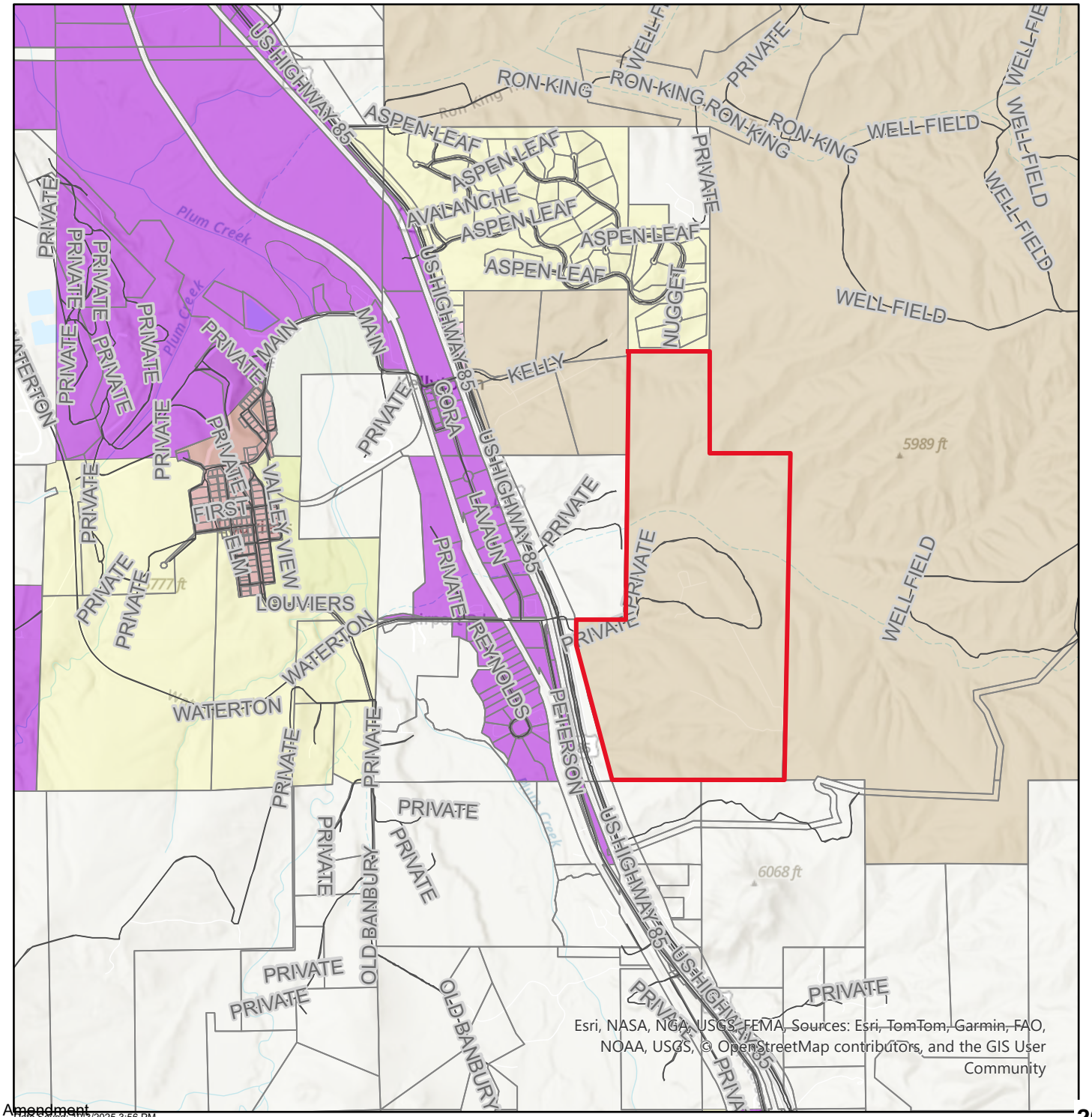
Range Metropolitan District, 1st Amendment

SV2025-007
Zoning Map

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



DOUGLAS COUNTY
Department of Community Development
Planning Services
100 Third Street, Castle Rock, CO 80104
(303.660.7460)
www.douglas.co.us

SPECIAL DISTRICT SERVICE PLAN APPLICATION

PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY

DISTRICT NAME: Range Metropolitan District Nos. 1-3

LOCATION:

LEGAL DESCRIPTION: (attach))

PLANNED DEVELOPMENT SUBDIVISIONNAME(S):

FILING#:

SECTION#: 34

TOWNSHIP: 6

RANGE: 68

PROPERTY TAX PARCEL #(s): 2353-031-00-001

PRESENT ZONING: PD

GROSS ACREAGE: 19.552

PLANNING OFFICE USE ONLY

☐ NEW DISTRICT/PRESUBMITTAL ☑ MAJOR MODIFICATION

☐ NEW DISTRICT ☐ CONSOLIDATION

DATE COMPLETE APPLICATION SUBMITTED: COMPLETE

This service plan has been reviewed by the Douglas County Community Development Department and is considered complete for purposes of submittal to the County Clerk as a formal application for staff review and subsequent public hearings. This completeness finding is not an endorsement or approval of the service plan or special district.

PLANNER SIGNATURE: Signed

DATE: September 29, 2025 Date

FEE (if required) $250.00 PROJECT NO. SV2025-007

APPLICANT (Petitioner not Consultant)

NAME: Range Metropolitan District Nos. 1-3

ADDRESS: 2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

PHONE: 303-858-1800 FAX: 303-858-1801

AUTHORIZED REPRESENTATIVE

NAME: Bryan Horan

ADDRESS: 8698 Concord Center Drive, Unit 200
Englewood, CO 80112

PHONE: 303-525-2683 EMAIL: bhoran@ventanacap.com

LEGAL CONSULTANT

NAME: Megan Murphy

ADDRESS: 2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

PHONE: 303-858-1800 FAX: 303-858-1801

FINANCIAL CONSULTANT

NAME: N/A

ADDRESS:

PHONE: FAX:

ENGINEERING CONSULTANT

NAME: N/A

ADDRESS:

PHONE: FAX:

PROPERTY OWNER (Provide separate list if more than one owner)

NAME: NL Range LLC

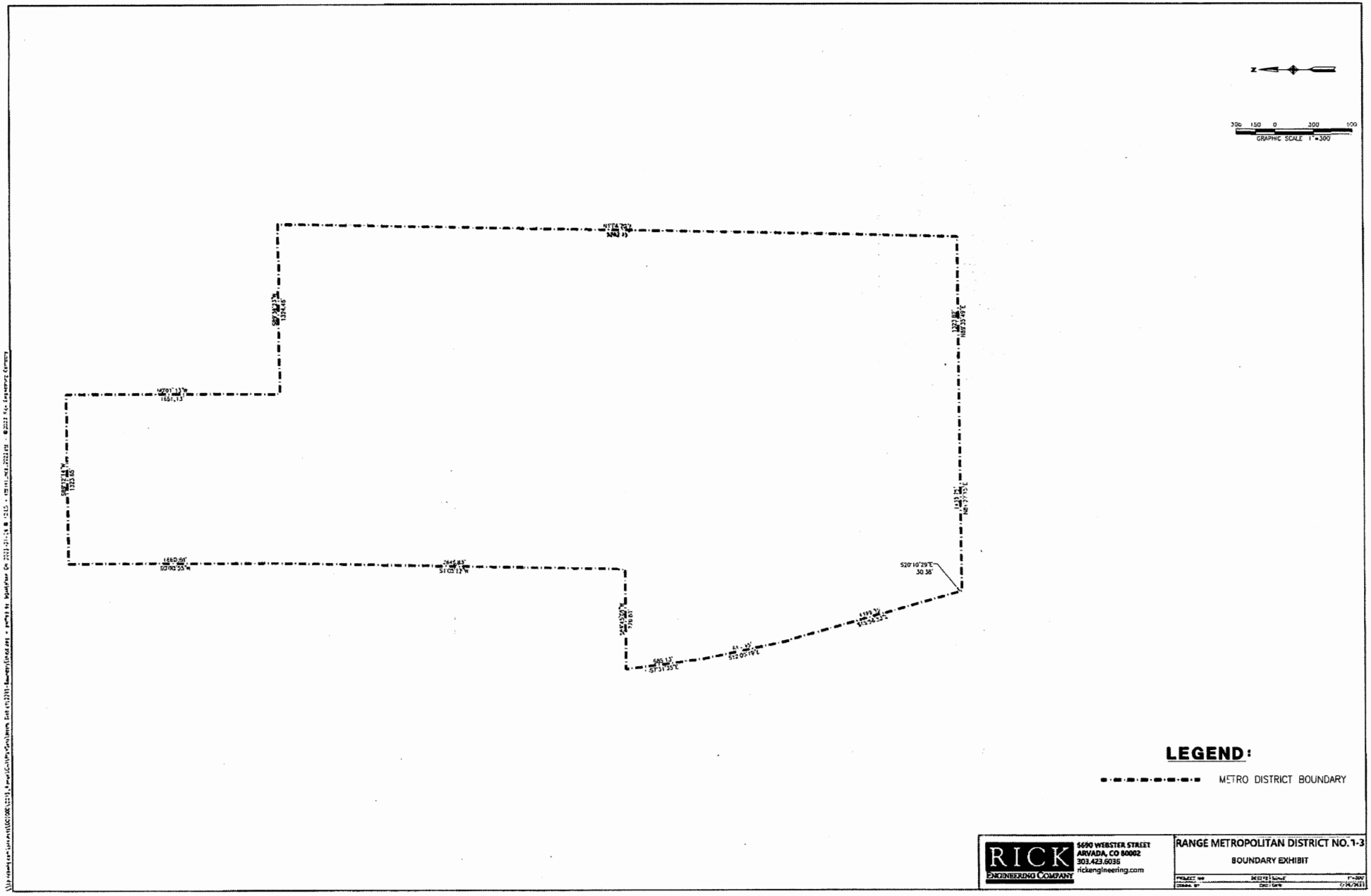
ADDRESS: 8678 Concord Center Drive, Suite 200
Englewood, CO 80112

PHONE: 303-525-2683 FAX:

To the best of my knowledge, the information contained on this application is true and accurate.

Signature: Bryan Horan (Jul 22, 2025 09:23 MDT) 7/22/25

APPLICANT SIGNATURE DATE


N
300 150 0 300 600
GRAPHIC SCALE 1" = 300
S20°10'29"E
30.38
LEGEND:
METRO DISTRICT BOUNDARY
RICK
ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com
RANGE METROPOLITAN DISTRICT NO. 1-3
BOUNDARY EXHIBIT

FIRST AMENDMENT TO

SERVICE PLAN

FOR

RANGE METROPOLITAN DISTRICT NOS. 1-3

DOUGLAS COUNTY, COLORADO

Prepared

By

WBA, PC
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

Formal Submittal Date: September 29, 2025

Approval Date: November 18, 2025

I. INTRODUCTION

The Service Plan for Range Metropolitan District Nos. 1-3 (collectively, the "Districts") was approved by the Douglas County Board of County Commissioners on April 3, 2023 (the "Service Plan") pursuant to Resolution No. R-023-040 recorded with the Douglas County Clerk and Recorder (the "Clerk and Recorder") on April 7, 2023 at Reception No. 2023014477. The organizational and TABOR elections took place on May 1, 2023. The court decree organizing Range Metropolitan District No. 1 was recorded with the Clerk and Recorder on May 24, 2023 at Reception No. 2023021934. The court decree organizing Range Metropolitan District No. 2 was recorded with the Clerk and Recorder on May 24, 2023 at Reception No. 2023021936. The court decree organizing Range Metropolitan District No. 3 was recorded with the Clerk and Recorder on May 24, 2023 at Reception No. 2023021935.

The Boards of Directors of the Districts (collectively, the "Boards") are requesting the Douglas County Board of County Commissioners approve this First Amendment to the Service Plan (the "First Amendment") to: (1) allow the Districts to utilize the other sources of water besides well water; (2) allow for additional lots to be developed within the Project; and (3) allow the Districts to form one or more special improvement districts as authorized by the Special District Act.

II. AMENDMENT

A. Section VIII.A.1 of the Service Plan is amended and restated in its entirety as follows:

1. Water

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public and private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide.

The Districts and Dominion Water & Sanitation District ("**Dominion**") entered into that certain Water and Wastewater Service Agreement dated May 27, 2025 (the "**Water IGA**"). Pursuant to the Water IGA, potable water to the Project will be provided by Dominion and not a central well system. The Range Planned Development was approved by the Board of County Commissioners (the "**PD**"). Pursuant to the PD, the Project will include up to 550 residential units.

B. Section XIII. of the Service Plan is amended and restated in its entirety as follows:

XIII. MODIFICATION OF SERVICE PLAN

Pursuant to C.R.S. § 32-1-207, as amended, the Districts shall obtain prior written approval of the County before making any material modification to this Service Plan. Material modifications require a Service Plan amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services provided by the Districts; a decrease in the level of services; a decrease in the financial ability of the Districts to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is located in a county or municipality with no other territory within the Districts may constitute a material modification of the Service Plan.

In the event the Districts plan to undertake an action which may not be permitted by this Service Plan, it shall be the Districts' responsibility to contact County staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If County staff determines that the action may constitute a material modification, the Districts shall submit a proposal for action to the Board of County Commissioners. Thereafter, the Board of County Commissioners will determine whether the proposed action constitutes a material modification. If the County's Board of County Commissioners determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

C. Section X.H is added to the Service Plan in its entirety as follows:

H. Special Improvement Districts.

1. Consistent with the provisions of Section 32-1-1101.7, C.R.S., the Districts shall be authorized: (i) To establish a special improvement district within the boundaries of the Districts; (ii) To levy and collect assessments; (iii) To issue bonds or other obligations payable from the assessments to finance all or part of the costs of the Public Improvements; and (iv) To undertake and carry out any other activities related or necessary to the foregoing.

2. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S., shall not be considered property taxes or Fees.

3. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S., may be used to finance, plan, acquire, and construct the Public Improvements, pay Debt service, and for any other purpose permitted by the Special District Act.

4. Assessments levied by the Districts pursuant to Section 32-1-1101.7, C.R.S. or any successor statute, shall be due and payable at or prior to the issuance of a certificate of occupancy for any unit, structure or other appurtenance, excluding Public Improvements, on the property assessed. Assessments related to the repayment of Debt shall not be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User.

5. Any bonds or other obligations issued by the Districts payable solely from assessments (and including the revenue derived from any action to enforce the collection of such assessments and the revenue derived from the sale or other disposition of property acquired by the Districts from any action to enforce the collection of such assessments) shall be considered revenue bonds, shall not be considered Debt, and shall not be subject to or count towards the Districts' total debt issuance limitation set forth in this Service Plan.

6. The Districts may enter into one or more intergovernmental agreements with any one or more of the Districts regarding establishing special improvement district(s), levying and collecting assessments, issuing bonds or other obligations payable from the assessments, and/or financing the Public Improvements with such revenues and funds. Any such intergovernmental agreements among the Districts shall not be considered Debt and shall not be subject to or count towards the total debt issuance limitation set forth in this Service Plan.

D. The following terms shall be added to Section XVI of the Service Plan:

End User: means any owner, or tenant of any owner, of any platted Taxable Property within the District for which a certificate of occupancy has been issued. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Taxable Property: means real or personal property within the Service Area subject to ad valorem taxes imposed by the Districts.

III. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE.

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Service Plan. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of the Board of County Commissioner's Resolution approving this First Amendment.

SERVICE PLAN

FOR

RANGE METROPOLITAN DISTRICT NOS. 1-3

DOUGLAS COUNTY, COLORADO

Prepared

by

SPENCER FANE LLP
1700 LINCOLN STREET, SUITE 2000
DENVER, CO 80203

FORMAL SUBMITTAL: March 16, 2023

APPROVAL DATE: April 3, 2023

APPROVAL SUMMARY

This Service Plan for the Range Metropolitan District Nos. 1-3 was approved by the Douglas County Board of Commissioners on (date). Resolution No. _____, approving this Service Plan, has been recorded at Reception No. _____ on (date). The organizational and TABOR elections took place on (date). The Court Decrees organizing the Districts were recorded with the Douglas County Clerk and Recorder on (date) at Reception No. _____.

ORGANIZERS AND CONSULTANTS

This Service Plan has been prepared by the Organizers and the following participating consultants:

Organizer	District Counsel
Ventana Capital, Inc. Attn: Bryan Horan 9801 East Easter Avenue Centennial, CO 80112 Phone: 303-346-7006 Email: bhoran@ventanacap.com	Spencer Fane LLP Attn: Russ Dykstra 1700 Lincoln Street, Suite 2000 Denver, CO 80203 Phone: 303-839-3800 Fax: 303-839-3838 Email: rdykstra@spencerfane.com
Financial Advisor	Engineer
Piper Sandler & Co. Attn: Zach Bishop 1401 Lawrence Street, Suite 1600 Denver, CO 405-0879 Phone: 303-405-0879 Email: zach.bishop@psc.com	Core Consultants, Inc. Attn: Jake Fischer 3473 S. Broadway Englewood, CO 80113 Phone: 303-703-4444 Email: jfischer@corecivil.com

EXECUTIVE SUMMARY

This service plan is for the Range Metropolitan District Nos. 1-3 (collectively, the "Districts"), which will serve the public improvement needs of the Range Development. The Districts are generally located east of Highway 85 and west of N. Daniels Park Road and contain approximately 400 acres. The Districts will include 318 residential units and 0 square feet of commercial space.

The Districts will be part of a multiple district structure. This structure includes three districts. Range Metropolitan District No. 1 will act as a service district (the "Service District" or "District No. 1"). Range Metropolitan District Nos. 2 & 3 will serve as financing districts (the "Financing Districts" or "District No. 2" and/or "District No. 3").

The Districts shall be authorized to provide services including but not limited to fire protection, mosquito control, parks and recreation, safety protection, sanitation, solid waste disposal facilities or collection and transportation of solid waste, street improvements, television relay and translation, and water and other services described in C.R.S. §§ 32-1-1001 and 1004, as amended, and subject to the limitations in this Service Plan.

The total authorized debt limit for the Districts shall be FIFTY MILLION DOLLARS ($50,000,000). The Districts anticipate the issuance of an initial series of bonds in the amount of TWENTY-FOUR MILLION SIX HUNDRED SEVENTY THOUSAND DOLLARS ($24,670,000) on December 1, 2023. The initial debt service mill levy for each District will be 50 mills, with a Maximum Debt Service Mill Levy of 50 mills. The initial operations and maintenance mill levy for each District will be 10 mills, with a Maximum Operations and Maintenance Mill Levy of 20 mills. The combined initial mill levy for each District will be 60 mills, with a maximum combined mill levy of 70 mills.

TABLE OF CONTENTS

I. INTRODUCTION 1

II. PURPOSE OF THE DISTRICTS 2

III. DISTRICT FRAMEWORK 2

IV. NEED FOR DISTRICTS 2

V. LOCATION AND BOUNDARIES 2

VI. ASSESSED VALUATION/PROJECTIONS/LAND USE/POPULATION 3

VII. POWERS AND RESPONSIBILITIES 3

VIII. DISTRICT SERVICES, FACILITIES, AND IMPROVEMENTS 4

IX. EXISTING AND PROPOSED AGREEMENTS 8

X. FINANCIAL INFORMATION 8

XI. DEVELOPER ADVANCES AND REIMBURSEMENTS 10

XII. ANNUAL REPORT 11

XIII. MODIFICATION OF SERVICE PLAN 11

XIV. DISCLOSURE STATEMENT 12

XV. DISSOLUTION/CONSOLIDATION 12

XVI. DEFINITIONS 12

XVII. RESOLUTION OF APPROVAL 14

XVIII. STATUTORY FINDINGS AND CONCLUSIONS 14

EXHIBITS

Exhibit A Vicinity Map

Exhibit B Legal Description

Exhibit C District Boundary Map

Exhibit D Cost of Improvements

Exhibit E Map of Improvements

Exhibit F Financial Plan

Exhibit G Resolution of Approval

Exhibit H Compliance with Section 18A, Water Supply – Overlay District

Exhibit I Compliance with Colorado Clean Water Plan

Exhibit J Advance and Reimbursement Agreement

Exhibit K Intergovernmental Agreements

Exhibit L Annual Report Requirements

Exhibit M District Court Decree

I. INTRODUCTION

This service plan (the "Service Plan") for the Range Metropolitan District Nos. 1-3 (collectively, the "Districts") is for special districts organized under Title 32 of the Colorado Revised Statutes to serve the public improvement needs of the Range Development (the "Project"). The Districts are generally located east of Highway 85 and west of N. Daniels Park Road (see **Exhibit A**, Vicinity Map) and contain approximately 400 acres (see **Exhibits B & C**, Legal Description and District Boundary Map).

Pursuant to the requirements of the Special District Control Act, C.R.S. § 32-1-201, *et seq.*, as amended, and the Special District Service Plan Review Procedures for Douglas County (the "County"), the following items are included in this Service Plan:

1. A description of the powers granted to and services to be provided by the Districts;
2. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the Districts are compatible with facility and service standards of the County and of any municipalities and special districts which are interested parties;
3. A general written description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial indebtedness and estimated maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the Districts;
4. A summary of general conditions regarding oversight of the Districts by the County;
5. A legal description and map of the Districts' boundaries and an estimate of the population and valuation for assessment of the Districts;
6. A summary of estimated costs for improvements to be financed and constructed by the Districts;
7. A preliminary engineering and architectural survey showing how the improvements and services are to be provided;
8. A financial plan showing how District improvements and services of the District are to be financed, including the operating revenue for the first budget year of the District;
9. The resolution of approval adopted by the Board of County Commissioners;
10. Information demonstrating compliance with Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended, and compliance with the Colorado Clean Water Plan;
11. A description of any advance and reimbursement agreements;
12. A description of any arrangement or agreement with any political subdivision for the performance of any services between the Districts and such other political subdivision; and
13. The recorded court decrees organizing the Districts.

Exhibits A through **M,** attached hereto, are hereby incorporated into the Service Plan.

II. PURPOSE OF THE DISTRICTS

The purpose of the Districts is to provide public improvements and services for the benefit of all anticipated inhabitants and taxpayers of the Districts, either within or without their boundaries. The Districts also serve to finance and oversee the construction of these public improvements and to provide for ongoing operations and maintenance services.

III. DISTRICT FRAMEWORK

The Districts will be part of a multiple district structure. This structure includes three districts. District No. 1 will act as a service district. District Nos. 2 & 3 will act as the financing districts. As the service district, District No. 1 will be responsible for coordinating the financing and construction of the public improvements to serve the Project. As the financing districts, District Nos. 2 & 3 (in coordination with District No. 1) will be responsible for producing the required revenue to fund the public improvements and any operations and maintenance costs.

IV. NEED FOR DISTRICTS

There are currently no other governmental entities, including the County, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practicable to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and ongoing operations of the public improvements needed for the Project. Formation of the Districts is therefore necessary in order for the public improvements and services required for the Project to be provided in the most economical manner possible.

V. LOCATION AND BOUNDARIES

The Districts are located east of Highway 85 and west of N. Daniels Park Road. A vicinity map is attached hereto as **Exhibit A**. The area of the initial Districts' boundary encompasses approximately 400 acres. A legal description of the Districts' boundaries is attached hereto as **Exhibit B**. A map of the Districts' boundaries is attached hereto as **Exhibit C**.

It is anticipated that the Districts' boundaries may change from time to time as the Project undergoes inclusions and exclusions pursuant to C.R.S. §§ 32-1-401, *et seq.*, and C.R.S. §§ 32-1-501, *et seq.*, as amended. Prior to any inclusions or exclusions of property into or from a District's boundaries, except for property within the combined area of the initial Districts' boundaries, the respective District shall provide forty-five (45) days published notice and written notice to the Board of County Commissioners pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Board of County Commissioners objects to the inclusion or exclusion, then the inclusion or exclusion shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

VI. ASSESSED VALUATION/PROJECTIONS/LAND USE/POPULATION

The property within the Districts is zoned Planned Development. The current assessed value of property within the initial boundaries of the Districts is $0.00 as of the date of this Service Plan. The estimated assessed value at full build-out is TWENTY SEVEN MILLION ONE HUNDRED SEVENTY-FOUR THOUSAND FOUR HUNDRED TEN DOLLARS ($27,174,410) and is expected to be sufficient to reasonably discharge the debt under the Financial Plan. Initially, the Districts will include 318 residential units and 0 square feet of commercial space. Based upon an estimated three (3) persons per residence, the population of the Districts at build-out is anticipated to be (954) residents.

Approval of this Service Plan by the County does not constitute nor imply approval of the development of a specific area within the Districts, nor does it constitute or imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached hereto, unless such land use plans have been approved by the Board of County Commissioners as part of a separate development review process.

VII. POWERS AND RESPONSIBILITIES

The Districts shall have the power and authority to provide the public improvements and related operation and maintenance services within and without the boundaries of the Districts as such power and authority are permitted by this Service Plan and described in the Special District Act, C.R.S. Title 32, and other applicable statutes, common law, and the Colorado Constitution, subject to the limitations set forth herein.

A. General Powers

The Districts shall have the authority to construct, operate, and maintain the services and facilities as described in Section VIII.A of this Service Plan.

B. Miscellaneous Powers

In addition to the powers enumerated above, the Districts' Boards shall have the power and authority:

1. To amend this Service Plan as provided for in Section XIII, Modification of Service Plan;

2. To forego, reschedule, or restructure the financing and construction of certain improvements and facilities in order to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the Districts, with prior notice to the County in accordance with C.R.S. § 32-1-202(2)(b), as amended; and

3. To have and exercise all rights and powers necessary or incidental to, or implied from, the specific powers granted to the Districts in this Service Plan.

4. To have and exercise the power of eminent domain, but only as necessary to construct, install, access, relocate or redevelop the public improvements identified in this Service Plan in the locations shown in Exhibit E. Any other use of eminent domain shall require the Districts to provide forty-five (45) days published notice and written notice to the Board of County Commissioners pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Board of County Commissioners objects to the use of eminent domain, then it shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

VIII. DISTRICT SERVICES, FACILITIES, AND IMPROVEMENTS

A. Services and Facilities

The Districts shall have the authority pursuant to C.R.S. §§ 32-1-1001 and 32-1-1004, as amended, to provide the following services and public improvements described in this section.

1. Water

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public and private purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide.

It is anticipated that potable water shall be provided to the Project via a central well system as further described in **Exhibit H**. In the event the Districts desire to utilize other sources of water to allow for additional lots to be developed within the Project, such change will be deemed a material modification of this Service Plan and the Districts shall obtain prior written approval from the County prior to such change.

2. Storm Sewer

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage

improvements, including, but not limited to, culverts, dams, channels, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

Stormwater improvements subject to Colorado Discharge Permit System Regulations, if applicable, shall be owned and maintained by the Districts or such other governmental entity that may accept dedication. Dedication to another governmental entity of stormwater improvements subject to such regulations shall be subject to approval by the County. In no event will the Districts dedicate such detention ponds or facilities to a private homeowner's association, or other property owner's association, for operations or maintenance.

3. Sanitation and Wastewater Treatment

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

It is anticipated that the Districts will construct or cause to be constructed off-site sewer facilities in coordination with Louviers Water and Sanitation District in order to connect to Castle Rock's sewer facilities. In the event the Districts do not connect to Castle Rock's wastewater facilities, the Districts anticipate as an alternative, constructing a sewer treatment facility, as identified in **Exhibit D**.

4. Street Improvements

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial, local, and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention and retention ponds, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

5. Traffic Safety Protection

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at

intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with County rules and regulations.

6. Parks and Recreation

The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

7. Television Relay and Translation

The Districts shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto.

8. Mosquito Control

The Districts shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

9. Fire Protection

The Districts shall have the power and authority to provide for the construction, maintenance, and operation of any required fire and emergency facilities.

10. Covenant Enforcement and Design Review

The Districts shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended.

11. Security

The Districts shall have the power and authority to provide security services within the boundaries of the Districts, subject to the limitations set forth in C.R.S. § 32-1-

1004(7), as amended. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the Douglas County Sheriff's Department) within the boundaries of the Districts.

B. Estimated Costs and Phasing of Improvements

An estimate of the 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 on the property and is approximately FORTY-FOUR MILLION ONE HUNDRED DOLLARS ($44,100,000), as shown in **Exhibit D**. **Exhibit D** includes an engineer's opinion of costs in current dollars of each public improvement, together with an explanation of methods, basis, and/or assumptions used. All descriptions of the public improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the County's requirements, and construction scheduling may require. The Districts will continue to develop and refine cost estimates contained herein and prepare for issuance of debt. Any increase in public improvement costs greater than twenty percent (20%), but less than forty percent (40%), of the stated amount in **Exhibit D,** exclusive of any contingency shown in **Exhibit D,** shall require an administrative review by County staff. Any increase in public improvement costs in excess of forty percent (40%) of the stated amount in **Exhibit D**, exclusive of any contingency shown in **Exhibit D**, will constitute a material modification of the Service Plan and will require review by the County and action by the Board of County Commissioners in accordance with Section XIII, Modification of Service Plan. All construction cost estimates assume construction to applicable local, State, or Federal requirements.

Maps showing the preliminary location of the public improvements that the Districts are authorized to acquire or construct are attached hereto as **Exhibit E**. Phasing of construction shall be determined by the Districts to meet the needs of taxpayers within their boundaries. The Districts shall own, maintain, and replace public improvements constructed, installed, or acquired by the Districts or shall dedicate such public improvements to such other entity as shall accept dedication, subject to any limitations specified in this Service Plan.

In all instances, the Districts shall ensure that the public improvements are designed and constructed in accordance with the standards and specifications of the County or other such entity that may have authority over such design and construction. The Districts shall obtain approval of civil engineering and other plans and any applicable permits for the construction and installation of public improvements from the County and/or other appropriate regulatory agencies.

C. Services to be Provided by Other Governmental Entities

The Project is located within South Metro Fire Rescue Fire Protection District, which will provide fire protection services to the property within the Districts' boundaries.

D. Compliance with Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended

It is anticipated that potable water shall be provided to the Project via a central well system as further described in **Exhibit H**.

E. Compliance with Colorado Clean Water Plan

It is anticipated that the Districts will construct or cause to be constructed an off-site connection to Castle Rock's wastewater facilities or a sewer treatment facility. A letter stating that District No. 1 will comply with the Colorado Clean Water Plan is attached as **Exhibit I**.

IX. EXISTING AND PROPOSED AGREEMENTS

It is anticipated that the Districts will enter into an intergovernmental agreement following their formation to govern the relationships by and among the Districts with respect to the financing, construction, and operation of the improvements contemplated herein. It is also anticipated that the Districts will enter into an intergovernmental agreement with Louviers Water and Sanitation District regarding the provision of wastewater treatment and the construction of a wastewater treatment facility. The terms of this agreement are being discussed at this time, but no further details are available, as the parties are determining the best method, cost allocation, and other material terms.

X. FINANCIAL INFORMATION

A. General

This section describes the nature, basis, and method of funding and debt and mill levy limitations associated with the Districts' public improvements. A detailed Financial Plan and statement of assumptions is contained in **Exhibit F**.

B. Assumptions

The maximum debt limitation contained herein is based on the assumption that each of the 318 residential properties in the Districts will have an average value of approximately ONE MILLION DOLLARS ($1,000,000). The Financial Plan demonstrates that the Districts have the ability to finance the public improvements identified herein, will be capable of discharging the indebtedness on a reasonable basis, and will operate on a sound fiscal basis.

C. Identification of District Revenue

Each District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The Districts may also rely upon various other revenue sources authorized by law. At the

Districts' discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended.

A Maximum Total Mill Levy of 70 mills within each District is authorized to support debt service and operations and maintenance of the Districts. The Districts may request a material modification of the Service Plan, in accordance with Section XIII, Modification of Service Plan, to eliminate mill levy caps when the debt to assessed value ratio falls below fifty percent (50%). In the event the Districts' boundaries overlap and any or all of the Districts impose a mill levy, the Maximum Total Mill Levy shall not be exceeded in the aggregate by the Districts.

In the event there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the mill levy limitation applicable to such debt and operating and maintenance expenses may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith so that to the extent possible, the actual tax revenue generated by the mill levy are neither diminished nor enhanced as a result of such changes ("Mill Levy Adjustment"). For purposes of the foregoing, a change in the ratio of the actual valuation 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.

D. Debt Service Mill Levy

A maximum mill levy within each District of 50 mills is authorized to support the debt service of the Districts, subject to the limitation of the Maximum Total Mill Levy. An initial debt service mill levy of 50 mills will produce revenue sufficient to support debt service costs through the bond repayment period (see **Exhibit F**, Financial Plan).

E. Operations and Maintenance Mill Levy

A maximum mill levy of 20 mills within each District is authorized to support the operations and maintenance of the Districts' services and public improvements, subject to the limitation of the Maximum Total Mill Levy. An initial operations and maintenance mill levy of 10 mills for each District will produce revenue sufficient to support the operations and maintenance of the Districts' services and public improvements (see **Exhibit F**, Financial Plan).

F. District Expenditures

The estimated cost of public improvements for the Districts is FORTY-FOUR MILLION ONE HUNDRED DOLLARS ($44,100,000). **Exhibit D** includes, in current dollars, the estimated cost of each public improvement, together with an explanation of the methods, basis, and/or assumptions used to establish such costs.

The Districts will require operating funds to plan and cause the public improvements contemplated herein to be constructed, operated, and maintained as permitted herein. Such costs are expected to include reimbursement of organizational costs, legal, engineering, accounting, bond issuance costs, and compliance with State budgeting, audit, and reporting, and other administrative and legal requirements. The organizational costs for the Districts for legal, engineering, surveying, and accounting services are estimated to be SEVENTY FIVE THOUSAND DOLLARS ($75,000). The first year's operating budget is estimated to be FIFTY THOUSAND DOLLARS ($50,000).

G. Debt

1. Debt Limitation

The total aggregate debt limit for the Districts is FIFTY MILLION DOLLARS ($50,000,000), inclusive of costs of issuance, organizational costs, inflation, and other similar costs. For purposes of this Service Plan, debt shall be considered any outstanding bonds, notes, contracts, or other financial obligations of the Districts payable in whole or in part from *ad valorem* taxes or other revenues of the Districts for the purposes of financing, acquiring, constructing, or improving any of the public improvements contemplated herein. Notwithstanding the foregoing, Revenue Bonds shall not be subject to the total debt limited provided for herein. Debt shall not include obligations between or among the Districts pursuant to an intergovernmental agreement under which one District pays its property taxes to a controlled District for purposes of debt service to a third party. The debt limit shall not be increased unless approved by the County and as permitted by statute and the Colorado Constitution. Any change in debt limit shall be considered a material modification of the Service Plan, subject to the provisions of Section XIII of this Service Plan. The maximum term of any bond issue, including refunding and refinancing, shall be thirty (30) years from the original date of issuance ("Maximum Debt Service Mill Levy Term").

2. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any debt is limited to the market rate at the time debt is issued. In the event of a default, the maximum voted interest rate on any debt shall not exceed twelve percent (12%). The maximum underwriting discount shall be five percent (5%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, State law, and Federal law as is then applicable to the issuance of public securities.

XI. DEVELOPER ADVANCES AND REIMBURSEMENTS

The Districts anticipate receiving initial funding for both capital and ongoing administrative requirements from developer advances. Such advances may be made to the Districts subject to the Districts' obligation to reimburse the same, as may be evidenced by short-term reimbursement agreements or other acceptable agreements or resolutions. The interest rate on developer reimbursements shall not exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%).

Such advances, the reimbursement of which the Board must appropriate on an annual basis, shall count against the maximum allowable debt limit under this Service Plan and may be repaid by the Districts from bond proceeds or other legally available sources of revenue. Developer advances shall be subordinate to the Districts' general obligation bonds and refinancing of the same shall not require County approval. Any amount of outstanding principal and accrued interest on such developer advances that remains unpaid as of the expiration of the Maximum Debt Service Mill Levy Term shall be deemed to be forever discharged and satisfied in full. The total developer advances are anticipated to be FORTY MILLION DOLLARS ($40,000,000). Developer contributions, which will not be repaid by the District, are anticipated to be FIVE MILLION DOLLARS ($5,000,000). It is anticipated that the bond proceeds projected in the Financial Plan will be utilized to pay project costs, which may include the reimbursement of developer advances but may also include the Districts' direct funding of improvements.

XII. ANNUAL REPORT

The Districts shall be responsible for submitting an annual report to the County no later than August 1 of each year in accordance with the procedures set forth in C.R.S. § 32-1-207(3)(c) through (d), as amended. At the discretion of the Districts, individual annual reports may be submitted for each District, or a combined annual report detailing the conditions of each District may be submitted. The annual report shall conform to the format attached hereto as **Exhibit L**, or in a format agreed to by the County.

XIII. MODIFICATION OF SERVICE PLAN

Pursuant to C.R.S. § 32-1-207, as amended, the Districts shall obtain prior written approval of the County before making any material modification to this Service Plan. Material modifications require a Service Plan amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services provided by the Districts; a decrease in the level of services; a decrease in the financial ability of the Districts to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is located in a county or municipality with no other territory within the Districts may constitute a material modification of the Service Plan. A change in the final land use approval different than planned development may constitute a material modification, at the discretion of the County. Notification to the County is required with a change in the source of water to allow for additional lots to be developed within the Project and a material modification may be required at the discretion of the County.

In the event the Districts plan to undertake an action which may not be permitted by this Service Plan, it shall be the Districts' responsibility to contact County staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If County staff determines that the action may constitute a material modification, the Districts shall submit a proposal for action to the Board of County Commissioners. Thereafter, the Board of County Commissioners will determine whether the proposed action

constitutes a material modification. If the County's Board of County Commissioners determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

XIV. DISCLOSURE STATEMENT

The Districts shall provide notice to all purchasers of property in the Districts regarding the Districts' authority to levy and collect *ad valorem* taxes and to impose and collect rates, fees, tolls, and charges, by recording a disclosure statement against the property within the Districts with the Office of the Douglas County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board. The disclosure statement shall be recorded within thirty (30) days following the recordation of the court decrees organizing the Districts.

XV. DISSOLUTION/CONSOLIDATION

It shall be mandatory for a District to initiate dissolution proceedings when the District has neither any financial obligations nor operations and maintenance obligations. A District may file a petition in the district court for dissolution when there are no financial obligations or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in C.R.S. §§ 24-75-601, *et seq*., as amended. A District's dissolution prior to payment of all debt will be subject to approval of a plan of dissolution in the district court of the County, pursuant to C.R.S. § 32-1-704, as amended.

As part of a multiple district structure, the Districts may initiate proceedings to consolidate once all improvements are complete and permanent financing is in place as provided for in C.R.S. §§ 32-1-601, *et seq*.

XVI. DEFINITIONS

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

Boards: the boards of directors of the Districts

Board of County Commissioners: the Board of County Commissioners of Douglas County, Colorado

Control Act: Part 2 of Title 32 (Special Districts) of the Colorado Revised Statutes (C.R.S.), which outlines review procedures for service plans for special districts

County: Douglas County, Colorado

Debt: any bond, note debenture, contract, or other multiple-year financial obligation of a District

Developer: the owner of the property proposing development of the project

District: Range Metropolitan District No. 1, Range Metropolitan District No. 2, or Range Metropolitan District No. 3, individually

Districts: the Range Metropolitan District No. 1, the Range Metropolitan District No. 2, and the Range Metropolitan District No. 3, collectively

District Boundaries: the boundaries of the area described in the legal description attached hereto as **Exhibit B**

District Boundary Map: the map attached hereto as **Exhibit C**, showing the Districts' boundaries

Financial Plan: the Financial Plan described in Section X and attached as **Exhibit F**, which describes: (a) how the public improvements are to be financed; (b) how the debt is expected to be incurred; and (c) the estimated operating revenue derived from property taxes for the first budget year

Financing District: District Nos. 2 and/or 3, which encompass the area of a development that is to include construction of residential and/or commercial or industrial land uses and that serves as the basis for assessed valuation which mill levies and *ad valorem* property taxes are assessed in order to repay debt issued to fund the public improvements necessary to serve the development

General Obligation Bond: bonds or other obligations for the payment of which a District has promised to impose an *ad valorem* property tax mill levy

Maximum Debt Service Mill Levy: the maximum mill levy each District is permitted to impose for payment of debt as set forth in Section X.D

Maximum Operations and Maintenance Mill Levy: the maximum mill levy each District is permitted to impose for the payment of operating and maintenance expenses as set for in Section X.E

Maximum Total Mill Levy: the maximum mill levy each District is permitted to impose for the payment of debt as set forth in Section X.D. and operating and maintenance expenses as set forth in Section X.E

Project: the development or property commonly referred to as the Range Development

Public Improvements: the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally described in the

Special District Act to serve the future taxpayers and inhabitants of the Districts as determined by the Boards of the Districts

Revenue Bonds: bonds issued by a District to finance a specific project, the income from which will be used for repaying the bond

Service District: District No. 1, a district that, in general, exists generally in the early stages of development to act as the financial, technical, and administrative management entity to oversee the design, financing, construction, and initial operation of public improvements that serve one or more other districts knows as the financing districts; the service district may also serve together with the Financing Districts as the basis for assessed valuation which mill levies and *ad valorem* property taxes are assessed in order to repay debt issued to fund the public improvements necessary to serve the development

Service Plan: the service plan for the Districts approved by the Board of County Commissioners

Special District Act: C.R.S. § 32-1-101, *et. seq.*, as amended

State: the State of Colorado

XVII. RESOLUTION OF APPROVAL

The Districts incorporate the Board of County Commissioner's resolution approving this Service Plan into this Service Plan to be presented to the district court attached hereto as **Exhibit G**.

XVIII. STATUTORY FINDINGS AND CONCLUSIONS

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

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

The purpose of the Districts is to finance and construct certain public improvements and to provide other additional services necessary to support the Project. The proposed public improvements and services are not, and in good faith based upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.

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

The proposed public improvements and services are not, and in good faith based

upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.

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

The formation of the Districts will ensure that the public improvements and other services are sufficient and constructed within a reasonable period of time for the benefit of the property owners located in the community.

4. The area to be included in the Districts has, or will have, the financial ability to discharge the indebtedness on a reasonable basis;

The estimated costs of the improvements and facilities to be constructed, installed, and/or acquired by the Districts are set forth in this Service Plan. The Financial Plan describes the anticipated issuance of debt and repayment based on projected development within the Districts' boundaries. The Financial Plan demonstrates that the Districts will have the ability to finance the facilities identified in this Service Plan and will be capable of discharging the proposed indebtedness on a reasonable basis.

5. 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;

The proposed public improvements and services are not, and in good faith based upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including 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 each county within which the Districts are to be located and each municipality which is an interested party under C.R.S. § 32-1-204(1), as amended;

As stated elsewhere in this Service Plan, all proposed facilities and services will be constructed in accordance with the standards and specifications of Douglas County, the State of Colorado, and any other appropriate jurisdictions.

7. The proposal is in substantial compliance with the County Comprehensive Master Plan, as amended, adopted pursuant to C.R.S. § 30-28-106, as amended;

The Project will be consistent with the Urban and Non-urban residential land use sections as allowed in the Louviers Rural Community Section 4 of the 2040 Comprehensive Master Plan. Nonurban Estate Residential densities allow 1 unit per 2.5 acres. Urban densities allow 4.36 units per acre. The Project balances and applies these

diverse sections and densities of the 2040 CMP to identify the most appropriate density for the Project at approximately 1.4 units per acre. The location of the Districts will provide for a logical transitional of land uses while also preserving and maintaining the historic and unique character of the Louviers Village located further to the west of the industrial and commercial properties.

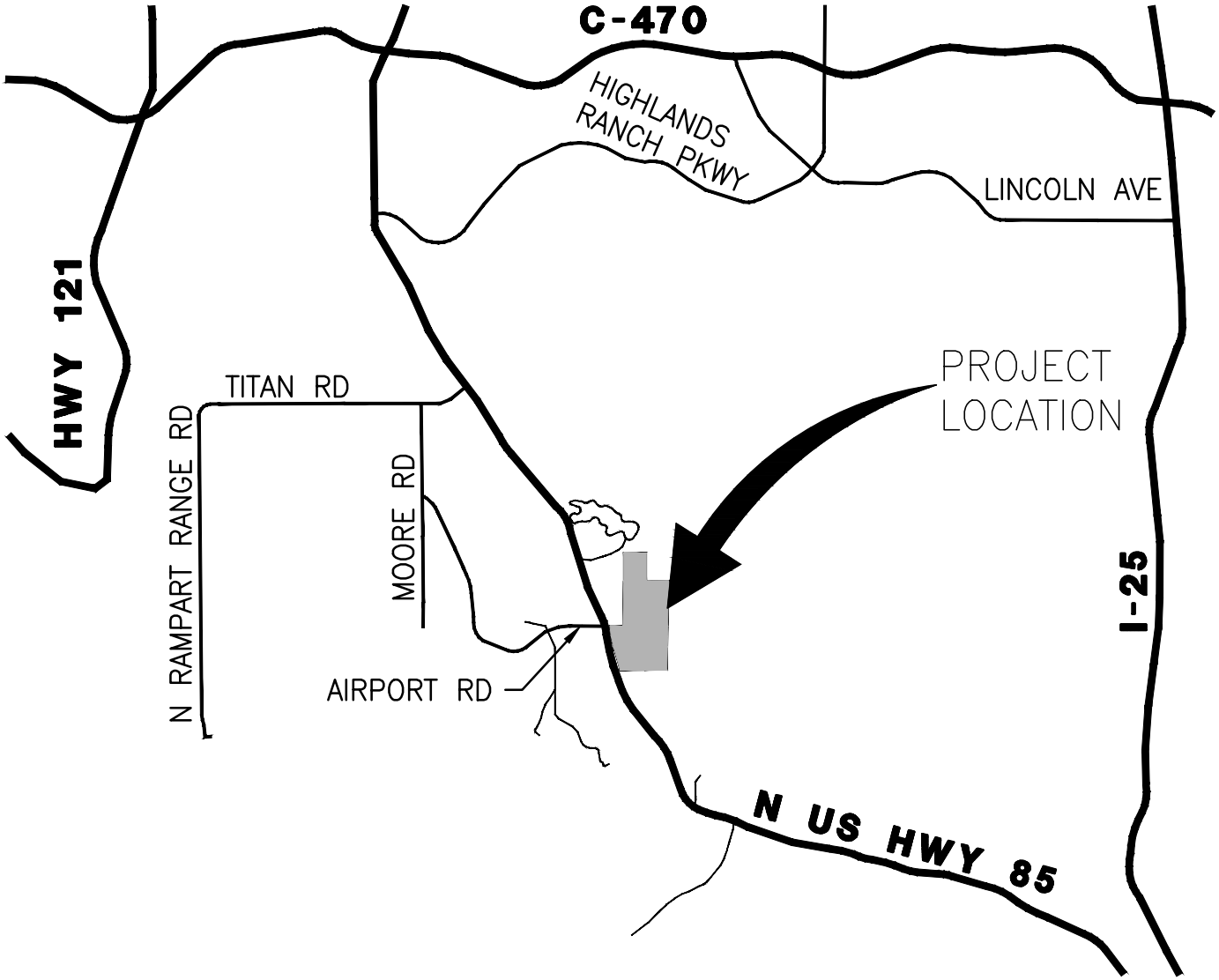
8. The proposal is in compliance with the Colorado Clean Water Plan, as amended; and

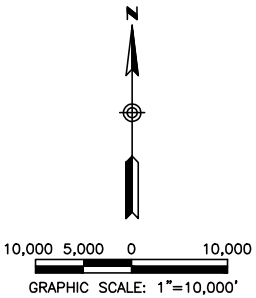
A letter is attached as **Exhibit I** that states District No. 1 will comply with the Colorado Clean Water Plan.

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

As described throughout this Service Plan, the proposed public improvements and services are not, and in good faith based upon information and belief, will not be available to the community through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis. The formation of the Districts will ensure that the public improvements and other services are sufficient and constructed within a reasonable period of time for the benefit of the property owners located in the community.

Exhibit A
Vicinity Map





LEGEND:

PROPERTY BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

VICINITY MAP

PROJECT NO:	D02215	SCALE:	1"=10,000'
DRAWN BY:	CKG	DATE:	1/26/2023

\\cp.rickeng.com\projects\D02000\2215_Range\Civil\PlanSets\Metro District\2215-VicinityMap.dwg – plotted by: bgustafson ON 2023-01-26 @ 10:05 – ctb:rec_ncs_2022.ctb – © 2023 Rick Engineering Company

Exhibit B
Legal Description

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

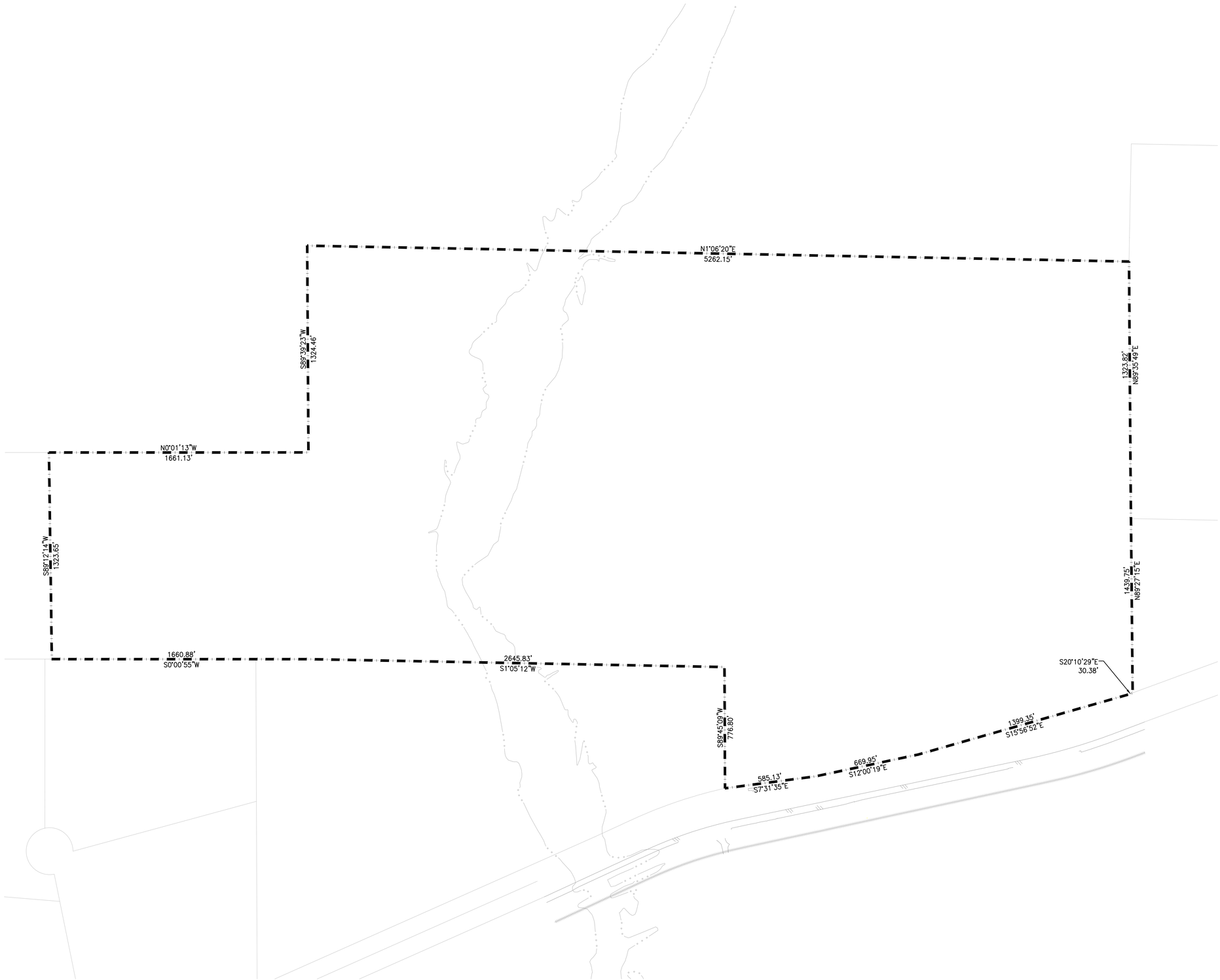
THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Exhibit C
District Boundary Map

Service Plan for Range Metropolitan District Nos. 1-3

DN 7352060.1



300 150 0 300 600

GRAPHIC SCALE: 1"=300'

LEGEND:

METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

BOUNDARY EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

\\ce.rickeng.com\projects\D02000\2215_Range\Civil\PlanSets\Metro Districts\2215-BoundaryExhibit.dwg — plotted by: bgustafson ON 2023-01-26 @ 10:05 — ctbrec_nrs_2022.ctb — © 2023 Rick Engineering Company

Exhibit D
Cost of Improvements

Range Metropolitan District

Cost Estimates

Conceptual Estimate of Development Cost					
Work Area	**Improvement Plan**	**Unit**	**Unit Price**	**Quantity**	**Total Cost**
Streets	Street Paving, Asphalt, 4" depth	SY	$25.00	110,000	$ 2,750,000
	Base course, 9" depth	SY	$15.00	110,000	$ 1,650,000
	Subgrade Prep	SY	$10.00	110,000	$ 1,100,000
	Combination Curb, Gutter & Walk	LF	$80.00	35,000	$ 2,800,000
	Curb Ramps	EA	$4,000.00	50	$ 200,000
	Cross Pans	EA	$4,200.00	15	$ 63,000
	Earthwork Cut to Fill	CY	$4.00	400,000	$ 1,600,000
	Erosion Control	LS	$100,000.00	1	$ 100,000
	Clear & Grub	AC	$300.00	230	$ 69,000
				Subtotal	**$ 10,332,000**
Traffic	Clearing and Grubbing	LS	$40,000.00	1	$ 40,000
	Unclassified Excavation (CIP)	LS	$349,380.00	1	$ 349,380
	Soil Conditioning	ACRE	$18,000.00	1.57	$ 28,200
	Concrete Pavement (9 inches)	SY	$150.00	7,575	$ 1,136,400
	Removals	LS	$31,080.00	1	$ 31,080
	Drainage	LS	$124,320.00	1	$ 124,320
	Erosion Control	LS	$62,160.00	1	$ 62,160
	Traffic Signal	LS	$100,000.00	1	$ 100,000
	Signing and Striping	LS	$15,540.00	1	$ 15,540
	Utility Relocations	LS	$46,620.00	1	$ 46,620
	Construction Traffic Control	LS	$77,700.00	1	$ 77,700
	Mobilization	LS	$120,690.00	1	$ 120,690
	Construction Engineering & Materials Testing	LS	$415,760.00	1	$ 415,760
				Subtotal	**$ 3,188,000**
Storm Drainage	Storm Drain, 30" RCP	LF	$170.00	1100	$ 187,000
	Storm Drain, 24" RCP	LF	$110.00	3200	$ 352,000
	Storm Drain, 18" RCP	LF	$95.00	6,300	$ 598,500
	48" Manhole	EA	$7,000.00	28	$ 196,000
	60" Manhole	EA	$9,000.00	11	$ 99,000
	18" Flared End Section	EA	$2,000.00	1	$ 2,000
	24" Flared End Section	EA	$3,500.00	1	$ 3,500
	30" Flared End Section	EA	$3,500.00	2	$ 7,000
	5' Type R Inlet	EA	$6,000.00	8	$ 48,000
	10' Type R Inlet	EA	$8,000.00	24	$ 192,000
	15' Type R Inlet	EA	$10,000.00	4	$ 40,000
	Type C Inlet	EA	$5,000.00	4	$ 20,000
	Riprap	CY	$60.00	8,000	$ 480,000
	6' Concrete Trickle Channel	LF	$45.00	1,500	$ 67,500
	Trash Rack	EA	$1,500.00	3	$ 4,500
	Pond Outlet Structure	EA	$25,000.00	3	$ 75,000
	Forebay	EA	$15,000.00	4	$ 60,000
	Micro Pool	EA	$10,000.00	3	$ 30,000
	Detention Pond	EA	$75,000.00	3	$ 225,000
				Subtotal	**$ 2,687,000**
Water	Water Main, 8" PVC	LF	$90.00	14,000	$ 1,260,000
	8" Cross	EA	$1,000.00	3	$ 3,000
	6" Fire Hydrant Assembly	EA	$9,000.00	30	$ 270,000
	Gate Valve, 6"	EA	$2,500.00	30	$ 75,000
	Gate Valve, 8"	EA	$2,500.00	45	$ 112,500
	Tees	EA	$800.00	42	$ 33,600
	Bends	EA	$525.00	40	$ 21,000
	Water Well Pump, Collection Facilitics, and Treatment Plant	EA	$5,000,000.00	1	$ 5,000,000
	Service line 3/4"	EA	$2,000.00	318	$ 636,000
				Subtotal	**$ 7,411,100**

Sewer	Sewer Main, 8"	LF	$76.50	17,550	$ 1,342,575
	Sewer Manholes	EA	$6,500.00	92	$ 598,000
	Connection to offsite sewer (CR)	EA	$2,000,000.00	1	$ 2,000,000
	ALT - Sewer Treatment Facility	EA	$2,000,000.00	1	$ 2,000,000
	Service Lateral 4" PVC	EA	$3,000.00	318	$ 954,000
				Subtotal	**$ 6,894,575**
Parks and Recreation	Onsite Landscaping	LS	$1,700,000.00	1	$ 1,700,000
	Comminity Amenity	LS	$2,000,000.00	1	$ 2,000,000
	Trailhead Amenities	LS	$600,000.00	1	$ 600,000
				Subtotal	**$ 4,300,000**
			Improvement Cost Subtotal:	**$**	**34,812,675**
Construction Management, Testing & Support	15% of Improvement Cost			$	5,221,901
			Project Subtotal:	**$**	**40,034,576**
Contingency	10% of Project Subtotal			$	4,003,458
			TOTAL:	**$**	**44,038,034**

Exhibit E
Map of Improvements

N

300 150 0 300 600

GRAPHIC SCALE: 1"=300'

LEGEND:

PUBLIC STREET

METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

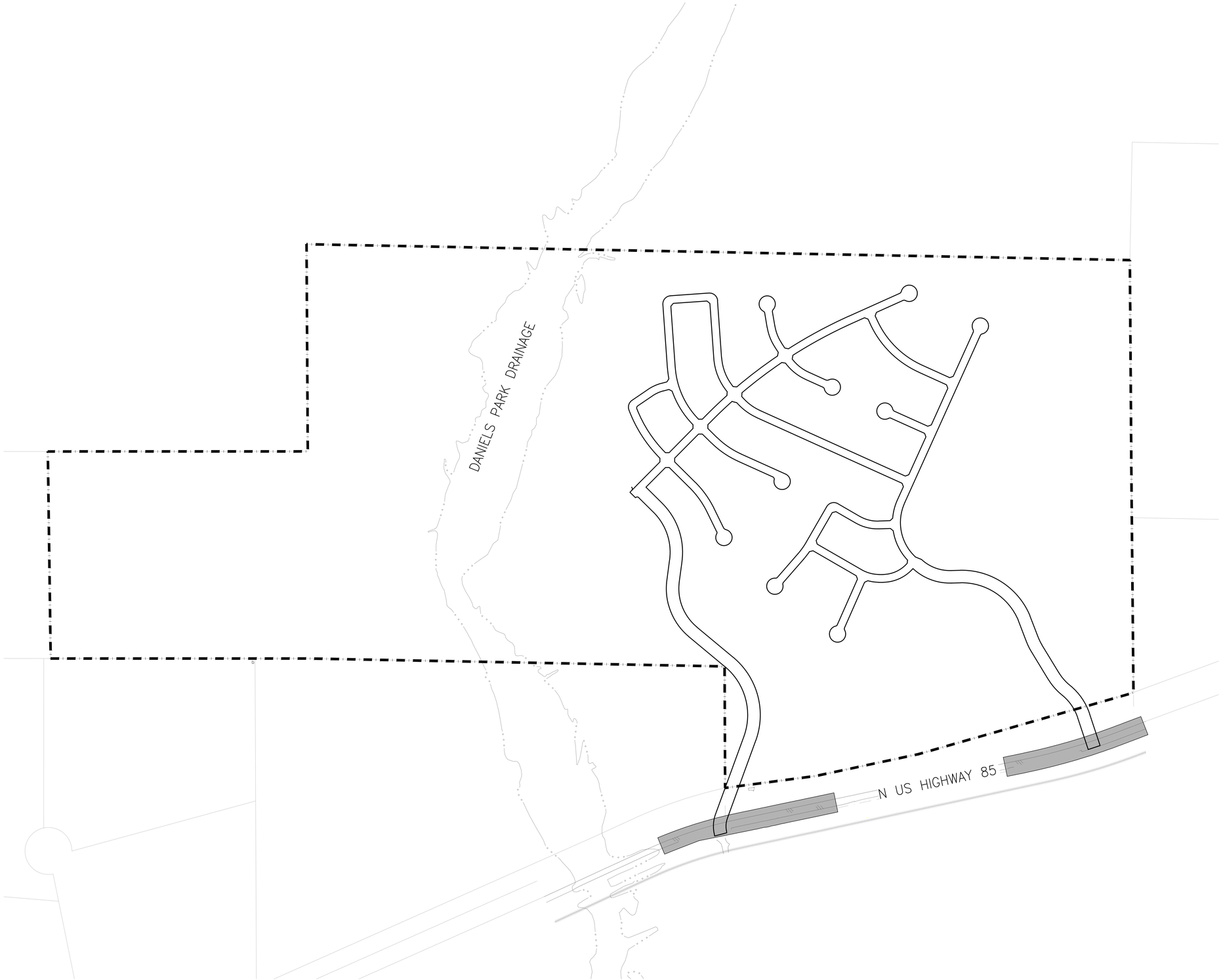
RANGE METROPOLITAN DISTRICT NO. 1-3

STREET EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

© 2023 Rick Engineering Company

\\cp.rickeng.com\projects\D02000\2215_Range\Civil\PlanSets\Metro District\2215-StreetExhibit.dwg — plotted by: bgustafson ON 2023-01-26 @ 10:05 — ctbxrec_nss_2022.ctb — © 2023 Rick Engineering Company



N

300 150 0 300 600

GRAPHIC SCALE: 1"=300'

LEGEND:

- CDOT IMPROVEMENTS
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

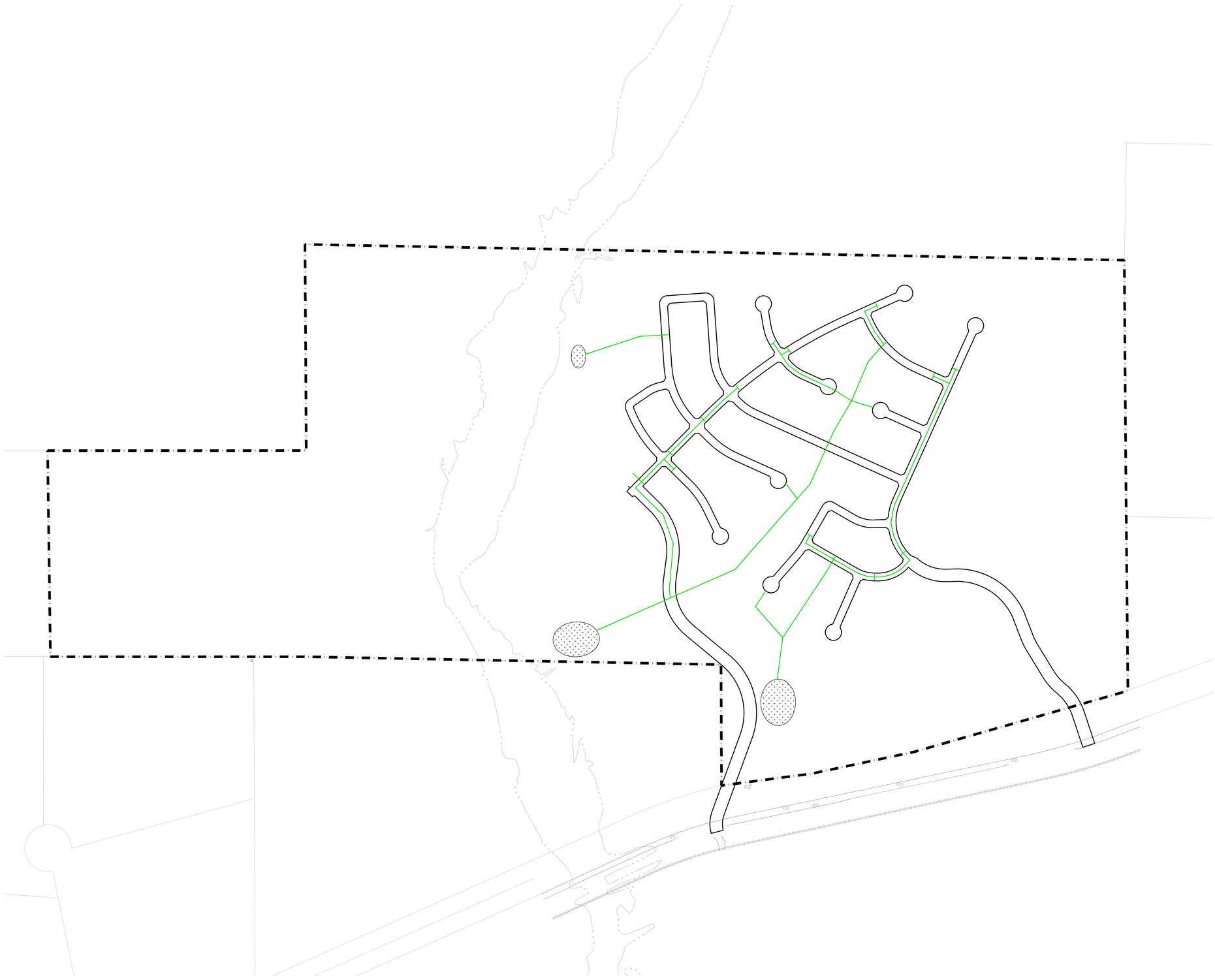
TRAFFIC EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

© 2023 Rick Engineering Company

\\cp.rickeng.com\projects\D02000\2215_Range\Civil\PlanSets\Metro Districts\2215-StreetExhibit.dwg – plotted by: bgustafson ON 2023-01-26 @ 10:05 – citxrec_ncs_2022.ctb – © 2023 Rick Engineering Company

\\cp.rickeng.com\projects\002000\2215_Range\Civil\PlanSets\Metro District\2215-DrainageExhibit.dwg - plotted by: tgustafson ON 2023-01-26 @ 10:05 - ctbrec_ncs_2022.ctb - © 2023 Rick Engineering Company



N

300 150 0 300 600

GRAPHIC SCALE: 1"=300'

LEGEND:

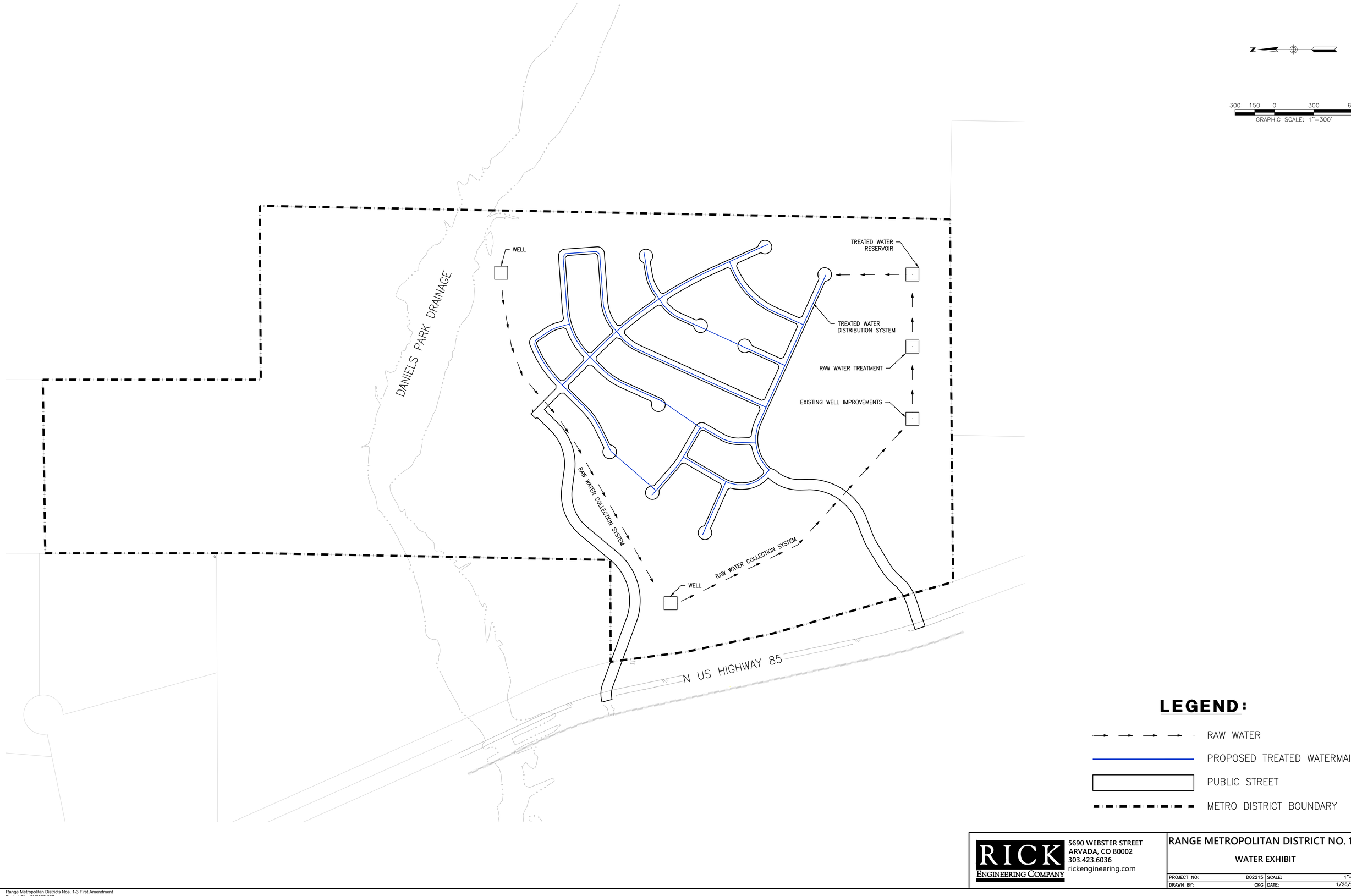
- PROPOSED POND
- PROPOSED STORM DRAIN
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

DRAINAGE EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023



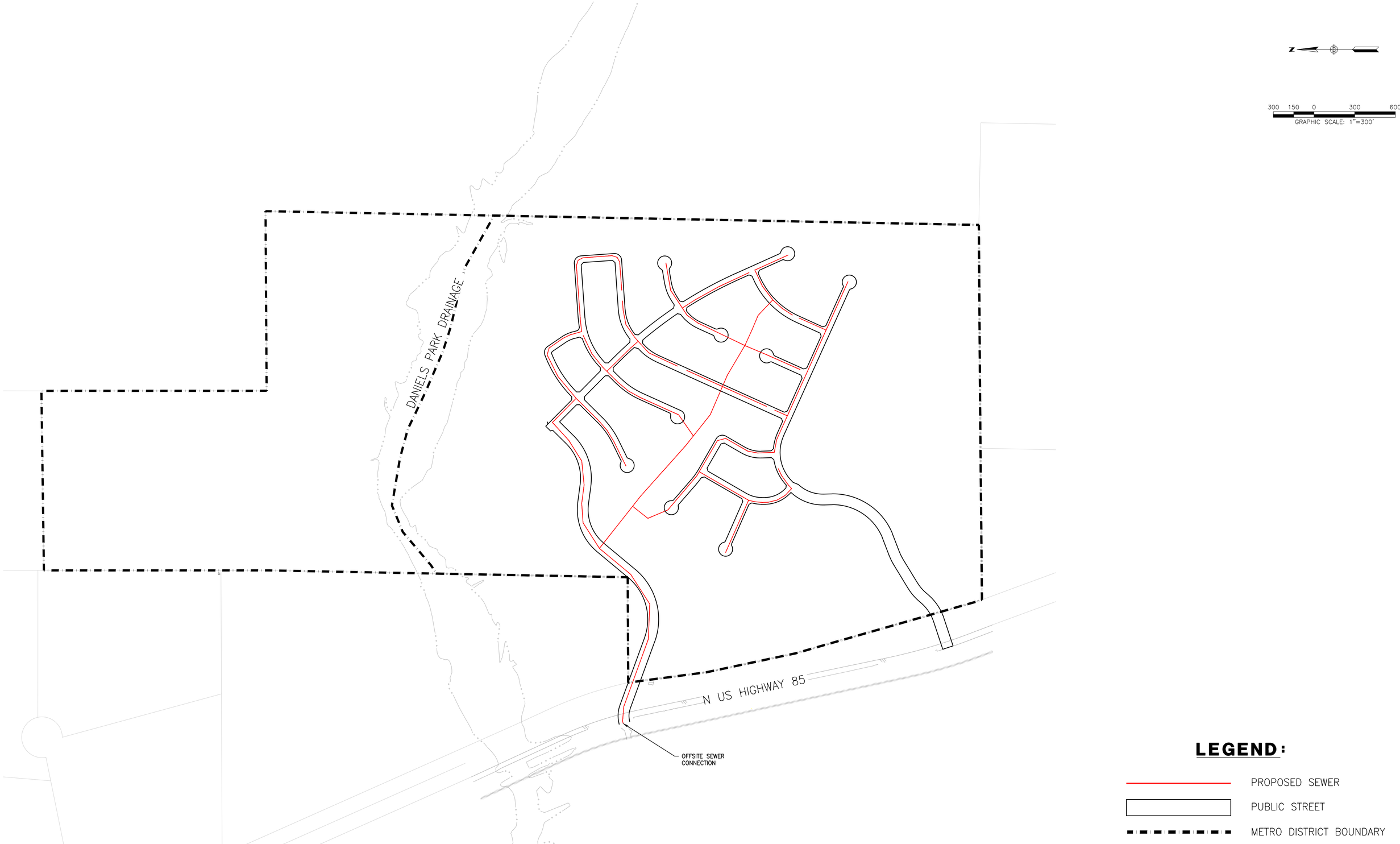
RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

WATER EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

\\cp.rickeng.com\projects\002000\2215_Range\Civil\PlanSets\Metro Districts\2215-WaterExhibit.dwg - plotted by: bgustafson ON 2023-01-26 @ 10:05 - ctb:rec_ecs_2022.ctb - © 2023 Rick Engineering Company



LEGEND:

- PROPOSED SEWER
- PUBLIC STREET
- METRO DISTRICT BOUNDARY

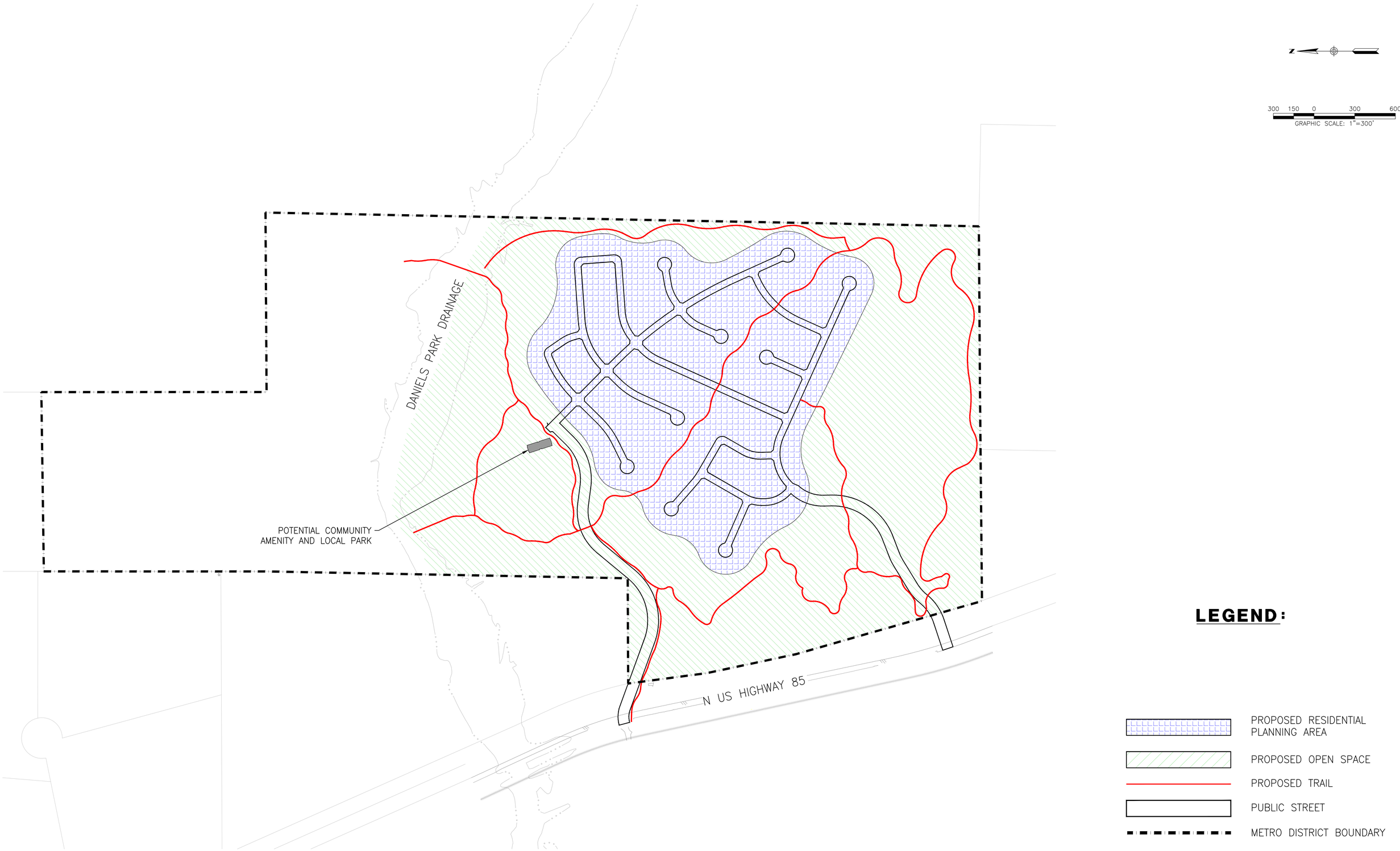
RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

SEWER EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

\\cp.rickeng.com\projects\002000\2215_Range\Civil\PlanSets\Metro Districts\2215-SewerExhibit.dwg - plotted by: bgustafson ON 2023-01-26 @ 10:06 - ctb:rec_ncs_2022.ctb - © 2023 Rick Engineering Company



RICK ENGINEERING COMPANY
5690 WEBSTER STREET
ARVADA, CO 80002
303.423.6036
rickengineering.com

RANGE METROPOLITAN DISTRICT NO. 1-3

PARK AND OPEN SPACE EXHIBIT

PROJECT NO:	D02215	SCALE:	1"=200'
DRAWN BY:	CKG	DATE:	1/26/2023

Exhibit F
Financial Plan

Service Plan for Range Metropolitan District Nos. 1-3

DN 7352060.1

Range Metropolitan District Nos. 1-3
Douglas County, Colorado
~~~
General Obligation Bonds, Series 2023
General Obligation Refunding & Improvement Bonds, Series 2033
~~~
Service Plan

Bond Assumptions	Series 2023	Series 2033	Total
Closing Date	12/1/2023	12/1/2033	
First Call Date	12/1/2028	12/1/2043	
Final Maturity	12/1/2053	12/1/2063	
Discharge Date	12/2/2063	12/2/2063	
Sources of Funds			
Par Amount	24,670,000	43,750,000	
Funds on Hand	0	1,100,000	
Total	24,670,000	44,850,000	
Uses of Funds			
Project Fund	**18,124,100**	**17,440,250**	**35,564,350**
Refunding Escrow	0	24,190,000	
Capitalized Interest	3,700,500	0	
Reserve Fund	0	2,801,000	
Surplus Deposit	2,102,000	0	
Cost of Issuance	743,400	418,750	
Total	24,670,000	44,850,000	
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	$4,000	$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	

Tax Authority Assumptions	
Metropolitan District Revenue	
Residential Assessment Ratio	
Service Plan Base Year	2023
Single Family 2023 Base Rate	6.95%
Debt Service Mills	
Service Plan Mill Levy Cap	50.000
Maximum Adjusted Cap	50.000
Specific Ownership Tax	6.00%
County Treasurer Fee	1.50%

Range Metropolitan District Nos. 1-3
Development Summary

	Residential								
	SFD	-	-	-	-	-	-	-	-	Total
Statutory Actual Value (2022)	$1,000,000	-	-	-	-	-	-	-	-	
2023	-	-	-	-	-	-	-	-	-	-
2024	58	-	-	-	-	-	-	-	-	58
2025	58	-	-	-	-	-	-	-	-	58
2026	58	-	-	-	-	-	-	-	-	58
2027	58	-	-	-	-	-	-	-	-	58
2028	58	-	-	-	-	-	-	-	-	58
2029	28	-	-	-	-	-	-	-	-	28
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-
Total Units	**318**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**318**
Total Statutory Actual Value	**$318,000,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$318,000,000**

Range Metropolitan District Nos. 1-3

Assessed Value

	Vacant and Improved Land[1]		Residential - Single Family 2023					Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2023	5,800,000	0	-	-	0	6.950%	0	0
2024	5,800,000	0	58	-	60,343,200	6.950%	0	0
2025	5,800,000	1,682,000	58	-	121,893,264	6.950%	0	1,682,000
2026	5,800,000	1,682,000	58	7,313,596	191,987,925	6.950%	4,193,852	5,875,852
2027	5,800,000	1,682,000	58	-	256,024,612	6.950%	8,471,582	10,153,582
2028	2,800,000	1,682,000	58	15,361,477	336,703,509	6.950%	13,343,161	15,025,161
2029	0	1,682,000	28	-	368,866,707	6.950%	17,793,711	19,475,711
2030	0	812,000	-	22,132,002	390,998,710	6.950%	23,400,894	24,212,894
2031	0	0	-	-	390,998,710	6.950%	25,636,236	25,636,236
2032	0	0	-	23,459,923	414,458,632	6.950%	27,174,410	27,174,410
2033	0	0	-	-	414,458,632	6.950%	27,174,410	27,174,410
2034	0	0	-	24,867,518	439,326,150	6.950%	28,804,875	28,804,875
2035	0	0	-	-	439,326,150	6.950%	28,804,875	28,804,875
2036	0	0	-	26,359,569	465,685,719	6.950%	30,533,167	30,533,167
2037	0	0	-	-	465,685,719	6.950%	30,533,167	30,533,167
2038	0	0	-	27,941,143	493,626,863	6.950%	32,365,158	32,365,158
2039	0	0	-	-	493,626,863	6.950%	32,365,158	32,365,158
2040	0	0	-	29,617,612	523,244,474	6.950%	34,307,067	34,307,067
2041	0	0	-	-	523,244,474	6.950%	34,307,067	34,307,067
2042	0	0	-	31,394,668	554,639,143	6.950%	36,365,491	36,365,491
2043	0	0	-	-	554,639,143	6.950%	36,365,491	36,365,491
2044	0	0	-	33,278,349	587,917,491	6.950%	38,547,420	38,547,420
2045	0	0	-	-	587,917,491	6.950%	38,547,420	38,547,420
2046	0	0	-	35,275,049	623,192,541	6.950%	40,860,266	40,860,266
2047	0	0	-	-	623,192,541	6.950%	40,860,266	40,860,266
2048	0	0	-	37,391,552	660,584,093	6.950%	43,311,882	43,311,882
2049	0	0	-	-	660,584,093	6.950%	43,311,882	43,311,882
2050	0	0	-	39,635,046	700,219,139	6.950%	45,910,594	45,910,594
2051	0	0	-	-	700,219,139	6.950%	45,910,594	45,910,594
2052	0	0	-	42,013,148	742,232,287	6.950%	48,665,230	48,665,230
2053	0	0	-	-	742,232,287	6.950%	48,665,230	48,665,230
2054	0	0	-	44,533,937	786,766,224	6.950%	51,585,144	51,585,144
2055	0	0	-	-	786,766,224	6.950%	51,585,144	51,585,144
2056	0	0	-	47,205,973	833,972,198	6.950%	54,680,253	54,680,253
2057	0	0	-	-	833,972,198	6.950%	54,680,253	54,680,253
2058	0	0	-	50,038,332	884,010,530	6.950%	57,961,068	57,961,068
2059	0	0	-	-	884,010,530	6.950%	57,961,068	57,961,068
2060	0	0	-	53,040,632	937,051,162	6.950%	61,438,732	61,438,732
2061	0	0	-	-	937,051,162	6.950%	61,438,732	61,438,732
2062	0	0	-	56,223,070	993,274,231	6.950%	65,125,056	65,125,056
2063	0	0	-	-	993,274,231	6.950%	65,125,056	65,125,056
Total			318	647,082,596				

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

Range Metropolitan District Nos. 1-3

Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy 50.000 Cap 50.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	Revenue Available for Debt Service
2023	0	0.000	0	0	0	0	0
2024	0	50.000	0	0	0	(4,000)	(4,000)
2025	1,682,000	50.000	83,680	5,021	(1,255)	(4,000)	83,445
2026	5,875,852	50.000	292,324	17,539	(4,385)	(4,000)	301,478
2027	10,153,582	50.000	505,141	30,308	(7,577)	(4,000)	523,872
2028	15,025,161	50.000	747,502	44,850	(11,213)	(4,000)	777,139
2029	19,475,711	50.000	968,917	58,135	(14,534)	(4,000)	1,008,518
2030	24,212,894	50.000	1,204,591	72,275	(18,069)	(4,000)	1,254,798
2031	25,636,236	50.000	1,275,403	76,524	(19,131)	(4,000)	1,328,796
2032	27,174,410	50.000	1,351,927	81,116	(20,279)	(4,000)	1,408,764
2033	27,174,410	50.000	1,351,927	81,116	(20,279)	(4,000)	1,408,764
2034	28,804,875	50.000	1,433,043	85,983	(21,496)	(4,000)	1,493,529
2035	28,804,875	50.000	1,433,043	85,983	(21,496)	(4,000)	1,493,529
2036	30,533,167	50.000	1,519,025	91,142	(22,785)	(4,000)	1,583,381
2037	30,533,167	50.000	1,519,025	91,142	(22,785)	(4,000)	1,583,381
2038	32,365,158	50.000	1,610,167	96,610	(24,152)	(4,000)	1,678,624
2039	32,365,158	50.000	1,610,167	96,610	(24,152)	(4,000)	1,678,624
2040	34,307,067	50.000	1,706,777	102,407	(25,602)	(4,000)	1,779,582
2041	34,307,067	50.000	1,706,777	102,407	(25,602)	(4,000)	1,779,582
2042	36,365,491	50.000	1,809,183	108,551	(27,138)	(4,000)	1,886,596
2043	36,365,491	50.000	1,809,183	108,551	(27,138)	(4,000)	1,886,596
2044	38,547,420	50.000	1,917,734	115,064	(28,766)	(4,000)	2,000,032
2045	38,547,420	50.000	1,917,734	115,064	(28,766)	(4,000)	2,000,032
2046	40,860,266	50.000	2,032,798	121,968	(30,492)	(4,000)	2,120,274
2047	40,860,266	50.000	2,032,798	121,968	(30,492)	(4,000)	2,120,274
2048	43,311,882	50.000	2,154,766	129,286	(32,321)	(4,000)	2,247,731
2049	43,311,882	50.000	2,154,766	129,286	(32,321)	(4,000)	2,247,731
2050	45,910,594	50.000	2,284,052	137,043	(34,261)	(4,000)	2,382,834
2051	45,910,594	50.000	2,284,052	137,043	(34,261)	(4,000)	2,382,834
2052	48,665,230	50.000	2,421,095	145,266	(36,316)	(4,000)	2,526,044
2053	48,665,230	50.000	2,421,095	145,266	(36,316)	(4,000)	2,526,044
2054	51,585,144	50.000	2,566,361	153,982	(38,495)	(4,000)	2,677,847
2055	51,585,144	50.000	2,566,361	153,982	(38,495)	(4,000)	2,677,847
2056	54,680,253	50.000	2,720,343	163,221	(40,805)	(4,000)	2,838,758
2057	54,680,253	50.000	2,720,343	163,221	(40,805)	(4,000)	2,838,758
2058	57,961,068	50.000	2,883,563	173,014	(43,253)	(4,000)	3,009,323
2059	57,961,068	50.000	2,883,563	173,014	(43,253)	(4,000)	3,009,323
2060	61,438,732	50.000	3,056,577	183,395	(45,849)	(4,000)	3,190,123
2061	61,438,732	50.000	3,056,577	183,395	(45,849)	(4,000)	3,190,123
2062	65,125,056	50.000	3,239,972	194,398	(48,600)	(4,000)	3,381,770
2063	65,125,056	50.000	3,239,972	194,398	(48,600)	(4,000)	3,381,770
Total			74,492,320	4,469,539	(1,117,385)	(160,000)	77,684,474

Range Metropolitan District Nos. 1-3

Debt Service

	Total	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2023	Series 2033							
	Revenue Available for Debt Service	Dated: 12/1/2023 Par: $24,670,000 Proj: $18,124,100	Dated: 12/1/2033 Par: $43,750,000 Proj: $17,440,250 Escr: $24,190,000		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance[1] $0	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
2023	0	0		0	0		2,102,000	0	n/a	n/a
2024	(4,000)	0		0	(4,000)		2,098,000	0	n/a	n/a
2025	83,445	0		0	83,445		2,181,445	0	n/a	n/a
2026	301,478	0		0	301,478		2,482,923	0	n/a	1467%
2027	523,872	1,233,500		1,233,500	(709,628)		1,773,295	0	42%	420%
2028	777,139	1,233,500		1,233,500	(456,361)		1,316,935	0	63%	243%
2029	1,008,518	1,233,500		1,233,500	(224,982)		1,091,953	0	82%	164%
2030	1,254,798	1,253,500		1,253,500	1,298		1,093,251	0	100%	127%
2031	1,328,796	1,327,500		1,327,500	1,296		1,094,546	0	100%	101%
2032	1,408,764	1,407,750		1,407,750	1,014		1,095,560	0	100%	95%
2033	1,408,764	1,403,750	0	1,403,750	5,014	1,100,000	0	574	100%	161%
2034	1,493,529	Refunded	1,492,500	1,492,500	1,029		0	1,029	100%	160%
2035	1,493,529		1,492,100	1,492,100	1,429		0	1,429	100%	151%
2036	1,583,381		1,581,550	1,581,550	1,831		0	1,831	100%	150%
2037	1,583,381		1,583,150	1,583,150	231		0	231	100%	140%
2038	1,678,624		1,674,450	1,674,450	4,174		0	4,174	100%	139%
2039	1,678,624		1,677,750	1,677,750	874		0	874	100%	130%
2040	1,779,582		1,775,600	1,775,600	3,982		0	3,982	100%	128%
2041	1,779,582		1,775,150	1,775,150	4,432		0	4,432	100%	119%
2042	1,886,596		1,884,250	1,884,250	2,346		0	2,346	100%	118%
2043	1,886,596		1,884,600	1,884,600	1,996		0	1,996	100%	109%
2044	2,000,032		1,999,350	1,999,350	682		0	682	100%	107%
2045	2,000,032		1,995,050	1,995,050	4,982		0	4,982	100%	99%
2046	2,120,274		2,115,150	2,115,150	5,124		0	5,124	100%	96%
2047	2,120,274		2,115,900	2,115,900	4,374		0	4,374	100%	88%
2048	2,247,731		2,245,750	2,245,750	1,981		0	1,981	100%	85%
2049	2,247,731		2,245,800	2,245,800	1,931		0	1,931	100%	78%
2050	2,382,834		2,379,800	2,379,800	3,034		0	3,034	100%	75%
2051	2,382,834		2,378,700	2,378,700	4,134		0	4,134	100%	67%
2052	2,526,044		2,521,400	2,521,400	4,644		0	4,644	100%	64%
2053	2,526,044		2,523,550	2,523,550	2,494		0	2,494	100%	57%
2054	2,677,847		2,674,200	2,674,200	3,647		0	3,647	100%	53%
2055	2,677,847		2,673,850	2,673,850	3,997		0	3,997	100%	46%
2056	2,838,758		2,836,850	2,836,850	1,908		0	1,908	100%	42%
2057	2,838,758		2,838,250	2,838,250	508		0	508	100%	36%
2058	3,009,323		3,007,700	3,007,700	1,623		0	1,623	100%	31%
2059	3,009,323		3,005,100	3,005,100	4,223		0	4,223	100%	25%
2060	3,190,123		3,185,400	3,185,400	4,723		0	4,723	100%	21%
2061	3,190,123		3,188,050	3,188,050	2,073		0	2,073	100%	15%
2062	3,381,770		3,378,150	3,378,150	3,620		0	3,620	100%	10%
2063	3,381,770		3,379,000	3,379,000	2,770		0	2,770	100%	0%
Total	77,684,474	9,093,000	69,508,100	78,601,100	(916,626)	1,100,000		85,374		

1. Assumes $2,102,000 Deposit to Surplus Fund at Closing

SOURCES AND USES OF FUNDS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:	
Bond Proceeds:	
Par Amount	24,670,000.00
	24,670,000.00

Uses:	
Project Fund Deposits:	
Project Fund	18,124,100.00
Other Fund Deposits:	
Capitalized Interest Fund	3,700,500.00
Surplus Deposit	2,102,000.00
	5,802,500.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	493,400.00
	24,670,000.00

BOND SUMMARY STATISTICS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Dated Date	12/01/2023
Delivery Date	12/01/2023
Last Maturity	12/01/2053
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148875%
Net Interest Cost (NIC)	5.083416%
All-In TIC	5.225998%
Average Coupon	5.000000%
Average Life (years)	23.976
Duration of Issue (years)	13.857
Par Amount	24,670,000.00
Bond Proceeds	24,670,000.00
Total Interest	29,574,750.00
Net Interest	30,068,150.00
Total Debt Service	54,244,750.00
Maximum Annual Debt Service	4,625,250.00
Average Annual Debt Service	1,808,158.33
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 2053	24,670,000.00	100.000	5.000%	23.976
	24,670,000.00			23.976

	TIC	All-In TIC	Arbitrage Yield
Par Value	24,670,000.00	24,670,000.00	24,670,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(493,400.00)	(493,400.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	24,176,600.00	23,926,600.00	24,670,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	5.148875%	5.225998%	5.000000%

BOND PRICING

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond Due 2053:					
	12/01/2024		5.000%	5.000%	100.000
	12/01/2025		5.000%	5.000%	100.000
	12/01/2026		5.000%	5.000%	100.000
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030	20,000	5.000%	5.000%	100.000
	12/01/2031	95,000	5.000%	5.000%	100.000
	12/01/2032	180,000	5.000%	5.000%	100.000
	12/01/2033	185,000	5.000%	5.000%	100.000
	12/01/2034	280,000	5.000%	5.000%	100.000
	12/01/2035	295,000	5.000%	5.000%	100.000
	12/01/2036	400,000	5.000%	5.000%	100.000
	12/01/2037	420,000	5.000%	5.000%	100.000
	12/01/2038	535,000	5.000%	5.000%	100.000
	12/01/2039	565,000	5.000%	5.000%	100.000
	12/01/2040	690,000	5.000%	5.000%	100.000
	12/01/2041	725,000	5.000%	5.000%	100.000
	12/01/2042	870,000	5.000%	5.000%	100.000
	12/01/2043	915,000	5.000%	5.000%	100.000
	12/01/2044	1,075,000	5.000%	5.000%	100.000
	12/01/2045	1,125,000	5.000%	5.000%	100.000
	12/01/2046	1,305,000	5.000%	5.000%	100.000
	12/01/2047	1,370,000	5.000%	5.000%	100.000
	12/01/2048	1,565,000	5.000%	5.000%	100.000
	12/01/2049	1,640,000	5.000%	5.000%	100.000
	12/01/2050	1,860,000	5.000%	5.000%	100.000
	12/01/2051	1,955,000	5.000%	5.000%	100.000
	12/01/2052	2,195,000	5.000%	5.000%	100.000
	12/01/2053	4,405,000	5.000%	5.000%	100.000
		24,670,000			

Dated Date	12/01/2023	
Delivery Date	12/01/2023	
First Coupon	06/01/2024	
Par Amount	24,670,000.00	
Original Issue Discount		
Production	24,670,000.00	100.000000%
Underwriter's Discount	(493,400.00)	(2.000000%)
Purchase Price	24,176,600.00	98.000000%
Accrued Interest		
Net Proceeds	24,176,600.00	

NET DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Capitalized Interest Fund*	*Surplus Deposit*	*Net Debt Service*
12/01/2024			1,233,500	1,233,500	1,233,500		
12/01/2025			1,233,500	1,233,500	1,233,500		
12/01/2026			1,233,500	1,233,500	1,233,500		
12/01/2027			1,233,500	1,233,500			1,233,500
12/01/2028			1,233,500	1,233,500			1,233,500
12/01/2029			1,233,500	1,233,500			1,233,500
12/01/2030	20,000	5.000%	1,233,500	1,253,500			1,253,500
12/01/2031	95,000	5.000%	1,232,500	1,327,500			1,327,500
12/01/2032	180,000	5.000%	1,227,750	1,407,750			1,407,750
12/01/2033	185,000	5.000%	1,218,750	1,403,750			1,403,750
12/01/2034	280,000	5.000%	1,209,500	1,489,500			1,489,500
12/01/2035	295,000	5.000%	1,195,500	1,490,500			1,490,500
12/01/2036	400,000	5.000%	1,180,750	1,580,750			1,580,750
12/01/2037	420,000	5.000%	1,160,750	1,580,750			1,580,750
12/01/2038	535,000	5.000%	1,139,750	1,674,750			1,674,750
12/01/2039	565,000	5.000%	1,113,000	1,678,000			1,678,000
12/01/2040	690,000	5.000%	1,084,750	1,774,750			1,774,750
12/01/2041	725,000	5.000%	1,050,250	1,775,250			1,775,250
12/01/2042	870,000	5.000%	1,014,000	1,884,000			1,884,000
12/01/2043	915,000	5.000%	970,500	1,885,500			1,885,500
12/01/2044	1,075,000	5.000%	924,750	1,999,750			1,999,750
12/01/2045	1,125,000	5.000%	871,000	1,996,000			1,996,000
12/01/2046	1,305,000	5.000%	814,750	2,119,750			2,119,750
12/01/2047	1,370,000	5.000%	749,500	2,119,500			2,119,500
12/01/2048	1,565,000	5.000%	681,000	2,246,000			2,246,000
12/01/2049	1,640,000	5.000%	602,750	2,242,750			2,242,750
12/01/2050	1,860,000	5.000%	520,750	2,380,750			2,380,750
12/01/2051	1,955,000	5.000%	427,750	2,382,750			2,382,750
12/01/2052	2,195,000	5.000%	330,000	2,525,000			2,525,000
12/01/2053	4,405,000	5.000%	220,250	4,625,250		2,102,000	2,523,250
	24,670,000		29,574,750	54,244,750	3,700,500	2,102,000	48,442,250

BOND DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION BONDS, SERIES 2023
## Service Plan

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 06/01/2024 | | | 616,750 | 616,750 | |
| 12/01/2024 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2025 | | | 616,750 | 616,750 | |
| 12/01/2025 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2026 | | | 616,750 | 616,750 | |
| 12/01/2026 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2027 | | | 616,750 | 616,750 | |
| 12/01/2027 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2028 | | | 616,750 | 616,750 | |
| 12/01/2028 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2029 | | | 616,750 | 616,750 | |
| 12/01/2029 | | | 616,750 | 616,750 | 1,233,500 |
| 06/01/2030 | | | 616,750 | 616,750 | |
| 12/01/2030 | 20,000 | 5.000% | 616,750 | 636,750 | 1,253,500 |
| 06/01/2031 | | | 616,250 | 616,250 | |
| 12/01/2031 | 95,000 | 5.000% | 616,250 | 711,250 | 1,327,500 |
| 06/01/2032 | | | 613,875 | 613,875 | |
| 12/01/2032 | 180,000 | 5.000% | 613,875 | 793,875 | 1,407,750 |
| 06/01/2033 | | | 609,375 | 609,375 | |
| 12/01/2033 | 185,000 | 5.000% | 609,375 | 794,375 | 1,403,750 |
| 06/01/2034 | | | 604,750 | 604,750 | |
| 12/01/2034 | 280,000 | 5.000% | 604,750 | 884,750 | 1,489,500 |
| 06/01/2035 | | | 597,750 | 597,750 | |
| 12/01/2035 | 295,000 | 5.000% | 597,750 | 892,750 | 1,490,500 |
| 06/01/2036 | | | 590,375 | 590,375 | |
| 12/01/2036 | 400,000 | 5.000% | 590,375 | 990,375 | 1,580,750 |
| 06/01/2037 | | | 580,375 | 580,375 | |
| 12/01/2037 | 420,000 | 5.000% | 580,375 | 1,000,375 | 1,580,750 |
| 06/01/2038 | | | 569,875 | 569,875 | |
| 12/01/2038 | 535,000 | 5.000% | 569,875 | 1,104,875 | 1,674,750 |
| 06/01/2039 | | | 556,500 | 556,500 | |
| 12/01/2039 | 565,000 | 5.000% | 556,500 | 1,121,500 | 1,678,000 |
| 06/01/2040 | | | 542,375 | 542,375 | |
| 12/01/2040 | 690,000 | 5.000% | 542,375 | 1,232,375 | 1,774,750 |
| 06/01/2041 | | | 525,125 | 525,125 | |
| 12/01/2041 | 725,000 | 5.000% | 525,125 | 1,250,125 | 1,775,250 |
| 06/01/2042 | | | 507,000 | 507,000 | |
| 12/01/2042 | 870,000 | 5.000% | 507,000 | 1,377,000 | 1,884,000 |
| 06/01/2043 | | | 485,250 | 485,250 | |
| 12/01/2043 | 915,000 | 5.000% | 485,250 | 1,400,250 | 1,885,500 |
| 06/01/2044 | | | 462,375 | 462,375 | |
| 12/01/2044 | 1,075,000 | 5.000% | 462,375 | 1,537,375 | 1,999,750 |
| 06/01/2045 | | | 435,500 | 435,500 | |
| 12/01/2045 | 1,125,000 | 5.000% | 435,500 | 1,560,500 | 1,996,000 |
| 06/01/2046 | | | 407,375 | 407,375 | |
| 12/01/2046 | 1,305,000 | 5.000% | 407,375 | 1,712,375 | 2,119,750 |
| 06/01/2047 | | | 374,750 | 374,750 | |
| 12/01/2047 | 1,370,000 | 5.000% | 374,750 | 1,744,750 | 2,119,500 |
| 06/01/2048 | | | 340,500 | 340,500 | |
| 12/01/2048 | 1,565,000 | 5.000% | 340,500 | 1,905,500 | 2,246,000 |
| 06/01/2049 | | | 301,375 | 301,375 | |
| 12/01/2049 | 1,640,000 | 5.000% | 301,375 | 1,941,375 | 2,242,750 |
| 06/01/2050 | | | 260,375 | 260,375 | |
| 12/01/2050 | 1,860,000 | 5.000% | 260,375 | 2,120,375 | 2,380,750 |
| 06/01/2051 | | | 213,875 | 213,875 | |
| 12/01/2051 | 1,955,000 | 5.000% | 213,875 | 2,168,875 | 2,382,750 |
| 06/01/2052 | | | 165,000 | 165,000 | |
| 12/01/2052 | 2,195,000 | 5.000% | 165,000 | 2,360,000 | 2,525,000 |
| 06/01/2053 | | | 110,125 | 110,125 | |
| 12/01/2053 | 4,405,000 | 5.000% | 110,125 | 4,515,125 | 4,625,250 |
| | 24,670,000 | | 29,574,750 | 54,244,750 | 54,244,750 |
~~~

CALL PROVISIONS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION BONDS, SERIES 2023
Service Plan

Call Table: CALL

Call Date	*Call Price*
12/01/2028	103.00
12/01/2029	102.00
12/01/2030	101.00
12/01/2031	100.00

BOND SOLUTION

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION BONDS, SERIES 2023
## Service Plan

| *Period Ending* | *Proposed Principal* | *Proposed Debt Service* | *Debt Service Adjustments* | *Total Adj Debt Service* | *Revenue Constraints* | *Unused Revenues* | *Debt Service Coverage* |
|---|---|---|---|---|---|---|---|
| 12/01/2024 | | 1,233,500 | (1,233,500) | | (4,000) | (4,000) | |
| 12/01/2025 | | 1,233,500 | (1,233,500) | | 83,445 | 83,445 | |
| 12/01/2026 | | 1,233,500 | (1,233,500) | | 301,478 | 301,478 | |
| 12/01/2027 | | 1,233,500 | | 1,233,500 | 523,872 | (709,628) | 42.47% |
| 12/01/2028 | | 1,233,500 | | 1,233,500 | 777,139 | (456,361) | 63.00% |
| 12/01/2029 | | 1,233,500 | | 1,233,500 | 1,008,518 | (224,982) | 81.76% |
| 12/01/2030 | 20,000 | 1,253,500 | | 1,253,500 | 1,254,798 | 1,298 | 100.10% |
| 12/01/2031 | 95,000 | 1,327,500 | | 1,327,500 | 1,328,796 | 1,296 | 100.10% |
| 12/01/2032 | 180,000 | 1,407,750 | | 1,407,750 | 1,408,764 | 1,014 | 100.07% |
| 12/01/2033 | 185,000 | 1,403,750 | | 1,403,750 | 1,408,764 | 5,014 | 100.36% |
| 12/01/2034 | 280,000 | 1,489,500 | | 1,489,500 | 1,493,529 | 4,029 | 100.27% |
| 12/01/2035 | 295,000 | 1,490,500 | | 1,490,500 | 1,493,529 | 3,029 | 100.20% |
| 12/01/2036 | 400,000 | 1,580,750 | | 1,580,750 | 1,583,381 | 2,631 | 100.17% |
| 12/01/2037 | 420,000 | 1,580,750 | | 1,580,750 | 1,583,381 | 2,631 | 100.17% |
| 12/01/2038 | 535,000 | 1,674,750 | | 1,674,750 | 1,678,624 | 3,874 | 100.23% |
| 12/01/2039 | 565,000 | 1,678,000 | | 1,678,000 | 1,678,624 | 624 | 100.04% |
| 12/01/2040 | 690,000 | 1,774,750 | | 1,774,750 | 1,779,582 | 4,832 | 100.27% |
| 12/01/2041 | 725,000 | 1,775,250 | | 1,775,250 | 1,779,582 | 4,332 | 100.24% |
| 12/01/2042 | 870,000 | 1,884,000 | | 1,884,000 | 1,886,596 | 2,596 | 100.14% |
| 12/01/2043 | 915,000 | 1,885,500 | | 1,885,500 | 1,886,596 | 1,096 | 100.06% |
| 12/01/2044 | 1,075,000 | 1,999,750 | | 1,999,750 | 2,000,032 | 282 | 100.01% |
| 12/01/2045 | 1,125,000 | 1,996,000 | | 1,996,000 | 2,000,032 | 4,032 | 100.20% |
| 12/01/2046 | 1,305,000 | 2,119,750 | | 2,119,750 | 2,120,274 | 524 | 100.02% |
| 12/01/2047 | 1,370,000 | 2,119,500 | | 2,119,500 | 2,120,274 | 774 | 100.04% |
| 12/01/2048 | 1,565,000 | 2,246,000 | | 2,246,000 | 2,247,731 | 1,731 | 100.08% |
| 12/01/2049 | 1,640,000 | 2,242,750 | | 2,242,750 | 2,247,731 | 4,981 | 100.22% |
| 12/01/2050 | 1,860,000 | 2,380,750 | | 2,380,750 | 2,382,834 | 2,084 | 100.09% |
| 12/01/2051 | 1,955,000 | 2,382,750 | | 2,382,750 | 2,382,834 | 84 | 100.00% |
| 12/01/2052 | 2,195,000 | 2,525,000 | | 2,525,000 | 2,526,044 | 1,044 | 100.04% |
| 12/01/2053 | 4,405,000 | 4,625,250 | (2,102,000) | 2,523,250 | 2,526,044 | 2,794 | 100.11% |
| | 24,670,000 | 54,244,750 | (5,802,500) | 48,442,250 | 47,488,831 | (953,419) | |
~~~

SOURCES AND USES OF FUNDS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Dated Date	12/01/2033
Delivery Date	12/01/2033

Sources:

Bond Proceeds:	
Par Amount	43,750,000.00
Other Sources of Funds:	
Series 2023 Surplus Fund	1,100,000.00
	44,850,000.00

Uses:

Project Fund Deposits:	
Project Fund	17,440,250.00
Refunding Escrow Deposits:	
Cash Deposit	24,190,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	2,801,000.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	218,750.00
	44,850,000.00

BOND SUMMARY STATISTICS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Dated Date	12/01/2033
Delivery Date	12/01/2033
Last Maturity	12/01/2063
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.032439%
Net Interest Cost (NIC)	3.022979%
All-In TIC	3.062291%
Average Coupon	3.000000%
Average Life (years)	21.759
Duration of Issue (years)	15.673
Par Amount	43,750,000.00
Bond Proceeds	43,750,000.00
Total Interest	28,559,100.00
Net Interest	28,777,850.00
Total Debt Service	72,309,100.00
Maximum Annual Debt Service	6,180,000.00
Average Annual Debt Service	2,410,303.33
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 2063	43,750,000.00	100.000	3.000%	21.759
	43,750,000.00			21.759

	TIC	All-In TIC	Arbitrage Yield
Par Value	43,750,000.00	43,750,000.00	43,750,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(218,750.00)	(218,750.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	43,531,250.00	43,331,250.00	43,750,000.00
Target Date	12/01/2033	12/01/2033	12/01/2033
Yield	3.032439%	3.062291%	3.000000%

BOND PRICING

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Bond Component	*Maturity Date*	*Amount*	*Rate*	*Yield*	*Price*
Term Bond due 2063:					
	12/01/2034	180,000	3.000%	3.000%	100.000
	12/01/2035	185,000	3.000%	3.000%	100.000
	12/01/2036	280,000	3.000%	3.000%	100.000
	12/01/2037	290,000	3.000%	3.000%	100.000
	12/01/2038	390,000	3.000%	3.000%	100.000
	12/01/2039	405,000	3.000%	3.000%	100.000
	12/01/2040	515,000	3.000%	3.000%	100.000
	12/01/2041	530,000	3.000%	3.000%	100.000
	12/01/2042	655,000	3.000%	3.000%	100.000
	12/01/2043	675,000	3.000%	3.000%	100.000
	12/01/2044	810,000	3.000%	3.000%	100.000
	12/01/2045	830,000	3.000%	3.000%	100.000
	12/01/2046	975,000	3.000%	3.000%	100.000
	12/01/2047	1,005,000	3.000%	3.000%	100.000
	12/01/2048	1,165,000	3.000%	3.000%	100.000
	12/01/2049	1,200,000	3.000%	3.000%	100.000
	12/01/2050	1,370,000	3.000%	3.000%	100.000
	12/01/2051	1,410,000	3.000%	3.000%	100.000
	12/01/2052	1,595,000	3.000%	3.000%	100.000
	12/01/2053	1,645,000	3.000%	3.000%	100.000
	12/01/2054	1,845,000	3.000%	3.000%	100.000
	12/01/2055	1,900,000	3.000%	3.000%	100.000
	12/01/2056	2,120,000	3.000%	3.000%	100.000
	12/01/2057	2,185,000	3.000%	3.000%	100.000
	12/01/2058	2,420,000	3.000%	3.000%	100.000
	12/01/2059	2,490,000	3.000%	3.000%	100.000
	12/01/2060	2,745,000	3.000%	3.000%	100.000
	12/01/2061	2,830,000	3.000%	3.000%	100.000
	12/01/2062	3,105,000	3.000%	3.000%	100.000
	12/01/2063	6,000,000	3.000%	3.000%	100.000
		43,750,000			

Dated Date	12/01/2033	
Delivery Date	12/01/2033	
First Coupon	06/01/2034	
Par Amount	43,750,000.00	
Original Issue Discount		
Production	43,750,000.00	100.000000%
Underwriter's Discount	(218,750.00)	(0.500000%)
Purchase Price	43,531,250.00	99.500000%
Accrued Interest		
Net Proceeds	43,531,250.00	

NET DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Period Ending	*Principal*	*Coupon*	*Interest*	*Total Debt Service*	*Debt Service Reserve Fund*	*Net Debt Service*
12/01/2034	180,000	3.000%	1,312,500	1,492,500		1,492,500
12/01/2035	185,000	3.000%	1,307,100	1,492,100		1,492,100
12/01/2036	280,000	3.000%	1,301,550	1,581,550		1,581,550
12/01/2037	290,000	3.000%	1,293,150	1,583,150		1,583,150
12/01/2038	390,000	3.000%	1,284,450	1,674,450		1,674,450
12/01/2039	405,000	3.000%	1,272,750	1,677,750		1,677,750
12/01/2040	515,000	3.000%	1,260,600	1,775,600		1,775,600
12/01/2041	530,000	3.000%	1,245,150	1,775,150		1,775,150
12/01/2042	655,000	3.000%	1,229,250	1,884,250		1,884,250
12/01/2043	675,000	3.000%	1,209,600	1,884,600		1,884,600
12/01/2044	810,000	3.000%	1,189,350	1,999,350		1,999,350
12/01/2045	830,000	3.000%	1,165,050	1,995,050		1,995,050
12/01/2046	975,000	3.000%	1,140,150	2,115,150		2,115,150
12/01/2047	1,005,000	3.000%	1,110,900	2,115,900		2,115,900
12/01/2048	1,165,000	3.000%	1,080,750	2,245,750		2,245,750
12/01/2049	1,200,000	3.000%	1,045,800	2,245,800		2,245,800
12/01/2050	1,370,000	3.000%	1,009,800	2,379,800		2,379,800
12/01/2051	1,410,000	3.000%	968,700	2,378,700		2,378,700
12/01/2052	1,595,000	3.000%	926,400	2,521,400		2,521,400
12/01/2053	1,645,000	3.000%	878,550	2,523,550		2,523,550
12/01/2054	1,845,000	3.000%	829,200	2,674,200		2,674,200
12/01/2055	1,900,000	3.000%	773,850	2,673,850		2,673,850
12/01/2056	2,120,000	3.000%	716,850	2,836,850		2,836,850
12/01/2057	2,185,000	3.000%	653,250	2,838,250		2,838,250
12/01/2058	2,420,000	3.000%	587,700	3,007,700		3,007,700
12/01/2059	2,490,000	3.000%	515,100	3,005,100		3,005,100
12/01/2060	2,745,000	3.000%	440,400	3,185,400		3,185,400
12/01/2061	2,830,000	3.000%	358,050	3,188,050		3,188,050
12/01/2062	3,105,000	3.000%	273,150	3,378,150		3,378,150
12/01/2063	6,000,000	3.000%	180,000	6,180,000	2,801,000	3,379,000
	43,750,000		28,559,100	72,309,100	2,801,000	69,508,100

BOND DEBT SERVICE

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
## Service Plan

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 06/01/2034 | | | 656,250 | 656,250 | |
| 12/01/2034 | 180,000 | 3.000% | 656,250 | 836,250 | 1,492,500 |
| 06/01/2035 | | | 653,550 | 653,550 | |
| 12/01/2035 | 185,000 | 3.000% | 653,550 | 838,550 | 1,492,100 |
| 06/01/2036 | | | 650,775 | 650,775 | |
| 12/01/2036 | 280,000 | 3.000% | 650,775 | 930,775 | 1,581,550 |
| 06/01/2037 | | | 646,575 | 646,575 | |
| 12/01/2037 | 290,000 | 3.000% | 646,575 | 936,575 | 1,583,150 |
| 06/01/2038 | | | 642,225 | 642,225 | |
| 12/01/2038 | 390,000 | 3.000% | 642,225 | 1,032,225 | 1,674,450 |
| 06/01/2039 | | | 636,375 | 636,375 | |
| 12/01/2039 | 405,000 | 3.000% | 636,375 | 1,041,375 | 1,677,750 |
| 06/01/2040 | | | 630,300 | 630,300 | |
| 12/01/2040 | 515,000 | 3.000% | 630,300 | 1,145,300 | 1,775,600 |
| 06/01/2041 | | | 622,575 | 622,575 | |
| 12/01/2041 | 530,000 | 3.000% | 622,575 | 1,152,575 | 1,775,150 |
| 06/01/2042 | | | 614,625 | 614,625 | |
| 12/01/2042 | 655,000 | 3.000% | 614,625 | 1,269,625 | 1,884,250 |
| 06/01/2043 | | | 604,800 | 604,800 | |
| 12/01/2043 | 675,000 | 3.000% | 604,800 | 1,279,800 | 1,884,600 |
| 06/01/2044 | | | 594,675 | 594,675 | |
| 12/01/2044 | 810,000 | 3.000% | 594,675 | 1,404,675 | 1,999,350 |
| 06/01/2045 | | | 582,525 | 582,525 | |
| 12/01/2045 | 830,000 | 3.000% | 582,525 | 1,412,525 | 1,995,050 |
| 06/01/2046 | | | 570,075 | 570,075 | |
| 12/01/2046 | 975,000 | 3.000% | 570,075 | 1,545,075 | 2,115,150 |
| 06/01/2047 | | | 555,450 | 555,450 | |
| 12/01/2047 | 1,005,000 | 3.000% | 555,450 | 1,560,450 | 2,115,900 |
| 06/01/2048 | | | 540,375 | 540,375 | |
| 12/01/2048 | 1,165,000 | 3.000% | 540,375 | 1,705,375 | 2,245,750 |
| 06/01/2049 | | | 522,900 | 522,900 | |
| 12/01/2049 | 1,200,000 | 3.000% | 522,900 | 1,722,900 | 2,245,800 |
| 06/01/2050 | | | 504,900 | 504,900 | |
| 12/01/2050 | 1,370,000 | 3.000% | 504,900 | 1,874,900 | 2,379,800 |
| 06/01/2051 | | | 484,350 | 484,350 | |
| 12/01/2051 | 1,410,000 | 3.000% | 484,350 | 1,894,350 | 2,378,700 |
| 06/01/2052 | | | 463,200 | 463,200 | |
| 12/01/2052 | 1,595,000 | 3.000% | 463,200 | 2,058,200 | 2,521,400 |
| 06/01/2053 | | | 439,275 | 439,275 | |
| 12/01/2053 | 1,645,000 | 3.000% | 439,275 | 2,084,275 | 2,523,550 |
| 06/01/2054 | | | 414,600 | 414,600 | |
| 12/01/2054 | 1,845,000 | 3.000% | 414,600 | 2,259,600 | 2,674,200 |
| 06/01/2055 | | | 386,925 | 386,925 | |
| 12/01/2055 | 1,900,000 | 3.000% | 386,925 | 2,286,925 | 2,673,850 |
| 06/01/2056 | | | 358,425 | 358,425 | |
| 12/01/2056 | 2,120,000 | 3.000% | 358,425 | 2,478,425 | 2,836,850 |
| 06/01/2057 | | | 326,625 | 326,625 | |
| 12/01/2057 | 2,185,000 | 3.000% | 326,625 | 2,511,625 | 2,838,250 |
| 06/01/2058 | | | 293,850 | 293,850 | |
| 12/01/2058 | 2,420,000 | 3.000% | 293,850 | 2,713,850 | 3,007,700 |
| 06/01/2059 | | | 257,550 | 257,550 | |
| 12/01/2059 | 2,490,000 | 3.000% | 257,550 | 2,747,550 | 3,005,100 |
| 06/01/2060 | | | 220,200 | 220,200 | |
| 12/01/2060 | 2,745,000 | 3.000% | 220,200 | 2,965,200 | 3,185,400 |
| 06/01/2061 | | | 179,025 | 179,025 | |
| 12/01/2061 | 2,830,000 | 3.000% | 179,025 | 3,009,025 | 3,188,050 |
| 06/01/2062 | | | 136,575 | 136,575 | |
| 12/01/2062 | 3,105,000 | 3.000% | 136,575 | 3,241,575 | 3,378,150 |
| 06/01/2063 | | | 90,000 | 90,000 | |
| 12/01/2063 | 6,000,000 | 3.000% | 90,000 | 6,090,000 | 6,180,000 |
| | 43,750,000 | | 28,559,100 | 72,309,100 | 72,309,100 |
~~~

CALL PROVISIONS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Call Table: CALL

Call Date	*Call Price*
12/01/2043	100.00

SUMMARY OF BONDS REFUNDED

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Bond	*Maturity Date*	*Interest Rate*	*Par Amount*	*Call Date*	*Call Price*
Series 2023, 23, TERM53:					
	12/01/2034	5.000%	280,000	12/01/2033	100.000
	12/01/2035	5.000%	295,000	12/01/2033	100.000
	12/01/2036	5.000%	400,000	12/01/2033	100.000
	12/01/2037	5.000%	420,000	12/01/2033	100.000
	12/01/2038	5.000%	535,000	12/01/2033	100.000
	12/01/2039	5.000%	565,000	12/01/2033	100.000
	12/01/2040	5.000%	690,000	12/01/2033	100.000
	12/01/2041	5.000%	725,000	12/01/2033	100.000
	12/01/2042	5.000%	870,000	12/01/2033	100.000
	12/01/2043	5.000%	915,000	12/01/2033	100.000
	12/01/2044	5.000%	1,075,000	12/01/2033	100.000
	12/01/2045	5.000%	1,125,000	12/01/2033	100.000
	12/01/2046	5.000%	1,305,000	12/01/2033	100.000
	12/01/2047	5.000%	1,370,000	12/01/2033	100.000
	12/01/2048	5.000%	1,565,000	12/01/2033	100.000
	12/01/2049	5.000%	1,640,000	12/01/2033	100.000
	12/01/2050	5.000%	1,860,000	12/01/2033	100.000
	12/01/2051	5.000%	1,955,000	12/01/2033	100.000
	12/01/2052	5.000%	2,195,000	12/01/2033	100.000
	12/01/2053	5.000%	4,405,000	12/01/2033	100.000
			24,190,000		

ESCROW REQUIREMENTS

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
Service Plan

Dated Date	12/01/2033
Delivery Date	12/01/2033

Period Ending	*Principal Redeemed*	*Total*
12/01/2033	24,190,000	24,190,000.00
	24,190,000	24,190,000.00

BOND SOLUTION

RANGE METROPOLITAN DISTRICT NOS. 1-3
Douglas County, Colorado
~~~
## GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033
## Service Plan

| *Period Ending* | *Proposed Principal* | *Proposed Debt Service* | *Debt Service Adjustments* | *Total Adj Debt Service* | *Revenue Constraints* | *Unused Revenues* | *Debt Service Coverage* |
|---|---|---|---|---|---|---|---|
| 12/01/2034 | 180,000 | 1,492,500 | | 1,492,500 | 1,493,529 | 1,029 | 100.07% |
| 12/01/2035 | 185,000 | 1,492,100 | | 1,492,100 | 1,493,529 | 1,429 | 100.10% |
| 12/01/2036 | 280,000 | 1,581,550 | | 1,581,550 | 1,583,381 | 1,831 | 100.12% |
| 12/01/2037 | 290,000 | 1,583,150 | | 1,583,150 | 1,583,381 | 231 | 100.01% |
| 12/01/2038 | 390,000 | 1,674,450 | | 1,674,450 | 1,678,624 | 4,174 | 100.25% |
| 12/01/2039 | 405,000 | 1,677,750 | | 1,677,750 | 1,678,624 | 874 | 100.05% |
| 12/01/2040 | 515,000 | 1,775,600 | | 1,775,600 | 1,779,582 | 3,982 | 100.22% |
| 12/01/2041 | 530,000 | 1,775,150 | | 1,775,150 | 1,779,582 | 4,432 | 100.25% |
| 12/01/2042 | 655,000 | 1,884,250 | | 1,884,250 | 1,886,596 | 2,346 | 100.12% |
| 12/01/2043 | 675,000 | 1,884,600 | | 1,884,600 | 1,886,596 | 1,996 | 100.11% |
| 12/01/2044 | 810,000 | 1,999,350 | | 1,999,350 | 2,000,032 | 682 | 100.03% |
| 12/01/2045 | 830,000 | 1,995,050 | | 1,995,050 | 2,000,032 | 4,982 | 100.25% |
| 12/01/2046 | 975,000 | 2,115,150 | | 2,115,150 | 2,120,274 | 5,124 | 100.24% |
| 12/01/2047 | 1,005,000 | 2,115,900 | | 2,115,900 | 2,120,274 | 4,374 | 100.21% |
| 12/01/2048 | 1,165,000 | 2,245,750 | | 2,245,750 | 2,247,731 | 1,981 | 100.09% |
| 12/01/2049 | 1,200,000 | 2,245,800 | | 2,245,800 | 2,247,731 | 1,931 | 100.09% |
| 12/01/2050 | 1,370,000 | 2,379,800 | | 2,379,800 | 2,382,834 | 3,034 | 100.13% |
| 12/01/2051 | 1,410,000 | 2,378,700 | | 2,378,700 | 2,382,834 | 4,134 | 100.17% |
| 12/01/2052 | 1,595,000 | 2,521,400 | | 2,521,400 | 2,526,044 | 4,644 | 100.18% |
| 12/01/2053 | 1,645,000 | 2,523,550 | | 2,523,550 | 2,526,044 | 2,494 | 100.10% |
| 12/01/2054 | 1,845,000 | 2,674,200 | | 2,674,200 | 2,677,847 | 3,647 | 100.14% |
| 12/01/2055 | 1,900,000 | 2,673,850 | | 2,673,850 | 2,677,847 | 3,997 | 100.15% |
| 12/01/2056 | 2,120,000 | 2,836,850 | | 2,836,850 | 2,838,758 | 1,908 | 100.07% |
| 12/01/2057 | 2,185,000 | 2,838,250 | | 2,838,250 | 2,838,758 | 508 | 100.02% |
| 12/01/2058 | 2,420,000 | 3,007,700 | | 3,007,700 | 3,009,323 | 1,623 | 100.05% |
| 12/01/2059 | 2,490,000 | 3,005,100 | | 3,005,100 | 3,009,323 | 4,223 | 100.14% |
| 12/01/2060 | 2,745,000 | 3,185,400 | | 3,185,400 | 3,190,123 | 4,723 | 100.15% |
| 12/01/2061 | 2,830,000 | 3,188,050 | | 3,188,050 | 3,190,123 | 2,073 | 100.07% |
| 12/01/2062 | 3,105,000 | 3,378,150 | | 3,378,150 | 3,381,770 | 3,620 | 100.11% |
| 12/01/2063 | 6,000,000 | 6,180,000 | (2,801,000) | 3,379,000 | 3,381,770 | 2,770 | 100.08% |
| | 43,750,000 | 72,309,100 | (2,801,000) | 69,508,100 | 69,592,900 | 84,800 | |
~~~

Exhibit G
Resolution of Approval

Service Plan for Range Metropolitan District Nos. 1-3

DN 7352060.1

RESOLUTION NO. R-0XX- _____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE SERVICE PLAN OF
RANGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, on **[INSERT DATE]**, a service plan for the proposed Range Metropolitan District Nos. 1-3 ("Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on **[INSERT DATE]**; and

WHEREAS, on **[INSERT DATE]**, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on **[INSERT DATE]**, the Board set a public hearing on the Service Plan for **[INSERT DATE]** ("Public Hearing"), and (1) ratified publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on **[INSERT DATE]**; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on **[INSERT DATE]**, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Range Metropolitan District Nos. 1-3 (collectively, the "District") and, on **[INSERT DATE]**, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(l.5), C.R.S.; and

WHEREAS, on **[INSERT DATE]**, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

(b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and

(c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the District shall be as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this ___ day of _____, 2023, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
, Chair

ATTEST:

_____

Deputy Clerk

EXHIBIT A
(Legal Description)

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Exhibit H
Compliance with Section 18A, Water Supply – Overlay District

WATER SUPPLY PLAN REPORT
THE RANGE
DOUGLAS COUNTY, COLORADO

Prepared for: The Range Metropolitan District
8678 Concord Center Drive, Unit 200
Englewood, CO 80112

Prepared by: Jehn Water Consultants, Inc.
88 Inverness Circle, East
Suite K-102
Englewood, CO 80112
(303) 321-8335

January 4, 2023
Job No. 885.6

WATER SUPPLY PLAN REPORT
THE RANGE
DOUGLAS COUNTY, COLORADO

January 4, 2023

Gina L. Burke
President

Jehn Water Consultants, Inc.

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

I. INTRODUCTION 2

II. WATER DEMAND 3

III. WATER SUPPLY 4

IV. WELL INTERFERENCE 5

V. CONCLUSIONS 6

LIST OF FIGURES

Figure 1 Property Location Map

Figure 2 Denver Basin Wells

Figure 3 Denver Basin Well Simulation at The Range Well Sites

LIST OF TABLES

Table 1 Water Available

Table 2 Arapahoe Aquifer Water Quality

EXECUTIVE SUMMARY

The Range is a proposed residential community development in Douglas County. The development plans include approximately 318 residential units. The water demands for the development will be met by a central well system. The estimated demands for the development are approximately 239 acre-feet per year (af/yr).

The ground water underlying The Range has been quantified and decreed in Case No. 97CW074. The total water rights decreed equal 497 af/yr, based on a 100-year aquifer life. The Range is proposing to utilize its decreed nontributary water rights, totaling 345 af/yr to meet development demands. The Range's Water Supply Plan, discussed in detail in this Report, provides proof of an adequate, dependable water supply.

I. INTRODUCTION

The Range is proposed to be located in portions of Section 34, Township 6 South, Range 68 West, and Sections 2 and 3, Township 7 South, Range 68 West, all in the 6th P.M. (Figure 1) and is anticipated to include approximately 318 single-family homes. This Report presents the studies and analyses to provide Douglas County with the necessary information regarding the quantity, quality, and dependability of the water supply for the proposed development. Projected demands for The Range are estimated and the source of the water supply to meet the proposed demands is presented within this Water Supply Plan Report.

II. WATER DEMAND

The Range's water supply system will provide water for potable in-house and irrigation uses for the planned 318 residences. The demand standard of 0.75 acre-feet/year/residence, found in Section 1805A.02.2 of the *Douglas County Zoning Resolution, Water Supply Overlay District, Section 18A,* has been used to calculate the total residential demand. Based on this demand standard, The Range's proposed total water demand is approximately 239 acre-feet/year.

III. WATER SUPPLY

The Range property, as shown on Figure 1, is underlain by three of the Denver Basin aquifers: the Denver, Arapahoe and Laramie-Fox Hills aquifers. The water rights within each aquifer, underlying the property, were quantified and adjudicated in Case No. 1997CW074. Subsequently, in Case No. 2006CW124, 48 af/yr in the Denver aquifer was reserved for exempt wells. Table 1 provides a summary of the decreed water rights by aquifer, totaling 449 af/yr, of which 345 af/yr is nontributary and available for use without an augmentation plan. Per the *Douglas County Zoning Resolution, Water Supply Overlay District, Section 18A* for the Margin B Water Supply Zone, The Range may rely solely on ground water, not to exceed 50 percent of the total annual appropriable water contained in the Denver Basin aquifers. Based on the *Water Supply Overlay* mapping, approximately 41.1 acres of The Range property is located in the Central Basin, with the remainder located in Margin B. Table 1 provides the amount of water available, by aquifer, in the Central Basin and Margin B. A total of 404.5 af/yr is available in the Denver Basin aquifers underlying the property mapped as Margin B. Based on the requirements in 18A discussed above, 50 percent or approximately 202 af/yr may not be utilized. The Range's demands will be met by utilizing the ground water decreed to the Arapahoe aquifer only, therefore, approximately 210 af/yr in the Denver and Laramie-Fox Hills aquifers will not be utilized to meet demands within the development. This meets the requirements of Section 18A for the Margin B Water Supply Zone.

The Range Development's water supply system will include central wells to deliver potable water for in-house and irrigation demands.

Water quality samples were collected for an existing Arapahoe aquifer well on The Range property (Permit No. 64618-F). Results of that sampling are summarized in Table 2. As the Denver Basin aquifers, in the vicinity of The Range, are utilized by individual homeowners and Towns, including Highlands Ranch and Castle Pines North as examples, the quality of the water contained in the Denver Basin aquifers are not of issue to meet the demands within The Range.

IV. WELL INTERFERENCE

To meet the potable demands of 239 af/yr, The Range will construct wells to pump from the Arapahoe aquifer. The location of The Range's existing Arapahoe aquifer well and the approximate location of a future well site are shown on Figure 2. In order to determine the potential impact on neighboring wells within the Arapahoe aquifer, we reviewed the data available in the Division of Water Resource's well database.

The full depth of the Arapahoe aquifer at The Range's existing Arapahoe Well, permit No. 64618-F, is estimated to be 1,307 feet below ground surface (bgs). The closest Arapahoe well is registered to Centennial Water and Sanitation District and is located approximately 3,041 feet from the existing Range Arapahoe Well. The full depth of the Arapahoe aquifer at The Range's proposed future well site is estimated to be 1,166 feet bgs. The closest Arapahoe well is registered to Centennial Water and Sanitation District and is located approximately 3,843 feet from the proposed well site. Figure 2 shows the location of the existing well and closest neighboring well in relation to The Range.

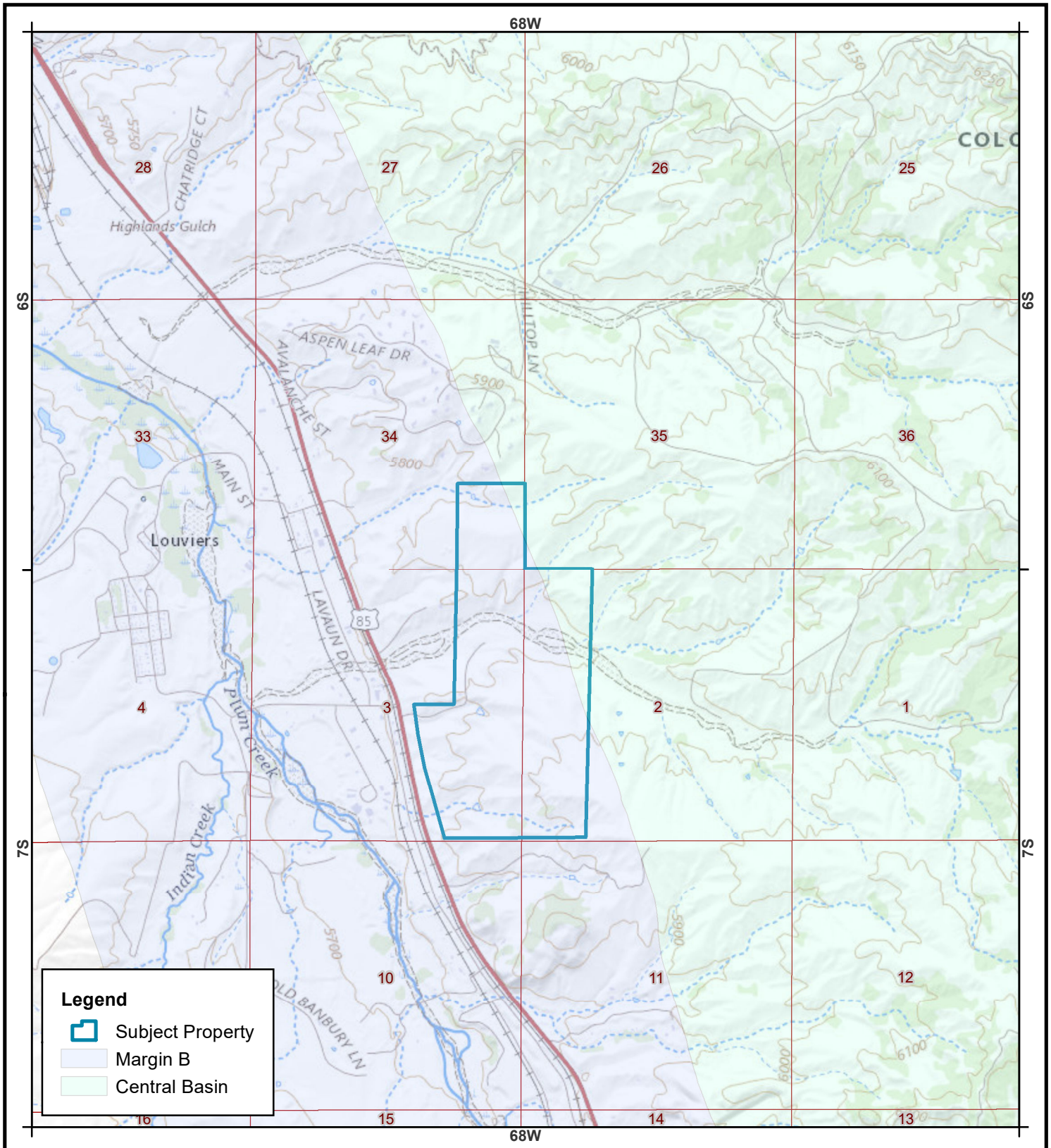
To address concerns of impacts of pumping at each Range well on the nearby existing Arapahoe aquifer wells, a worst-case pumping scenario was modeled whereby the total project demand was pumped from a single well over a 100-year period and at a constant rate. These conditions resulted in pumping 239 af/yr from the Arapahoe aquifer at a constant rate of 148 gpm. Figure 3 provides the results of modeling at each of the nearby wells.

At the existing Arapahoe aquifer well, 64618-F, pumping for 100 years may have a total potential drawdown of about 26.1 feet at the Centennial well with Permit No. 48218-F-R, which would equate to approximately 0.2608 ft/yr. An Arapahoe aquifer well pumping at the proposed future well site for 100 years may have a total potential drawdown of about 24.1 feet at the Centennial well with Permit No. 48218-F-R, which would equate to approximately 0.2413 ft/yr. The annual average modeling results from pumping at both Well Fields are considered immeasurable drawdowns in a Denver Basin Aquifer ground water well and are considered insignificant amounts of interference.

V. CONCLUSIONS

The proposed Range development has a sufficient and abundant water supply from the Denver Basin aquifers underlying the property to meet the proposed demands. The pumping of 239 af/yr from the Arapahoe aquifer will be utilized to meet the total demands within The Range development while leaving more than 50% of the total decreed ground water underlying the property within Margin B in the ground.

The Range's Water Supply Plan analyses discussed in this Report provide proof of an adequate and dependable water supply. It is my professional opinion that this Water Supply Plan provides the evidence required by Douglas County as proof that an adequate water supply in regard to quantity, quality and dependability is available to meet the demands at The Range.



Jehn Water Consultants, Inc.
88 Inverness Circle East,
Suite K-102
Englewood, CO 80112
(303) 321-8335
www.jehnwater.com

FIGURE 1

THE RANGE
General Location

N

1 inch = 0.5 miles

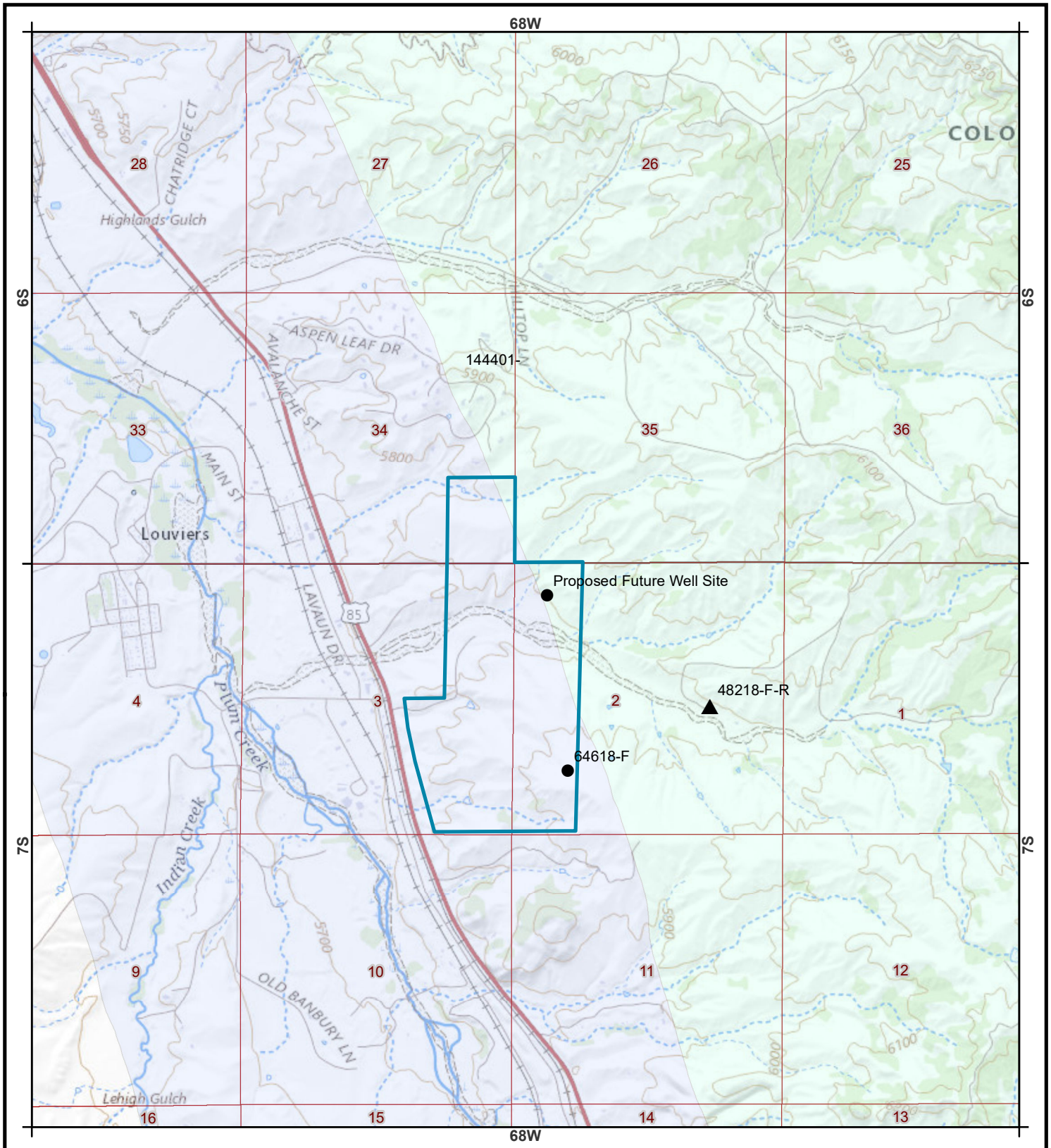
0 0.5 Miles

Job No. 885.6
Projection: UTM NAD83
Prepared By: HLB 02/09/2021
Checked By: GLB 02/09/2021

Sources:
Esri USA Topo Map Basemap

P:\Horan\The Range\GIS\HLB_mxd\TheRange_GeneralLocation.mxd

Every effort has been made to ensure the accuracy of the data provided. This should be used for mapping purposes only and should not be considered a survey instrument.



Jehn Water Consultants, Inc.
88 Inverness Circle East,
Suite K-102
Englewood, CO 80112
(303) 321-8335
www.jehnwater.com

FIGURE 2

The Range
Well Locations

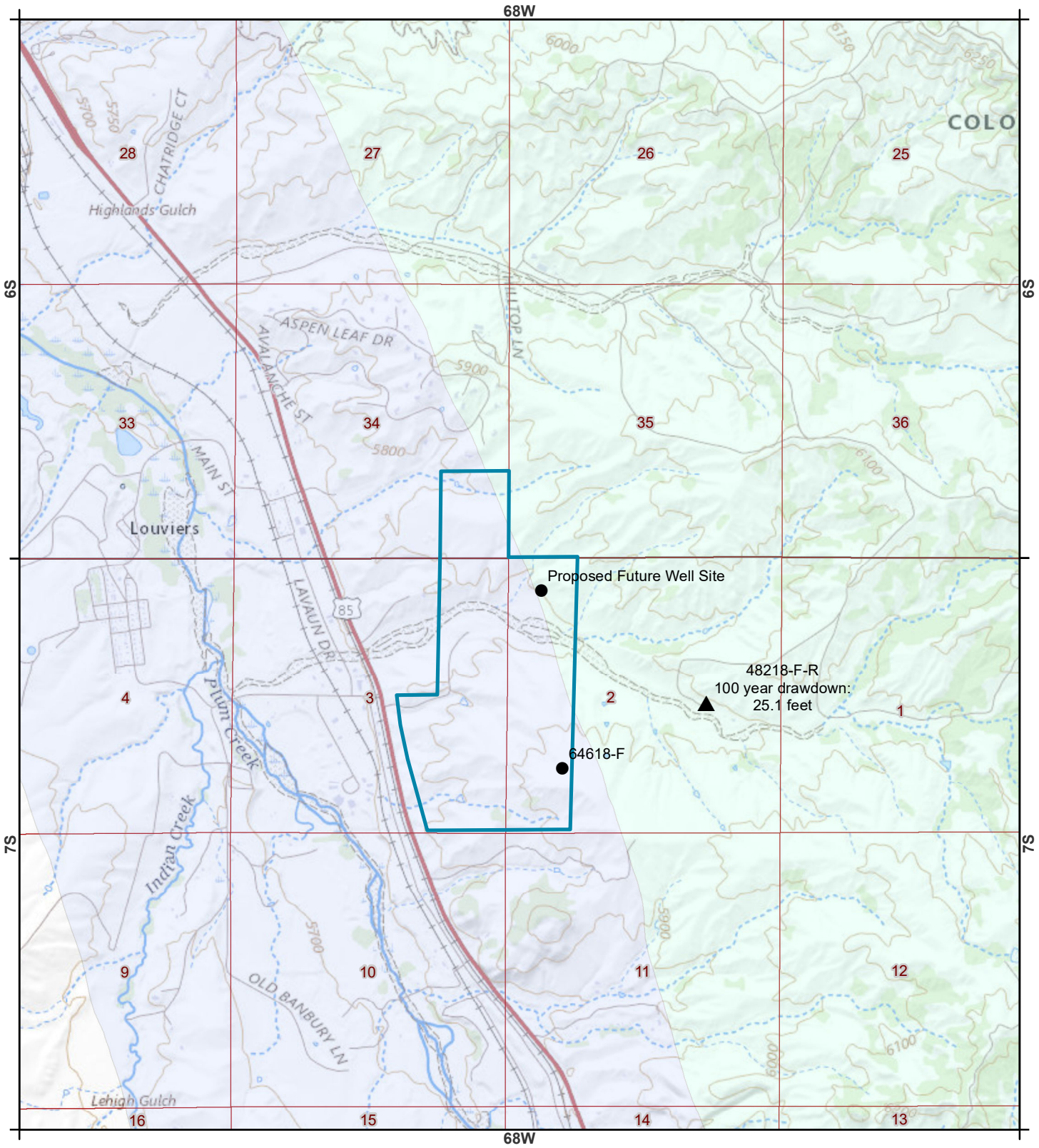
N 1 inch = 0.5 miles
0 0.5 Miles

Job No. 885.6
Projection: UTM NAD83
Prepared By: HLB 01/04/2023
Checked By: GLB 01/04/2023

Sources: CO DWR Well Permit Database
USGS TopoBasemap

P:\Horan\The Range\GIS\HLB_mxd\TheRange_WellInterference.mxd

Every effort has been made to ensure the accuracy of the data provided. This should be used for mapping purposes only and should not be considered a survey instrument.



Jehn Water Consultants, Inc.
88 Inverness Circle East,
Suite K-102
Englewood, CO 80112
(303) 321-8335
www.jehnwater.com

FIGURE 3

The Range
Well Interference

N

1 inch = 0.5 miles

0 0.5 Miles

Job No. 885.6
Projection: UTM NAD83
Prepared By: HLB 01/04/2023
Checked By: GLB 01/04/2023

Sources: CO DWR Well Permit Database
USGS TopoBasemap

P:\Horan\The Range\GIS\HLB_mxd\TheRange_WellInterference_fig3.mxd

Every effort has been made to ensure the accuracy of the data provided. This should be used for mapping purposes only and should not be considered a survey instrument.

TABLE 1
The Range
Decreed Denver Basin Ground Water Rights

Aquifer	Case No. 97CW074 (af/yr)	Central Basin (af/yr)	Margin B (af/yr)	Status
Denver*	104.0	10.3	93.7	NNT
Arapahoe	239.0	23.7	215.3	NT
Laramie-Fox Hills	106.0	10.5	95.5	NT
TOTAL DENVER BASIN WATER AVAILABLE (af/yr):	449.0	44.5	404.5	
TOTAL ARAPAHOE AQUIFER WATER TO MEET DEMANDS (af/yr):	239.0	23.7	215.3	
REMAINING DENVER BASIN WATER TO BE LEFT TO MEET DOUGLAS COUNTY STANDARD **	210.0	20.8	189.2	

Notes:
Decreed 414.3 acres, 41.1 acres are located in the Central Basin.
*The 48 af/yr of Denver aquifer ground water was reserved for exempt wells (06CW124)
** Section 1804A.03.2, Douglas County Zoning Resolution, Water Supply Overlay District, Section 18A
NNT = Not-nontributary
NT = Nontributary

DRAFT

TABLE 2
The Range
Arapahoe Aquifer Well Water Quality Summary
Sampled on 11/16/2021

Parameter	Units	Results	Maximum Contaminant Level (MCL)
Volatile Organic Compounds			
1,1,1-Trichloroethane	ug/l	ND (0.5)	200
1,1,2-Trichloroethane	ug/l	ND (0.5)	5.0
1,1-Dichloroethylene	ug/l	ND (0.5)	7.0
1,2,4-Trichlorobenzene	ug/l	ND (0.5)	70
1,2-Dichloroethane	ug/l	ND (0.5)	5.0
1,2-Dichloropropane	ug/l	ND (0.5)	5.0
Benzene	ug/l	ND (0.5)	5.0
Carbon Tetrachloride	ug/l	ND (0.5)	5.0
Monochlorobenzene (Chlorobenzene)	ug/l	ND (0.5)	100
cis-1,2-Dichloroethylene	ug/l	ND (0.5)	70
Dichloromethane	ug/l	ND (0.5)	5.0
Ethylbenzene	ug/l	ND (0.5)	700
o-Dichlorobenzene	ug/l	ND (0.5)	600
Para-Dichlorobenzene	ug/l	ND (0.5)	75
Styrene	ug/l	ND (0.5)	100
Tetrachloroethylene	ug/l	ND (0.5)	5.0
Toluene	ug/l	ND (0.5)	1,000
trans-1,2-Dichloroethylene	ug/l	ND (0.5)	100
Trichloroethylene	ug/l	ND (0.5)	5.0
Vinyl Chloride	ug/l	ND (0.5)	2.0
Xylenes (total)	ug/l	ND (0.5)	10,000
Dibromochloropropane (1,2-Dibromo-3-chloropropane)	ug/l	ND (0.0080)	0.20
Ethylene dibromide (1,2-Dibromoethane)	ug/l	ND (0.0080)	0.050
Semi-Volatile Organic Compounds			
2,4-D	ug/l	ND (1.0)	70
Dalapon	ug/l	ND (2.5)	200
Dinoseb	ug/l	ND (1.0)	7.0
Pentachlorophenol	ug/l	ND (0.10)	1.0
Picloram	ug/l	ND (0.50)	500
2,4,5-TP	ug/l	ND (0.25)	50
Alachlor	ug/l	ND (0.19)	2.0
Atrazine	ug/l	ND (0.097)	3.0
Benzo(a)pyrene	ug/l	ND (0.019)	0.20
Di(2-Ethylhexyl)adipate (bis(2-Ethylhexyl)adipate)	ug/l	ND (0.58)	400
Di(2-Ethylhexyl)phthalate (bis(2-Ethylhexyl)phthalate)	ug/l	ND (0.58)	6.0
Heptachlor	ug/l	ND (0.019)	0.40
Simazine	ug/l	ND (0.068)	4.0
Endothall	ug/l	ND (3.6)	100
Lindane	ug/l	ND (0.010)	0.20
Chlordane	ug/l	ND (0.20)	2.0
Endrin	ug/l	ND (0.010)	2.0
Heptachlor epoxide	ug/l	ND (0.020)	0.20
Hexachlorobenzene	ug/l	ND (0.020)	1.0
Hexachlorocyclopentadiene	ug/l	ND (0.040)	50
Methoxychlor	ug/l	ND (0.020)	40
Toxaphene	ug/l	ND (1.0)	3.0
Polychlorinated biphenyl's	ug/l	ND (0.10)	0.50
Aldicarb	ug/l	ND (1.0)	3.0
Aldicarb Sulfone	ug/l	ND (1.0)	2.0
Aldicarb Sulfoxide	ug/l	ND (1.0)	4.0
Carbofuran	ug/l	ND (1.0)	40
Oxamyl	ug/l	ND (1.0)	200
Glyphosate	ug/l	ND (5.0)	700
Diquat	ug/l	ND (0.25)	20
2,3,7,8-TCDD (Dioxin)	pg/l	ND (0.047)	

Water Quality Summary - Continued

Metals			
Aluminum	mg/L	<0.050	0.05
Antimony	mg/L	<0.00040	0.006
Arsenic	mg/L	<0.0020	0.01
Barium	mg/L	0.054	2
Beryllium	mg/L	<0.00030	0.004
Cadmium	mg/L	<0.00015	0.005
Calcium as CaCO3	mg/L	39.5	n/a
Chromium	mg/L	<0.0020	0.1
Copper	mg/L	<0.0020	1.3
Iron	mg/L	**0.91**	0.3
Lead	mg/L	0.00059	0.015
Magnesium	mg/L	4.2	n/a
Manganese	mg/L	0.014	0.05
Mercury	mg/L	<0.00010	0.002
Molybdenum	mg/L	0.002	n/a
Nickel	mg/L	<0.0020	n/a
Potassium	mg/L	4.8	n/a
Selenium	mg/L	<0.00070	0.05
Sodium	mg/L	21.1	n/a
Thallium	mg/L	<0.00020	0.002
Uranium	mg/L	<0.00020	0.03
Zinc	mg/L	<0.010	5
General Chemistry			
Alkalinity, Total as CaCO3	mg/L	124	n/a
Alkalinity, Bicarbonate as CaCo3	mg/L	124	n/a
Alkalinity, Carbonate	mg/L	<5.0	n/a
Asbestos	MFL	ND (0.010)	n/a
Corrosivity, Langlier Index[1]	n/a	0.1	Non-Corrosive (secondary)*
Cyanide, Total	mg/L	<0.0050	0.2
Cyanide, Free	mg/L	ND	0.2
Fluoride	mg/L	1.3	4
Hardness, Total as CaCO3	mg/L	116	n/a
Nitrogen, Nitrate	mg/L	0.13	10
Nitrogen, Nitrite	mg/L	<0.0040	1
Nitrogen, Ammonia	mg/L	<0.050	n/a
Solids, Total Dissolved	mg/L	206	500 (secondary)*
Total Organic Carbon	mg/L	<0.50	n/a
Chloride	mg/L	1.5	250
Turbidity	NTU	4.9	n/a
Sulfate	mg/L	42.5	250 (secondary)*
pH	su	7.84	6.5 - 8.5 (secondary)*
Radiochemisty Results			
Gross Alpha	pCi/L	1.5	15
Gross Beta	pCi/L	6.9	50 (TL)
Radium-226	pCi/L	1.1	5
Radium-228	pCi/L	0.9	5
Microorganisms			
Heterotrophic Plate Count	CFU/1mL	21	n/a
Fecal Coliform	MPN/100mL	<1[a]	
Total Coliform	MPN/100mL	Absent	
E.Coli	MPN/100mL	<1[a]	

NOTES:

[1]If number is negative--water is corrosive
If number is zero--water is balanced
If number is positive--water is scale forming

[a]Lowest possible reported result
*Secondary Maximum Contaminant Levels are recommended, not required
ND - Not Detected at the Reporting Limit
Method Detection Limit (MDL) indicated next to result in paranthesis when applicable
MCL - Maximum Contaminanation Level (40 CFR 141)
Bold and red indicates that the sample exceeded the MCL.

Exhibit I
Compliance with Colorado Clean Water Plan

RUSSELL W. DYKSTRA, PARTNER
DIRECT DIAL: 303-839-3845
rdykstra@spencerfane.com

File No. 5029751.0006

March 4, 2022

VIA HAND DELIVERY AND EMAIL

Lauren Pulver
Douglas County Department of Community Development
Community and Resource Services
100 Third Street
Castle Rock, Colorado 80104

Re: Range Metropolitan District Nos. 1-3 – Colorado Clean Water Plan Compliance

Dear Ms. Pulver:

We are submitting this letter on behalf of the Applicant, Ventana Capital, Inc., and the Proposed Range Metropolitan District Nos. 1-3 (collectively, the "Districts").

The Range Metropolitan District No. 1 intends to construct a wastewater treatment plant to service the Districts that will comply with the Colorado Clean Water Plan.

Sincerely,

/s/ Russell Dykstra

Russell Dykstra

ENGINEERING DESIGN REPORT

VENTANA CAPITAL

Range Development Conceptual Design

July 2021

AQUA ENGINEERING

TABLE OF CONTENTS

1. INTRODUCTION 1
1.1. Project Overvew 1
1.2. Project Drivers 1
1.2.1. Regional Water and Wastewater Service 1
1.2.2. Water Conservation and Reclamation 1
1.2.2.1. Douglas County 2

2. CHATFIELD WATERSHED AND SERVICE AREA 3
2.1. Regulation 73 3
2.2. Discharge Requirements and Implications 4
2.2.1. Dominion Water and Sanitation District 4
2.2.2. Town of Louviers 4
2.3. Wastewater Service Solution 4
2.4. Further Regional Opportunities 5
2.4.1. Potential Contributors 5

3. BASIS OF DESIGN 7
3.1. Population and Wastewater Flow and Loading Estimates 7
3.1.1. Service Area Population 7
3.1.2. Unit Wastewater Flow Rates 7
3.1.3. Peaking Factors and Design Flows 7
3.1.4. Projected Concentrations and Loadings 8
3.1.5. Design Capacity 8
3.2. Discharge Assumptions and Effluent Standards 9
3.2.1. Water Budget 9
3.2.2. Regulation 73 Chatfield Reservoir Control Regulation 9
3.2.3. Regulation 85 10
3.2.4. Regulation 31 10
3.2.5. Regulation 84: Reclaimed Water Control Regulation 11
3.2.6. Preliminary Effluent Limits 11

4. CONCEPTUAL TREATMENT DESIGN 13
4.1. Process Overview 13
4.2. Analysis 14
4.2.1. Treatment Capability / Effluent Water Quality 14
4.2.2. Facility Footprint 14
4.2.3. Opinion of Probable Construction Cost (OPCC) 15
4.3. Treatment Facility Description 15
4.3.1. Headworks 17
4.3.2. Process Basins 17
4.3.2.1. Influent Splitter Box 17
4.3.2.2. Anaerobic Basin 17
4.3.2.3. Pre-Anoxic Basins 17
4.3.2.4. Aeration Basins 18
4.3.2.5. Post-Anoxic Basins 18
4.3.2.6. Process Blowers 18
4.3.3. Membrane System (MBR Reactors) 18
4.3.3.1. Membrane Design 18
4.3.4. Metal Salt System 19
4.3.5. Disinfection System 19
4.3.6. Solids Handling 19

TABLE OF CONTENTS

4.3.7. Odor Control 19
4.3.8. Aesthetics / Facility Architecture 20
4.3.9. Reclaimed Water System 20
4.3.10. Discharge to Plum Creek 20
4.4. Design Capacities 20
4.5. Facility Siting 20

5. IMPLEMENTATION PLAN AND SCHEDULE 22
5.1. Estimated Construction Phase 22

TABLES

Table 2-1. Chatfield Watershed: 2019 Phosphorus Wasteload Discharged by WWTPs 3
Table 3-1. Design Peaking Factors 7
Table 3-2. Facility Projected Wastewater Flows at Build-out 8
Table 3-3. SFE Pollutant Loadings 8
Table 3-4. Design Loadings 9
Table 3-5. Regulation 85 TIN and TP Limitations 10
Table 3-6. Nutrient Criteria and Limits of Wastewater Technology[1] 11

FIGURES

Figure 1. Potential Regional Wastewater Contributors 6
Figure 2. Process Flow Diagram 16
Figure 3. Preliminary Facility Site Layout 21

APPENDICES

Appendix A Range Development Plan (Revised 2/12/2021)

1. INTRODUCTION

Ventana Capital (Owner) is pursuing a planned development, called the Range Development (Range), along the Highway 85 corridor in Northwest Douglas County, Colorado. The Range will require wastewater service for development to proceed, and the Range's position in the Chatfield Reservoir watershed presents several unique challenges and opportunities for the development of wastewater infrastructure. This report seeks to fulfill the following objectives:

1. Provide a project overview and identify key project drivers.
2. Summarize the regulatory framework for wastewater infrastructure in the Chatfield Reservoir watershed.
3. Discuss the merits of a new wastewater facility as a potential solution to wastewater service.
4. Establish the basis of planning and design for a new facility.
5. Present a conceptual design for a facility that can meet stringent effluent requirements.
6. Provide a high-level cost estimate, and a preliminary implementation plan and schedule.

1.1. PROJECT OVERVEW

The Range is a planned 550-unit development located due east of the Town of Louviers, on the east side of Highway 85 at Airport Road. Situated within the Louviers Rural Community as designated by Douglas County's 2040 Comprehensive Master Plan (CMP), the project seeks to integrate residential "clusters" with open spaces and wildlife corridors in order to provide a balance of urban and non-urban residential land use as allowed in the Louviers Rural Community. Overall planned development density is 1.4 units per acre, and 240 of 399 acres of the development are preserved as open space. Appendix A contains the current iteration of the development plan – the Range planning case is ongoing and subject to revision.

1.2. PROJECT DRIVERS

The Range requires a plan for water supply, water service, and wastewater service to be approved for development. Regulatory requirements and other regional contexts create several key drivers for wastewater service.

1.2.1. Regional Water and Wastewater Service

The Highway 85 corridor lacks centralized wastewater treatment, with most properties reliant on individual sewage disposal systems (ISDS). Addressing the Louviers Rural Community, Policy 4-2F.1 of the CMP calls for additional development following the provision of centralized services, and Policy 4-2F.2 "[encourages] landowners to work with service providers to obtain central water and sewer services, as they become available."

As stated in the Range Project Summary submitted to Douglas County (County), the project aims to bring regional water and wastewater infrastructure to the Highway 85 corridor. The development intends to help Louviers with water and wastewater connection fees to a central service, and to serve additional surrounding properties.

1.2.2. Water Conservation and Reclamation

The Range Water Plan determined that 193.1 acre-feet (AF) per year will be required for both indoor and outdoor use at full development build-out, equivalent to 0.35 AF per year per unit. Indoor use is estimated at 150 gpd per unit, which equates to 0.17 AF per year per unit. As a new development

incorporating water efficient fixtures, indoor usage will be much less than County planning standards require, and Ventana has documented to the County that its indoor use projections are in line with the Colorado Water Plan and other regional water supply studies and planning documents.

While the development has water rights sufficient to meet the 193.1 AF demand, the rights are to Denver Basin ground water located in the Margin B Water Supply Zone and resulting regional water supply issues necessitate that developments take water conservation efforts into consideration. Water conservation serves as a major project driver for the Range. Decreasing the use of non-renewable resources creates greater water supply security and preserves groundwater resources.

1.2.2.1. Douglas County

Douglas County regulations require water conservation be a project driver. The County incorporates water conservation into the planning process through two main documents:

- Douglas County Zoning Resolution (DCZR)
- Douglas County 2040 CMP

The County has established provisions in its Zoning Resolution that require applicants both to demonstrate access to a "water supply that is sufficient in terms of quantity, quality, and dependability" and to consider water conservation during the development of a landscape plan.

The CMP goes further than the DCZR in establishing policies regarding regionalization, minimizing water consumption, promoting efficient use, and supporting long-term water supply planning:

- Policy 7-1A.1: Encourage landscapes that minimize water consumption.
- Policy 7-1B.1: Encourage the reuse of water supplies.
- Policy 7-1B.4: Support water-saving technologies.
- Policy 8-5A.1: Encourage wastewater systems that recycle and reuse effluent.

Taken together, these resolutions and policies call for centralized services that consider best practices for conserving water and protecting groundwater resources, including the reclamation of wastewater (reclaimed or "reuse" water)

2. CHATFIELD WATERSHED AND SERVICE AREA

As part of the Chatfield Reservoir Watershed, the Range is subject to a unique regulatory framework for the discharge of wastewater. This section discusses the implications of the framework for wastewater service and identifies a potential solution for the development's needs.

2.1. REGULATION 73

Regulation 73 contains requirements and standards for phosphorus control from both point-source and non-point sources and specifies the allowed annual total phosphorus (TP) waste loads into the watershed in order to protect water quality in Chatfield Reservoir. The Chatfield Watershed Authority (CWA) is the designated 208 Management Agency for the watershed. CWA works to protect water quality in the watershed through promotion of point source, nonpoint source, and stormwater controls.

The phosphorus wasteloads allocated for point sources by Regulation 73 are summarized in Table 8, which is pasted from Table 1 found in CWA's 2019 Annual Report (issued May 2020). In summary, a total of 7533 pounds per year of phosphorus wasteloads are allowed to be discharged from point sources (such as wastewater treatment facilities).

Table 2-1. Chatfield Watershed: 2019 Phosphorus Wasteload Discharged by WWTPs

Table 1 - 2019 Phosphorus Wasteload from WWTPs in the Chatfield Watershed

Permittee	CDPHE Permit Number	TP Wasteload Allocation (Pounds)	2019 TP Loading (Pounds)
Plum Creek Water Reclamation Authority	CO0038547	4,256	2,533
Perry Park Water and Sanitation District	CO0022551	365	147.9
Perry Park Water and Sanitation District	CO0043044	73	43.3
Lockheed Martin Space Systems Company	CO0001511	1,005	21.1
Town of Larkspur	COX632051	231	11.6
Highlands Ranch Law Enforcement Academy	N/A	30[1]	No Discharge[4]
Centennial Water and Sanitation District	CO0037966	20	0
Ponderosa Retreat and Conference Center	COX047511	75[2]	No Discharge[5]
Louviers Water and Sanitation District	COX632098	122	No Discharge[6]
Dominion Water and Sanitation District	CO0041645	1,218	No Discharge[6]
Sacred Heart Retreat	COX041874	15[3]	0.27
Jackson Creek Ranch	N/A	50	No Data Available
Reserve Emergency Pool	N/A	73	Not used
TOTAL PHOSPHORUS WASTELOADS		**7,533**	**2757.17**

Notes:
*TP loading from WWTPs is from the WWTP point of discharge; the TP load discharged from WWTPs does not equate to the TP load delivered to Reservoir due to assimilation of TP and geochemical fate and transport processes in the watershed.

1. Law Enforcement Foundation water quality credits awarded pursuant to Authority's Trading Program.
2. Ponderosa Retreat Center water quality credits are subject to completing a trade project pursuant to the Authority Trading Program.
3. Temporary five-year phosphorus allocation of 15 pounds for inclusion in discharge permit; allocation obtained from Dominion Water and Sanitation District.
4. Wastewater reuse is authorized under Regulation 84 – Reclaimed water, with not discharge.
5. Source: Environmental Protection Agency Integrated Compliance Information System database.

2.2. DISCHARGE REQUIREMENTS AND IMPLICATIONS

In order to discharge treated effluent to surface water within the Chatfield Watershed, the Range must obtain a phosphorus wasteload allocation from CDPHE – Water Quality Control Division (Division). A phosphorus allocation can be obtained in one of four ways, per Regulation 73:

- "Withdrawals from the reserve/emergency pool"
- "Nonpoint source to point source trades"
- "Point source to point source transfers"
- "Phosphorus concentration reductions through alternative treatment"

The allocations made in Regulation 73 and the requirements for receiving an allocation thus encourage the Range to pursue partnerships with local entities with a phosphorus allocation to establish wastewater service. Two potential partnerships are discussed below.

2.2.1. Dominion Water and Sanitation District

As an authority with TP allocations under Regulation 73, Dominion Water and Sanitation District (Dominion) is a potential partner for the provision of wastewater service. The Owner has previously entered discussions with Dominion to provide wholesale water and wastewater service to the Range. The Range lies within Dominion's service area, and Dominion has stated it has adequate water supply to serve the Range. The Owner would need to form a special district to connect to Dominion and would pay for connection fees and the infrastructure to connect to Dominion service.

At the time of this report, it is AQUA's understanding that the Dominion board will likely decline to expand service to the Range, requiring the Owner to investigate other potential partnerships.

2.2.2. Town of Louviers

Louviers Water and Sanitation District (LWSD) operates its own wastewater lagoon facility to treat wastewater from the Town of Louviers. As shown in Table 2-1, LWSD has a total phosphorus allocation of 122 pounds per year (ppy). Due to its current practice of land application, LWSD's wastewater facility does not discharge to Plum Creek, and LWSD is not using any of its allocation. However, the facility is under violation for exceeding TDS limits applied to land dischargers, and CWA is encouraging a move away from land application for wastewater discharge.

The current facility cannot handle increased flows from the Range, and it will eventually need to be replaced or abandoned in favor of a connection. The Owner has previously discussed with LWSD to pay for connection and tap fees to Dominion Water & Sanitation District. However, with service via Dominion unlikely, another form of partnership between the Range and LSWD may be required.

2.3. WASTEWATER SERVICE SOLUTION

Given the identified project drivers, the regulatory framework of Regulation 73, and the geographic context of potential wastewater partners in the Range's vicinity, the construction of a new wastewater reclamation facility in partnership with Louviers is a viable solution. This solution has the following main components:

- A new Water & Sanitation District forms to serve both the Town of Louviers and the Range.
- LWSD transfers its 122 ppy TP allocation to the District via Regulation 73.3(2)(g).
- The Owner finances the construction of a new Wastewater Facility at the existing LWSD site.
- A new MBR facility to treat wastewater from the Range and Louviers, and is capable of producing high quality effluent that meets reuse standards and/or surface water discharge limits to Plum Creek.

- The Owner constructs a non-potable ("purple pipe") reclaimed water system to apply treated effluent as irrigation water in the development. A Notice of Authorization (Permit) is obtained from CDPHE.
- Any excess effluent or return flow required for water augmentation purposes is discharged to Plum Creek under a surface water discharge permit (issued by CDPHE).
- The new District might consider trading connection fees between the Town of Louviers and the new facility in exchange for the benefits Louviers contributes to the new Special District, including the phosphorus allocation and the use of the current wastewater site.
- The new facility incorporates some excess capacity to permit further regionalization.

Pursuing a new wastewater facility in partnership with Louviers offers the following benefits:

- Potentially less expensive than the cost of connection fees and infrastructure to another wastewater service provider in the Highway 85 corridor.
- A higher level of wastewater treatment offers improved benefit to the environment compared to the existing LWSD facility.
- Facility siting does not require additional land acquisition.
- Facility siting minimizes the amount of additional collection system infrastructure required for servicing Louviers and the Range.

2.4. FURTHER REGIONAL OPPORTUNITIES

The TP allocation provided to Louviers can form the basis for financial agreements with other entities in the Highway 85 corridor. Just as the Range needs a partnership with an entity with an existing TP allocation under Regulation 73, other future developments must do the same. In addition, a new wastewater facility could provide the opportunity for regional consolidation of wastewater service, particularly to several existing entities that operate ISDS which are falling under increased regulatory scrutiny.

Regional agreements would likely take one of two main forms:

- Expansion of wastewater service from the new District to serve the partner entity.
- Point source to point source transfer of TP allocation to permit another entity to establish a separate point source discharge to the watershed.

For existing septic system dischargers, connecting to the new facility could present an opportunity to conduct nonpoint source to point source trades pursuant to Regulation 73.3(2)(e), which would provide the new District with additional TP allocations for further point source trading.

2.4.1. Potential Contributors

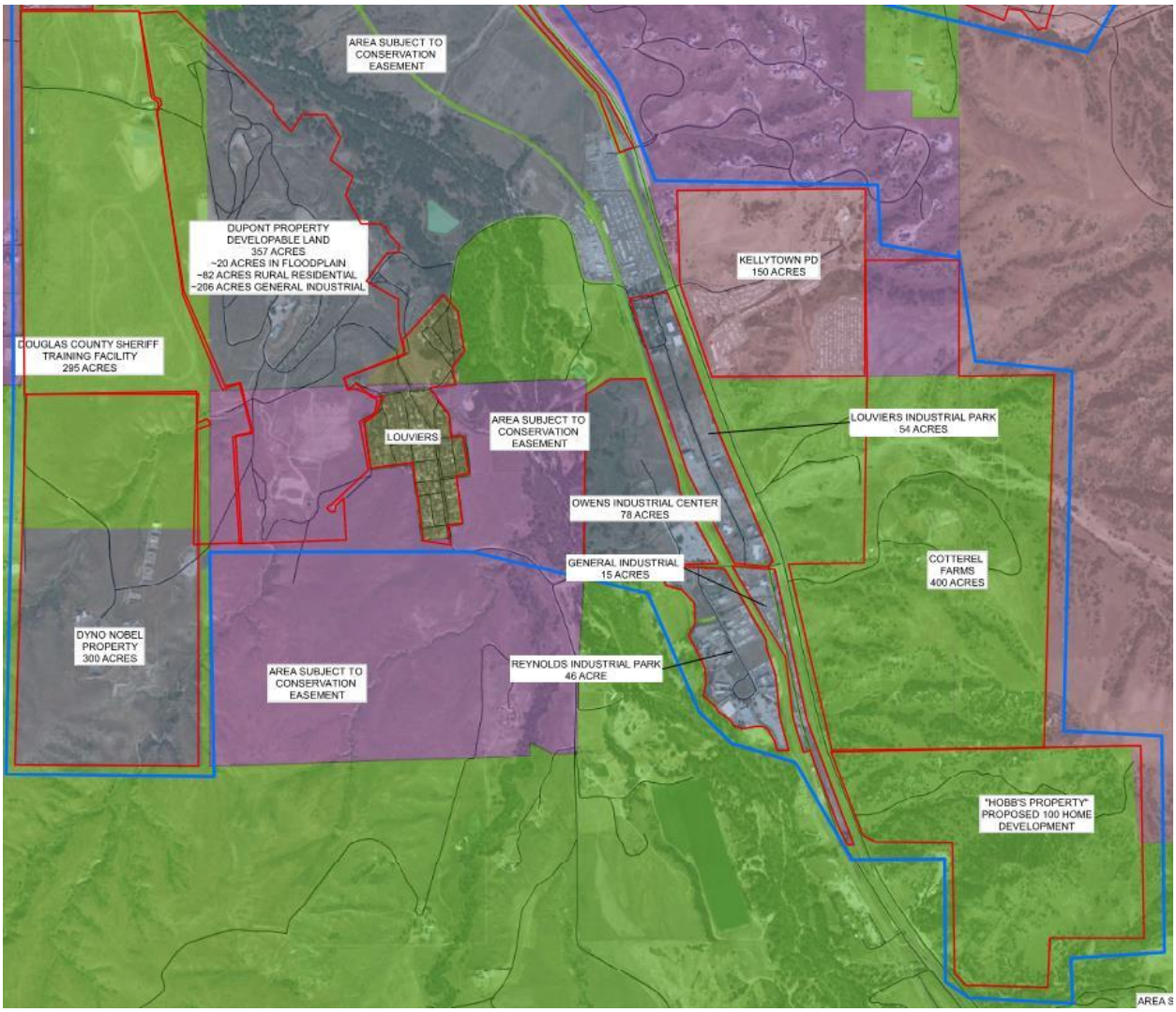
A 2018 Douglas County report prepared by Diamondback Engineering identified contributors in the northern portion of the Highway 85 Corridor. Several contributors lie upstream of the LWSD wastewater facility site and are potential contributors to a regionalized facility:

- Hobbs Residential: Planned 100-home development abutting the Range to the South
- Reynolds Industrial Park
- Louviers General Industrial Area
- Owens Industrial Center
- Louviers Industrial Park

- Kellytown Planned Development
- Dyno Nobel Property

Error! Reference source not found. is reproduced from the Diamondback Engineering Report and shows the location of these potential contributors in relation to Louviers and the Range.

Figure 1. Potential Regional Wastewater Contributors



Reproduced from 2018 Diamondback Report)

As conversations with these potential contributors have not yet been initiated, this report presumes that the new facility's service area is limited to the Range and Louviers.

3. BASIS OF DESIGN

3.1. POPULATION AND WASTEWATER FLOW AND LOADING ESTIMATES

For the purpose of this study, the service area is presumed to be limited to Louviers and the Range.

3.1.1. Service Area Population

The service area population was determined from the proposed development plan, existing information from Louviers, and the expected number of persons per dwelling unit.

At build-out, the development will contain 550 dwelling units (DUs). Three residents per DU are assigned in other development analyses, and this occupancy number will be used for consistency. For this analysis, the three-person single-family DU is defined as the Single-Family Equivalent (SFE).

The Town of Louviers has 111 households, per the referral response to Douglas County from the LWSD Board President. Assuming a conservative three persons per household for consistency with the new development, a total service population of 1983 persons is derived for the Range and Louviers.

3.1.2. Unit Wastewater Flow Rates

From prior experience and analysis of relevant indoor water use projections, AQUA projects 50 gallons per capita per day (gpcd) of indoor water use and resulting wastewater production. The SFE flow rate is therefore 150 gpd per SFE.

Although the Town of Louviers has begun replacing their collection system, existing water-inefficient fixtures and collection system infiltration & inflow (I&I) in Louviers is anticipated to add additional flow per household. A value of 200 gpd per DU was assigned to Louviers. With respect to wastewater flow, one Louviers DU is equivalent to 1.33 SFEs.

3.1.3. Peaking Factors and Design Flows

Flow peaking factors applied to the AADF including factors for max month average daily flow (MMADF), peak day flow (PDF), and peak hour flow (PHF) are important criteria for properly sizing the hydraulic and process capacities of the WWTF. The hydraulic capacity and select infrastructure such as the UV system of the WWTF will be sized based on the PHF and the biological treatment process capacity will be sized for MMADF (and associated loadings).

WPC-DR-1: *Colorado Design Criteria for Domestic Wastewater Treatment Works* recommends unit values for MMADF of 180 gpd per Single-Family home or Single-Family Equivalent (SFE). The MMADF: AADF peaking factor is 1.2 (180/150). From prior experience, AQUA will use PDF and PHF peaking factors of 2.0 and 4.0, respectively. The peaking factors are listed in Table 3-1.

Table 3-1. Design Peaking Factors

Peak Flow Condition	Design Peaking Factor
Max Month (MMADF)	1.2
Peak Day (PDF)	2.0
Peak Hour Flow (PHF)	4.0

These peaking factors determined the anticipated wastewater loadings after build-out of the development, as presented in Table 3-2. A 10% allowance is made for Inflow and Infiltration (I/I).

Table 3-2. Facility Projected Wastewater Flows at Build-out

Use Category	Unit Rate		Units		Avg Annual Daily Flow Q, gpd	Max Month Avg Daily Flow Q, gpd	Peak Day Flow Q, gpd	Peak Hour Flow Q, gpd	# SFEs
Range Households	150	gal/SFE /day	550	SFE	82,500	99,000	165,000	330,000	550
Louviers Households	200	gal/DU /day	111	DU	22,200	26,640	44,400	88,800	148
				Total	104,700	125,640	209,400	418,800	698
				+ 10% I/I at AADF	**115,170**	**136,110**	**219,870**	**429,270**	

3.1.4. Projected Concentrations and Loadings

Pollutant loading for the new WWTF are based on AQUA's previous project experience, Regulation 43, *On-Site Wastewater Treatment System Regulation*, Table 6-2: *Estimate of Average Daily Wastewater Flow and BOD_5 Load Per Person Unless Otherwise Noted for organic (BOD_5) loading,* 10 States Standards, and Metcalf and Eddy. Upon review of these references, a value of 0.22 pounds of BOD5, 0.25 pounds of total suspended solids (TSS), and 0.046 pounds of total kjeldahl nitrogen (TKN) per capita per day will be used.

While each DU in Louviers is expected to produce more wastewater flow than the defined SFE, the assumed persons per DU is the same, and therefore expected loadings from a Louviers DU is equivalent to the defined SFE. For purposes of wastewater loading, a Louviers DU is equivalent to a SFE.

Table 3-3 shows the pollutant loadings per SFE. The summary of the design pollutant loadings are listed in Table 3-4. The design values for TSS and TKN may be modified if warranted during the design phase.

Table 3-3. SFE Pollutant Loadings

Constituent	Per Capita Loading (lbs/cap/day)	Persons per SFE	SFE Loading (lbs./SFE/day)	Total SFE's	Loading (lbs./day)	Concentration (mg/L)[1]
BOD_5	0.220	3	0.660	661	436	384
TSS	0.250		0.750		496	437
TKN	0.046		0.12		91	80

[1]At MMADF of 136,100 gpd.

An influent TP concentration of 7.4 mg/L was assumed based on operational data from a similar facility. At the projected max month flow, a loading of 8.4 ppd is projected.

3.1.5. Design Capacity

The final design capacity of the new treatment facility will be determined by the extent of the service area and any agreements made with existing dischargers within the service area to discharge to the new facility.

For this conceptual design, a design flow (MMADF) of 0.15 MGD (150,000 gallons per day) was

assumed for sizing the facility. This design allows for expansion of service to cover some small potential contributors in the service area. Applying the assumed peaking factors yields a Peak Day flow of 0.25 MGD and Peak Hour Flow of 0.50 MGD.

Loadings are determined by applying the 0.15 MGD design flow to the concentrations derived above.

Table 3-4. Design Loadings

Constituent	Concentration (mg/L)	Loading at Design Flow (ppd)
5-day Biological Oxygen Demand (BOD_5)	384	481
Total Suspended Solids (TSS)	437	546
Total Kjeldahl Nitrogen (TKN)	80	101
Influent Ammonia (NH3)	48	60
Influent Total Phosphorus (TP)	7.4	9.3

3.2. DISCHARGE ASSUMPTIONS AND EFFLUENT STANDARDS

The effluent quality limits that must be produced by a new wastewater facility are determined by the discharge method proposed and the resulting applicable regulations.

3.2.1. Water Budget

The Range PD Water Plan allocates 27 million gallons (MG) to irrigation use annually. Meanwhile, at annual average wastewater flows – conservatively excluding I/I – 38.2 MG of wastewater is produced. Assuming 100% of irrigation water will be supplied by reclaimed effluent, 11.2 MG of excess effluent must be discharged.

The irrigation water budget thus necessitates a dual discharge system:

- Reclamation for Irrigation Reuse
- Discharge to Plum Creek via a Colorado Pollutant Discharge Elimination System (CDPES) Permit

Regulations that govern the discharges are discussed in the following sections.

Discharge to groundwater was not considered. Per LWSD, the CWA is encouraging wastewater dischargers to move away from land application sites, to more adequately protect the watershed from nutrient runoff. Land application permits also contain strict total dissolved solids (TDS) limits that can present their own compliance challenges and potentially necessitate advanced treatment.

3.2.2. Regulation 73 Chatfield Reservoir Control Regulation

In addition to providing total annual TP allocations, Regulation 73 section 3.2.d outlines guidance for applicable TP discharge limitations:

- TP effluent quality limit is 1.0 mg/L on a 30-day average basis.
- A facility may need to provide effluent TP concentrations below 1.0 mg/L to meet the annual phosphorus poundage allocation.

With a projected annual discharge of 11.2 MG, TP concentration could equal 1.31 mg/L while falling underneath the 122 ppy TP allocation. Regardless, the stipulated maximum of 1.0 mg/L effluent limit would be required.

3.2.3. Regulation 85

CDPHE has adopted a phased approach to developing nutrient standards. Regulation 85: *Nutrients Management Control Regulation* establishes technology-based total phosphorus (TP) and total inorganic nitrogen (TIN) permit limits for a new wastewater discharger. A summary of the Regulation 85 effluent parameter limitations for new dischargers submitting for PELs after May 31, 2012 are summarized in Table 3-5.

Table 3-5. Regulation 85 TIN and TP Limitations

Parameter	Parameter Limitation	Parameter Limitation
	Annual Median[1]	**95th Percentile[2]**
Total Phosphorus	0.7 mg/L	1.75 mg/L
Total Inorganic Nitrogen as N[3]	7 mg/l	14 mg/L

(1) Rolling Annual Median: The median of all samples taken in the most recent 12 calendar months.
(2) The 95th percentile of all samples taken in the most recent 12 calendar months.
(3) Determined as the sum of nitrate as N, nitrite as N, and ammonia as N.

3.2.4. Regulation 31

Regulation 31: *The Basic Standards and Methodologies for Surface Water* will govern the implementation of future nutrient control requirements applicable to the wastewater facility.

Section 31.17 of Regulation 31 contains interim numeric values of nutrients to protect classified uses of Colorado rivers, streams, lakes, and reservoirs. Starting in 2027, the commission plans to consider adopting numerical water quality standards for phosphorus and nitrogen for all Colorado surface waters.

It is AQUA's understanding that the interim values will not be established as definitive water quality criteria until 2027 except in very limited cases. If the interim standards are used to establish permit limits starting in 2027, the in-stream running annual median for Total Phosphorus (TP) and Total Nitrogen (TN) values for warm water streams such as Plum Creek would be 0.17 mg-P/L and 2.01 mg-N/L, respectively. Colorado's phased nutrient control regulatory approach provides time for both water quality assessment and treatment technology advances to be developed, verified, and commercialized.

The TN concentration anticipated by Regulation 31 is lower than most economically viable treatment technologies can achieve. The ability to meet effluent limits based on predicted in-stream numeric criteria at the point of discharge is possible for phosphorus. However, to get to levels below 4 mg/L for total nitrogen will require advanced nitrogen control technologies that can also remove nonbiodegradable dissolved organic nitrogen (DON). The technical challenges of meeting very low TN limits is acknowledged by CDPHE. In 2010, CDPHE- WQCD wrote a white paper titled *Technologies, Performance and Costs for Wastewater Nutrient Removal and Associated Implementation Issues* (November 2010) on this topic.

Table 3-6 summarizes a table contained in CDPHE's white pater of the effluent limits that can be reliably and consistently met for nitrogen and phosphorus for different available technologies.

Table 3-6. Nutrient Criteria and Limits of Wastewater Technology[1]

Parameter	Typical in Stream Nutrient Criteria	Typical Municipal Raw Wastewater	Standard Secondary Treatment	Typical Advanced Treatment Nutrient Removal	Enhanced Nutrient Removal	Limits of Treatment Technology
TP (mg-P/L)	0.020-0.050	4-8	4-6	1	0.25-0.50	0.03-0.08
TN (mg-N/L)	0.3-0.6	35-50	23-30	10	4-6	3-4

(1) Values obtained from Colorado Water Quality Control Division's *Technologies, Performance and Costs for Wastewater Nutrient Removal and Associated Implementation Issues (November 2010)*

CDPHE has acknowledged the fact that the pending nitrogen limit may not be attainable and has considered the implementation of variances based on the "limits of technology".

3.2.5. Regulation 84: Reclaimed Water Control Regulation

CDPHE regulates wastewater effluent reuse under Regulation 84 and recognizes three main classifications or levels of treatment, each having its own set of allowable uses. Table 3-7 lists the treatment requirements for these three categories of treated wastewater effluent.

Table 3-7. Reclaimed Water Treatment Requirements by Category

	Total Suspended Solids, Daily Maximum	Turbidity Monthly Average not to exceed	Turbidity Individual samples not to exceed (1)	E. Coli Monthly Geometric Mean	E Coli Single Sample Maximum
Category 1	30 mg/L			126/100 mL	235/100 mL
Category 2		3 NTU	5 NTU	126/100 mL	235/100 mL
Category 3		3 NTU	5 NTU	Non-Detect in at least 75% of samples	126/100 mL

(4) Results may not exceed listed maximum in 5 percent or more of testing in any calendar month

In addition to the three categories above, recent revisions to Regulation 84 added a fourth category called "Category 3 Plus". Category 3 Plus is applicable to edible food crop and edible hemp irrigation and urinal flushing. In addition to the requirements listed in 84.7(C), the treater must properly operate certain filtration and enhanced disinfection of secondary treated wastewater including a disinfection practice that provides a minimum of 99.999 (5-log) inactivation of enteric viruses using certain specified treatment techniques. In addition, specific filtration technologies are required. The proposed MBR filtration technology and UV disinfection meets the standards for Category 3 Plus.

In addition to complying with the PEL's for water quality, irrigation water would be applied per the Notice of Authorization (NOA) and Land Application Management Plan (LAMP) approved by CDPHE. The water application rate along with nitrogen and phosphorus effluent loading would be limited by the agronomic rates of the irrigated vegetation species.

3.2.6. Preliminary Effluent Limits

Preliminary Effluent Limits (PELs) represent determinations by CDPHE of potential effluent limits to be applied in a discharge permit. CDPHE reviews submitted process designs based on their ability to treat wastewater to the degree required by the PELs.

A PELs application has not yet been submitted for the new facility. However, for the stream segment that includes Plum Creek (COSPUS10A), recent PELs issued for other projects have included limits of interest in addition to those discussed above (excepting Regulation 31):

- Total Recoverable Arsenic limit of 1.3 µg/L (30-day average), ending 12/31/2024
- Total Recoverable Arsenic limit of 0.02 µg/L (30-day average), beginning 1/1/2015.
- Total Inorganic Nitrogen limit of 3.2 mg/L (2-yr average), based on an Antidegradation-Based Average Concentration.

The presence of these limits on other PELs does not guarantee they will be part of a potential permit for a new facility, and their inclusion does not change the recommended treatment technology employed at this stage of design.

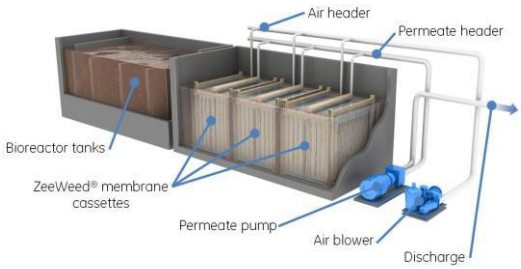
4. CONCEPTUAL TREATMENT DESIGN

A membrane bioreactor (MBR) activated sludge facility is recommended for its ability to meet the expected permit limits, Regulation 84 requirements, and projected potential future Regulation 31 effluent limitations for surface water discharge to Plum Creek. Specifically, MBR facilities offer the potential to meet stringent total nitrogen and total phosphorus limits.

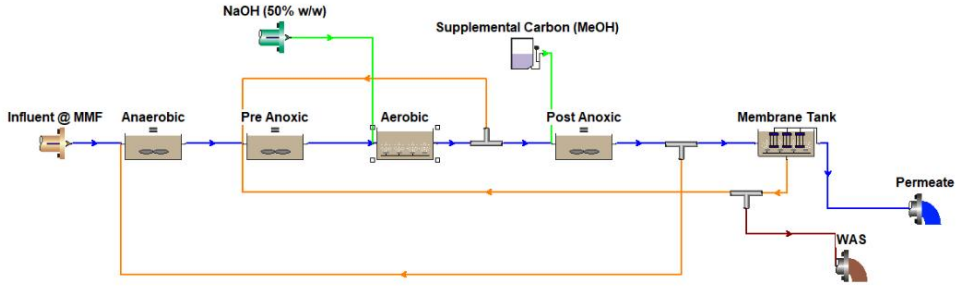
4.1. PROCESS OVERVIEW

A MBR facility, configured with a five-stage nutrient control process, is an activated sludge process that uses a microfiltration membrane instead of a secondary clarifier for solids separation.

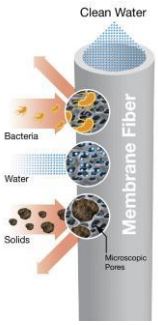
Since a membrane is used for solids separation, the mixed liquor suspended solids (MLSS) concentration in the biological reactors can be approximately 2-3 times more than the concentration of a conventional activated sludge process or an SBR. Typical MBR process MLSS concentrations are 8000-9000 mg/L. Accordingly, MBR facilities are smaller and more compact and can provide more treatment capacity in the same size basins.



For total phosphorus and nitrogen control, the MBR activated sludge process would include five reactors configured in a five-stage modified Bardenpho process: 1) an anaerobic reactor, 2) a (pre) anoxic reactor, 3) aeration reactor, 4) a (post) anoxic reactor, and 5) a final membrane reactor. A schematic follows:



MBR facilities configured with a five stage ENR process are capable for meeting TN levels down to 4 mg/L: and potentially less depending on actual effluent rDON concentration. With chemical addition for phosphorus removal, MBR's can achieve very low total phosphorus of 0.05 to 0.17 mg/L.



Effluent disinfection would be provided by UV disinfection reactors.

MBR effluent easily meets the Regulation 84 requirements for Category 3 reclaimed water (the highest quality of reclaimed water). With the use of membranes for solids/effluent separation, a separate filter is not needed, and with enhanced disinfection, the process can achieve Category 3 Plus standards.

AQUA engineering has experience with membranes from multiple manufacturers. We attest to the capability of MBR's to achieve high quality effluent with very low BOD, TSS, nitrogen, phosphorus,

and pathogen levels.

Infrastructure would include the process basins, a headworks building, and an operations building with office, lab, blower room, pump room, electrical room, UV room, and dewatering room. The membranes/ MBR reactors and associated permeate pumping equipment would be installed in the operations building. Photos of two similar sized MBR wastewater treatment facilities are shown below.

Along with a small footprint, the facility building architecture can be designed to meet the aesthetic requirements of the site and community planning needs.

4.2. ANALYSIS

4.2.1. Treatment Capability / Effluent Water Quality

MBR has an integrated enhanced nutrient removal (ENR) process using a dense biomass concentration and superior ultrafiltration technology. Due to the very small pore size of the membranes (0.04 micron for the SUEZ membrane) and process configuration, MBRs enable superior nitrogen control and pathogen control.

Implementation of a five-stage ENR process results in biological phosphorus removal that can meet a phosphorus limit of less than 0.7 mg/L. As implementation of Regulation 31 may require phosphorus effluent quality of less than 0.17 mg/L, the installation of coagulant dosing equipment for chemical phosphorus removal is recommended.

MBR's are expected to yield high effluent quality and also qualify as an approved technology to meet the requirements of Regulation 84 for Category 3 Plus reclaimed water uses.

Regarding operability, MBRs offer the following benefits:

- Solids separation is not dependent on settleability
- Solids separation and filtration occur in one step
- MBR utilizes physical filtration (size exclusion), which is less complex to operate than biological filters.

4.2.2. Facility Footprint

Due to the increased biomass concentration and integration of nutrient control in the MBR process configuration, an MBR facility will have a smaller footprint than feasible alternative technologies.

4.2.3. Opinion of Probable Construction Cost (OPCC)

A planning level Opinion of Probable Construction Costs (OPCC) for the conceptual level MBR facility was developed based on AQUA Engineering experience, cost proposals for the major equipment, and consultation with local general contractors.

AQUA Engineering estimates that the capital cost for a new MBR Water Reclamation facility located at the Louviers' wastewater facility site is $8.5 M.

The OPCC includes the cost to clean out and repurpose the existing lined wastewater ponds at the Louviers wastewater facility and also a reclaimed water pump station.

Permitting, design, and construction engineering is also included. Legal and administrative costs to form a new special district are not included.

AQUA has requested a budget cost proposal from a local contractor who specializes in MBR facility construction. Once received we will update the OPCC.

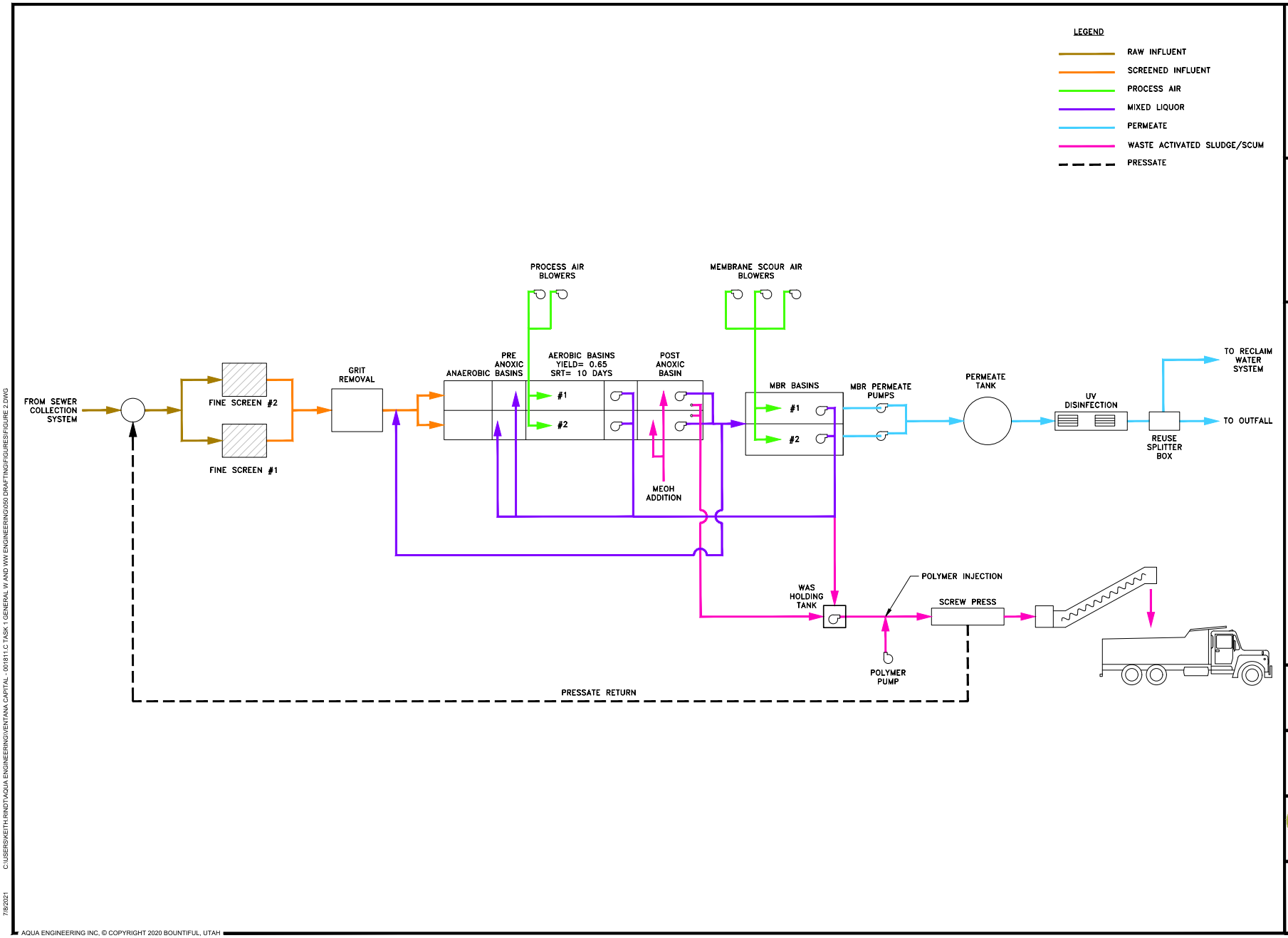
4.3. TREATMENT FACILITY DESCRIPTION

The MBR treatment facility provides a complete activated sludge system with all required equipment and controls; and will meet CDPHE requirements per WPC-DR-1 – *Design Criteria for Domestic Wastewater Treatment Works.*

The proposed facility includes:

- Headworks consisting of fine screening and grit removal chamber
- Two-train enhanced nutrient removal activated sludge process: anaerobic, pre-anoxic, aeration, post-anoxic, second aerobic, and MBR basins. (concrete basins)
- Effluent filtration by microfiltration membranes (part of the MBR basins)
- UV disinfection
- Waste activated sludge holding tank
- Electrical including emergency generator
- Influent and effluent flow metering and sampling equipment
- Effluent outfall to Plum Creek
- Splitter box for diversion of effluent to the reclaimed water system
- Reclaimed water storage and pumping (distribution system by Others)

Figure 2 contains a preliminary Process Flow Diagram (PFD) for the facility.



RANGE PLANNED DEVELOPMENT
-
WATER RECLAMATION FACILITY
GENERAL
FLOW DIAGRAM

DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE, 1/2" = HALF SCALE

NO	DATE	REVISIONS	DESIGN	DRAWN	CHECKED
0	-	-	-	-	-

ORIGINAL

AQUA ENGINEERING
5325 VALENTIA WAY, GREENWOOD VILLAGE, CO 80111
PHONE: 720 887-7250

DRAWING NO.
FIGURE 2
SHEET OF

7/8/2021 C:\USERS\KEITH.RINDT\AQUA ENGINEERING\VENTANA CAPITAL - 001811.C TASK 1 GENERAL W AND WW ENGINEERING\050 DRAFTING\FIGURES\FIGURE 2.DWG

AQUA ENGINEERING INC. © COPYRIGHT 2020 BOUNTIFUL, UTAH

4.3.1. Headworks

Adequate screening and grit removal are required to for proper operation and protection of the membranes, basins, and pumping equipment. The headworks system design will include fine screens and an aerated grit chamber or a vortexing grit basin.

Each screen will have the capacity to treat the peak design flow for redundancy. Preliminary equipment selection is rotary drum style screens with maximum 2 mm openings. The screens have an integral auger to remove, dewater, and compact screenings prior to discharge into a roll-off dumpster.

The screened wastewater from the two screens will discharge into a header or channel that feeds into an aerated grit chamber or vortexing grit chamber. The de-gritted wastewater then overflows into a pipe that mixes with recycled sludge and feeds the process basins.

Both the screens and grit chamber will operate continuously, with the screening auger removing screenings periodically as the mat of debris on the screen builds up.

4.3.2. Process Basins

The process basins are designed to remove BOD and nitrogen from the wastewater. An influent splitter box will direct screened and de-gritted influent to two parallel process trains consisting of anaerobic, pre-anoxic, aerobic, post-anoxic, and MBR basins.

4.3.2.1. Influent Splitter Box

Raw wastewater and recycled sludge are mixed in a pipe upstream of the basins and are fed into the influent splitter box. This box is used to evenly split the flows between the two process basins. Adjustable downward opening weir gates will be installed to each basin. These gates can be adjusted independently of the other and can also be fully closed to completely isolate a basin (such as when a basin needs to be drained for maintenance).

4.3.2.2. Anaerobic Basin

Flow from the influent splitter box enters the anaerobic basin for each train. The anaerobic basins provide conditions that promote the growth of Phosphorus Accumulating Organisms (PAOs) over other organisms. Under aerobic conditions encountered later in the train, these organisms will uptake dissolved phosphorus compounds as polyphosphate, allowing for phosphorus removal by sludge wasting.

Flow leaves the anaerobic basins and into the pre-anoxic basins via an opening in the concrete wall near the floor. This promotes good flow patterns, reduces short circuiting, and also allows the anaerobic basin to drain completely into the other basins when emptying basins for maintenance. A notch out near the top of the wall dividing the anaerobic basin from the pre-anoxic basin is provided to allow scum to move further along the train.

4.3.2.3. Pre-Anoxic Basins

Flow from the anaerobic basin then enters the pre-anoxic basin for each train. The anoxic basins function to promote the growth and activity of denitrifying bacteria that reduce nitrates created in the aeration basins into nitrogen gas. These basins will be mixed with submersible propeller mixers.

Openings in the wall (top and bottom) would again be provided to allow flow and scum to move from the pre-anoxic basins to the aerobic zones.

4.3.2.4. Aeration Basins

The aeration basins provide oxygen to promote the growth and activity of bacteria that reduce BOD and nitrify ammonia. The oxygen is provided via process blowers (located in the Operations Building) and is introduced into the aeration zones through fine bubble diffusers located at the bottom of the basins. The amount of flow to each basin is controlled by a mass flowmeter and actuated control valves on the air pipe header to each train. The plant SCADA will increase or decrease air flow to each basin based on the DO level in the respective train. Minimum air volume set points will be used to provide adequate mixing at all times.

4.3.2.5. Post-Anoxic Basins

Openings in the wall (top and bottom) would be provided to allow flow to move from the aeration zones to the post-anoxic basins. A submersible centrifugal membrane feed pump will be located at the end of each post-anoxic basin. The pump in each basin will feed into a common header. This common header is metered and feeds into the membrane tanks, located inside the MBR Building. The flowrate is connected to a recycle rate needed through the process (typically recycle rate is 4-5Q, making total flowrate 5-6Q). The pumps will operate in a duty/standby configuration with each pump capable of pumping the full 5-6Q flow. An opening in the dividing wall between the basins allows the duty pump to move flow from both basins to the membrane tanks.

Additional carbon may be required to achieve the expected Regulation 31 total nitrogen limits. This will be accomplished with a methanol (or other carbon source) storage tank and dosing pump which would feed the methanol into the post anoxic basins.

4.3.2.6. Process Blowers

The process blowers will be located in the MBR Building. There will be a total of three blowers, two duty and one installed spare. The blowers will feed into a single header to the aeration basins, where the line will split between the two trains, with flow control as described above. The blowers will be installed in sound enclosures. Buried piping will be stainless steel with welded connections.

4.3.3. Membrane System (MBR Reactors)

The function of the membranes is to permeate filtered water that meets the effluent BOD and TSS requirements. The preliminary membranes selected for the project are a hollow fiber ultrafiltration system with a pore size of 0.04 microns. The fibers are bundled in modules, which are then grouped into a total of 4 cassettes. There will be two MBR tanks, with each tank containing 2 cassettes.

4.3.3.1. Membrane Design

Membranes are generally sized based on the flux rate, which is measured as the flow rate through a given area of membranes. Each membrane module will be designed to have a high surface area and low flux rate. A lower flux rate extends the life of the membranes and for hollow fiber membranes, a design under 10 gallons per square foot per day is ideal where water temperatures are below 15° C.

Filtered water is drawn through the membranes with permeate pumps. These pumps will be rotary lobe pumps, with one pump per tank. Each pump will have the capacity to pump the peak hour flows, to allow for redundancy. During normal operation, sludging of the membranes can occur, which decreases performance and life of the membranes. The system uses multiple methods to reduce sludging - including backwashing, scour air, and chemical cleaning.

A backwash tank will be supplied to provide water volume for backwashing the membranes. This tank will overflow to a UV channel, thus retaining the needed volume for backwashing. The permeate pumps can then draw water from the backwash tank back through the membranes.

Scour air is provided from blowers to the bottom of the tanks to provide scouring of the membranes. The blowers will be located in a separate room and the discharge from the blowers will be piped to each tank. There will be a duty blower per tank and a standby blower, with all three blowers tied into a single header (flow meters and control valves will be provided at each tank for flow balancing).

Regular chemical cleaning is needed to keep the membranes clean and to extend the life of the membranes. Typical chemicals used are sodium hypochlorite and citric acid. A hypochlorite tote and space for acid drum will be provided along with dosing systems for each chemical. This will include chemical pumps, valves, and piping. Chemicals will be dosed into the permeate pipe and will flow into the membrane tanks when backwashing.

4.3.4. Metal Salt System

A metal salt, such as ferric chloride or alum, can be dosed into the membrane tanks for phosphorus removal. In anticipation of future stricter TP limits, a metal salt dosing system will be installed within the MBR/operations building. The metal salts chemically bind and precipitate the dissolved orthophosphate. The precipitated phosphorus will be wasted from the membrane tanks and removed from the process with the waste sludge (WAS).

4.3.5. Disinfection System

The proposed disinfection facility consists of a UV process area, located downstream of the MBR treatment processes. Both in-channel or in-pipe UV will be considered during final design. Disinfected effluent flow will be measured using a Parshall flume or in-pipe magnetic flow meter located after the UV system.

A non-potable water system (NPW) will also be provided to accommodate facility operational and maintenance requirements. The NPW intake will be downstream of the UV process.

4.3.6. Solids Handling

The solids handling process includes the waste activated sludge (WAS) holding tank. The system provides a means for the plant to waste and store sludge prior to hauling. Given the design flow rates, AQUA does not anticipate a return on investment from an on-site solids dewatering system. An aeration system will be installed in the holding tank to promote mixing and to prevent septic conditions that can produce foul odors.

4.3.7. Odor Control

The facility is located on a segregated site and is not immediately adjacent to residences. However, the design will consider both odor control and facility architecture/ aesthetics.

Odor control will be provided by enclosing the headworks in a building. The headworks are typically the source of most offensive odors at a wastewater treatment facility. Odor control measures will include covering the influent wastewater channels and providing a foul air removal system that maintains a negative pressure in the channel headspace and headworks room to reduce odors from the raw wastewater from leaving the channels. Also, the influent screens, grit chambers, and screenings and grit dumpsters will be enclosed/covered, and screenings and grit residuals contained in plastic bags or containment sleeves using a bagger assembly. This simple approach to contain screenings and grit significantly reduces fugitive headworks odors. Air from the headworks building and influent channel headspace will be treated by an adsorptive media filter or biofilter.

Foul odors from the aerobic / anoxic process basins are not expected to be significant; thus, the outdoor basins are not planned to be covered. If in the future development were to occur in close proximity to the facility, and odors became a concern, the outdoor basins could be covered, and a

supplemental odor control filter provided.

4.3.8. Aesthetics / Facility Architecture

While relatively isolated, the facility may be visible from adjacent properties. Thus, the operations/MBR and headworks building architecture will consider the company town heritage of Louviers and will be designed with an appropriate and aesthetically acceptable architecture. For the OPCC, a pre-engineered metal building was assumed.

4.3.9. Reclaimed Water System

Treated effluent will flow by gravity or pumped from the UV system to a splitter / diversion box. The effluent will flow to the former LWSD lagoon, which will be repurposed as a reclaimed water holding pond. A flowmeter will measure the volume sent to the reclaimed water system. A pump station, either located at the pond or within the MBR/operations building, will pressurize the reclaimed water distribution system throughout the service area. Chlorine may be injected into the reclaimed water holding pond and the distribution system to maintain water quality and minimize biological growth. Pond water quality management such as surface aerators will be provided.

The District may need to complete a Land Application Management Plan (LAMP) as a part of the Letter of Intent (LOI) to utilize reclaim water, as required by Regulation 84. This LAMP will demonstrate the District's ability to not only responsibly manage water resources, but also nitrogen and phosphorus by irrigating with reclaimed effluent water at agronomic rates.

4.3.10. Discharge to Plum Creek

The effluent not reclaimed for irrigation will be discharged to a permitted outfall pipe and structure to Plum Creek. The effluent flow to Plum Creek will be calculated by taking the difference of the UV effluent metered flow and the flow recorded by the reclaimed water flow meter.

4.4. DESIGN CAPACITIES

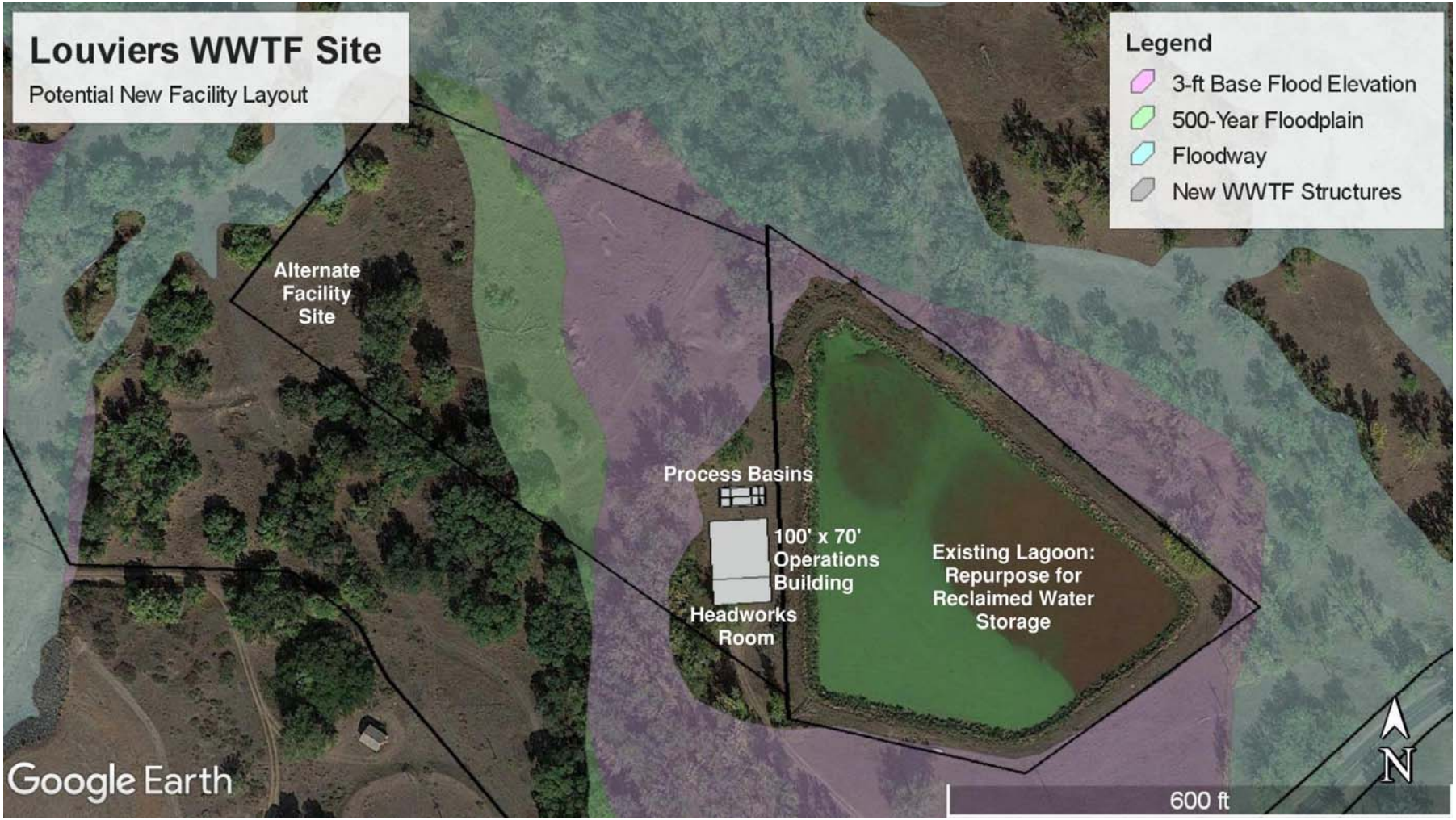
As defined in Section 3.1.5, the facility will be designed to treat the service area flow at build-out, with some added conservativism to permit expanding service to additional small regional dischargers.

4.5. FACILITY SITING

As discussed previously, the intent of this design is to reuse the existing LWSD wastewater facility site. Figure 3 is a map of the site, with a preliminary footprint for the facility shown.

The map also displays the area Flood Insurance Rate Map (FIRM) zones from the Federal Emergency Management Agency (FEMA). Much of the parcel is subject to inundation in a 100-yr or 500-yr flood. It is preferable to reuse the existing facility site in the southeast corner of the parcel, as the collection system infrastructure is already in place, but if the ultimate facility layout is incompatible with that location, the west side of the parcel can be utilized.

Figure 3. Preliminary Facility Site Layout



5. IMPLEMENTATION PLAN AND SCHEDULE

A preliminary implementation schedule for the proposed project is provided below. This schedule assumes an initiation of permitting and engineering services on September 1, 2021.

- Submit Application for Preliminary Effluent Limits — September 15, 2021
- Site Posted — December 2, 2022
- Submit Site Application & Engineering Report to Referral Agencies — January 15, 2022
- Submit Point Source Trade Application to CWA (if required) — January 15, 2022
- Site Application – Submit Complete Application to CDPHE — February 15, 2020
- CDPHE review/issue Preliminary Effluent Limits: — March 15, 2022
- CDPHE review/approve Site Application (~60 days): — May 15, 2022
- Process Design Report – Submit to CDPHE — July 1, 2022
- Process Design Report Approval by CDPHE (~60 days): — September 1, 2022
- Final Plans/Specs (streamlined/ self-cert) - Submit to CDPHE — October 1, 2022
- Start Construction of WWTF — November 1, 2022
- Complete Construction of WWTF — December 1, 2023

The most time-intensive regulatory task is state review and issuance of PELs (6 months). If the new facility is pursued, submission of a PELs application should be made as early as possible to reduce design delays.

5.1. ESTIMATED CONSTRUCTION PHASE

Facility construction is expected to start in November 2022 and end in December 2023, providing a period of 13 months for construction and commissioning.

Exhibit J
Advance and Reimbursement Agreement

REIMBURSEMENT AGREEMENT
(Operations)

THIS REIMBURSEMENT AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 202__, by and between **RANGE METROPOLITAN DISTRICT NOS. 1-3**, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the "District"), and _____, a _____ (the "Developer").

RECITALS

WHEREAS, the District is duly and validly organized as a quasi-municipal corporation and political subdivision of the State of Colorado in accordance with the provisions of Title 32, Colorado Revised Statutes; and

WHEREAS, the Developer has an interest related to property within the District's boundaries; and

WHEREAS, the District will use its best efforts to issue bonds to pay for certain capital expenditures, as contemplated in the Service Plan, as the same was approved by Douglas County; and

WHEREAS, the current financial model for the District acknowledges a deficiency in revenues expected to be generated by the District to pay costs related to the operations of the District; and

WHEREAS, the District anticipates that it will be unable to adequately fund initial administrative and operational expenses on an annual basis without financial assistance in the form of advances contemplated by this Agreement; and

WHEREAS, in order to encourage development within the boundaries of the District and to ensure the continued existence and operation of the District, the Developer anticipates providing funding to the District for the purposes of assisting with the provision of general administrative and operating functions of the District with the expectation of being reimbursed therefor; and

WHEREAS, the District intends to reimburse the Developer for the advances made to the District by the Developer on behalf of the District; and

WHEREAS, the District finds that this Agreement is in the best interests of its current and future taxpayers.

NOW, THEREFORE, for and in consideration of the premises and of the mutual representations, warranties, covenants, agreements, and undertakings set forth herein, the parties agree as follows:

COVENANTS AND AGREEMENT

1. Expenditures. As used in this Agreement, "Expenditures" means operating costs paid by the District to vendors of goods and services provided to or on behalf of the District. Expenditures also include those costs for which the Developer provides monetary advances to the District for administrative and operational expenses of the District, including but not limited to management fees, legal fees, financial consulting fees, engineering fees and general operations and maintenance costs related to the public purposes of the District.

2. Reimbursement. In consideration of advances made by the Developer to the general operating account of the District in accordance with the terms of this Agreement, the District agrees to pay reimbursements plus interest to the Developer pursuant to the terms hereof.

3. Liability. Subject to the terms of this Agreement, the obligations of the District to make the reimbursements plus interest (the "Reimbursement Obligation") arise upon the receipt of any advance of funds made by the Developer to the District, which the District's accountant shall record and track. No advance(s) shall be made until the District has advised the Developer of the amount of the requested advance(s) (the "Advance Request") and the Developer has been provided with an opportunity to review and approve the same. The District hereby agrees that all funds requested will be used for Expenditures permitted under this Agreement. Within ten (10) business days following receipt of an Advance Request, the Developer shall approve the same and cause the full amount of the Advance Request to be deposited into the general operating account of the District. If the Developer fails to approve any Advance Request made by the District, the specific reasons for such action shall be documented in writing and shall be provided to the District in accordance with section 17 hereof.

Reimbursement for advances made by the Developer to the District in each year shall include interest on the outstanding amounts due from the District to the Developer at the annual rate of eight percent (8%) simple interest beginning on the date of advance to the date of repayment. Both such date of advance and date of repayment shall be counted in the determination of the number of days for which interest is payable.

All reimbursements made by the District to the Developer shall be duly recorded in the financial records of the District. The District shall determine and document repayments of amounts due for reimbursement.

4. No Pledge of Specific Revenues or Security. No specific source of funds is pledged, and no other form of security is pledged, to the payment of the Reimbursement Obligation. No security in the form of letters of credit, bond insurance, stand-by credit agreements, or other form of credit enhancement shall be utilized by the District for the payment of, or as security for, the Reimbursement Obligation.

5. No Indebtedness or Financial Obligation. It is the intent of the District and the Developer that this Agreement shall NOT constitute a "debt" or a "multiple-fiscal year direct or indirect district debt" or other financial obligation whatsoever of the District within the meaning of the Colorado constitution or any other Colorado law and shall be subject to annual appropriation.

Nothing herein shall be construed to pledge District revenues for future years or impose obligations that would require the use of future revenues from a tax otherwise available for general purposes.

Nothing herein, however, shall prevent the Developer and the District from entering into an agreement that includes a reimbursement obligation in the future that has the effect of renewing this Agreement in substantially the same manner that a lease-purchase agreement may be renewed. The Developer has no claim or penalty against the District in the event that this Agreement is not renewed. The Developer agrees that the District has not pledged its credit to its obligations under this Agreement.

6. Termination. This Agreement shall remain in full force and effect until December 31, 2022, and shall be automatically renewed for additional one (1) year periods unless either party provides written notice to the other party at least thirty (30) days prior to December 31 of the then effective term.

7. Not Negotiable. This Agreement is not a negotiable instrument.

8. Enforcement. This Agreement shall be enforceable by either party by actions at law or in equity, and the non-breaching party shall be entitled to any and all remedies available at law or in equity, including, but not limited to, specific performance and/or damages.

9. Amendment. This Agreement is subject to amendment only by the written consent of the parties. Such amendment shall be effective as of the date the amendment is executed by the parties or such other date as the parties shall designate.

10. Severability. This Agreement is intended to be performed in accordance with and only to the extent permitted by all applicable laws, ordinances, rules, and regulations of the State of Colorado. If any provisions of this Agreement or application thereof to any person or circumstance shall for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

11. Construction of Language. The language used in this Agreement and all parts thereof shall be construed as a whole according to its fair meaning, and not strictly for nor against either party, and both parties have equally participated in the preparation of this Agreement.

12. Non-Waiver. No waiver of any conditions, remedy or provision of this Agreement shall be deemed to have been made unless expressly made in writing and signed by the party against whom such a waiver is charged; and

(a) The failure of either party to insist in any one or more cases upon the performance of any of the provisions, covenants, or conditions of this Agreement or to exercise any option herein contained, shall not be construed as a waiver thereof or as a relinquishment for the future of any such provisions, covenants, conditions or options;

(b) The acceptance or performance of anything required by this Agreement to be performed with knowledge of the breach or failure of a covenant, condition or provision hereof shall not be deemed a waiver of such breach or failure; and

(c) No waiver by a party of a breach by the other party shall be construed as a waiver with respect to any other or subsequent breach.

13. Governing Law. The terms and provisions of this Agreement shall be governed by, and shall be construed in accordance with, the laws of the State of Colorado.

14. Assignment. This Agreement is personal to the Developer and District, and neither party has any right, power, or authority to assign all or part of this Agreement, or to delegate any duties or obligations arising hereunder unless both parties agree in writing to such assignment.

15. Captions and Headings. The headings throughout this Agreement are for convenience and reference only, and shall in no way be deemed to define, limit, or add to the meaning of any provision of this Agreement.

16. Integration. This Agreement embodies the entire agreement and understanding between the parties concerning the subject matter hereof and supersedes all prior agreements and understandings, if any, between the parties relating to the subject matter thereof.

17. Notices. All notices, requests, demands, consents and other communications hereunder shall be transmitted in writing and shall be deemed to have been duly given when hand delivered or sent by certified United States mail, postage prepaid, with return receipt requested, addressed to the parties as follows:

District: Range Metropolitan District Nos. 1-3
c/o Spencer Fane LLP
Attn: Russell Dykstra
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Phone: 303-839-3800
Email: rdykstra@spencerfane.com

Developer: _____
_____
_____
Attn: _____
Phone: _____
Email: _____

Either party may change the address at which it receives written notice by so notifying the other party in writing in the manner provided herein.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date first above written.

RANGE METROPOLITAN DISTRICT NOS. 1-3, quasi-municipal corporations and political subdivisions of the State of Colorado

_____
President

ATTEST:

_____
Secretary

_____,
a _____

By: _____

Name: _____

Its: _____

FACILITIES FUNDING AND ACQUISITION AGREEMENT

THIS **FACILITIES FUNDING AND ACQUISITION AGREEMENT** ("Agreement") is made and entered into to be effective as of the ___ day of _____ 202__, by and between **RANGE METROPOLITAN DISTRICT NOS. 1 - 3**, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the "District"), and _____, a _____ (the "Developer") (collectively, the "Parties").

RECITALS

WHEREAS, Developer is the owner or developer of certain property situated in Douglas County, Colorado, that will be developed as part of a residential and commercial development (the "Property"); and

WHEREAS, in order to serve the future property owners, taxpayers, and/or residents of the Property, certain public infrastructure improvements must be acquired, constructed or installed including but not limited to water, storm sewer, sanitation and wastewater treatment, street, traffic safety protection, parks and recreation, and any other public improvements authorized by the District's Service Plan, as amended ("Improvements"); and

WHEREAS, the District does not currently have funds available for the construction and installation of the Improvements within the area to be developed by Developer; and

WHEREAS, Developer has agreed to either initially construct the Improvements to convey to the District or to initially fund the construction of the Improvements by the District; and

WHEREAS, the District and Developer have determined that for reasons of economic efficiency and timeliness it is in the best interests of the District to establish a means by which either: (1) Developer will construct or cause to have constructed by a general contractor ("Contractor") the Improvements which the District will acquire after they have been completed; or (2) Developer will initially fund the construction and installation of the Improvements by the District subject to reimbursement as provided herein; and

WHEREAS, the District's Service Plan authorizes the issuance of general obligation bonds in sufficient amounts to pay for all or a portion of the Improvements; and

WHEREAS, the District and Developer desire to set forth the procedures for the reimbursement of the costs related to the Improvements.

NOW, THEREFORE, in consideration of the foregoing and the respective agreements of the Parties contained herein, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Improvements. Improvements constructed by Developer pursuant to the terms of this Agreement shall be eligible for acquisition by the District upon compliance by Developer with

the requirements of Section 2. Developer shall give notice to the District of its intent to either construct the Improvements pursuant to the provisions of Section 2 of this Agreement or advance the funds for the District to construct the Improvements pursuant to Section 3 of this Agreement.

2. Construction of Improvements. Developer agrees to design, construct, and complete the Improvements in full conformance with the design standards and specifications as established and in use by Douglas County, and any other applicable entities having jurisdiction ("Governmental Entities") pursuant to the provisions of this Agreement. The District will retain an independent, professional engineer licensed in the State of Colorado ("Engineer") to review the Improvements to determine if the Improvements are approved for reimbursement in accordance with the provisions of this Agreement.

A. Cost Verification Procedures. Developer agrees to advance funds to the District to allow the District to make reasonable verification of the costs and suitability of Improvements to be acquired by the District from Developer. One of the two following procedures shall be used to verify the costs of the Improvements:

(i) Prior to awarding a construction contract for any Improvements, Developer shall obtain a minimum of three (3) written bids for the Improvements. Developer shall provide the District with copies of all bids received for the Improvements prior to awarding the contract(s). In the event Developer determines that the lowest responsible bidder is not the lowest bidder on a contract, Developer shall provide documentation justifying the use of the contractor selected to the District prior to awarding the contract; or

(ii) Prior to requesting that the District acquire any Improvements pursuant to this Agreement, Developer shall obtain a certification of the Engineer that the costs for the design, construction and completion of the Improvements are reasonable and comparable for similar projects as constructed in the Denver Metropolitan Area, and complies with the requirements of Section 2.B.

B. Improvements Acquisition. Subject to the receipt of funding pursuant to Section 4 herein, the District agrees to make payment to Developer for all costs related to the Improvements, including but not limited to, organizational costs, all costs of design, testing, engineering, construction, and related consultant fees, plus simple interest thereon to be accrued at the rate of eight percent (8%) from the date of expenditure through the date of repayment. Prior to the District acquiring the Improvements, the Engineer shall certify that the costs for the design, construction, and completion of the Improvements are reasonable and comparable for similar projects as constructed in the Denver Metropolitan Area. The Engineer, in the Engineer's sole professional discretion, may request documents and information as the Engineer deems necessary and appropriate ("Certification Documents") from the Developer to determine if the costs of the Improvements shall be so certified.

The Developer shall only have an obligation to provide the Certification Documents to the Engineer and shall not have a contractual obligation to provide any other documents beyond the Certification Documents actually provided to the Engineer. The purpose of the Certification Documents is to allow the Engineer to examine and certify the costs of the Improvements. By

entering into this Agreement, the District has not directed or assigned to the Developer any obligation to have care, custody, or control of any District documents.

C. Dedication of Improvements. Improvements shall be dedicated as set forth in the District's Service Plan, as required with agreements with the Governmental Entities, or as otherwise directed by the District.

D. Warranty Requirements. All of the Improvements shall have at least a one (1) year warranty (or longer if required by the Governmental Entities) from the date of substantial completion of the completed Improvements and if requested by the District, a security mechanism in form approved by the District to secure the warranty if the District accepts such Improvements prior to the expiration of the warranty.

3. Construction by District/Advances from Developer. As an alternative to Developer's construction of and the District's subsequent acquisition of the Improvements in accordance with Section 2 hereof, at Developer's election, and upon notification to the District and subject to funding pursuant to Section 4, the District may construct all or a portion of the Improvements and acquire related real property interests. If Developer requests the District to construct the Improvements it shall do so subject to prior receipt of funding from Developer and compliance with notice, budget and all requirements for bidding of public improvements. In the event Developer elects to have the District construct the Improvements, the District and Developer acknowledge that until the District has moneys available to fund costs related to the construction of the Improvements, Developer will advance funds to the District to undertake the design, testing, engineering, construction, related consultant fees and construction management of the Improvements ("Construction Related Expenses"). The District shall submit a certified statement to Developer of the Construction Related Expenses based on the bids it receives, and prepared by its engineer. Developer agrees to advance funds to the District up to the amount of the certified Construction Related Expenses (the "Maximum Advance Amount"). Developer acknowledges that the District will be entering into contracts with engineers, architects, surveyors, accountants, managers, attorneys and others in reliance upon Developer's commitments herein to provide funding up to the Maximum Advance Amount. The District shall provide Developer written notice if an advance is required to cover Construction Related Expenses. Developer shall provide the requested advance, subject to the Maximum Advance Amount, within fifteen (15) business days of receipt of notice requesting such advance ("Developer Advance"). Failure of Developer to provide the Developer Advance shall be a default under this Agreement and the District may cease construction until the Developer Advance is made. In the event the cost of the Improvements exceeds the Maximum Advance Amount and the Developer will not advance sufficient funds to complete the Improvements, the District shall have no further responsibility to continue construction. Developer hereby agrees to indemnify the District against any damages caused by the Developer's failure to provide a requested Developer Advance.

A. Construction Contracts. The District agrees that it will enter into contracts for construction of the Improvements with the lowest responsible bidder, which contracts are incorporated herein by this reference ("Contracts"). References to the Contracts herein shall refer to the Contracts as may be constituted or modified by the parties thereto and shall refer to both singular and plural.

B. Construction. The District agrees to design, construct, and complete the Improvements in full conformance with the design standards and specifications as established and in use by the District and other Governmental Entities pursuant to the provisions of this Agreement and if applicable, approved by a professional engineer licensed in the State of Colorado.

C. Accounting. Within forty-five (45) days of final payment on any Contract awarded pursuant to this Agreement, the District shall conduct an accounting of the funds received pursuant to this Agreement. In the event Developer Advances deposited hereunder exceed the actual costs and expenses incurred for the Improvements, the District shall within thirty (30) days of such accounting refund such excess amounts to Developer or shall apply the remaining amounts to the unpaid balance of any other Contract.

4. Reimbursement. The Parties agree that no payment shall be required of the District for Improvements constructed and/or acquired under Section 2 hereof or for Developer Advances pursuant to Section 3 hereof unless and until the District issues bonds ("Bonds") or other appropriate legally available instruments. The Bonds or other instrument(s) may be secured by the collection of fees the District imposes, general property tax revenues of the District, or other available revenue the District receives. The Developer acknowledges that the limit of the District's reimbursement obligation under this Agreement shall be the amount of Bond proceeds or other revenues that can be obtained through collection of fees, property taxes or other revenues of the District, subject to the limitations of the Service Plan and applicable laws. Developer understands and agrees that any Bonds or other instrument shall comply with state statutes and regulations for registration or exemption. In the event the District is unable to reimburse Developer for Developer Advances or the acquisition of Improvements within thirty (30) years of the date of the advancement, any amount of principal and accrued interest outstanding at such time shall be deemed to be forever discharged and satisfied in full. *It is hereby agreed and acknowledged that this Agreement evidences an intent to reimburse Developer hereunder, but this Agreement shall not constitute a debt or indebtedness of the District within the meaning of any constitutional or statutory provision, nor shall it constitute a multiple fiscal year financial obligation, and the making of any reimbursement hereunder shall be at all times subject to annual appropriation by the District in its absolute discretion.*

A. Payment. Until such time as the District issues Bonds, payments made by the District to Developer shall be credited as follows: first against accrued and unpaid interest on Developer Advances; second against the principal amount due on Developer Advances; third against accrued and unpaid interest on the acquisition of Improvements; and finally against the principal amount due for acquisition of Improvements. Once Bonds or other reimbursement instruments are issued to the Developer, the terms contained therein will control and supersede this Agreement for amounts that have been reimbursed thereby.

B. Financial Capability of District. The District may cause to be prepared a financial plan that provides an example of how the District may finance some or all of the Improvements and for reimbursing the Developer. Any such financial plan is based on assumptions provided by the Developer and others and there are no guarantees that the projections are accurate or that the District will have the ability to issue bonds in the amounts or in the timeframes described in the Service Plan.

5. Representations.

A. Developer Representations. Developer hereby represents and warrants to and for the benefit of the District:

(i) That it has the full power and legal authority to enter into this Agreement; and

(ii) Neither the execution and delivery of this Agreement nor the compliance by Developer with any of its terms, covenants, or conditions is or shall become a default under any other agreement or contract to which Developer is a party or by which Developer is or may be bound; and

(iii) Developer has taken or performed all requisite acts or actions which may be required by the organizational or operational documents to confirm its authority to execute, deliver and perform each of its obligations under this Agreement.

These representations and warranties are made as of the date hereof and shall be deemed continually made by Developer to the District for the entire term of this Agreement.

B. District Representations. The District hereby represents and warrants to and for the benefit of the Developer:

(i) That it has the full power and legal authority to enter into this Agreement; and

(ii) To the best of the District's knowledge, neither the execution and delivery of this Agreement nor the compliance by the District with any of its terms, covenants, or conditions is or shall become a default under any other agreement or contract to which the District is a party or by which the District is or may be bound; and

(iii) To the best of the District's knowledge, the District has taken or performed all requisite acts or actions which may be required by the organizational or operational documents to confirm its authority to execute, deliver and perform each of its obligations under this Agreement.

These representations and warranties are made as of the date hereof and shall be deemed continually made by the District to the Developer for the entire term of this Agreement.

6. Term. The term of this Agreement shall extend from the date hereof through and including December 31, 2051, unless terminated earlier by the mutual written agreement of the Parties.

7. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, via facsimile with

a hard copy immediately following thereafter by United States mail, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Range Metropolitan District Nos. 1 - 3
c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Attention: Russell W. Dykstra
Phone: (303) 839-3845
Fax: (303) 839-3838
Email: rdykstra@spencerfane.com

To the Developer: _____
_____
_____
Attn: _____
Phone: _____
Email: _____

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

8. Assignment. Developer shall not assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the District, which may approve or reject such assignment in its sole and absolute discretion. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

9. Default/Remedies. In the event of a breach or default of this Agreement by either party, the non-defaulting party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing party in such proceeding shall obtain as part of its judgment or award its reasonable attorneys' fees. Failure by Developer to provide Developer Advances as required hereunder shall be a default subject to immediate termination of this Agreement by the District.

10. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado, and any proceedings shall take place in the County wherein the District is located, and not elsewhere.

11. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

12. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

13. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and Developer any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and Developer shall be for the sole and exclusive benefit of the District and Developer.

14. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

15. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

16. Conditions Precedent. The performance by Developer of its obligations set forth herein shall constitute conditions precedent to the performance of the obligations of the District as set forth herein.

17. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

IN WITNESS WHEREOF, the Parties have executed this Facilities Funding and Acquisition Agreement as of the day and year first set forth above.

[Signature page follows.]

"DISTRICT"

RANGE METROPOLITAN DISTRICT NOS. 1 - 3, quasi-municipal corporations and political subdivisions of the State of Colorado

By: _____
President

Attest:

_____
Secretary

"DEVELOPER"

_____,
a _____

By: _____

Name: _____

Its: _____

EXHIBIT A

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that _____, hereinafter referred to as "Grantor," for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, paid by Range Metropolitan District No. ___, hereinafter referred to as the "District," a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, Colorado 80203, organized and existing under the laws of the State of Colorado, Douglas County, has bargained and sold, and by these presents, does grant and convey unto the District, its successors and assigns, all of its right, title and interest in the improvements as described below and shown on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto the District, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said property, improvements, services and facilities made unto the District, its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the property, improvements, services and facilities to the District, its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets it seal as of this ____ day of _____, 20__.

GRANTOR

_____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by_____, as _____ of_____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Exhibit K
Intergovernmental Agreements

Exhibit L
Annual Report Requirements

The Districts shall be responsible for submitting an annual report to the County no later than August 1 of each year. The annual report shall conform to the following format:

Range Metropolitan District Nos. 1-3

Year ANNUAL REPORT

(For Activities Completed in _Year_, and With Information About Prospective Years)

I. District Description - General Information
   a. Board members, officers' titles, and terms
   b. Changes in board membership in past year
   c. Name and address for official District contact
   d. Elections held in the past year and their purpose

II. Boundary changes for the report year and proposed changes for the coming year

III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements
   a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts
   b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District

IV. Service Plan
   a. List and description of services authorized in Service Plan
   b. List and description of facilities authorized in Service Plan
   c. List and description of any extraterritorial services, facilities, and agreements

V. Development Progress

a. Indicate the estimated year of build-out, as set forth in the Service Plan
b. List the services provided with the date service began compared to the date authorized by the Service Plan
c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented
d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan
e. List facilities not completed. Indicate the reason for incompletion and provide a revised schedule, if any
f. List facilities currently under construction with the percentage complete and an anticipated date of completion
g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years
h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.
i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each

VI. Financial Plan and Financial Activities

a. Provide a copy of the audit or exemption from the audit for the reporting year.
b. Provide a copy of the budget, showing the reporting and previous years.
c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes.

For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).

d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired
e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued
f. List the total amount of debt issued and outstanding as of the date of the annual report and compare to the maximum authorized debt level as set forth in the Service Plan.
g. Enterprises of the District
    i. Include revenues of the enterprise, showing both direct support from the District and all other sources
    ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations
h. Detail contractual obligations
    i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments.
    ii. Report any inability of the District to pay current obligations that are due within the current budget year
    iii. Describe any District financial obligations in default
i. Actual and Assessed Valuation History
    i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year
    ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.

j. Mill Levy History
    i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)
    ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.

k. Miscellaneous Taxes History
    i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)
    ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.

l. Estimated Assessed Valuation of District at 100% Build-Out
    i. Provide an updated estimate and compare this with the Service Plan estimate.

m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.
    i. Provide an updated estimate based on current events. Do not include refunding bonds.

Exhibit M
District Court Decree

Ref #2023021934, Date: 5/24/2023 9:48 AM, Pages: 1 of 29 ,RECORDING $153.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

COMBINED COURT
STATE OF COLORADO } ss
Douglas County
CERTIFIED to be a full, true and correct copy of the original in my custody.
MAY 17 2023
DATE FILED: May 16, 2023 4:23 PM
ANDREA K. TRUETT
Clerk of the Combined Court
By _____ Deputy
Page 1 of 29

DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	
IN RE THE ORGANIZATION OF RANGE METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
By the Court	Case Number: 2023CV30282 Division: 6

FINDINGS, ORDER AND DECREE TO CREATE DISTRICT

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 2nd day of May, 2023, at which there was submitted the matter of the organization of Range Metropolitan District No. 1 (the "District"), Douglas County, State of Colorado, the election of Directors for such District, the questions necessary to implement the provisions of Section 20 of Article X of the Colorado Constitution, the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, and other ballot questions, was duly held by the judges of election appointed as specified in the Order of the Court entered on the 1st day of May, 2023;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in the *Douglas County News Press*, a newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15), 1-5-207(2), and 1-13.5-502(2)(a), C.R.S., as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least twenty days prior to the election and until two days after the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13.5 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who or whose spouse is obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District.

That the votes cast for Director of the District to serve until the first regular election following organization were as follows (numeric and spelled out):

THERE WERE NO CANDIDATES FOR THIS OFFICE.

That the votes cast for Director of the District to service until the second regular election following organization were as follows (numeric and spelled out):

CANDIDATE FOR DIRECTOR	NUMBERS OF VOTES CAST	
	Numeric	Spelled Out
Josh Brgoch	3	Three
Thomas Clark	3	Three
Bryan Horan	3	Three

That the votes cast for and against the ballot issues and questions submitted were as follows (numeric and spelled out):

BALLOT ISSUE A
(Operations Tax Increase – Unlimited Mill Levy)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE A	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE B
(Operations and Maintenance – Fees)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, AND OPERATIONS AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER FOR AS LONG AS THE DISTRICT CONTINUES IN EXISTENCE, SUCH AUTHORIZATION TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WHICH MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE B	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE C
(Capital Costs – Ad Valorem Taxes)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY AND BY THE SAME AMOUNT RAISED ANNUALLY THEREAFTER PLUS INFLATION AND LOCAL GROWTH; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE FUNDING OF CAPITAL COSTS AND OTHER OBLIGATIONS, AUTHORIZED BY THE SERVICE PLAN, AND AS OTHERWISE AUTHORIZED UNDER APPLICABLE LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE C	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE D
(Sales Tax)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $10,000,000 ANNUALLY IN 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE IMPOSITION OF A SALES TAX OF NO MORE THAN 3% (AS DETERMINED BY THE BOARD OF DIRECTORS) FOR THE PURPOSES SET FORTH IN SECTION 32-1-1106 C.R.S. AS AMENDED FROM TIME TO TIME AND ANY OTHER DISTRICT EXPENSES APPROVED BY LAW; SUCH SALES TAX TO BE IN ADDITION TO ANY OTHER TAXES LEVIED BY THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH SALES TAX AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND ANY OTHER LAW WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, OR SECTION 29-1-301, C.R.S., AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE D	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE E
(Revenue Debt Question)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000 , WITH A REPAYMENT COST OF $200,000,000, SUCH DEBT TO CONSIST OF BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT,

WATER, SANITATION, STREETS, TRAFFIC AND SAFETY, PARKS AND RECREATION, TRANSPORTATION, TELEVISION RELAY AND TRANSLATION, MOSQUITO CONTROL, SECURITY, BUSINESS RECRUITMENT, FIRE PROTECTION, OPERATIONS AND MAINTENANCE, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE REVENUES DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT'S FACILITIES OR PROPERTIES; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND ALL REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE E	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE F
(Special Assessment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED BY $100,000,000 WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND

THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE F	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE G
(Water Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING BUT NOT LIMITED TO CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION, AND DISTRIBUTION SYSTEM, INCLUDING TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, IRRIGATION FACILITIES, AND PUMPING FACILITIES, WELLS, WATER TREATMENT, HYDRANTS, WATER RIGHTS, AND STORAGE FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM

PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE G	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE H
(Sanitation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEM, INCLUDING BUT NOT LIMITED TO COLLECTION MAINS AND LATERALS, TRANSMISSION LINES, LIFT STATIONS, TREATMENT FACILITIES, STORM SEWER, FLOOD, AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, AND DETENTION AND RETENTION PONDS, SOLID WASTE DISPOSAL FACILITIES AND SERVICES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO

THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE H	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE I
(Streets Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES,

PAVING, LIGHTING, GRADING, LANDSCAPING, TRAILS, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN PASSES, TUNNELS, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, PARKING FACILITIES, UNDERGROUNDING OF PUBLIC UTILITIES, PUBLIC ART, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE I	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE J
(Traffic and Safety Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, ACCESS GATES AND ENTRY MONUMENTATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE J	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE K
(Parks and Recreation Debt)
SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATIONAL FACILITIES, IMPROVEMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO PARKS, BIKE PATHS AND PEDESTRIAN WAYS, SPORTS FACILITIES, OPEN SPACE, LANDSCAPING, CULTURAL FACILITIES, COMMUNITY RECREATION CENTERS, MASONRY OR OTHER TYPES OF FENCING, MONUMENTATION, SIGNAGE, PUBLIC FOUNTAINS AND SCULPTURE, PUBLIC ART, GARDENS, PICNIC AREAS, PARK SHELTERS, SWIMMING POOL FACILITIES, CLUBHOUSE AND MEETING FACILITIES, LAKES AND PONDS OR OTHER WATER FEATURES, OUTDOOR LIGHTING OF ALL TYPES, IRRIGATION, DRAINAGE IMPROVEMENTS, WATER BODIES, IRRIGATION FACILITIES, AND OTHER ACTIVE AND PASSIVE RECREATION FACILITIES AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY

OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE K	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE L
(Transportation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS, AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE

PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE L	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	2	Two
NO	0	Zero

BALLOT ISSUE M
(Television Relay Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES, AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR

WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE M	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE N
(Mosquito Control Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, PROPERTIES, AND EQUIPMENT FOR THE ELIMINATION AND CONTROL OF MOSQUITOES AND OTHER PESTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE

PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE N	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE O
(Security Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT; SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, REVENUE BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE

PROVIDING, WITHIN THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, FENCES, LIGHTING, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, INCLUDING CONSTRUCTION MANAGEMENT SERVICES RELATED THERETO, OR FOR THE PURPOSE OF REFUNDING OBLIGATIONS ISSUED FOR SUCH PURPOSES, WHETHER OR NOT SUCH REFUNDING OBLIGATIONS ARE ISSUED AT A LOWER RATE, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE SOLD AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM,AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, TO BE PAYABLE FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY OR SPECIAL ASSESSMENTS IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE O	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE P
(Business Recruitment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, BUSINESS RECRUITMENT, MANAGEMENT AND DEVELOPMENT TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE P	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Q
(Fire Protection Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FIRE PROTECTION AND AMBULANCE AND EMERGENCY MEDICAL AND RESCUE SERVICES FACILITIES AND IMPROVEMENTS, AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS

A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE Q	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE R
(Reimbursement Agreements)

(Operations and Maintenance Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR PART OF THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, MANAGEMENT SERVICES CONTRACTS, AND ADMINISTRATION TO CARRY OUT THE OBJECTS AND PURPOSES FOR WHICH THE DISTRICT WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE

OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE R	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE S
(Refunding)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $200,000,000, WITH A REPAYMENT COST OF $400,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $400,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH DEBT TO BEAR INTEREST AT A RATE TO BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE THE SAME AS OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, BUT NOT IN EXCESS OF 18% PER ANNUM; SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY

AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE S	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE T
(Reimbursement Agreements as Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PROVIDE FOR THE PAYMENT OF SUCH DISTRICT DEBT; SUCH DEBT TO CONSIST OF A REIMBURSEMENT AGREEMENT WITH ONE OR MORE PRIVATE OR GOVERNMENTAL ENTITIES WHICH CONTRACT WILL CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION AND WHICH WILL OBLIGATE THE DISTRICT TO PAY THE COSTS OF REIMBURSEMENT TO SUCH ENTITY OR ENTITIES FOR ADVANCES MADE TO AND COSTS INCURRED ON BEHALF OF THE DISTRICT FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, CERTAIN WATER, STREET, TRAFFIC AND SAFETY, TELEVISION RELAY AND TRANSLATION, TRANSPORTATION, PARK AND RECREATION, FIRE PROTECTION, MOSQUITO CONTROL, SANITATION, AND SECURITY FACILITIES AND IMPROVEMENTS AND THE PROVISION OF COVENANT ENFORCEMENT, INCLUDING ADMINISTRATIVE COSTS OF THE DISTRICT, ALL AS MAY BE PROVIDED IN SUCH CONTRACT; SUCH CONTRACTUAL OBLIGATIONS TO BE WITHOUT LIMIT AS TO TERM; SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING GRANTS AND THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIFIC OWNERSHIP TAXES OF THE DISTRICT PURSUANT TO PLEDGE AGREEMENTS OR INTERGOVERNMENTAL AGREEMENTS, PUBLIC IMPROVEMENT FEES, OR OTHER FEES RECEIVED OR IMPOSED ON PROPERTY WITHIN THE DISTRICT AND ANY REVENUE DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT FACILITIES OR PROPERTIES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE T	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE U
(Dc-TABOR)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2023AND EACH FISCAL YEAR THEREAFTER, SUCH

AMOUNTS TO CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE U	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE V
(TABOR non-ad valorem tax revenues)
SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED AND RECEIVED BY THE DISTRICT, DURING 2023 AND EACH FISCAL YEAR THEREAFTER, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE V	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE W
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE W	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE X
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE X	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three

NO	0	Zero

BALLOT ISSUE Y
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Y	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Z
(Master IGA and Private Parties)

SHALL RANGE METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE CONTRACTS WITH PRIVATE PARTIES, OR ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ANY POLITICAL SUBDIVISIONS OF THE STATE FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A DEBT OR INDEBTEDNESS AND A MULTIPLE-FISCAL YEAR OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND

WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Z	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION AA
(Organize District)

Shall Range Metropolitan District No. 1 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

BALLOT QUESTION AA	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION BB
(Term Limits Elimination)

Shall members of the Board of Directors of Range Metropolitan District No. 1 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

BALLOT QUESTION BB	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION CC
(Transportation Authorization)

Shall Range Metropolitan District No. 1 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

BALLOT QUESTION CC	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION DD
(Cable Television Authorization)

Shall Range Metropolitan District No. 1 be allowed to engage, offer to engage or contract with a private provider to engage in the provision of cable television service, telecommunications service, or advanced service to subscribers within the District's service area, as such services are defined in Article 27 of Title 29, C.R.S.?

BALLOT QUESTION DD	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

AND IT FURTHER appearing that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. (the Uniform Election Code of 1992, as amended), Article 1 of Title 32, C.R.S. (the Special District Act), the Election Rules of the Colorado Secretary of State, Section 20 of Article X of the Colorado Constitution, and other relevant law;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby FINDS, ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as "Range Metropolitan District No. 1", Douglas County, State of Colorado. The organization of the "Range Metropolitan District No. 1" shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Douglas County Board of County Commissioners, approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"). The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S., and under the authority of the Clerk of the Court, the Designated Election Official shall provide a certificate of election to the directors elected.

The Court finds that the ballot questions and ballot issues set forth above passed.

The members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District as the needs of the District require.

The District shall have and exercise, through its Board of Directors and officers, all of the powers and authorities conferred upon special districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law, except as limited by the Service Plan.

The District shall consist of approximately 400 acres. All of the Property is located entirely within Douglas County, Colorado, more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

DONE IN COURT this 16th day of May, 2023.

BY THE COURT:

District Court Judge

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023021936, Date: 5/24/2023 9:55 AM, Pages: 1 of 26 ,RECORDING $138.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

COMBINED COURT
STATE OF COLORADO } ss
Douglas County.
CERTIFIED to be a full, true and correct copy of the original in my custody.
DATE FILED: May 16, 2023 4:21 PM
MAY 17 2023
ANDREA K. TRUETT
Clerk of the Combined Court
By _____ Deputy

Page 1 of 2

DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	
IN RE THE ORGANIZATION OF RANGE METROPOLITAN DISTRICT NO. 2	▲ COURT USE ONLY ▲
By the Court	Case Number: 2023CV30283 Division: 6

FINDINGS, ORDER AND DECREE TO CREATE DISTRICT

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 2nd day of May, 2023, at which there was submitted the matter of the organization of Range Metropolitan District No. 2 (the "District"), Douglas County, State of Colorado, the election of Directors for such District, the questions necessary to implement the provisions of Section 20 of Article X of the Colorado Constitution, the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, and other ballot questions, was duly held by the judges of election appointed as specified in the Order of the Court entered on the 1st day of May, 2023;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in the *Douglas County News Press*, a newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15), 1-5-207(2), and 1-13.5-502(2)(a), C.R.S., as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least twenty days prior to the election and until two days after the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13.5 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who or whose spouse is obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District.

That the votes cast for Director of the District to serve until the first regular election following organization were as follows (numeric and spelled out):

THERE WERE NO CANDIDATES FOR THIS OFFICE.

That the votes cast for Director of the District to service until the second regular election following organization were as follows (numeric and spelled out):

CANDIDATE FOR DIRECTOR	NUMBERS OF VOTES CAST	
	Numeric	Spelled Out
Josh Brgoch	3	Three
Thomas Clark	3	Three
Bryan Horan	3	Three

That the votes cast for and against the ballot issues and questions submitted were as follows (numeric and spelled out):

BALLOT ISSUE A
(Operations Tax Increase – Unlimited Mill Levy)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE A	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE B
(Operations and Maintenance – Fees)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT

ENFORCEMENT, DESIGN REVIEW, AND OPERATIONS AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER FOR AS LONG AS THE DISTRICT CONTINUES IN EXISTENCE, SUCH AUTHORIZATION TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WHICH MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE B	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE C
(Capital Costs – Ad Valorem Taxes)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY AND BY THE SAME AMOUNT RAISED ANNUALLY THEREAFTER PLUS INFLATION AND LOCAL GROWTH; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE FUNDING OF CAPITAL COSTS AND OTHER OBLIGATIONS, AUTHORIZED BY THE SERVICE PLAN, AND AS OTHERWISE AUTHORIZED UNDER APPLICABLE LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE C	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE D
(Sales Tax)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $10,000,000 ANNUALLY IN 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE IMPOSITION OF A SALES TAX OF NO MORE THAN 3% (AS DETERMINED BY THE BOARD OF DIRECTORS) FOR THE PURPOSES SET FORTH IN SECTION 32-1-1106 C.R.S. AS AMENDED FROM TIME TO TIME AND ANY OTHER DISTRICT EXPENSES APPROVED BY LAW; SUCH SALES TAX TO BE IN ADDITION TO ANY OTHER TAXES LEVIED BY THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH SALES TAX AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND ANY OTHER LAW WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, OR SECTION 29-1-301, C.R.S., AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE D	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE E
(Revenue Debt Question)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000 , WITH A REPAYMENT COST OF $200,000,000, SUCH DEBT TO CONSIST OF BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, WATER, SANITATION, STREETS, TRAFFIC AND SAFETY, PARKS AND RECREATION, TRANSPORTATION, TELEVISION RELAY AND TRANSLATION, MOSQUITO CONTROL, SECURITY, BUSINESS RECRUITMENT, FIRE PROTECTION, OPERATIONS AND MAINTENANCE, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE REVENUES DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT'S FACILITIES OR PROPERTIES; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND ALL REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT

REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE E	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE F
(Special Assessment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED BY $100,000,000 WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE F	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE G
(Water Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT

BONDS, OR OTHER OBLIGATIONS, INCLUDING BUT NOT LIMITED TO CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION, AND DISTRIBUTION SYSTEM, INCLUDING TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, IRRIGATION FACILITIES, AND PUMPING FACILITIES, WELLS, WATER TREATMENT, HYDRANTS, WATER RIGHTS, AND STORAGE FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE G	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE H
(Sanitation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE

DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEM, INCLUDING BUT NOT LIMITED TO COLLECTION MAINS AND LATERALS, TRANSMISSION LINES, LIFT STATIONS, TREATMENT FACILITIES, STORM SEWER, FLOOD, AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, AND DETENTION AND RETENTION PONDS, SOLID WASTE DISPOSAL FACILITIES AND SERVICES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE H	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE I
(Streets Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, TRAILS, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN PASSES, TUNNELS, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, PARKING FACILITIES, UNDERGROUNDING OF PUBLIC UTILITIES, PUBLIC ART, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE I	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE J
(Traffic and Safety Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, ACCESS GATES AND ENTRY MONUMENTATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE J	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE K

(Parks and Recreation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATIONAL FACILITIES, IMPROVEMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO PARKS, BIKE PATHS AND PEDESTRIAN WAYS, SPORTS FACILITIES, OPEN SPACE, LANDSCAPING, CULTURAL FACILITIES, COMMUNITY RECREATION CENTERS, MASONRY OR OTHER TYPES OF FENCING, MONUMENTATION, SIGNAGE, PUBLIC FOUNTAINS AND SCULPTURE, PUBLIC ART, GARDENS, PICNIC AREAS, PARK SHELTERS, SWIMMING POOL FACILITIES, CLUBHOUSE AND MEETING FACILITIES, LAKES AND PONDS OR OTHER WATER FEATURES, OUTDOOR LIGHTING OF ALL TYPES, IRRIGATION, DRAINAGE IMPROVEMENTS, WATER BODIES, IRRIGATION FACILITIES, AND OTHER ACTIVE AND PASSIVE RECREATION FACILITIES AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE K	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE L

(Transportation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS, AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE L	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE M
(Television Relay Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES, AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE M	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE N
(Mosquito Control Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, PROPERTIES, AND EQUIPMENT FOR THE ELIMINATION AND CONTROL OF MOSQUITOES AND OTHER PESTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE N	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE O
(Security Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT; SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, REVENUE BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, INCLUDING

CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, FENCES, LIGHTING, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, INCLUDING CONSTRUCTION MANAGEMENT SERVICES RELATED THERETO, OR FOR THE PURPOSE OF REFUNDING OBLIGATIONS ISSUED FOR SUCH PURPOSES, WHETHER OR NOT SUCH REFUNDING OBLIGATIONS ARE ISSUED AT A LOWER RATE, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE SOLD AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM,AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, TO BE PAYABLE FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY OR SPECIAL ASSESSMENTS IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE O	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE P

(Business Recruitment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, BUSINESS RECRUITMENT, MANAGEMENT AND DEVELOPMENT TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE P	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	2	Two
NO	0	Zero

BALLOT ISSUE Q
(Fire Protection Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FIRE PROTECTION AND AMBULANCE AND EMERGENCY MEDICAL AND RESCUE SERVICES FACILITIES AND IMPROVEMENTS, AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE Q	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE R
(Reimbursement Agreements)

(Operations and Maintenance Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED

$200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR PART OF THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, MANAGEMENT SERVICES CONTRACTS, AND ADMINISTRATION TO CARRY OUT THE OBJECTS AND PURPOSES FOR WHICH THE DISTRICT WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE R	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE S
(Refunding)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $200,000,000, WITH A REPAYMENT COST OF $400,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $400,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL

ASSESSMENT BONDS, OR OTHER OBLIGATIONS ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH DEBT TO BEAR INTEREST AT A RATE TO BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE THE SAME AS OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, BUT NOT IN EXCESS OF 18% PER ANNUM; SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE S	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE T
(Reimbursement Agreements as Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 2 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PROVIDE FOR THE PAYMENT OF SUCH DISTRICT DEBT; SUCH DEBT TO CONSIST OF A REIMBURSEMENT AGREEMENT WITH ONE OR MORE PRIVATE OR GOVERNMENTAL ENTITIES WHICH CONTRACT WILL CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION AND WHICH WILL OBLIGATE THE DISTRICT TO PAY THE COSTS OF REIMBURSEMENT TO SUCH ENTITY OR ENTITIES FOR ADVANCES MADE TO AND COSTS INCURRED ON BEHALF OF THE DISTRICT FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, CERTAIN WATER, STREET, TRAFFIC AND SAFETY, TELEVISION RELAY AND TRANSLATION, TRANSPORTATION, PARK AND RECREATION, FIRE PROTECTION, MOSQUITO CONTROL, SANITATION, AND SECURITY FACILITIES AND IMPROVEMENTS AND THE PROVISION OF COVENANT ENFORCEMENT, INCLUDING ADMINISTRATIVE COSTS OF THE DISTRICT, ALL AS MAY BE PROVIDED IN SUCH

CONTRACT; SUCH CONTRACTUAL OBLIGATIONS TO BE WITHOUT LIMIT AS TO TERM; SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING GRANTS AND THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIFIC OWNERSHIP TAXES OF THE DISTRICT PURSUANT TO PLEDGE AGREEMENTS OR INTERGOVERNMENTAL AGREEMENTS, PUBLIC IMPROVEMENT FEES, OR OTHER FEES RECEIVED OR IMPOSED ON PROPERTY WITHIN THE DISTRICT AND ANY REVENUE DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT FACILITIES OR PROPERTIES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE T	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE U
(De-TABOR)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2023AND EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR

EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE U	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE V
(TABOR non-ad valorem tax revenues)
SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED AND RECEIVED BY THE DISTRICT, DURING 2023 AND EACH FISCAL YEAR THEREAFTER, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE V	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE W
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE W	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE X
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE X	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Y
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE

OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Y	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Z
(Master IGA and Private Parties)

SHALL RANGE METROPOLITAN DISTRICT NO. 2 BE AUTHORIZED TO ENTER INTO ONE OR MORE CONTRACTS WITH PRIVATE PARTIES, OR ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ANY POLITICAL SUBDIVISIONS OF THE STATE FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A DEBT OR INDEBTEDNESS AND A MULTIPLE-FISCAL YEAR OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Z	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION AA
(Organize District)

Shall Range Metropolitan District No. 2 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

BALLOT QUESTION AA	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION BB
(Term Limits Elimination)

Shall members of the Board of Directors of Range Metropolitan District No. 2 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

BALLOT QUESTION BB	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION CC
(Transportation Authorization)

Shall Range Metropolitan District No. 2 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

BALLOT QUESTION CC	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION DD
(Cable Television Authorization)

Shall Range Metropolitan District No. 2 be allowed to engage, offer to engage or contract with a private provider to engage in the provision of cable television service, telecommunications service, or advanced service to subscribers within the District's service area, as such services are defined in Article 27 of Title 29, C.R.S.?

BALLOT QUESTION DD	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

AND IT FURTHER appearing that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. (the Uniform Election Code of 1992, as amended), Article 1 of Title 32, C.R.S. (the Special District Act), the Election Rules of the Colorado Secretary of State, Section 20 of Article X of the Colorado Constitution, and other relevant law;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby FINDS, ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as "Range Metropolitan District No. 2", Douglas County, State of Colorado. The organization of the "Range Metropolitan District No. 2" shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Douglas County Board of County Commissioners, approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"). The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S., and under the authority of the Clerk of the Court, the Designated Election Official shall provide a certificate of election to the directors elected.

The Court finds that the ballot questions and ballot issues set forth above passed.

The members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District as the needs of the District require.

The District shall have and exercise, through its Board of Directors and officers, all of the powers and authorities conferred upon special districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law, except as limited by the Service Plan.

The District shall consist of approximately 400 acres. All of the Property is located entirely within Douglas County, Colorado, more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

DONE IN COURT this 16th day of May, 2023.

BY THE COURT:

District Court Judge

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023021935, Date: 5/24/2023 9:52 AM, Pages: 1 of 29 ,RECORDING $153.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

COMBINED COURT
STATE OF COLORADO } ss
Douglas County.
CERTIFIED to be a full, true and correct copy of the original in my custody.

DATE FILED: May MAY 17 2023

ANDREA K. TRUETT
Clerk of the Combined Court
By _____ Deputy

DISTRICT COURT, DOUGLAS COUNTY, COLORADO 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	
IN RE THE ORGANIZATION OF RANGE METROPOLITAN DISTRICT NO. 3	▲ COURT USE ONLY ▲
By the Court	Case Number: 2023CV30284 Division: 6

FINDINGS, ORDER AND DECREE TO CREATE DISTRICT

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 3rd day of May, 2023, at which there was submitted the matter of the organization of Range Metropolitan District No. 3 (the "District"), Douglas County, State of Colorado, the election of Directors for such District, the questions necessary to implement the provisions of Section 20 of Article X of the Colorado Constitution, the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, and other ballot questions, was duly held by the judges of election appointed as specified in the Order of the Court entered on the 1st day of May, 2023;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in the *Douglas County News Press*, a newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15), 1-5-207(2), and 1-13.5-502(2)(a), C.R.S., as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least twenty days prior to the election and until two days after the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13.5 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who or whose spouse is obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District.

That the votes cast for Director of the District to serve until the first regular election following organization were as follows (numeric and spelled out):

THERE WERE NO CANDIDATES FOR THIS OFFICE.

That the votes cast for Director of the District to service until the second regular election following organization were as follows (numeric and spelled out):

CANDIDATE FOR DIRECTOR	NUMBERS OF VOTES CAST	
	Numeric	Spelled Out
Josh Brgoch	3	Three
Thomas Clark	3	Three
Bryan Horan	3	Three

That the votes cast for and against the ballot issues and questions submitted were as follows (numeric and spelled out):

BALLOT ISSUE A
(Operations Tax Increase – Unlimited Mill Levy)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE A	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE B
(Operations and Maintenance – Fees)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, COVENANT ENFORCEMENT, DESIGN REVIEW, AND OPERATIONS AND MAINTENANCE EXPENSES, BY THE IMPOSITION OF A FEE OR FEES IMPOSED, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH FEES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER FOR AS LONG AS THE DISTRICT CONTINUES IN EXISTENCE, SUCH AUTHORIZATION TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WHICH MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE B	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE C
(Capital Costs – Ad Valorem Taxes)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY AND BY THE SAME AMOUNT RAISED ANNUALLY THEREAFTER PLUS INFLATION AND LOCAL GROWTH; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE FUNDING OF CAPITAL COSTS AND OTHER OBLIGATIONS, AUTHORIZED BY THE SERVICE PLAN, AND AS OTHERWISE AUTHORIZED UNDER APPLICABLE LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2023 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE C	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE D
(Sales Tax)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $10,000,000 ANNUALLY IN 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE IMPOSITION OF A SALES TAX OF NO MORE THAN 3% (AS DETERMINED BY THE BOARD OF DIRECTORS) FOR THE PURPOSES SET FORTH IN SECTION 32-1-1106 C.R.S. AS AMENDED FROM TIME TO TIME AND ANY OTHER DISTRICT EXPENSES APPROVED BY LAW; SUCH SALES TAX TO BE IN ADDITION TO ANY OTHER TAXES LEVIED BY THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS OF SUCH SALES TAX AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND ANY OTHER LAW WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, INCLUDING ANY FUTURE AMENDMENTS TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION IMPOSING TAX CUTS, OR SECTION 29-1-301, C.R.S., AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE D	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE E
(Revenue Debt Question)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000 , WITH A REPAYMENT COST OF $200,000,000, SUCH DEBT TO CONSIST OF BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT,

WATER, SANITATION, STREETS, TRAFFIC AND SAFETY, PARKS AND RECREATION, TRANSPORTATION, TELEVISION RELAY AND TRANSLATION, MOSQUITO CONTROL, SECURITY, BUSINESS RECRUITMENT, FIRE PROTECTION, OPERATIONS AND MAINTENANCE, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE REVENUES DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT'S FACILITIES OR PROPERTIES; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND ALL REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE E	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE F
(Special Assessment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED BY $100,000,000 WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE AFOREMENTIONED DEBT, BY IMPOSING SPECIAL ASSESSMENTS UPON PROPERTY IN THE DISTRICT, WHICH ASSESSMENTS ARE SUBJECT TO PREPAYMENT AT THE OPTION OF THE PROPERTY OWNER, SUCH DEBT TO CONSIST OF SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS BEARING INTEREST AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM; SUCH SPECIAL ASSESSMENT BONDS OR OTHER FINANCIAL OBLIGATIONS TO BE ISSUED TO PAY THE COSTS OF PROVIDING CERTAIN PUBLIC IMPROVEMENTS FOR SUCH DISTRICT, TO BE REPAID FROM THE PROCEEDS OF SPECIAL ASSESSMENTS TO BE IMPOSED UPON THE PROPERTY INCLUDED WITHIN SUCH DISTRICT; SUCH TAXES TO CONSIST OF THE AFOREMENTIONED SPECIAL ASSESSMENTS IMPOSED UPON THE PROPERTY FOR THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS; AND SHALL THE PROCEEDS OF SUCH BONDS OR OTHER FINANCIAL OBLIGATIONS AND

THE PROCEEDS OF SUCH ASSESSMENTS, AND INVESTMENT INCOME THEREON CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2023 AND IN EACH FISCAL YEAR THEREAFTER WITHOUT REGARD TO ANY EXPENDITURE, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE F	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE G
(Water Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING BUT NOT LIMITED TO CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION, AND DISTRIBUTION SYSTEM, INCLUDING TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, IRRIGATION FACILITIES, AND PUMPING FACILITIES, WELLS, WATER TREATMENT, HYDRANTS, WATER RIGHTS, AND STORAGE FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM

PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE G	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE H
(Sanitation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A COMPLETE SANITARY SEWAGE COLLECTION AND TRANSMISSION SYSTEM, INCLUDING BUT NOT LIMITED TO COLLECTION MAINS AND LATERALS, TRANSMISSION LINES, LIFT STATIONS, TREATMENT FACILITIES, STORM SEWER, FLOOD, AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, AND DETENTION AND RETENTION PONDS, SOLID WASTE DISPOSAL FACILITIES AND SERVICES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO

THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE H	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE I
(Streets Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES,

PAVING, LIGHTING, GRADING, LANDSCAPING, TRAILS, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN PASSES, TUNNELS, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, PARKING FACILITIES, UNDERGROUNDING OF PUBLIC UTILITIES, PUBLIC ART, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE I	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE J
(Traffic and Safety Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM OF TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, ACCESS GATES AND ENTRY MONUMENTATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE J	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE K
(Parks and Recreation Debt)
SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATIONAL FACILITIES, IMPROVEMENTS, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO PARKS, BIKE PATHS AND PEDESTRIAN WAYS, SPORTS FACILITIES, OPEN SPACE, LANDSCAPING, CULTURAL FACILITIES, COMMUNITY RECREATION CENTERS, MASONRY OR OTHER TYPES OF FENCING, MONUMENTATION, SIGNAGE, PUBLIC FOUNTAINS AND SCULPTURE, PUBLIC ART, GARDENS, PICNIC AREAS, PARK SHELTERS, SWIMMING POOL FACILITIES, CLUBHOUSE AND MEETING FACILITIES, LAKES AND PONDS OR OTHER WATER FEATURES, OUTDOOR LIGHTING OF ALL TYPES, IRRIGATION, DRAINAGE IMPROVEMENTS, WATER BODIES, IRRIGATION FACILITIES, AND OTHER ACTIVE AND PASSIVE RECREATION FACILITIES AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY

OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE K	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE L
(Transportation Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL, OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PUBLIC PARKING LOTS, STRUCTURES, ROOFS, COVERS, AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE

PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE L	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE M
(Television Relay Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES, AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR

WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE M	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE N
(Mosquito Control Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FACILITIES, PROPERTIES, AND EQUIPMENT FOR THE ELIMINATION AND CONTROL OF MOSQUITOES AND OTHER PESTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE

PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE N	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE O
(Security Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT; SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, REVENUE BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE

PROVIDING, WITHIN THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR SIMILAR PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF DISTRICT PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, FENCES, LIGHTING, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, INCLUDING CONSTRUCTION MANAGEMENT SERVICES RELATED THERETO, OR FOR THE PURPOSE OF REFUNDING OBLIGATIONS ISSUED FOR SUCH PURPOSES, WHETHER OR NOT SUCH REFUNDING OBLIGATIONS ARE ISSUED AT A LOWER RATE, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE SOLD AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM,AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, TO BE PAYABLE FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY OR SPECIAL ASSESSMENTS IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE O	NUMBER OF VOTES CAST	
	Numeric	Spelled Out

YES	3	Three
NO	0	Zero

BALLOT ISSUE P
(Business Recruitment Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, BUSINESS RECRUITMENT, MANAGEMENT AND DEVELOPMENT TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY

BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE P	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Q
(Fire Protection Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING, ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, FIRE PROTECTION AND AMBULANCE AND EMERGENCY MEDICAL AND RESCUE SERVICES FACILITIES AND IMPROVEMENTS, AND DIVING AND GRAPPLING STATIONS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS

A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE Q	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE R
(Reimbursement Agreements)

(Operations and Maintenance Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, FINANCING, OR REFINANCING ALL OR PART OF THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, MANAGEMENT SERVICES CONTRACTS, AND ADMINISTRATION TO CARRY OUT THE OBJECTS AND PURPOSES FOR WHICH THE DISTRICT WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE

OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE R	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE S
(Refunding)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $200,000,000, WITH A REPAYMENT COST OF $400,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $400,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS, SPECIAL ASSESSMENT BONDS, OR OTHER OBLIGATIONS ISSUED OR INCURRED FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH DEBT TO BEAR INTEREST AT A RATE TO BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE THE SAME AS OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, BUT NOT IN EXCESS OF 18% PER ANNUM; SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW, OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND ON SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM IN AN AMOUNT DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, SUCH DEBT TO BE PAID FROM ANY LEGALLY

AVAILABLE MONEYS OF THE DISTRICT, INCLUDING SPECIAL ASSESSMENTS OR THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE S	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE T
(Reimbursement Agreements as Debt)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED $100,000,000, WITH A REPAYMENT COST OF $200,000,000; AND SHALL RANGE METROPOLITAN DISTRICT NO. 3 TAXES BE INCREASED $200,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PROVIDE FOR THE PAYMENT OF SUCH DISTRICT DEBT; SUCH DEBT TO CONSIST OF A REIMBURSEMENT AGREEMENT WITH ONE OR MORE PRIVATE OR GOVERNMENTAL ENTITIES WHICH CONTRACT WILL CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION AND WHICH WILL OBLIGATE THE DISTRICT TO PAY THE COSTS OF REIMBURSEMENT TO SUCH ENTITY OR ENTITIES FOR ADVANCES MADE TO AND COSTS INCURRED ON BEHALF OF THE DISTRICT FOR THE PURPOSES OF ACQUIRING, CONSTRUCTING, OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, CERTAIN WATER, STREET, TRAFFIC AND SAFETY, TELEVISION RELAY AND TRANSLATION, TRANSPORTATION, PARK AND RECREATION, FIRE PROTECTION, MOSQUITO CONTROL, SANITATION, AND SECURITY FACILITIES AND IMPROVEMENTS AND THE PROVISION OF COVENANT ENFORCEMENT, INCLUDING ADMINISTRATIVE COSTS OF THE DISTRICT, ALL AS MAY BE PROVIDED IN SUCH CONTRACT; SUCH CONTRACTUAL OBLIGATIONS TO BE WITHOUT LIMIT AS TO TERM; SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT; SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, AND SHALL THE DISTRICT BE AUTHORIZED TO REFUND OR REFINANCE ANY SUCH DEBT AT SUCH INTEREST RATE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, WHICH INTEREST RATE MAY BE LOWER THAN, THE SAME AS, OR HIGHER THAN THE INTEREST RATE BORNE BY THE OBLIGATIONS BEING REFUNDED, SUCH DEBT TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING GRANTS AND THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIFIC OWNERSHIP TAXES OF THE DISTRICT PURSUANT TO PLEDGE AGREEMENTS OR INTERGOVERNMENTAL AGREEMENTS, PUBLIC IMPROVEMENT FEES, OR OTHER FEES RECEIVED OR IMPOSED ON PROPERTY WITHIN THE DISTRICT AND ANY REVENUE DERIVED FROM THE OPERATION OF ANY OF THE DISTRICT FACILITIES OR PROPERTIES; SUCH TAXES TO CONSIST OF SPECIAL ASSESSMENTS OR AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION AS TO RATE, EXCEPT AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, PROVIDED THAT SUCH MILL LEVY MAY BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATIONS ARE CALCULATED, INCLUDING A CHANGE IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND, IN CONNECTION THEREWITH, AS A VOTER-APPROVED REVENUE CHANGE, SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY AND ALL OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES, AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE T	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE U
(De-TABOR)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2023AND EACH FISCAL YEAR THEREAFTER, SUCH

AMOUNTS TO CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

BALLOT ISSUE U	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE V
(TABOR non-ad valorem tax revenues)
SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ANY AND ALL AMOUNTS ANNUALLY FROM ANY REVENUE SOURCES WHATSOEVER OTHER THAN AD VALOREM TAXES, INCLUDING BUT NOT LIMITED TO TAP FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME, OR CHARGE IMPOSED, COLLECTED, OR AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED AND RECEIVED BY THE DISTRICT, DURING 2023 AND EACH FISCAL YEAR THEREAFTER, AND SHALL SUCH REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

BALLOT ISSUE V	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE W
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM,

ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE W	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE X
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE X	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three

NO	0	Zero

BALLOT ISSUE Y
(Mortgage)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ISSUE, CREATE, EXECUTE, AND DELIVER MORTGAGES, LIENS, AND OTHER ENCUMBRANCES ON DISTRICT REAL AND PERSONAL PROPERTY, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, AND INCLUDING WATER AND WATER RIGHTS, SUCH ENCUMBRANCES TO BE IN THE TOTAL PRINCIPAL AMOUNT OF NOT MORE THAN $100,000,000, PLUS INTEREST THEREON AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 18% PER ANNUM, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS TO BE NECESSARY OR APPROPRIATE IN CONNECTION WITH THE ISSUANCE OF BONDS, NOTES, CONTRACTS, OR OTHER FINANCIAL OBLIGATIONS OF THE DISTRICT; SUCH ENCUMBRANCES TO BE CREATED FOR THE PURPOSE OF PROVIDING ADDITIONAL SECURITY FOR DISTRICT FINANCIAL OBLIGATIONS, AND TO BE CREATED AT ONE TIME OR FROM TIME TO TIME; SUCH MORTGAGES, LIENS, OR OTHER ENCUMBRANCES TO ENTITLE THE OWNER OR BENEFICIARY THEREOF TO FORECLOSE UPON AND TAKE TITLE TO AND POSSESSION OF THE DISTRICT PROPERTY SO ENCUMBERED, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE SUCH COVENANTS REGARDING THE USE OF THE ENCUMBERED PROPERTY AND OTHER MATTERS ARISING UNDER THE ENCUMBRANCE, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Y	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT ISSUE Z
(Master IGA and Private Parties)

SHALL RANGE METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO ENTER INTO ONE OR MORE CONTRACTS WITH PRIVATE PARTIES, OR ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ANY POLITICAL SUBDIVISIONS OF THE STATE FOR THE PURPOSE OF JOINTLY FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A DEBT OR INDEBTEDNESS AND A MULTIPLE-FISCAL YEAR OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND

WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE DISTRICT?

BALLOT ISSUE Z	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION AA
(Organize District)

Shall Range Metropolitan District No. 3 be organized as a Special District pursuant to Article 1 of Title 32, C.R.S.?

BALLOT QUESTION AA	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION BB
(Term Limits Elimination)

Shall members of the Board of Directors of Range Metropolitan District No. 3 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?

BALLOT QUESTION BB	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION CC
(Transportation Authorization)

Shall Range Metropolitan District No. 3 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the District contract to undertake such activities?

BALLOT QUESTION CC	NUMBER OF VOTES CAST

	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

BALLOT QUESTION DD
(Cable Television Authorization)

Shall Range Metropolitan District No. 3 be allowed to engage, offer to engage or contract with a private provider to engage in the provision of cable television service, telecommunications service, or advanced service to subscribers within the District's service area, as such services are defined in Article 27 of Title 29, C.R.S.?

BALLOT QUESTION DD	NUMBER OF VOTES CAST	
	Numeric	Spelled Out
YES	3	Three
NO	0	Zero

AND IT FURTHER appearing that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. (the Uniform Election Code of 1992, as amended), Article 1 of Title 32, C.R.S. (the Special District Act), the Election Rules of the Colorado Secretary of State, Section 20 of Article X of the Colorado Constitution, and other relevant law;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby FINDS, ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as "Range Metropolitan District No. 3", Douglas County, State of Colorado. The organization of the "Range Metropolitan District No. 3" shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Douglas County Board of County Commissioners, approving the Service Plan for Range Metropolitan District Nos. 1-3 (the "Service Plan"). The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S., and under the authority of the Clerk of the Court, the Designated Election Official shall provide a certificate of election to the directors elected.

The Court finds that the ballot questions and ballot issues set forth above passed.

The members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District as the needs of the District require.

The District shall have and exercise, through its Board of Directors and officers, all of the powers and authorities conferred upon special districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law, except as limited by the Service Plan.

The District shall consist of approximately 400 acres. All of the Property is located entirely within Douglas County, Colorado, more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

DONE IN COURT this 16th day of May, 2023.

BY THE COURT:

District Court Judge

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023014477, Date: 4/7/2023 9:50 AM, Pages: 1 of 5 ,
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

RESOLUTION NO. R-023-040
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE SERVICE PLAN OF RANGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, on March 16, 2023, a service plan for the proposed Range Metropolitan District Nos. 1-3 ("Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on March 16, 2023; and

WHEREAS, on March 6, 2023, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on March 28, 2023, the Board set a public hearing on the Service Plan for April 3, 2023 ("Public Hearing"), and ratified: (1) publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on March 9, 2023; and (2) notice of the date, time and location of the Public Hearing which was mailed on March 6, 2023, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Range Metropolitan District Nos. 1-3 (collectively, the "Districts") and, on March 6, 2023, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on April 3, 2023, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed Districts was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.,* C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts; and

(b) that the existing service in the area to be served by the proposed Districts is inadequate for present and projected needs; and

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

(c) that the proposed Districts are capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed Districts have, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed Districts will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.,* C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed Districts or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the Districts shall be as provided in Exhibit A, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 3rd day of April, 2023, in Castle Rock, Douglas County, Colorado.

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

DocuSigned by:

BY: Abe Laydon DS
2322EA9EBA95429...
Chair
Abe Laydon

DOUGLAS COUNTY, COLORADO SEAL EST. 1861

ATTEST: DocuSigned by:
Roberta Nelson
7DCE6DB8F0A548B...
Deputy Clerk
Roberta Nelson

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

EXHIBIT A

(Legal Description of Range Metropolitan District Nos. 1-3 Boundaries)

DocuSign Envelope ID: 8B3DB369-DF72-461B-BE41-97AEB34BBC3B

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 100-N0027009-020-SB1, AMENDMENT NO. 2, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2020 (NO TIME SPECIFIED)

THE SOUTH 1660.89 FEET OF THE EAST 1/2 SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE WEST 1/2 WEST 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THE EAST 1/2 NORTHEAST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY 85, ALL IN SECTION
3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN WARRANTY DEED RECORDED MARCH 25, 2016 AT RECEPTION NO. 2016017644,
COUNTY OF DOUGLAS, STATE OF COLORADO.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Castle Pines North Metro District		No Response Received.	No Response Required.
Cedar Hill Cemetery Association	08/15/2025	See Letter: No Comment.	No Response Required.
CenturyLink		No Response Received.	No Response Required.
Chatfield Community Association	08/09/2025	See Letter: Chatfield Community Association comments addressed Dominion Water and Sanitation District's ability to provide water and wastewater services to the Range project.	This comment was provided to the applicant. The applicants provided a response to the Chatfield Community Association.
Cherokee Ridge Estates Metro		No Response Received.	No Response Required.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	08/12/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SV2025-007, Range Metropolitan District Nos. 1-3 Service Plan, 1st Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. (verbatim)	No Response Required.
City of Castle Pines		No Response Received.	No Response Required.
Colorado Department of Transportation CDOT-Region # 1	08/06/2025	See Letter: No Comment.	No Response Required.
Colorado Division of Water Resources	08/21/2025	See Letter: No Comment.	No Response Required.
Colorado Geological Survey	08/14/2025	Received: No Comment (verbatim).	No Response Required.
Comcast		No Response Received.	No Response Required.
CORE Electric Cooperative	08/07/2025	Received: No Comment (verbatim).	No Response Required.
Douglas County Addressing Analyst	08/15/2025	Received: No Comment (verbatim)	No Response Required.
Douglas County Assessor	08/20/2025	Received: None (verbatim)	No Response Required.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Building Services	08/08/2025	Received: No Comment (verbatim)	No Response Required.
Douglas County Conservation District		No Response Received.	No Response Required.
Douglas County Engineering Services	08/15/2025	See Letter: No Comment	No Response Required.
Douglas County Health Department		No Response Received.	No Response Required.
Douglas County Libraries		No Response Received.	No Response Required.
Douglas County Office of Emergency Management	08/11/2025	Received: No Comment (verbatim).	No Response Required.
Douglas County School District RE 1		No Response Received.	No Response Required.
Douglas County Sheriff's Office		No Response Received.	No Response Required.
Douglas County Wildfire Mitigation	08/18/2025	Received: Wildfire Mitigation has no objection to the service plan Amendment (verbatim).	No Response Required.
E-470 Public Highway Authority		No Response Received.	No Response Required.
Highlands Ranch Metro District	08/20/2025	Received: No Comment (verbatim)	No Response Required.
Highlands Ranch Water and Sanitation District	08/20/2025	Received: No Comment (verbatim).	No Response Required.
Louviers Water and Sanitation District	08/06/2025	See Letter: No Comment	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Roxborough Water & Sanitation District	08/06/2025	Received: No Comment (verbatim).	No Response Required.
RTD - Planning & Development Dept		No Response Received.	No Response Required.
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
Sedalia Water & Sanitation District		No Response Received.	No Response Required.
Solitude Metro District		No Response Received.	No Response Required.
South Metro Fire Rescue	08/20/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment. (verbatim)	No Response Required.
South Santa Fe Metro Districts #1 & 2		No Response Received.	No Response Required.

Project Name: Range Metropolitan District
Project File #: SV2025-007
Date Sent: 08/06/2025 **Date Due:** 08/20/2025

Agency	Date Received	Agency Response	Response Resolution
Sterling Ranch Community Authority Board		No Response Received.	No Response Required.
Thunderbird Water & Sanitation District		No Response Received.	No Response Required.
West Douglas County FD		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	08/13/2025	See Letter: No apparent conflict.	No Response Required.

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

opment
esources

RECEIVED
AUG 19 2025
Douglas County Planning

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: Cedar Hill Cemetery	**Phone #:** 303-688-8765
Your Name: Sean Curtis *(please print)*	**Your Signature:** B. Sean Curtis
	Date: 8-15-2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

From: Chatfield Community Association
To: Lauren Pulver
Subject: Referral for SV2025-007, Range Metropolitan District
Date: Saturday, August 9, 2025 11:15:42 AM

Chatfield Community Association Mission

The mission of CCA is to preserve the character of the Chatfield Basin, and to ensure that development in the area at least meets all state and county regulations, has adequate water, doesn't adversely impact existing residents, and hopefully blends well with the existing semi-rural nature.

We emphasize objective, factual referral and public hearing comments when possible. But some views are inevitably subjective regarding quality of life, rural life, dark skies, and the like

Lauren Pulver
Planning Resources
Referral for SV2025-007, Range Metropolitan District Service Plan Amendment

Lauren,

We have the following concerns with regard to the ability of Dominion Water and Sanitation to provide water and wastewater services to the Range project. Referring to DWSD's previously submitted water supply chart, there is less water available in their questionable supply.

DWSD's water is now coming through the WISE pipelines, with a temporary exception of the 230 AF supply. DWSD is responsible for transportation losses, which may reduce amount of water available.

7) Transportation Losses. Dominion shall bear the burden of any transportation losses incurred by water released by Aurora Water under the terms of this Agreement during the water's conveyance to its point of use. After Aurora Water makes its delivery of water as prescribed in this Agreement, Dominion shall thereafter be responsible for whatever steps are necessary for Dominion to divert and use the water.

In addition, Castle Rock will be taking 5% of the water coming through their pipes.

Budget Impact

The Wheeling Agreement has positive impacts to the Water Resources budget by providing a revenue stream. At the currently calculated Dominion wheeling rate of $0.37 per 1,000 gallons, the Town could receive nearly $99,000 in revenue by moving 820 acre-feet of water for Dominion. Additionally, the Town receives 5% of the water that Dominion requests through the Town's system.

Staff Recommendation

Staff recommends Town Council approve the second amendment to the Water Service IGA.

DWSD cites their participation in WISE as a source of water. In the latest amendment, there is a minimum of a 5% reduction in water, possibly more, for the first ten years. This further reduces DWSD's water supply.

3.4 Water Deliveries.

3.4.1 Deliveries Prior to the start of the 10-Year Blocks. From June 1, 2024 through May 31, 2025, the Offered Delivery Amount and Minimum Payment obligation will be no less than 3,000 acre-feet.

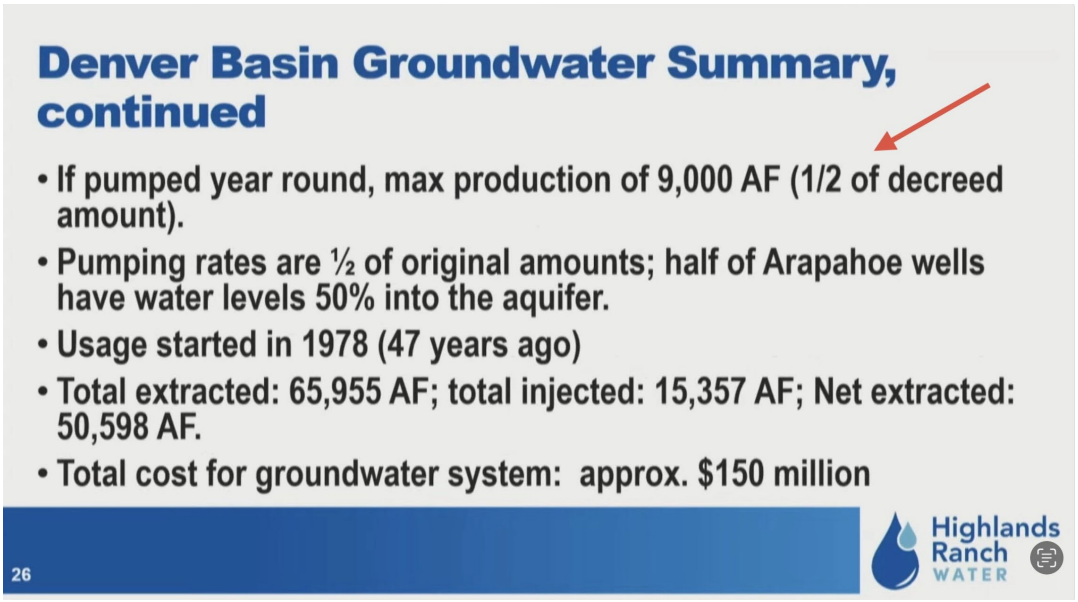
3.4.2 Ten-Year Block Deliveries. Aurora and Denver Water will offer for delivery to the Authority a minimum of 100,000 AF of water over a Ten-Year Block, except for the first Ten-Year Block. The first Ten-Year Block will begin June 1, 2025 with a 95,000 AF minimum Offered Delivery Amount. Should the Binney Plant Connection and/or the DIA Connection not be completed, tested and fully operational by June 1, 2026, the initial Ten-Year Block will be reduced to 90,000 AF and by an additional 5,000 AF/y for each subsequent year of delay. The Offered Delivery Amount in any year and any Ten-Year Block will be calculated retrospectively on the basis of the daily offered flow rate and will be credited towards the Delivery Obligation.

3.4.3 Maximum and Minimum Offered Delivery Amount. In any particular year, the Offered Delivery Amount will depend on hydrology and infrastructure constraints. However, the Offered Delivery Amount volume shall not be required to be more than in Paragraph 3.4.3(a) nor less than the minimums in Paragraph 3.4.3(b).

(a) Maximum Offered Delivery Amount. The maximum Offered Delivery Amount shall be as follows:

- no more than 25,000 AF of water in any single Delivery Year,

DWSD cites their water supply from Cherokee Ranch groundwater. Highlands Ranch presented water issues to the Douglas County Water Commission. They are pumping about half of the decreed amount of water in their Arapahoe wells. If the same numbers apply to DWSD's Cherokee Ranch well(s), there is even less water available than stated on the DWSD Water Supply Chart.



The county has already approved more Sterling Ranch units than the 4000 units agreement with Roxborough Water and Sanitation for wastewater service. This leaves no services available for the Range development. Dominion does not have a permit for their wastewater facility. Should they get a permit approved, Dominion does not have a permit for a diversion off the South Platte for potential water reuse or any other water supplies directly off the Platte.

We believe the county should seriously review all documents regarding the water and

wastewater ability of Dominion Water and Sanitation to serve the Range application. We do not see adequate services available for the Range.

Respectively,

Team CCA

From: Varner - CDOT, Jessica
To: Lauren Pulver
Cc: Steven Loeffler - CDOT; Joseph Tripple - CDOT
Subject: Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment (SV2025-007)
Date: Wednesday, August 6, 2025 2:49:31 PM

Hi Lauren,

I have reviewed the referral for Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment (SV2025-007) and have no comment.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

From: Comaniciu - DNR, Ioana
To: Lauren Pulver
Subject: Re: Douglas County eReferral (SV2025-007) Is Ready For Review
Date: Thursday, August 21, 2025 6:36:16 PM

Good Afternoon,
We have reviewed the proposed amendment to the service plan for the Range Metropolitan District Nos. 1-3. 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 and March 11, 2011 memorandums 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.

Our office has no comments to the proposed amendment, since we have previously reviewed the Range Preliminary Plan under Project No. SB2024-048 on December 31, 2024 and in that letter we provided the opinion that with the Dominion Water and Sanitation District providing water to the development the water supply is adequate and can be provided without causing injury to the decree water rights.

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

On Wed, Aug 6, 2025 at 12:49 PM <lpulver@douglas.co.us> wrote:

> There is an eReferral for your review. Please use the following link to log on to your account:
> https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!Y0bNiPNUzDRPCR6dhCycKYsUdrly21Be49cdgJrLN348tALboXhPtjqktZcyXlimmF4y5mx0psQbdYziLZKIHiU$
>
> SV2025-007, Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment, Amendment to allow the Districts to utilize other sources of water besides central well system and allow for additional lots to be developed within the Project.
>
> This referral will close on Wednesday, August 20, 2025.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Lauren Pulver
> Planning Resources
> 100 Third Street
> Castle Rock, CO 80104
> 303-660-7460 (main)

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒	No Comment		
☐	Please be advised of the following concerns:		
☐	See letter attached for detail.		
Agency:	Douglas County Public Works	**Phone #:**	303-660-7490
Your Name:	Ken Murphy, P.E.	**Your Signature:**	Ken Murphy
	(please print)	**Date:**	15 AUG 2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: LWSD	**Phone #:** 303-562-5096
Your Name: Matt Collitt	**Your Signature:** Matthew Collitt
(please print)	**Date:** 8/6/2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

August 6, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: August 20, 2025

File # / Name: SV2025-007 / Range Metropolitan District, 1st Amendment

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	**Phone #:** 303.979.7286
Your Name: Mike Marcum	**Your Signature:**
(please print)	**Date:** 08.06.2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 13, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Lauren Pulver

Re: Range Metropolitan District Nos. 1-3 Service Plan 1st Amendment
Case # SV2025-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the Amendment to allow the Districts to utilize other sources of water besides central well system and allow for additional lots to be developed within the Project and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the Districts.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

September 30, 2025

Megan Murphy
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80112

Re: Range Metropolitan District Nos. 1-3 – First Amendment
Project File No. SV2025-007

Dear Ms. Murphy,

The following schedule has been set for the above referenced application:

ACTION	DATE
Application stamped complete, Department of Community Development	**9/29/25**
PC meeting	**10/20/25, 6:00 pm**
BCC meeting to set hearing date	**11/03/25, 1:30 pm**
BCC hearing	**11/18/25, 2:30 pm**
BCC adopts resolution of approval or provides reason for denial	**11/18/25, 2:30 pm**

All meetings will be held in the Board of County Commissioners' Hearing Room at 100 Third Street, Castle Rock.

Please note some additional deadlines for this application; the staff report for the Board of County Commissioners hearing is to be mailed on November 6, 2025. The final version of the Service Plan, as it is to be delivered to the Board, should be provided to our office by Monday, November 3, 2025.

To ensure the applications are processed and heard according to the above schedule, it will be important for you to provide and comply with the following requirements.

A. NOTICING

State Statutes require public notice for the Board of County Commissioners hearing. The Douglas County *Service Plan Review Procedures* ("Review Procedures") require the

applicant to fulfill the following noticing requirements. Please also refer to Section 32-1-204, C.R.S. for further information:

1. Newspaper Noticing

   A notice needs to be published in the *Douglas County News-Press* at least 20 days before the BCC hearing. The notice shall include the date, time, location, purpose of the hearing, and a general description of the land contained within the boundaries of the metropolitan district and information outlining methods and procedures pursuant to Section 32-1-203 (3.5), C.R.S., concerning the filing of the petition for exclusion of territory. See the relevant section of the State Statutes and the Review Procedures for further explanation of this last issue.

   Please provide Planning Services with a copy of the draft notice before it is sent to the newspaper for publishing so we can confirm all information is included.

2. Existing Surrounding Municipalities and Special Districts

   A written notice must be sent to "the governing body of any existing municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the proposed special district boundaries" (Section 32-1-204 (1), C.R.S., as amended).

   This notice needs to state the date, time and location of the Board of Commissioners' public hearing. This notice must be sent out at least 20 days prior to the Board's hearing. Please provide Planning Services with a copy of the above draft notice and a list of the municipalities or special districts prior to mailing the notice.

3. Property Owners

   Pursuant to Section 32-1-204(1.5), C.R.S., not more than 30 days or less than 20 days prior to the Board of County Commissioners hearing, a notice stating the date, time, location, and purpose of the Board of Commissioners public hearing, a reference to the type of special district, maximum mill levy, if any, or stating that there is no maximum that may be imposed by the proposed special district, and procedures for the filing of a petition for exclusion pursuant to Section 32-1-203(3.5), C.R.S., as amended, shall be sent to the owners of property within the proposed special district as listed on the records of the County Assessor.

   Please note that Planning Services maintains its interpretation that public notice requirements as described within State statutes are applicable to this request. Based upon the identified Board of County Commissioners' hearing date of Tuesday, November 18, 2025, public notice to all property owners within the boundaries of the districts is required to be mailed between October 19 and October 29, 2025.

B. AFFIDAVIT OF NOTICE

Once the above noticing has been completed, an affidavit of publication will be required from the *Douglas County News-Press* to verify that the notice was published. In addition,

the Department of Community Development will need an affidavit of notice stating that the other two noticing requirements have been completed. These affidavits must be delivered to the Department of Community Development not less than five (5) business days prior to the Board of County Commissioners' hearing.

C. RESOLUTION

The applicant needs to provide the Department of Community Development a copy (electronic only is acceptable) of the resolution(s) by November 3, 2025, in time for the November 18, 2025, Board of County Commissioners' hearing.

Any revisions to the Service Plan pursuant to the conditions of approval that may be in the staff report for the November 18, 2025 hearing will need to be provided prior to the Board hearing of the same date.

If you have any questions on the above requirements, please call the undersigned at (303) 660-7460.

Sincerely,

DJ Beckwith
Principle Planner

cc: Lauren Pulver, Planning Supervisor
Katherine Carter, AICP, Assistant Director of Planning Services
Christopher Pratt, Managing County Attorney

DJ Beckwith

From: Lauren Pulver
Sent: Thursday, August 21, 2025 11:54 AM
To: Megan J. Murphy
Cc: Kati Carter; Christopher Pratt; DJ Beckwith
Subject: Range 1st Amendment Follow Up and Referral Comments
Attachments: Referral Response Report and All Comments Received.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Megan,

Thanks for the phone call yesterday. As follow up, I understand you have additional proposed revisions to include in the First Amendment for the Range MD regarding SID's and plan to connect with the property owner to discuss water supply. We will wait for an update from you and as discussed, depending on the scale of revisions, the project may go back on referral for comment.

I have also attached all of the referral comments received during the referral process.

Let me know if you have any questions.

Thanks,
Lauren

Lauren Pulver | Planning Supervisor
Douglas County Department of Community Development
Planning Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4357 **Main** | 303-660-7460
Email | lpulver@douglas.co.us

DJ Beckwith

From: Megan J. Murphy <mmurphy@wbapc.com>
Sent: Tuesday, September 9, 2025 10:18 AM
To: Lauren Pulver; DJ Beckwith
Cc: Kati Carter; Christopher Pratt; Matt R. Fegan
Subject: RE: Range 1st Amendment Follow Up and Referral Comments
Attachments: Chatfield Community Association Referral Response, 2025-09-04 [EWV73Q2YWQ4K-420724605-667].pdf; First Amendment to Service Plan, 2025-08-21 [EWV73Q2YWQ4K-420724605-134].docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I am writing with two updates. First, attached is a letter from Dominion Water and Sanitation District in response to the comments and concerns raised by the Chatfield Community Association. Please let me know if you have any questions on their response.

Second, attached is an updated First Amendment to the Service Plan. This update includes a new section to the Service Plan to allow the Districts to form special improvement districts pursuant to Section 32-1-1101.7, C.R.S. I understand this is a substantive change since we originally submitted the First Amendment so please let me know how you would like to proceed.

Thanks,
Megan

WBA Local Government Law

Megan J. Murphy (She | Her | Hers)
Shareholder
Phone: 303.858.1800
Direct Dial: 720.866.8028
www.wbapc.com

CONFIDENTIALITY AND PRIVILEGE NOTICE: The information contained in this email message, and any files transmitted with it, may be privileged, confidential, and exempt from disclosure under applicable law. This email message is intended only for the use of the individual(s) or entity(ies) to whom it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error, please notify us immediately by telephone or by reply email and delete the message and any copies from your computer.

From: Lauren Pulver <lpulver@douglas.co.us>
Sent: Thursday, August 21, 2025 11:54 AM
To: Megan J. Murphy <mmurphy@wbapc.com>
Cc: Kati Carter <KCarter@douglas.co.us>; Christopher Pratt <cpratt@douglas.co.us>; DJ Beckwith <dbeckwith@douglas.co.us>
Subject: Range 1st Amendment Follow Up and Referral Comments

September 4, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: Referral Response for SV2025-007, Range Metropolitan District Service Plan Amendment

To Whom It May Concern:

Dominion Water & Sanitation District (Dominion) requested designation as an Established District under Douglas County Zoning Resolution 1809A. Following a public hearing on January 28, 2025, the Board of County Commissioners determined that Dominion met the resolution's requirements:

- demonstrating the capability to provide ongoing water service to its existing and future customers, and
- that the designation would not harm the health, safety, or welfare of current or future county residents.

Passing a resolution[1] designating Dominion as an Established District. As an Established District, Dominion has the authority and autonomy to grant water and wastewater service requests. Dominion has built a robust water system and water portfolio to ensure all commitments to existing and future retail customers are reliably met. This includes proactive investment in renewable water supplies, demand management programs, and flexible operational practices that strengthen resiliency in the face of drought, climate variability, and long-term growth.

To achieve the full development of its renewable water supply portfolio, Dominion is committed to a series of key actions. These include the amendment and finalization of critical water supply agreements, the design and construction of major water and wastewater infrastructure, and the future acquisition of additional renewable water supplies, while continually working to maintain and promote water demand management strategies and water conservation programs.

In response to the Chatfield Community Association (CCA) concerns:

CCA Concern #1
DWSD's water is now being delivered through the WISE pipelines, with the temporary exception of the 230 AF supply. DWSD is responsible for transportation losses, which may reduce the amount of water available.

[1] Douglas County Resolution No. R-025-008 designating Dominion Water & Sanitation District as an Established District, January 28th, 2025

DWSD Response
This is correct, Dominion is responsible for transportation losses through both the WISE System and Castle Rock. To address this, Dominion amended the delivery agreements to clarify the terms and conditions and ensure greater certainty of supply. This includes accounting for transportation losses. The general terms and conditions outlined in Section IV.12[2], in the agreement allow Dominion the ability to lease additional water to cover potential shortfalls due to transportation/system losses. Furthermore, the amendment (Section III) allows Aurora 570 contract supplies to be delivered through the WISE System, ensuring adequate water to cover transportation losses through January 31, 2028.

Longterm, Dominion's delivery point for all Aurora Contracts is the South Platte Diversion, resulting in minimal transportation loss.

CCA Concern #2
DWSD cites their participation in WISE as a source of water. In the latest amendment, there is a minimum of a 5% reduction in water, possibly more, for the first ten years. This further reduces DWSD's water supply.

DWSD Response
Correct, the Second Amended and Restated WDA[3] temporarily reduces the first Ten-Year Block to a minimum offer of 95,000 AF (5%). With the DIA Connection expected to be completed and fully operational by the end of 2025, no additional reductions in the WISE minimum offer will occur. Regardless, Dominion's WISE subscription is 100% backed up with the Firming Service Commitment from Castle Rock, providing 700 AF/yr firm deliveries, and Cherokee Ranch groundwater supplies, providing the remaining 625 AF/yr of firm deliveries. Allowing Dominion to receive its full WISE subscription of 1,325 AF/yr.

CCA Concern #3
DWSD cites their water supply from Cherokee Ranch groundwater. Highlands Ranch presented water issues to the Douglas County Water Commission. They are pumping about half of the decreed amount of water in their Arapahoe wells. If the same numbers apply to DWSD's Cherokee Ranch well(s), there is even less water available than stated on the DWSD Water Supply Chart.

DWSD Response
A recent presentation from Highlands Ranch Water to the Douglas County Water Commission emphasized both the importance of renewable water supplies and the need for sustainable management of Denver Basin groundwater. Groundwater declines are a reality for all Douglas County providers, underscoring the necessity of careful, strategic use rather than over-reliance.

Dominion recognizes the variability of the Denver Basin and the localized impacts that result when it is used as a principal supply. For this reason, Dominion's strategy is a fully renewable portfolio, with Denver Basin groundwater serving only as a firming source to supplement average renewable supplies. This approach positions groundwater strictly as a backup supporting system

[2] 2025 Consolidated, Amended and Restated Intergovernmental Agreement for the Delivery of Water between Aurora Water and Dominion Water and Sanitation District, May 5th, 2025
[3] Second Amended and Restated WDA (DW Contract Number 500668)

redundancy, bolstering emergency drought response, and reinforcing resiliency during peak demand.

Dominion Water & Sanitation District

DocuSigned by:
Andrea Cole
24537AB811BD46E...

By: Andrea R. Cole
General Manager

cc: DWSD Board of Directors

WATER AND WASTEWATER SERVICE AGREEMENT

This WATER AND WASTEWATER SERVICE AGREEMENT (the "**Agreement**") is entered into this 27 day of MAY, 2025, by and between **DOMINION WATER & SANITATION DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, acting by and through its Water Activity Enterprise ("**Dominion**") and **THE RANGE METROPOLITAN DISTRICT NOS. 1-3**, each a quasi-municipal corporation and political subdivision of the State of Colorado (collectively, the "**Range Districts**").

RECITALS

WHEREAS, Dominion was organized pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S. for the purpose of constructing, financing, operating, and maintaining certain public facilities and improvements for providing wholesale municipal water and sewer services inside and outside its boundaries; and

WHEREAS, Dominion is a wholesale water and wastewater provider, whose service area is located in Northwest Douglas County; and

WHEREAS, pursuant to § 32-1-1001(1)(d)(I), C.R.S., Dominion is empowered to enter into contracts and agreements affecting the affairs of the district; and

WHEREAS, Dominion is not obligated to serve any new development within its service area except those existing obligations to its existing contracts, and service to development that is in the best interest of the District to serve as determined by Dominion's Board of Directors (the "**Dominion Board**"), and are in compliance with Dominion's Rules and Regulations (as defined below).

WHEREAS, the Range Development, which is more particularly described on **Exhibit A** (the "**Property**"), occupies about 400 acres generally located east of E-85 and Airport Road in northwest Douglas County (the "**County**"), Colorado; and

WHEREAS, the Property is located within Dominion's Extended Service Area, as defined in Dominion's Rules and Regulations (as defined below); and

WHEREAS, the Dominion Board in conjunction with the award of the American Rescue Program Act Project with Douglas County elected to serve both the Property and Louviers (as defined below).

WHEREAS, the Property was zoned for 550 residential dwelling units; and

WHEREAS, the Property is owned and/or controlled by NL Range, LLC ("**Landowner** "); and

WHEREAS, the Landowner intends to sell certain lots to builders ("**Builders**") upon final plat of such lots; and

WHEREAS, the Range Districts were organized and formed on April 3, 2023, to serve the Property; and

WHEREAS, pursuant to the Service Plan for Range Metropolitan District Nos. 1-3, approved by the County on April 3, 2023, the Range Districts have the authority to provide domestic water and wastewater services to the Property; and

WHEREAS, the Range Districts are the retail water, irrigation and wastewater service provider serving customers located on the Property; and

WHEREAS, the Property can be developed only if adequate and sufficient water and wastewater services are provided; and

WHEREAS, in order to efficiently provide water and wastewater service to the Property, the Range Districts desire to enter into this Agreement with Dominion to provide wholesale water, irrigation and wastewater services, and design, construct, operate and maintain certain Wholesale Facilities (as defined below) to serve the Property; and

WHEREAS, Dominion has the power, pursuant to its Dominion Water and Sanitation District Service Plan, approved by the County on October 27, 2004, to provide certain services, including the design, construction, operation and maintenance of water and wastewater systems; and

WHEREAS, Dominion will have the capacity to provide wholesale water, irrigation, and wastewater services to the Property contingent upon the payment of all relevant fees and construction of certain infrastructure, as discussed in this Agreement and subject to Dominion's Rules and Regulations; and

WHEREAS, the Range Districts own certain nonrenewable water rights which it shall convey to Dominion to be used in Dominion's conjunctive use system for the Range Districts or other Dominion Customers; and

WHEREAS, in addition to conveying certain nonrenewable water rights, pursuant to Dominion's Rules and Regulations, the Range Districts shall also provide cash-in-lieu for certain renewable water rights to serve the Property; and

WHEREAS, Range Districts will provide substantial economic benefits to Dominion, including but not limited to, increased revenues, expanded infrastructure and enhance the current water and sewer systems by construction and expansion of existing improvements, facilities, and distribution systems; and

WHEREAS, to facilitate the development of the Project, and subject to the tep0orms of this Agreement, Dominion will use its conjunctive water supply portfolio to serve the Range Districts; and

WHEREAS, Dominion has not operated, and in the performance of its obligations under this Agreement will not operate, for the purpose of supplying water and wastewater services to the public for domestic, mechanical, or public uses, nor has Dominion ever been declared by law to

be affected with a public interest, declared by any court of competent jurisdiction to be a public utility under Colorado law, nor to be subject to the jurisdiction, control, and regulation of any state public utilities regulatory commission; and

WHEREAS, to make available and to assure operation and maintenance of the Water and Wastewater Facilities, and Wholesale Facilities, Dominion and the Range Districts are relying upon timely payment of certain fees and charges from the Landowner and Builders within the Property, all as identified in this Agreement; and

WHEREAS, the Water and Wastewater Facilities will benefit and enhance the value of the Property; and

WHEREAS, the execution of this Agreement will serve a public purpose and promote the health, safety, prosperity, and general welfare by providing for the planned and orderly provision of domestic water and wastewater services to the Range Districts' customers; and

WHEREAS, to effectuate the foregoing, Dominion, and the Range Districts desire to set forth this Agreement to address the use of water, water demands associated with the Property, use of wastewater systems and infrastructure and receive a commitment by Dominion for water and sewer service for the Property subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the mutual promises, and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1

DEFINITIONS AND INTERPRITATIONS

1.0 Recitals. The Recitals are incorporated into this Agreement.

1.01 Definitions. As used herein unless the context indicates otherwise, the words defined below and capitalized throughout the text of this Agreement shall have the respective meanings set forth below:

(a) Agreement: This Water and Wastewater Service Agreement and any amendments hereto made in accordance herewith.

(b) Customer: Shall refer to an end user of water and/or wastewater service whose property and place of use are located on the Property and whose water and/or wastewater service is provided by the Retail Facilities.

(c) Customer Facilities: As defined in 3.01(c).

(d) Dominion Irrigation Tap Fee: The wholesale irrigation tap fee to be determined based on the irrigated acreage of The Range District, as further defined under Dominion

Tap Fee herein. Any irrigated acreage shall meet recommended guidelines for landscaping as defined in Dominion's Rules and Regulations.

(e) Dominion Rules and Regulations: Shall refer to the Dominion Rules and Regulations adopted by Dominion, as amended from time to time, and which the Range Districts agrees to comply with and adopt specific provisions of as more fully set forth herein.

(f) Dominion Tap Fees: Collective reference to the fees provided for in the Resolution of the Board of Directors of Dominion Water & Sanitation District, dated November 19, 2024, as may be amended from time to time.

(g) Effective Date: The Effective Date of this Agreement as defined in Section 9.01 herein.

(h) Equivalent Residential Unit (EQR): The measure of demand placed upon the Water and Wastewater Facilities by a typical and average single-family detached residence, as determined under the Dominion Rules and Regulations and as further described in Section 2.01(e).

(i) Louviers: Shall mean the Louviers Water & Sanitation District.

(j) Louviers Tap Fees: Reference to the Dominion Tap Fees defined herein.

(k) Person: Any individual, corporation, joint venture, estate, trust, partnership, association, or other legal entity other than Dominion or the Range Districts.

(l) Property: The real property referred to as the "Range Development" as specifically described in Exhibit A hereto.

(m) Range Districts: The Range Metropolitan District Nos. 1-3 organized in Douglas County, Colorado, quasi-municipal corporations, and political subdivisions of the State of Colorado.

(n) Range Districts Rules and Regulations: Shall refer to the Range Metropolitan District Nos. 1-3 Rules and Regulations, as amended and restated on October 18, 2022, as revised August 15, 2023, as revised on May 21-2024 and as amended from time to time, but only to the extent the same are not in conflict with the Dominion Rules and Regulations..

(o) Retail Facilities: As defined in 3.01(b).

(p) Retail Water, Irrigation and Wastewater Service Fees: The fees charged by the Range Districts for the providing of retail water, irrigation, and wastewater services as established by the Range District's Rules and Regulations, as may be amended from time to time.

(q) Water and Wastewater Facilities: Shall refer to Retail Facilities, Wholesale Facilities and Customer Facilities, collectively or independently.

(r) Wholesale Facilities: Shall refer to Wholesale Water Facilities and Wholesale Wastewater Facilities, collectively or independently.

(s) Wholesale Wastewater Facilities: Those facilities required for the collection and treatment of domestic wastewater from Customers on the Property. As further defined in Section 3.01(a).

(t) Wholesale Water, Irrigation and Wastewater Service Fees: The fees charged by Dominion for the providing of wholesale water, irrigation, and wastewater services as established by the Dominion Rules and Regulations, as may be amended from time to time.

(u) Wholesale Water Facilities: Those facilities required for the production, treatment, storage, and delivery of water to, on, or for the Property which will include potable irrigation service to the Property. As further defined in Section 3.01(a).

1.02 Interpretation. In this Agreement, unless the context otherwise requires:

(a) The terms "herein," "hereunder," "hereby," "hereto," "hereof" and any similar term, refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof; the term "heretofore" means before the date of execution of this Agreement; the term "now" means at the date of execution of this Agreement; and the term "hereafter" means after the date of execution of this Agreement.

(b) All definitions, terms and words shall include both the singular and the plural.

(c) Words of the masculine gender include correlative words of the feminine and neuter genders, and words importing the singular number include the plural number and vice versa.

(d) The captions or headings of this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provision, Article or Section of this Agreement.

ARTICLE 2

WATER AND WASTEWATER SERVICES

2.01 Conditions of Service. Dominion agrees to provide water and wastewater service to the Range Districts, subject to the terms and conditions of this Agreement.

(a) Development of the Property is not anticipated to occur in a single phase. Construction of offsite Water and Wastewater Facilities will occur in a single phase, such

timing to be determined by Dominion and the Range Districts in conjunction, to reasonably meet the anticipated service requirements of the Property established by the County and necessary for the Range Districts to provide service to the Property.

(b) Within six (6) months following the Range Districts' execution hereof, but in all events before the first end-user connection is made, the Range Districts agree to adopt Chapter 6, Conditions of Service, Chapter 8, Section 8.08(b), Retail District Drought and Response Plans, and Chapter 9, Section 9.07, Retail Conservation Plan of the Dominion Rules and Regulations into the Range Districts Rules and Regulations and to abide by the same in its delivery of water and wastewater service to its customers. Notwithstanding the foregoing, the Range Districts shall have the right to adopt supplemental rules and regulations to the extent the same are not in conflict with the Dominion Rules and Regulations. The failure of the Range Districts to adopt the specific provisions identified in this Section shall be a default of the Range Districts hereunder.

(c) Water and wastewater service to the Property hereunder shall be generally governed by and subject to the Dominion Rules and Regulations (providing *inter alia* for rates, fees, and charges), which are incorporated herein by reference, and to the laws, ordinances and regulations of all federal, state, and local governmental entities and agencies having jurisdiction. Dominion Tap Fees, Wholesale Water, Irrigation and Wastewater Service Fees, and any other rates, fees, tolls, and charges imposed by the Range Districts in connection with water and wastewater service provided to Customers located on the Property in connection therewith are described in Articles 4 and 5 below and in the Dominion Rules and Regulations.

(d) The Range Districts shall promptly pay any fees due under this Agreement to Dominion for services in connection with this Agreement, pursuant to Section 4.03 and 4.04 below. Water service to the Property hereunder requires the development of multiple supplies of water. If any provision of this Agreement creates or causes a breach or violation of any of the agreements/deeds creating such water supplies, the parties shall work together to revise such provision so that it no longer causes such breach or violation.

(e) The Dominion Rules and Regulations establish the use of EQRs for determining the demand of different Customers on the Water and Wastewater Facilities and for assessing rates and charges. To the extent that they apply to water and wastewater service to the Property, the standards for determination of an EQR may be changed during the term of this Agreement without the prior written consent of the Range Districts.

(f) Dominion shall cause the Wholesale Facilities to be acquired, designed, constructed, operated, and maintained, and, to the extent necessary, to modify or upgrade the facilities, in compliance with applicable requirements of the federal Safe Drinking Water Act and Clean Water Act or such other similar and successor laws. In addition, Dominion shall operate and maintain the Water and Wastewater Facilities providing wholesale water, irrigation and wastewater services as defined under this Agreement, including the meter vault and feedline to the meter vault located on the Property.

(g) The responsibilities for the construction, operation, and maintenance and the ownership and/or transfer of ownership, for the Water and Wastewater Facilities generally are set out in Article 3 below.

ARTICLE 3

WATER AND WASTEWATER FACILITIES

3.01 Classification of Water, Wastewater and Customer Facilities. For the purposes of this Agreement, Water and Wastewater Facilities are segregated into three categories: Wholesale, Retail, and Customer.

(a) Wholesale Facilities. Wholesale Facilities to serve the Property will be paid for by The Range Districts as described in Sections 6.01 and 6.03, herein, designed, constructed, operated, and owned by Dominion. Wholesale Facilities consist of all Wholesale Water Facilities and Wholesale Wastewater Facilities, including, but not limited to, transmission water lines, master meter vaults, lift stations, and force mains and related appurtenances, all except as may otherwise be identified as Retail Facilities or Customer Facilities below. Dominion shall have direct responsibility for the design, construction, operation, and maintenance of the Wholesale Facilities in accordance with all state and local governmental requirements. The Range Districts shall require or cause the Landowner to convey or otherwise have transferred to Dominion fee title to or easements for property required for the Wholesale Facilities to be located on the Property. Dominion shall work cooperatively with the Range Districts and the Landowner to establish suitable sites on the Property for the Wholesale Facilities.

(b) Retail Facilities. The responsibility for design, construction, operation, maintenance, and financing of the Retail Facilities shall lie with the Range Districts. All constructed Retail Facilities shall be dedicated to the Range Districts in accordance with the Dominion Rules and Regulations. Retail Facilities will be designed and constructed in accordance with the Dominion Rules and Regulations, and shall be owned and operated by the Range Districts and consist of those elements of the water system described in the Dominion Rules and Regulations as being Retail Facilities. In general (except as may be set forth in the Dominion Rules and Regulations) the Retail Facilities will include on-site water distribution system to transport potable and reclaimed water from connection points with the Wholesale Facilities to all areas of use on the Property, along with the sanitary sewer collection system to collect wastewater from Customers and delivery to the Wholesale Wastewater Facility. Retail Facilities may also include, and are limited to, water distribution pipelines ("**Water Mains**"), valves, pressure release valves, fire hydrants, pump stations, water storage tanks, lift stations, sewer collection pipelines ("**Sewer Mains**"), manholes, and related appurtenances. All Water Mains and Sewer Mains located on the Property shall be considered Retail Facilities. All design and construction of the Retail Facilities shall be in accordance with the minimum design standards and other provisions contained in the Dominion Rules and Regulations. The Range Districts shall be solely responsible for all costs for the design and construction of the Retail Facilities independent from any fees, rates and charges assessed by Dominion. If constructed by Landowner or Builder, upon completion of construction, and prior to being placed into

operation, Landowner or Builder shall dedicate and transfer title to all Retail Facilities to the Range Districts in accordance with the Dominion Rules and Regulations. The Range Districts' obligations for operation and maintenance of the Retail Facilities shall commence upon its "conditional acceptance" of the Retail Facilities. The Range Districts' obligations for repair or replacement of defective work of the Retail Facilities shall commence upon its "final acceptance" of the Retail Facilities. The terms "conditional acceptance" and "final acceptance" shall have the meanings provided for in the Dominion Rules and Regulations. All water flushing that is necessary for meeting health and safety standards in service of the Range Districts whether within the retail or wholesale system will be billed to and paid for by the Range Districts. The Parties acknowledge that the cost of operating a sanitary sewer lift station on behalf of the Range Districts and Louviers will be more expensive per Customer than Dominion's other customers due to the relatively fewer customers that will use the lift station in Louviers. Dominion will determine these operational costs based on a cost-of-service analysis and will bill these costs to the Range Districts and Louviers in such a way that it is not subsidizing the operations of that collection system.

(c) Customer Facilities. Customer Facilities consist of water and wastewater service pipelines, piping, meters, meter pits, plumbing, cleanouts, and related appurtenances used to convey water from a Water Main to an individual customer location and to collect sewerage from an individual customer and transport it to the Sewer Main; both including the physical connection to the main. The dividing point between the Water Main and the Customer Facilities is the downstream end of the corporation stop (i.e., the valve which connects a customer's service line to the Water Main). The dividing point between the Sewer Main and the Customer Facilities is the upstream end of the wye or saddle fitting on the Sewer Main. Customer Facilities shall be constructed in accordance with the Dominion Rules and Regulations and with applicable building codes.

3.02 Construction of Wholesale Facilities. Dominion shall use all reasonable efforts to cause the Wholesale Facilities for which it has assumed responsibility, having sufficient capacity to meet the per unit demands, to be permitted, designed, acquired, constructed, installed and made ready to be placed into service to meet the per unit demands of the Range Districts to serve its Customers on the Property. Any water not used by the Range Districts will be able to be used by Dominion for other purposes within its system.

3.03 Regulatory Approval Contingencies. All parties to this Agreement acknowledge the design, construction and operation of the Water and Wastewater Facilities may require permits and approvals from the Colorado Department of Public Health and Environment, Douglas County, and others. The granting of such regulatory permits and approvals is beyond the direct control of the parties to this Agreement. In the event that one of the parties receives notice from any regulatory agency of a potential delay in the issuance of a permit or necessary approval, such party shall provide immediate written notice to the other parties of such potential delay. The parties shall mutually cooperate to determine a potential solution to lessen the impact of such delay(s).

3.04 Force Majeure. Without limiting the foregoing, should any party be unable to perform any obligation required of them under this Agreement because of any cause beyond its control, including but not limited to, war, insurrection, riot, civil commotion, terrorism, strikes, lockout,

fire, earthquake, windstorm, flood, acts of governmental authorities to include but not limited to *force majeure* terms in water supply agreements, moratoriums, material shortages, or any other *force majeure*, each party's performance of the obligation affected shall be suspended for so long as such cause prevents it from performing such obligation.

3.05 Unified Operation and Use of Facilities. The Water and Wastewater Facilities to be constructed to serve the Range Districts' Customers on the Property are components of a larger system planned and to be operated by the parties. Dominion shall operate the Wholesale Facilities. The Range Districts shall operate the Retail Facilities. The Water and Wastewater Facilities shall be available for use by all end-use customers of water and wastewater service providers served by the Range Districts, through its contractual rights hereunder, to Dominion's system in accordance with the Dominion Rules and Regulations and with sound domestic water and wastewater system engineering, management, and operational practices. The Range Districts' Retail Facilities are defined as a consecutive system to Dominion's Wholesale Water Facilities, as such The Range Districts will be required to obtain a Colorado Department of Health & Environment ("CDPHE") Public Water System Identification Number ("PWSID") and all subsequent reporting and state regulatory requirements, per Section 6.10 of the Dominion's Rules and Regulations. All Customers, once connected for service, shall all be treated on the same basis for delivery of water in terms of operations of the Water and Wastewater Facilities. The parties agree that every effort shall be taken to provide continuous, uninterrupted water and wastewater services to the Range Districts' end-use Customers subject to Section 8 of Dominion's Rules and Regulations.

ARTICLE 4

RATES, FEES, CHARGES, AND REIMBURSMENTS

4.01 General. Dominion shall establish, and from time to time may amend, rates, fees and charges for water and wastewater service. In order to establish the Range Districts' rates, fees and charges for water and wastewater services, Dominion shall cause a cost-of-service analysis ("**COSA**") to be prepared as it relates to its Wholesale Facilities and services to be provided to the Range Districts at the expense of the Range Districts. Dominion shall cause its COSA to be delivered to the Range Districts prior to the first Customer connection and The Range Districts shall take into consideration Dominion's rates and charges as set forth in the Dominion Rules and Regulations as is necessary for the Range Districts to establish the rates, fees and charges that will be imposed on the Customers. The COSA shall take into account the number of homes in the Range Districts and Louviers with relatively fixed operational costs. The Parties acknowledge that rates will likely be higher than the rates charged to Dominion's other customers.

4.02 Reimbursements. Portions of the Wholesale Facilities and Retail Facilities may be constructed and/or financed by entities other than Dominion and the Range Districts, respectively. The costs of design and construction of Wholesale Facilities and Retail Facilities by entities other than Dominion or the Range Districts may be reimbursable from either Dominion or the Range Districts, as the case may be, but in no event shall Dominion have any obligation to reimburse any entity for Retail Facilities. Reimbursement for certain Water and Wastewater Facilities, if any, shall be determined by the applicable party in the future on mutually acceptable terms based on the funding, phasing, and other arrangements for those facilities.

4.03 Purchase of Dominion Water and Wastewater Taps. The Range Districts shall pay Dominion Tap Fees as consideration for Dominion designing, constructing, owning, and operating the Wholesale Facilities. All Dominion Tap Fees shall be due and owing within thirty (30) business days of the first final plat approval for the taps set out in all final plats. Any additional connections in addition to those set forth in all final plats will require an amendment to this Agreement and, at a minimum, require payment by the Range Districts of the Dominion Tap Fees for any water and wastewater taps. Dominion shall not provide services beyond what is provided for in this Agreement without the express written consent of Dominion.

4.04 Purchase of Dominion Irrigation Tap. The Range Districts shall pay the Dominion Irrigation Tap Fee as consideration for Dominion designing, constructing, owning, and operating the Wholesale Water Facilities. All Dominion Irrigation Tap Fees set out in the Dominion Rules and Regulations shall be due at the same time as the Dominion Tap Fees based on the taps set out in the final plat. The Range Districts shall pay the Dominion Irrigation Tap Fee for any irrigation taps on the Property in excess to those set forth in the final plat, in accordance with the Dominion Rules and Regulations, prior to a service connection being established.

4.05 Purchase of Dominion Water and Wastewater Taps (Louviers). The Range Districts shall pay all Louviers Tap Fees associated with connecting Louviers to Dominion's Wholesale Facilities. All Louviers Tap Fees described in this 4.05 shall be paid to an escrow account within one hundred twenty (120) business days of the first final plat approval (the "**Louviers Escrow Account**"). An escrow agreement shall be executed by Dominion and the Range Districts prior to final execution of this Agreement. It is understood that Dominion will draw the portion of escrow funds associated with the Louviers Tap Fees upon connection of the Louviers wastewater collection system to Dominion's Wholesale Wastewater Facilities.

4.06 Remittance of Wholesale Water, Irrigation and Wastewater Service Fees to Dominion. The Range Districts agree to remit to Dominion all Wholesale Water, Irrigation and Wastewater Service Fees collected in compliance with this Agreement, and to take all reasonable efforts to enforce the Range District's Rules and Regulations to collect any past due fees and charges, including any penalties and interest collected on past due amounts received after reduction for actual costs of collection. The Range Districts agree, during normal business hours, to make available to Dominion, subject only to the limitations required by State law, information related to its collection of fees and charges for Dominion's verification of its receipt of all amounts due hereunder. Dominion shall have the ability to curtail or otherwise shut off water and wastewater services in the event of a bankruptcy or receivership of the Range Districts or events of non-payment in accordance with applicable State and Federal Law.

ARTICLE 5

WHOLESALE WATER AND WASTEWATER DELIVERIES

5.01 Wholesale Water Deliveries. Dominion shall provide wholesale water delivery, to include potable irrigation, to the Range Districts' Retail Facilities through a master metering arrangement at locations mutually agreed to by the Range Districts and Dominion. Wholesale domestic water

deliveries shall meet all water quality requirements as set forth by the Colorado Department of Public Health and Environment. Dominion shall meter all wholesale water deliveries and shall receive Service Rates and Charges pursuant to the Dominion Rules & Regulations, as they may be amended for service to all of the Range Districts' Customers. Dominion shall meter and treat all wholesale water deliveries and shall receive Service Rates and Charges pursuant to the Dominion Rules and Regulations, as they may be amended, for service to all of the Range Districts' Customers. For the avoidance of doubt, Dominion shall have the right to bill all water that is flushed out of the wholesale system between Moore Road and the Range Districts in order to meet water quality standards for the public health, welfare, and safety to the Range Districts.

5.02 Wholesale Wastewater Deliveries. Dominion shall treat wholesale wastewater deliveries from the Range Districts' collection facilities at Dominion's Wholesale Wastewater Reclamation Facility. Dominion shall meter and treat all wholesale wastewater deliveries and shall receive Service Rates and Charges pursuant to the Dominion Rules and Regulations, as they may be amended, for service to all of the Range Districts' Customers.

5.03 Ownership of Water. Dominion will maintain ownership and control over all water and treated wastewater. Dominion intends to use, and reuse treated effluent water for augmentation, storage, exchange, and other purposes until extinction, whether for service to service providers of Customers located on the Property or service to other customers. Wastewater treatment plant inflows from Range Districts' Retail Facilities will be metered and recorded, and consumptive losses shall be determined to quantify the Dominion treated wastewater and Dominion shall maintain a monthly accounting of the wastewater inflow from the Range Districts. Dominion shall be entitled to use any water that is committed to the Range Districts that is not used by the Range Districts within a calendar year for construction water, irrigation water, and other revenue generating purposes so long as Dominion is committed to delivering 0.25 acre-ft per EQR per year to the Range Districts.

5.04 Amendment of Rules and Regulations. The Range Districts shall amend the Range District Rules and Regulations to increase Retail Water, Irrigation and Wastewater Service Fees as necessary to account for increased costs for the construction and operation and maintenance of the Wholesale resulting from changes at the local, State or Federal level which impact the cost of design, construction or operation and maintenance of the Wholesale Facilities.

ARTICLE 6

ADDITIONAL TERMS AND CONDITIONS

6.01 Water Line. The Range Districts shall pay for a water line between the Sterling Ranch CAB's system and a meter vault located adjacent to Louviers that will be designed, constructed, and owned by Dominion. An escrow agreement shall be executed by Dominion and the Range Districts prior to final execution of this Agreement to pay for the water line design and construction services (the "**Water Line Escrow Account**"). Full payment of water line design service costs shall be made by the Range Districts to the Water Line Escrow Account within 120 days of the execution of this agreement and shall include all costs relating to design, bid

services, permitting, and easement acquisition for the water line. Full payment of water line construction costs, including the construction bid, construction management services, contingency, inspection, and any additional engineering services not already paid by Douglas County shall be made by the Range Districts to the Water Line Escrow Account prior to issuance of the notice of award of the construction contract. It is understood that Dominion will draw the portion of escrow funds associated with the water line design and construction costs as the costs are incurred. Dominion is not obligated and will not commence work on the water line until the Water Line Escrow Account is funded as described in the Waterton Road Water Line Escrow Agreement, dated May 27, 2025.

6.02 Potable Water Infrastructure. The Range Districts shall pay for and construct the potable water infrastructure, including two-meter vaults and two water lines. The first water line shall connect to the first meter vault located at the Property and the second water line shall connect to the second meter vault located at Louviers. The meter vaults and water lines discussed in this Section 6.02 shall be owned by Dominion.

6.03 Lift Station and Force Main. The Range Districts shall pay for a lift station and force main to be located at the Louviers sewer lagoon that shall be designed, constructed, and owned by Dominion. The Range acknowledges that at this time the Lift Station and Force Main is at conceptual design and additional design services are needed to advance the project. Design fees associated with the lift station and force main shall be paid from an escrow account. An escrow agreement shall be executed by Dominion and the Range Districts prior to final execution of this Agreement to pay for project costs (the "**Lift Station and Force Main Escrow Account**"). Full payment of the lift station and force main design service costs shall be made by the Range Districts to the Lift Station and Force Main Escrow Account within 120 days of the execution of this agreement and shall include all costs relating to design, bid services, permitting, and easement acquisition for the lift station and force main. Full payment of the lift station and force main construction costs, including the construction bid, construction management services, contingency, inspection, and any additional engineering services not already paid by Douglas County shall be made by the Range Districts to the Lift Station and Force Main Escrow Account prior to issuance of the notice of award of the construction contract. It is understood that Dominion will draw the portion of escrow funds associated with the lift station and force main design and construction costs as the costs are incurred. Dominion is not obligated and will not commence work on the lift station and force main until the Lift Station and Force Main Escrow Account is funded as described in the Lift Station and Force Main Escrow Agreement, dated May 27, 2025.

6.04 Sewer Interceptor. The Range Districts shall pay for and construct the sewer interceptor between the Range Districts property and the lift station. The interceptor shall be dedicated to Dominion upon review and approval by Dominion.

6.05 Renewable Water Fee. The Range Districts shall pay Dominion $40,000 per acre-ft as a cash-in-lieu fee for renewable water that Dominion has identified for 137.5 acre-ft (calculated as 0.25AF/SFE). This fee shall be partially funded within 120 days of execution of this agreement in the amount of $150,000 for due diligence. The remainder of the cash-in-lieu payment shall be made as a condition of service and at the same time as the Dominion Tap Fee.

6.06 Water Dedication. The Range Districts shall convey and dedicate all Denver Basin water supplies associated with Case No. 97CW74 (modified by 06CW124) for use by Dominion (the **"Range Districts Groundwater"**). The Range Districts Groundwater shall be subject to review and approval by Dominion. County approval to remove the restrictive use covenant shall be required prior to Dominion's final acceptance and is a term of service to this agreement. Conveyance to Dominion shall occur at the same time as payment of the Dominion Tap Fee.

6.07 Water Service Limits. Dominion shall provide Wholesale Water Service to the Range Districts of 0.25 acre-feet/year per residential unit for no more than 550 residential units. The total amount of water delivered by Dominion to the Range Districts shall not exceed 137.5 acre-feet/year. Any water allocated to the 137.5 acre-feet/year not used by the Range Districts will remain owned by Dominion and may be used by Dominion to provide water services to other wholesale customers.

6.08 Irrigation Service Limits. The Range Districts agree to not use in excess of 60-acre foot of water per year for irrigation of common spaces. The final amount of irrigation water will be determined prior to approval of the first final plat.

6.09 Established District Status. Dominion has gone through Douglas County Planning Commission and Board of County Commissioners (BOCC) to seek Established District status as part of the revised and adopted Douglas County Zoning Regulations 18A.

6.10 Reimbursement. This Agreement does not require any reimbursement by Dominion for any costs incurred by the Range Districts for design or construction of any infrastructure discussed in this Agreement.

6.11 Well Sites. The Range Districts shall grant Dominion an easement to access and use the Range Districts open space for the purpose of drilling and constructing water wells and appurtenances, to include at a minimum treatment, and conveyance of said groundwater. Final site layout will be provided to the Range Districts for review and approval; such approval shall not be unreasonably withheld. All costs associated with the construction of a water well to be owned and operated by Dominion shall be paid by Dominion.

6.12 Change Orders. Any change orders required for completion of construction of the Wholesale Facilities contemplated in this Agreement shall be provided to the Range Districts for review prior to approval by Dominion. The Range Districts shall have 10 business days to review and object to any proposed change order. If no objection is made with the time specified in this Section 6.12 then the Range Districts waive any future right to object to approval of the change order and Dominion may approve the change order. All change orders approved by Dominion shall be paid for by the Range Districts.

6.13 Maintenance Costs. It is anticipated that the Range Districts will have low water usage until full build-out. The Range Districts shall pay for any maintenance and upkeep costs related to low water usage, including, but not limited to, the costs of flushing to correct water quality issues, and the flushing of the wastewater lift station and force main including potential chemical

treatment for hydrogen sulfide.

6.14 Louviers Emergency Interconnection Agreement. The Range Districts shall take all reasonable efforts to execute the Emergency Interconnection Agreement with Louviers, of which Dominion shall be a party. The Emergency Interconnection Agreement shall follow industry standard best practices and shall contain similar terms as the Emergency Interconnect Agreement Between Centennial Water and Sanitation District and Dominion Water and Sanitation District, dated February 24th, 2023. At no time will potable water be provided to Louviers until the Louviers distribution system has been replaced, reviewed and accepted by Dominion, and meets all engineering standards set by Dominion. Should all reasonable efforts fail, The Range Districts shall work with Dominion and Douglas County to amend the Amended and Restated Intergovernmental Agreement Between Dominion Water and Sanitation District Acting Through its Sterling Ranch Water Enterprise Fund and Douglas County for the Northern Highway 85 Wastewater Collection and Treatment System, the Louviers Renewable Waterline, Master Meter and Corrosion Study dated August 13, 2024 between Dominion and Douglas County ("Dominion IGA") to remove a requirement for this Louviers Emergency Interconnection Agreement, then the Range Districts shall not be subject to this Section 6.14. Should the Dominion IGA not be amended the Range Districts shall be required to execute the Emergency Interconnection Agreement with Louviers as provided herein.

ARTICLE 7

REPRESENTATIONS, WARRANTIES AND COVENANTS

7.01 Range Districts Representations and Covenants. In addition to the other representations, warranties and covenants made by the Range Districts herein, the Range Districts makes the following representations, warranties, and covenants:

(a) The Range Districts are duly authorized to execute this Agreement and perform its obligations hereunder, and all action on its part for the execution and delivery of this Agreement has been or will be duly and effectively taken.

(b) The Range Districts shall, at no cost to Dominion, provide or otherwise cause or require the Landowner to convey or otherwise have transferred to Dominion acceptable easement, license, and right-of-way agreements from Union Pacific Railroad, Burlington Northern Santa Fe and the Colorado Department of Transportation, for access to the Water and Wastewater Facilities and Retail Facilities to be located on the Property to the extent necessary for Dominion to fulfill its responsibilities hereunder.

(c) The Range Districts shall abide by all applicable conditions and provisions of the Dominion Rules and Regulations with regard to provision of water and wastewater service to Customers located on the Property and shall take all reasonable efforts to assure all Customers are in compliance with the Range Districts Rules and Regulations.

(d) The Range Districts shall keep and perform all of its covenants and agreements contained herein in a timely manner that will not impede Dominion from meeting its obligations.

(e) Neither the execution of this Agreement, the consummation of the transactions contemplated hereunder, nor the fulfillment of or the compliance with the terms and conditions of this Agreement by the Range Districts will conflict with or result in a breach of any terms, conditions or provisions of, or constitute a default under, or result in the imposition of any prohibited lien, charge or encumbrance of any nature under any agreement, instrument, indenture or any judgment, order or decree to which the Range Districts are a party or by which the Range Districts or the Property are bound.

(f) In the course of financing the Wholesale Facilities, the Range Districts shall not pledge any part or all of the Wholesale Facilities as collateral to secure any debt repayment, understanding the purpose of these Wholesale Facilities is to serve the Customers of the Range Districts.

7.02 Dominion Representations and Covenants. In addition to the other representations, warranties and covenants made by Dominion herein, Dominion makes the following representations, warranties, and covenants:

(a) Dominion is duly authorized to execute this Agreement and perform its obligations hereunder, and all action on its part for the execution and delivery of this Agreement has been or will be duly and effectively taken.

(b) Neither the execution of this Agreement, the consummation of the transactions contemplated hereunder, nor the fulfillment of or the compliance with the terms and conditions of this Agreement by Dominion will conflict with or result in a breach of any terms, conditions or provisions of, or constitute a default under any agreement, mortgage, indenture, or instrument to which Dominion is a party, or result in the imposition of any prohibited lien, charge or encumbrance of any nature under any agreement, instrument, indenture or any judgment, order or decree of any court to which Dominion is a party or by which Dominion is bound.

ARTICLE 8

DEFAULT: REMEDIES AND ENFORCEMENT

8.01 Default. If either Party fails to perform an obligation hereunder and such non performance continues for ten (10) days following written notice thereof from the non-defaulting Party.

8.02 Enforcement. If the Range Districts do not make the required payment by the due date, Dominion may give the Range Districts a notice of default. If the Range Districts do not cure the default by making full payment within thirty (30) days of receipt of any notice of default, then Dominion may pursue any remedies available to it by law or in equity. The Parties agree that this Agreement may be enforced in law or in equity for specific performance, injunctive, or other appropriate relief, including damages, as may be available according to the laws of the State of

Colorado. It is specifically understood that, by executing this Agreement, each Party commits itself to perform pursuant to the terms hereof, and that any breach hereof resulting in any recoverable damages shall not thereby cause the termination of any obligations created by this Agreement unless such termination is requested by the Party not in breach hereof. Dominion shall have the ability to curtail or otherwise shut off water and wastewater services in the event of a bankruptcy or receivership of the Range Districts or events of non-payment in accordance with applicable State and Federal Law.

ARTICLE 9

MISCELLANEOUS PROVISIONS

9.01 Effective Date. This Agreement shall be in full force and effect and be legally binding on the date it is fully executed.

9.02 Term. This Agreement shall be effective as of the dated date hereof and shall automatically terminate after a two-year term. Notwithstanding the foregoing, if the Landowner receives plat approval, dedicates all water, and pays all fees and costs contemplated by this Agreement within the two-year term, then the term of this Agreement shall extend in perpetuity. If the Range Districts fail to comply with the terms of this Agreement, then Dominion may extend or terminate this Agreement in its sole discretion.

9.03 Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any Person other than the Range Districts and Dominion any right, remedy or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof. All the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Range Districts and Dominion shall be for the sole and exclusive benefit of the parties hereto.

9.04 Covenants Run with the Land. The covenants, terms, conditions, and provisions set forth in this Agreement shall inure to and be binding upon the representatives and assigns of the parties hereto and shall run with the Property. This Agreement or a Memorandum of Agreement shall be executed by the parties and recorded against the Property.

9.05 Notices. Except as otherwise provided herein, all notices or payments required to be given under this Agreement shall be in writing and shall be hand-delivered or sent by certified mail, return receipt requested, to the following addresses:

Dominion:	Dominion Water and Sanitation District 9250 E. Costilla Ave. Ste 400 Greenwood Village, CO 80112 Attention: Andrea Cole Phone: (720)556-6840 Email: andrea.cole@dominionwsd.com
With a Copy to:	WHITE BEAR ANKELE TANAKA & WALDRON 2154 E. Commons Ave., Suite 2000

	Centennial, CO 80122 Attention: Blair M. Dickhoner, Esq. Phone: (303) 858-1800 E-mail: bdickhoner@wbapc.com
The Range Districts:	The Range Metropolitan District Nos. 1-3 8678 Concord Center Drive Englewood, CO 80112 Attention: mailto:bhoran@ventanacap.com Phone: [_____] Email: [_____]
With a Copy to:	Spencer Fane, LLP 1700 Lincoln, Suite 2000 Denver, CO 80203 Attn: David S. O'Leary, Esq. Phone: (303) 839-3838 Email: doleary@spencerfane.com

9.06 Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

9.07 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, but all of which shall constitute one and the same document.

9.08 Amendment. This Agreement may be amended from time to time by agreement between the parties hereto; provided, however, that no amendment, modification or alteration of the terms or provision hereof shall be binding upon either party unless the same is in writing and duly executed by all parties hereto.

9.09 Integration. This Agreement constitutes the entire agreement between the parties hereto concerning the subject matter hereof, and all prior negotiations, representations, contracts, understandings, or agreements pertaining to such matters are merged into and superseded by this Agreement.

9.10 Governing Law. This Agreement arises out of the transaction of business in the State of Colorado by the parties hereto. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The performance by the parties hereto of their respective obligations provided for in this Agreement shall be in strict compliance with all applicable laws and the rules and regulations of all governmental agencies, municipal, county, state and federal, having jurisdiction in the premises.

9.11 Assignment. This Agreement shall not be assignable by any of the parties hereto, without

the prior written consent of the other party which consent shall not be unreasonably withheld or delayed.

9.12 Governmental Immunity. Nothing in this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege, or protection afforded the District or any of its directors, officers, employees, servants, agents, or authorized volunteers under any governmental immunity that may be available under law, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as amended from time to time

9.13 Waiver. Any failure to enforce or waiver of any breach of any of the provision of this Agreement shall not constitute a waiver of any continued or additional breach of the same or any other provisions of this Agreement.

9.14 Successors and Assigns. The terms, conditions, and provision of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[The rest of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above set forth.

DOMINION:

DOMINION WATER & SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

Signed by:
David Kerr
BDFE11F60B9F4C5...
Officer of the District - David Kerr

ATTEST:

DocuSigned by:
BROCK SMETHILLS
379553EA4BBA4F1...
Secretary - Brock Smethills

District's Signature Page to Water and Wastewater Service Agreement, dated May 27, ***2025.***

THE RANGE DISTRICTS:

THE RANGE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

THE RANGE METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

THE RANGE METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado

Officer of the District

ATTEST:

The Range Districts' Signature Page to Water and Wastewater Service Agreement, dated MARCH 27, ***2025***

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012.

SUMMARY: The request is for approval of a major amendment to the Sterling Ranch Planned Development to amend portions of the boundaries of the D1, D2, and D3 planning areas; and expand the C1 character zone buffer south of Braley Acres.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/24/2025
Steven E Koster	Approve	11/24/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/2/2025
Samantha Hutchison - FYI	Notified - FYI	12/2/2025

ATTACHMENTS:

Cover Page
Staff Report - ZR2025-012

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012.

SUMMARY: The request is for approval of a major amendment to the Sterling Ranch Planned Development to amend portions of the boundaries of the D1, D2, and D3 planning areas; and expand the C1 character zone buffer south of Braley Acres.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	11/24/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/2/2025

ATTACHMENTS:

Staff Report - ZR2025-012

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment Staff Report

Date:	November 21, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Brett Thomas, AICP, Chief Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Sterling Ranch Planned Development, 14th Amendment**
Project File:	**ZR2025-012**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 9, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Sterling Ranch Planned Development (PD) to shift portions of the Country/Hillside District (D1) planning area and the Town Center District (D3) planning area to the Villages District (D2) planning area, shift portions of the D2 planning area to the D3 planning area, and expand the Multifunction Open Space (C1) character zone buffer south of Braley Acres. The total number of dwelling units allowed per the PD remains unchanged at 12,050 units.

The Planning Commission will consider the major PD amendment request at its December 1 public hearing. Staff will provide an update on the Planning Commission's recommendation during its presentation to the Board of County Commissioners.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

B. Request

Approval of a major amendment to the Sterling Ranch PD to amend portions of the boundaries of the D1, D2, and D3 planning areas; and expand the C1 character zone buffer south of Braley Acres.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the eligibility criteria of DCZR 1519.05 as the proposed amendment changes text related to commitments.

Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

D. Location

The Sterling Ranch PD is generally west of the intersection of US Highway 85 and Titan Parkway. More specifically it is located west of Moore Road, south of Chatfield State Park, east of Rampart Range Road, and north of agriculturally zoned land in the Chatfield Valley as shown on the attached maps.

E. Project Description

The request proposes to amend the land use plan maps and details within the PD to amend portions of the D1, D2, and D3 planning areas. The request also proposes to expand the C1 character zone buffer that exists south of Braley Acres.

Portions of the D2 planning area along the north side of Titan Road are proposed to be converted to the D3 planning area, while portions of D3 along the south side of Titan Road are proposed to be converted to D2. The D1 planning area southwest of the intersection of Titan Road and Roxborough Park Road is proposed to be converted to the D2 planning area. The character zone buffer that exists around this parcel, Special Character Zone C (SCZ-C), remains unchanged.

Portions of the D1 planning area south of Waterton Road are proposed to be converted to the D2 planning area. The existing D1 planning area that surrounds the Plum Valley Heights subdivision would remain unchanged.

III. CONTEXT

A. Background

The Sterling Ranch PD was approved by the Board in July of 2013. This is the 14thAmendment to the original PD document.

IV. PROVISION OF SERVICES

A. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and noted no objection to the proposed amendment.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. No response was received from DCSO.

C. Water and Sanitation

No change in water supply or demand is associated with the request.

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings. No public correspondence has been received related to this application.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Homeowners' associations and community groups within 1,000 feet of the amendment areas were included in the list of referral agencies. Those referral agencies providing a response noted no comment or objection.

VI. PLANNING COMMISSION HEARING

The Planning Commission will consider the major PD amendment request at its December 1 public hearing. Staff will report on the outcome of the Planning Commission public hearing during its presentation to the Board.

VII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: No changes are proposed to the development standards or PD commitments. Additionally, the amendment does not increase the maximum number of dwelling units within the PD.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The amendment provides flexibility and efficiency for dwelling units to be spread more evenly through the PD. The proposed change from D1 to D2 planning areas will allow for additional character zones and density to be considered in the future.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: The proposed amendment allows flexibility in locating uses within Sterling Ranch. The proposed amendment does not increase the maximum number of dwelling units allowed within Sterling Ranch.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The proposed amendment allows flexibility and variety within the development of planning areas within the Sterling Ranch PD.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: This amendment does not increase the intensity of allowed land uses within the PD.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No change in public facilities or services is associated with this request. This amendment does not increase the intensity of allowed land uses within the PD and does not increase the maximum number of dwelling units allowed within Sterling Ranch.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: Public Works Engineering noted it is working with the applicant to revise the Master Traffic Impact Study (MTIS) for the Sterling Ranch PD, including the amendments proposed with the 14th Amendment. Public Works Engineering states it will continue to work with the applicant in revising the MTIS moving forward and has no comments on this PD application.

VIII. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's Narrative 7
Comprehensive Master Plan Land Use Reference Map 10
Zoning Map 11
Aerial Map 12
Referral Agency Response Report 13
Referral Response Letters 14
Redlined Sterling Ranch Planned Development, 14th Amendment 16
Sterling Ranch Planned Development, 14th Amendment 25

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE:

PROJECT NUMBER: ZR2025-012

PROJECT TYPE: Major PD Amendment

MARKETING NAME: Sterling Ranch 14th PD Amendment

PRESUBMITTAL REVIEW PROJECT NUMBER:

PROJECT SITE:

Address: 8155 Piney River Ave, Suite 200 Littleton,CO

State Parcel Number(s):

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S):

Name(s): Brock Smethills

Address: 8155 Piney River Ave

Phone: 303-202-6800

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Susan Beckman

Address: 8155 Piney River Ave

Phone: 303-881-7119

Email:

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Susan Beckman — Applicant Signature

Oct 13 2025 — Date

DATE: 10-17-2025

OWNER:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
BROCK SMETHILLS
(303) 202-6800

APPLICANT:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
SUSAN BECKMAN
(303) 881-7119

SUBJECT: **STERLING RANCH PLANNED DEVELOPMENT - 14TH AMENDMENT**
MAJOR AMENDMENT APPLICATION

REQUEST: **Modify planning areas as depicted on the Land Use Plan and associated Plan Details.**

NARRATIVE / WRITTEN EXPLANATION OF THE REQUEST: (Per DCZR 1521.05)

The request to revise some portions of D1 planning area to D2 planning area in the Sterling Ranch PD does not come with a request for additional dwelling units nor an increase in overall density for the development. The primary intent of this proposed PD amendment is to convert portions of D1 planning area to D2 planning area in order to continue developing the property in a fashion similar to the current manner of development. The Sterling Ranch Planned Development (PD) is zoned for 12,050 dwelling units. Under current zoning, the full number of dwelling units could be realized by concentrating density into the D3 planning area maximizing multifamily/apartment uses. Alternatively, converting some of the lower density D1 planning area into D2 planning area would allow many of the remaining dwelling units to be spread more evenly across the development in single-family detached and single-family attached lot configurations similar to what has already been built or approved throughout existing filings. This amendment does not seek to increase the total number of dwelling units that are currently allowed, but rather it proposes adjustments to the planning areas to allow the dwelling units to be spread more evenly throughout the development.

Additional planning area modifications being proposed with this PD amendment include adjusting the D3 and SA1 planning areas to be in concert with current planning efforts and the vision for the community as it moves into future phases of development.

Major Amendment – Process Eligibility Criteria:

Per DCZR 1519 – An amendment request shall be considered a major amendment if it meets the following criteria:

1519.07.1 *Planning Area Boundary - The total acreage of the planning area is increased by more than 20%.*

1519.09 *Land Use – Any change in the allowed land-use categories, including changes in densities, such as from single-family to multi-family residential.*

The proposed PD amendment requests modifications to the existing D1, D2, and D3 planning area boundaries. The request to modify the D3 planning area to reflect current land planning efforts is in compliance with PD section D-2.1 as the proposed modification does not increase the total acreage within planning area D3 by more than 15% from the Land Plan as currently depicted on Sheet 8 of the PD. However, the proposed conversion of some of the D1 planning areas to D2 planning area results in an increase of D2 planning area of 21% which triggers an amendment to the PD. Additionally, converting portions of D1 planning area to D2 planning area also results in changes to allowed land-use categories, including changes in densities which also triggers an amendment to the PD.

Major Amendment – Approval Criteria:

Per DCZR Sections 1512 through 1523 - The following criteria shall be considered by the Board for approval of the major amendment:

1519.01 - Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;

1519.02 - Whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner;

1519.03 – Whether the amendment will affect the public interest in a substantially adverse manner;

1519.04 – Whether the sole purpose of the amendment is to confer a special benefit upon an individual;

1520.01 - Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;

1520.02 - Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;

1520.03 - Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land;

1520.04 - Whether the sole purpose of the amendment is to confer a special benefit upon an individual;

1520.05 - For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution;

1520.06 - Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development; and

1520.07 - Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

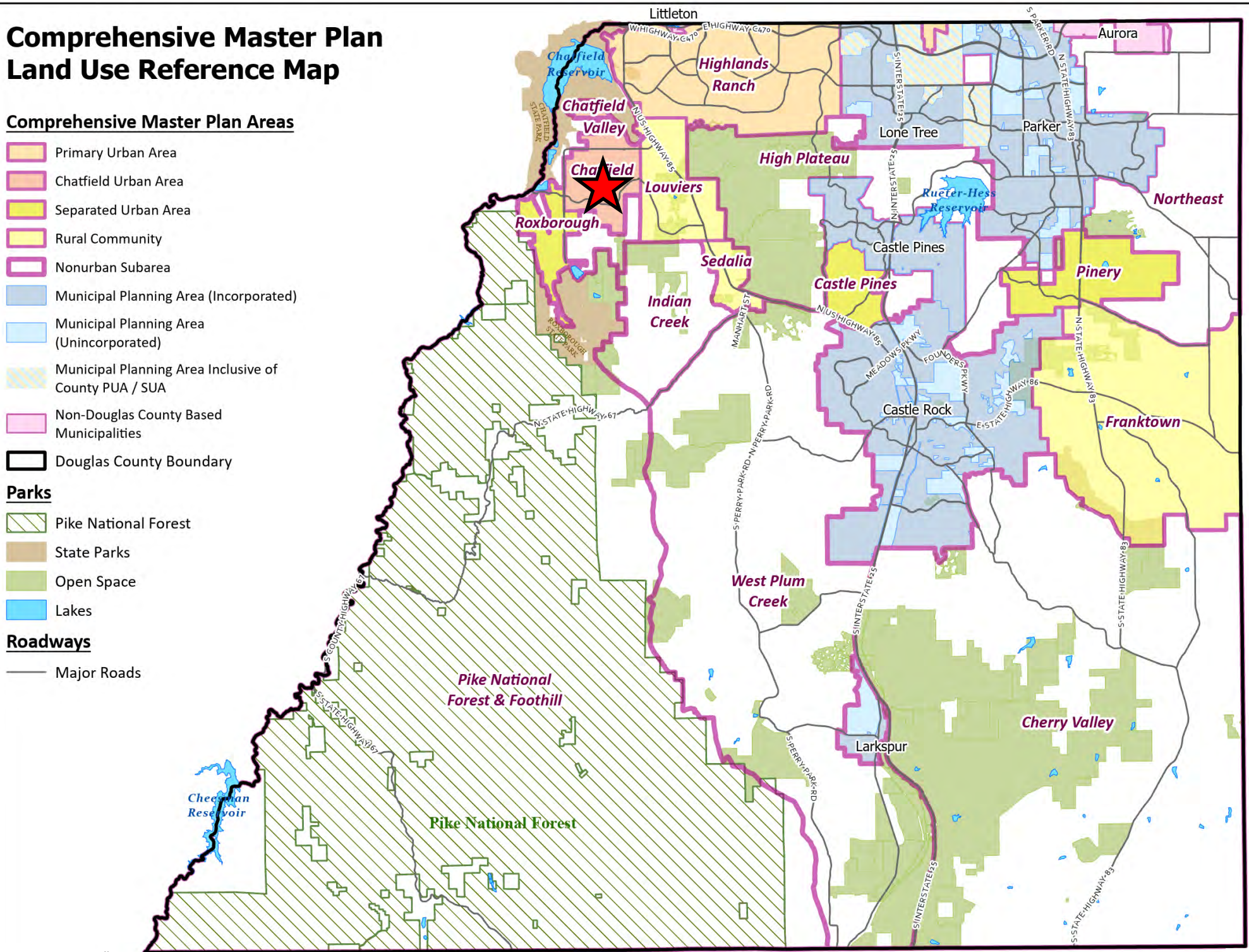
The proposed PD amendment is consistent with the development standards, commitments, and overall intent of the PD. As noted above, the amendment does not seek to increase the total number of dwelling units (12,050) for which the property is zoned, but rather it seeks to increase flexibility in distributing the allowed number of dwelling units throughout the existing PD footprint.

The primary area proposed for conversion from planning area D1 to D2 sits in the interior of the development, south of Waterton Road which will help mitigate adverse effects to the enjoyment of land or public interest for the abutting or adjacent properties. The remaining D1 planning areas that are on the periphery of the PD boundary adjacent to existing lower density residential neighbors including Plum Valley Heights, Braley Acres, and Plum Creek Estates remain in place with this amendment, as do the open space buffers and special character zones (SCZ-A and SCZ-C) that were created to establish buffers and/or transition zones to the higher density development within the Sterling Ranch footprint.

While no plans have been finalized for the areas proposed for conversion from D1 to D2, and the allowed land uses within the D1 and D2 planning areas differ, the primary intent is to allow development within these areas to be similar to the neighborhood development already constructed and planned for existing filings which contain a mix of small and large single-family detached lots, and single-family attached lots such as duplexes and townhomes. This flexibility would allow the development team to develop the property close to the number of dwelling units for which it is currently zoned without needing to concentrate development in apartment uses. Apartment use is not being contemplated for the areas proposed for conversion from D1 to D2, however, the development team is exploring the possibility of a senior living facility to provide even more diversity and living options within the community.

The purpose of the proposed amendment is not to confer a special benefit upon any individual. While the amendment does modify the locations and acreages of the D1, D2, and D3 planning areas; water supply, public facilities, services, and roadway capacity for any future residential, commercial, or other development will be vetted during the required preliminary plan, plat, and/or site improvement plan processes as the planning areas develop. Water will continue to be available through the Dominion Water and Sanitation District for the 12,050 dwelling units for which the property is currently zoned. Additional traffic studies will occur as needed based on how the future dwelling units and commercial areas are distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development. A traffic letter is being prepared to confirm that the potential relocation of planning areas does not affect the external roadway network.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

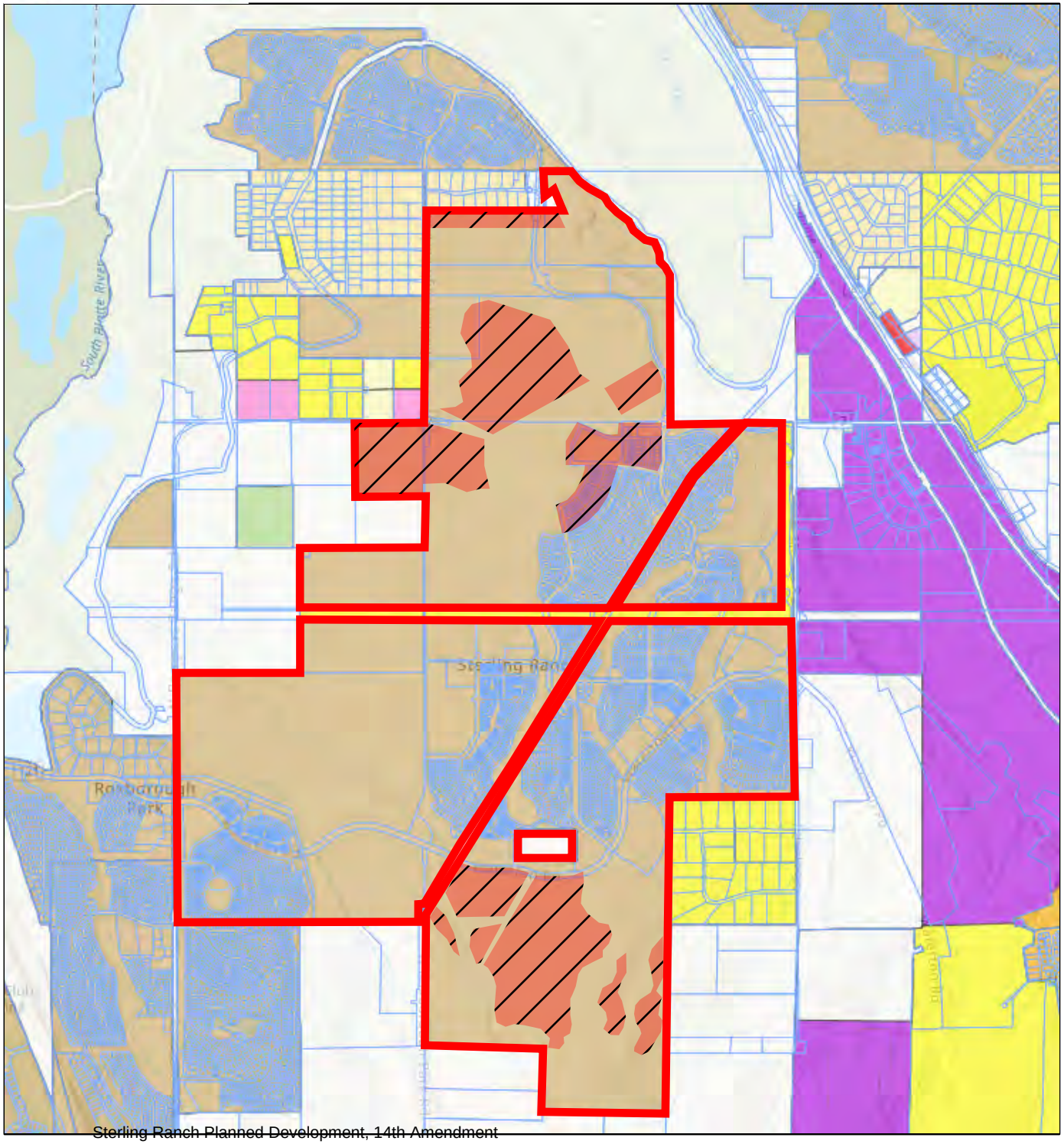
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



STERLING RANCH PD
14TH AMENDMENT

ZR2025-012
ZONING MAP

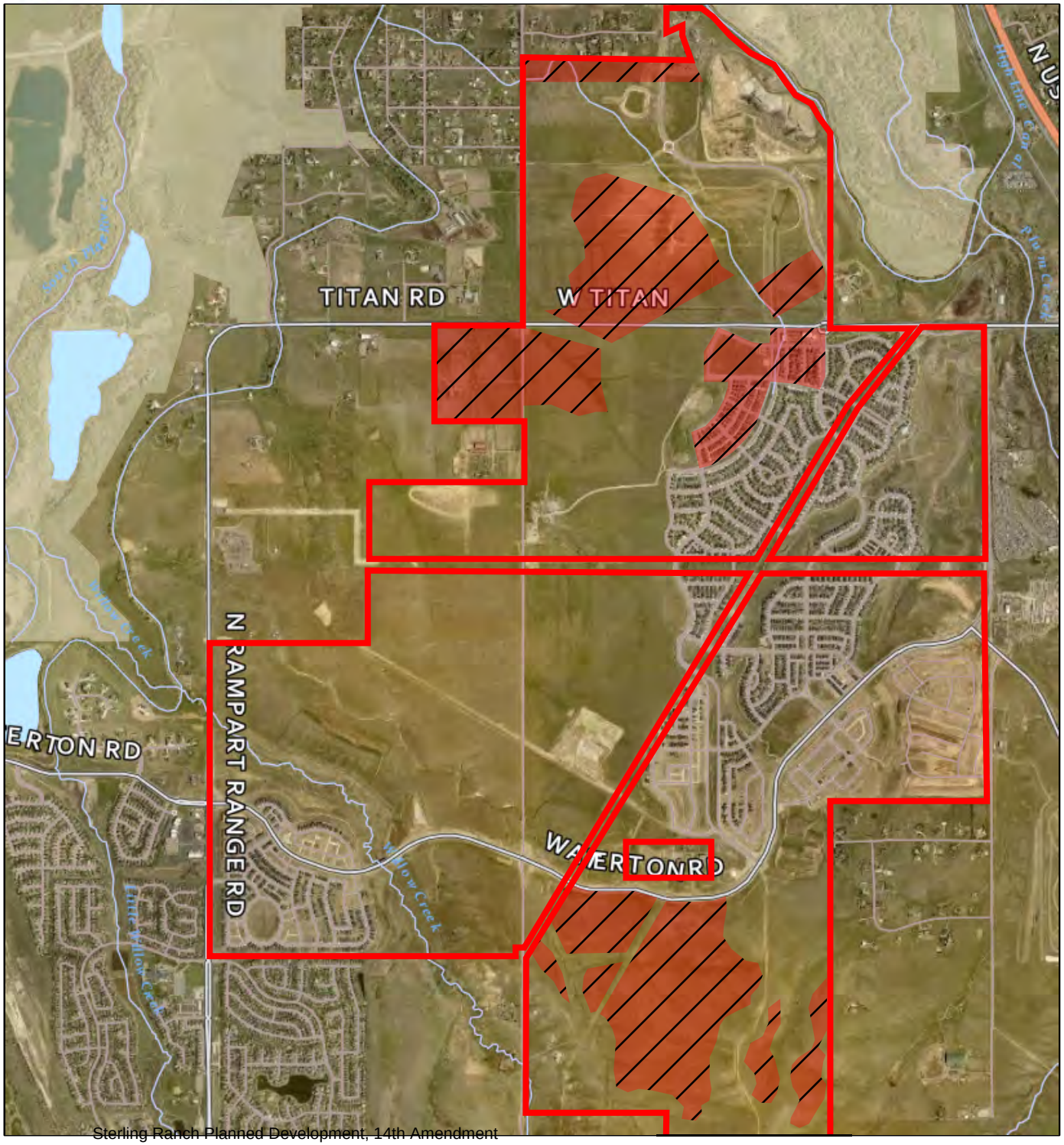
LEGEND

- STERLING RANCH PD
- AREA OF AMENDMENT
- MAJOR ROADS
- OTHER ROADS

N

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- C - COMMERCIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS



STERLING RANCH PD
14TH AMENDMENT

ZR2025-012
AERIAL MAP

N

LEGEND

- STERLING RANCH PD
- AREA OF AMENDMENT
- MAJOR ROADS
- OTHER ROADS

Project Name: Sterling Ranch Planned Development, 14th Amendment
Project File #: ZR2025-012
Date Sent: 10/23/2025 **Date Due:** 11/13/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/24/2025	No comment.	No action necessary.
Braley Acres HOA		No response received.	
Building Services	10/31/2025	No comment.	No action necessary.
Chatfield Community Association		No response received.	
Engineering Services	11/13/2025	**Summary of response letter:** Engineering notes it is working with Sterling Ranch to revise the Master Traffic Impact Study for the entire Sterling Ranch development and has no comments on this PD Amendment.	No action necessary.
Office of Emergency Management	10/28/2025	No comment.	No action necessary.
Plum Valley Heights HOA		No response received.	
Sheriff's Office		No response received.	
South Metro Fire Rescue	11/11/2025	**Summary of response letter:** South Metro Fire Rescue has reviewed the documents and has no objection to the proposed major Planned Development (PD) Amendment.	No action necessary.
Sterling Ranch Community Authority Board		No response received.	
The Plum Creek/View Ridge Voice		No response received.	

MEMORANDUM

To: Brett Thomas, AICP, Chief Planner

From: Brad Jackson, PE, Development Review Supervisor Brad J

CC: Zeke Lynch, P.E., CFM, Assistant Director Public Works Engineering

Date: 11/13/2025

RE: Sterling Ranch Planned Development (PD) 14th Amendment

The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Planned Development (PD) 14th Amendment Project and has the following comments:

General Comments:

1. Douglas County Public Works Engineering is working with Sterling Ranch to revise the Master Traffic Impact Study (MTIS) for the entire Sterling Ranch Development. This update to the MTIS includes the proposed changes within the 14th PD Amendment. Douglas County will continue to partner with Sterling Ranch in revising the MTIS moving forward and has no comments on this PD Amendment.

If the applicant has any questions regarding these comments, please feel free to contact me directly. Thank you for the opportunity to review this request.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Sterling Ranch Planned Development, 14th Amendment
Project File #:	**ZR2025-012**
S Metro Review #	REFOTH25-00260
Review date:	November 11, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a major Planned Development (PD) amendment to the Sterling Ranch Planned Development to revise portions of Planning Areas D1 and D3 to Planning Area D2, revise portions of Planning Area D2 to Planning Area D3, and expand the C1 Multi-function Open Space buffer south of Braley Acres. The total number of dwelling units allowed per the PD remains unchanged at 12,050 units.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed major Planned Development (PD) Amendment

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

14TH

New County Certification

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING PLANNING AREAS D1, D2, D3, AND SA1 AS DEPICTED HEREON PURSUANT TO THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 14 AFFECTS ONLY THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-###.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

COUNTY CERTIFICATION

ADMINISTRATIVE AMENDMENT OF THE STERLING RANCH DEVELOPMENT PLAN AMENDING THE MINIMUM LOT AREA WITHIN THE C3 CHARACTER ZONE AND CLARIFYING OFF-SITE ROAD IMPROVEMENT REQUIREMENTS AS DEPICTED HEREON PURSUANT TO DEFINITIONS FOR 'COUNTY'S ROAD CONCURRENCY STANDARD' AND 'STATE HIGHWAY SEGMENTS', SECTION S-2.5(C), SECTION S-2.5(D), AND TABLE 7.1.

APPROVED THIS _ _ _ _ DAY OF _ _ _ _ _ _ _ _, 2025, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. 12 AFFECTS ONLY DEFINITIONS FOR 'COUNTY'S ROAD CONCURRENCY STANDARD' AND 'STATE HIGHWAY SEGMENTS', SECTION S-2.5(C), SECTION S-2.5(D), AND TABLE 7.1.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

SHEET INDEX	
Sheet	Title
General	
1	Cover Sheet
2	Legal Description
3	Legal Description, Cont.
4	Vicinity and Adjacent Zoning
5	General Provisions and Definitions
6	General Provisions and Definitions, Cont.
Plan Areas	
7	Thoroughfare Plan Overview
8	Land Use Plan Overview
9	Parks, Open Space and Trails Plan Overview
10	Plan Detail A
11	Plan Detail B
12	Plan Detail C
13	Plan Detail D
Statement of Commitments	
14-18	Statement of Commitments
Development Standards	
19-31	Development Standards
Easements Structures and Slope	
32	Easements, Structures and Slope Overview
33	Easements, Structures and Slope Detail A
34	Easements, Structures and Slope Detail B
35	Easements, Structures and Slope Detail C
36	Easements, Structures and Slope Detail D

STERLING RANCH

New date

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 1 of 36

Cover Sheet

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530-7227

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

14th

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Expand C1 buffer.

Replace relocated SA-1 Planning Area with D3 Planning area. (Pending 13th amendment approval).

Add School Site (60 acres) and School Site Symbol 'S'. (Pending 13th amendment approval).

SA-1 Relocated to this location. (Pending 13th amendment approval).

Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new 'S' symbol for 'School Site'. (Pending 13th amendment approval).

Convert this area from D2 to D3.

Add existing school site (12 acres) and 'S' symbol. (Pending 13th amendment approval).

Convert this area from D3 to D2.

Convert this area from D1 to D2.

Convert this area from D3 to D2 per approved Neighborhood Plan.

Add existing school site (12 acres) and symbol (S). (Pending 13th amendment approval).

Add existing school site (26 acres) and 'S' symbol. (Pending 13th amendment approval).

Convert this area from D1 to D2.

Convert this area from D1 to D2.

Braley Acres
Plum Creek Estates
Denver Polo Club Estates II
Tindell Acres
Titan Road Ranchettes
Potential 4H Site
Heritage Regional Park
Chatfield Farms
Roxborough Village
Burns Regional Park
Cordova
Lawrence Development
Louviers
Heights
East
Regional Park

SCZ-C
SCZ-D
SCZ-E
SCZ-F
SCZ-A
SCZ-B

ARS Parcel
Southern edge of ARS Parcel

POSSIBLE FUTURE CONNECTION
additional Primary Thoroughfare if possible future connection at Moore Road is constructed

Development Area A
Development Area B
Blufftop Protection Area
Northern edge of Southern O1 Buffer Area
Southern O1 Buffer Area

W. WATERTON ROAD
ROUTE 121 - S WADSWORTH
RAMPART RANGE ROAD
HIGH PARK ROAD
TITAN ROAD
STREET C
STREET D
STREET E
STREET F

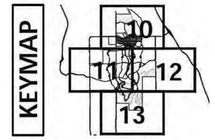
PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

LEGEND

PLANNING AREAS
- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER
- School Site
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones
- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Land Use (Subject to adjustment pursuant to the terms of the Development Plan)		
Planning Areas		Acres
	D1 - Country/Hillside	~~593.57~~ 180.80
	D2 - Villages	~~1818.22~~ 2209.03
	D3 - Town Center	~~220.48~~ 260.50
	SA1 - School	~~72.06~~ 60.00
	SA2 - Reservoir	59.42
	SA3 - Maintenance/Industrial	13.24
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	TOTAL	3400.77
	Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

Non-Residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F (Subject to adjustment pursuant to the terms of the Development Plan)	
Area	Acres
SCZ-D	100.80
SCZ-E	92.47
SCZ-F	84.72

NOTES

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

SCALE: 1" = 1000'
0' 1000' 2000' 4000'
NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122

And Brush Architect, LLC
[illegible]treet, No. 701
[illegible]18

& Grimshaw, LLP
treet, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

~~ZR2009-004~~
Revision Date: AUG 25, 2025

New Date

Sheet:

8

of 36

Land Use Plan OVerview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

14th

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Expand C1 buffer.

Replace relocated SA-1 Planning Area with D3 Planning area. (Pending 13th amendment approval).

SA-1 Relocated to this location. (Pending 13th amendment approval).

Convert this area from D2 to D3.

Convert this area from D2 to D3.

Convert this area from D3 to D2.

Convert this area from D1 to D2.

Convert this area from D3 to D2 per approved Neighborhood Plan.

Convert this area from D1 to D2.

Convert this area from D1 to D2.

Braley Acres

Denver Polo Club Estates II

Lindell Acres

Titan Road Ranchettes

Burns Regional Park

Heritage Regional Park

East Willow Creek Drainage

Chatfield Farms

Roxborough Village

Willow Creek Wildlife Corridor

Grade-separated Wildlife Crossing

Sterling Gulch Regional Park

Cordova

Sterling Gulch Wildlife Corridor

Lawrence Development

additional Primary Thoroughfare if possible future connection at Moore Road is constructed

POSSIBLE FUTURE CONNECTION

Sterling Gulch Wildlife Corridor

Grade-separated Wildlife Crossing

Burns Regional Park

Plum Valley Heights

Sterling Gulch Wildlife Corridor

Louviers

ROUTE 121 - S WADSWORTH

NORTH ROXBOROUGH PARK ROAD

W. WATERTON ROAD

TITAN ROAD

MOORE ROAD

US HWY 85 - SANTA FE

STREET C

STREET D

PLUM VALLEY HEIGHTS DRIVE

LEGEND

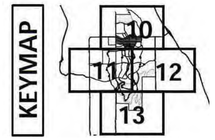
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC - Wildlife Corridor
- ED - East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Open Space		
(Subject to adjustment pursuant to the terms of the Development Plan)		
	Area	Acres
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
	SA2 - Water Storage Reservoir	59.42
To be included in Neighborhood/ Plat designs.	Other Parks to be designated within Neighborhoods	57.00 (estimated)

NOTES

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

SCALE: 1" = 1000'

0' 1000' 2000' 4000'

NORTH

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5086
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

~~ZR2009-004~~
Revision Date: AUG 25, 2025

New Date

Sheet: 9 of 36

Parks, Open Space And Trails Plan Overview

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

14th

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Relocate SA-1 to this location. (Pending 13th Amendment approval).

Add 'School Site (60 acres)' and Symbol (S). (Pending 13th amendment approval).

Replace with 'School Site' and 'S' Symbol.

Remove designations for Middle School (M), High School (H), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S). (Pending 13th amendment approval).

Convert this area from D2 to D3.

Convert this area from D3 to D2.

Convert this area from D1 to D2.

Convert this area from D2 to D3.

Add existing school site (12 acres) and symbol (S).

Convert this area from D3 to D2 per approved Neighborhood Plan.

Sterling Gulch Wildlife Corridor

Sterling Gulch Regional Park

New Date

Braley Acres

Plum Creek Estates

Tindell Acres

Titan Road Ranchettes

ARS Parcel

Southern edge of ARS Parcel

Burns Regional Park

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

See Sheet 11

See Sheet 12

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

KEYMAP

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7224

Plan Detail A

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 10 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones

OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Property Boundary

NOTES

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

Add existing school site (12 acres) and symbol (S).

Replace with 'School Site' and 'S' Symbol

Remove designations for Middle School (M), High School (S), and Elementary School (E). These will be relocated and replaced with a new symbol for 'School Site' (S).

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

Convert this area from D1 to D2.

See Sheet 10

14th

Potential 4H Site

Heritage Regional Park

Burns Regional Park

Chatfield Farms

Willow Creek Wildlife Corridor

Grade-separated Wildlife Crossing

ROXBOROUGH PARK ROAD

SCZ-B

See Sheet 12

See Sheet 13

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

KEYMAP

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Feisburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: AUG 25, 2025

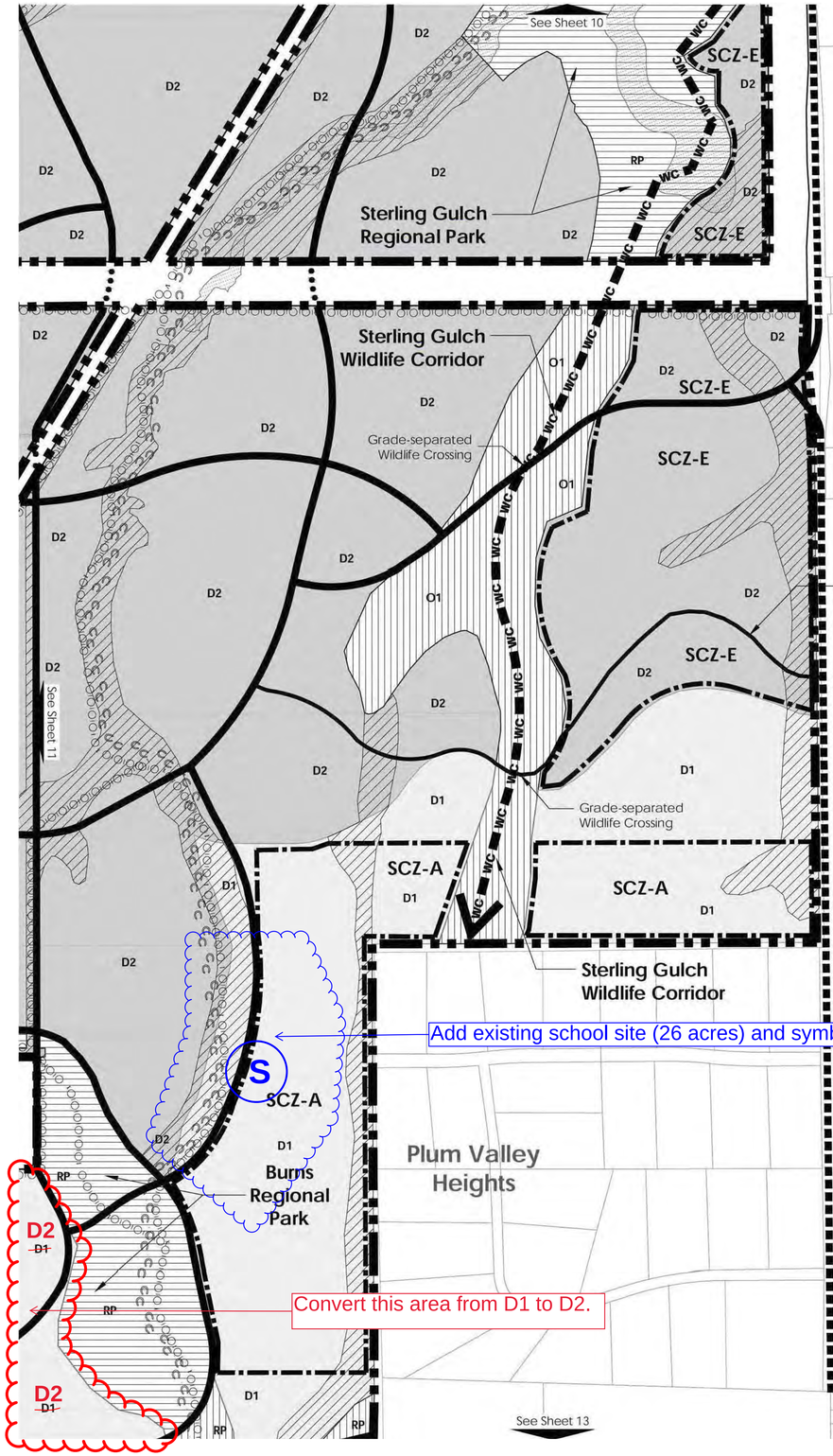
Plan Detail B

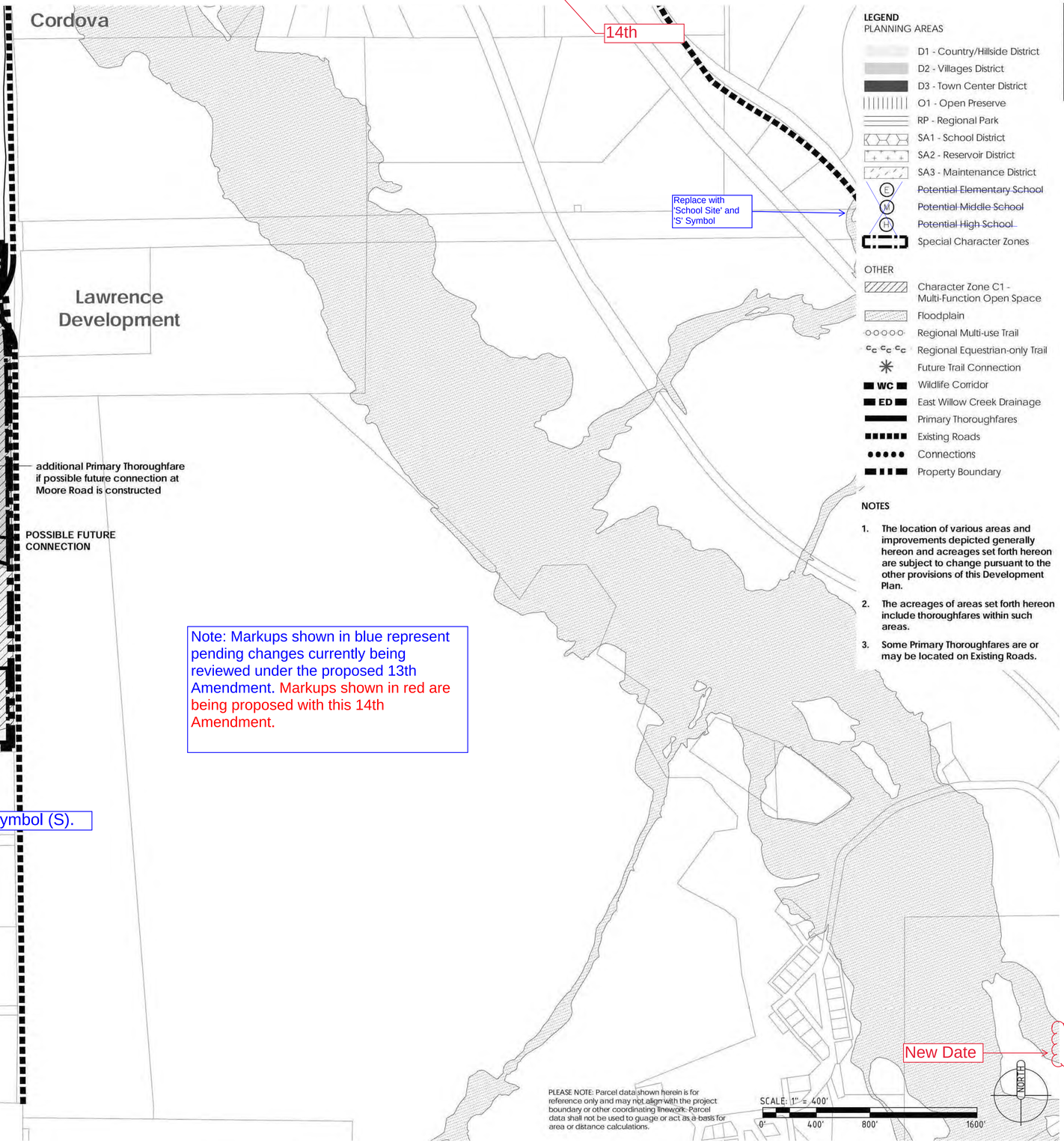
Sheet: 11 of 36

New Date

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units





LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones

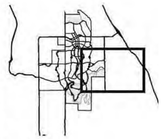
OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC Wildlife Corridor
- ED East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Property Boundary

NOTES

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

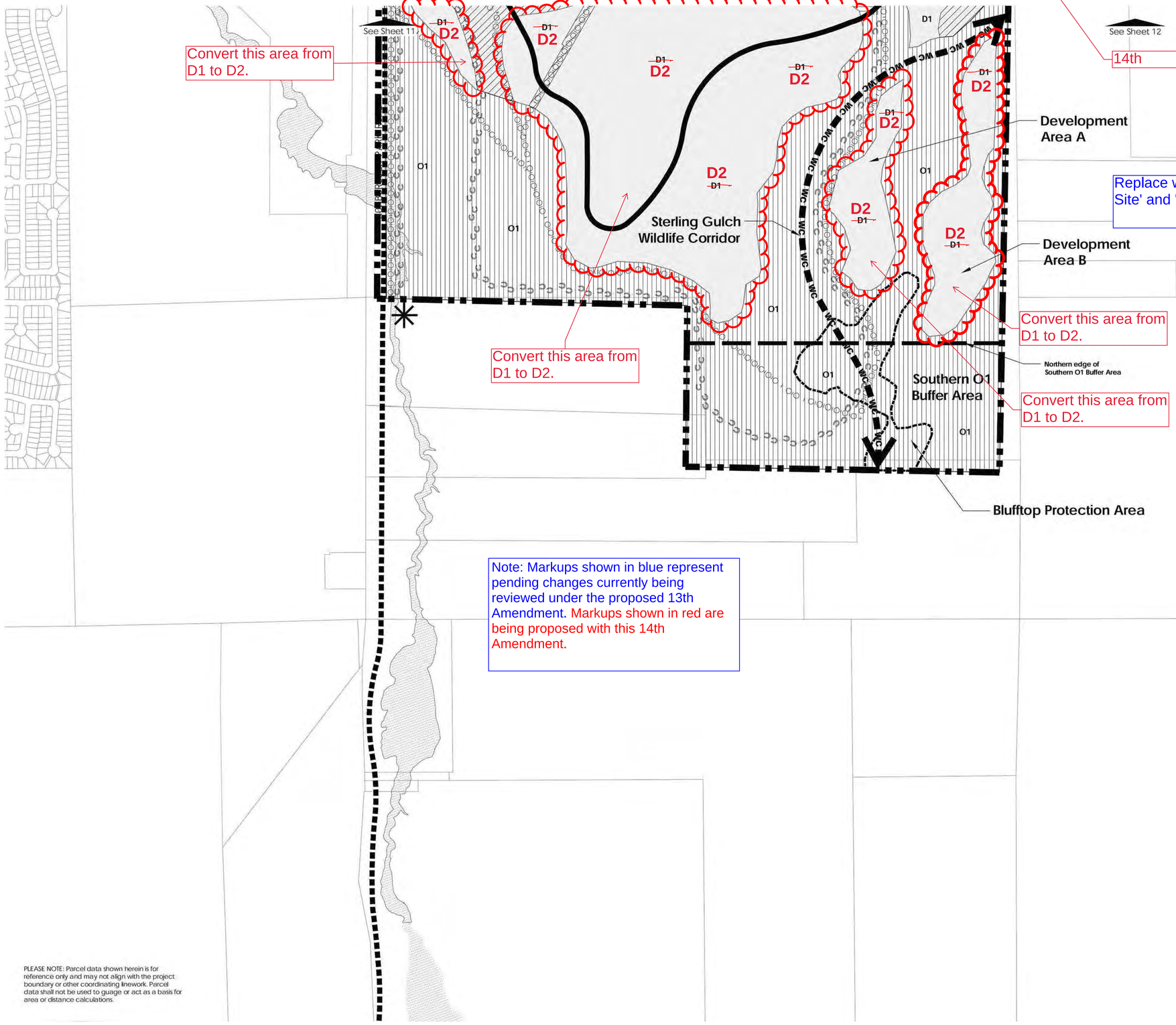
Plan Detail C

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 12 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- ~~Potential Elementary School~~
- ~~Potential Middle School~~
- ~~Potential High School~~
- Special Character Zones

Replace with 'School Site' and 'S' Symbol

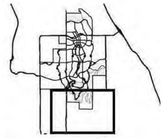
OTHER

- Character Zone C1 - Multi-Function Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC - Wildlife Corridor
- ED - East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Property Boundary

NOTES

1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development Plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

Plan Detail D

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 13 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

14th

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-Use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such ¿Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 ¬A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, result in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor width narrower than required by S-4.2(C).

O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1¡(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map

Relocate SA1 site to this location.

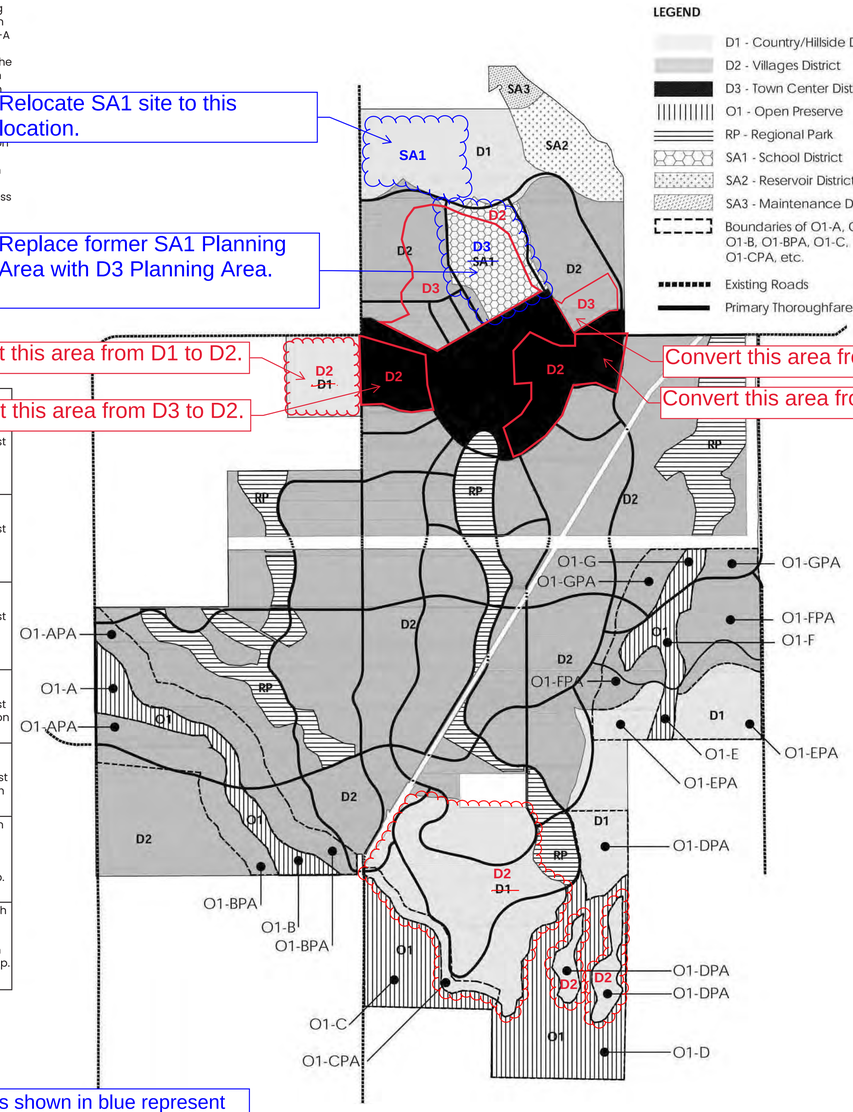
Replace former SA1 Planning Area with D3 Planning Area.

Convert this area from D1 to D2.

Convert this area from D3 to D2.

Convert this area from D2 to D3.

Convert this area from D3 to D2.



Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

LC
8303 W. Mountain View Lane
Littleton, CO 80125
[illegible]
5

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Statement Of Commitments, Cont.

ZR2009-004
Revision Date: AUG 25, 2025

New Date

Sheet: 18 of 36

STERLING RANCH PLANNED DEVELOPMENT 12TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado – 3,400.77 Acres– 12,050 Dwelling Units

14th

Show relocated SA1 site.

Show D3 and D2 Planning Area in Place of former SA1 Planning Area.

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building ... pplicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection wi... ner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated gener... that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such as... forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

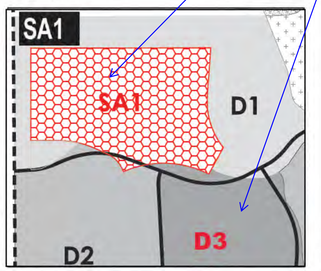


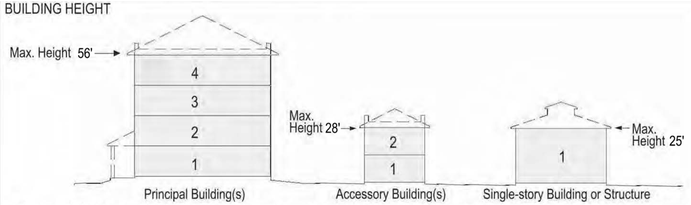
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

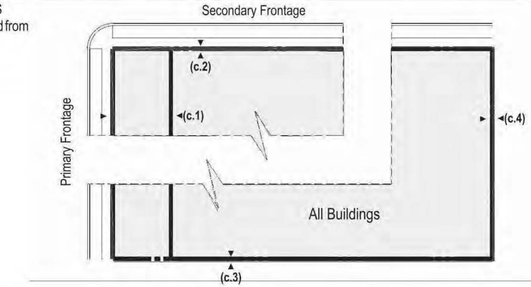
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

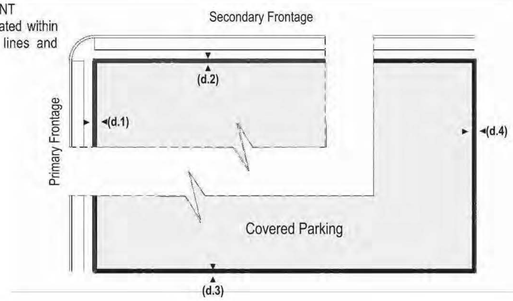
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

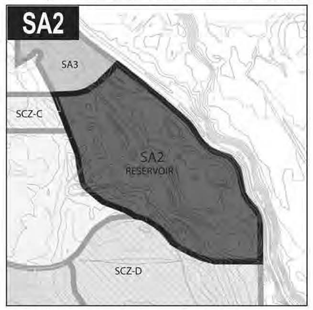


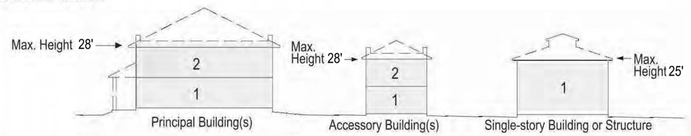
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

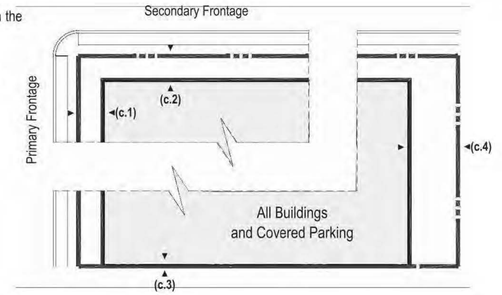


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

Note: Markups shown in blue represent pending changes currently being reviewed under the proposed 13th Amendment. Markups shown in red are being proposed with this 14th Amendment.

New Date

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Development Standards, Cont.

ZR2009-004
Revision Date: AUG 25, 2025

Sheet: 30 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING PLANNING AREAS D1, D2, D3, AND SA1 AS DEPICTED HEREON PURSUANT TO THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 14 AFFECTS ONLY THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-###.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

SHEET INDEX	
Sheet	Title
General	
1	Cover Sheet
2	Legal Description
3	Legal Description, Cont.
4	Vicinity and Adjacent Zoning
5	General Provisions and Definitions
6	General Provisions and Definitions, Cont.
Plan Areas	
7	Thoroughfare Plan Overview
8	Land Use Plan Overview
9	Parks, Open Space and Trails Plan Overview
10	Plan Detail A
11	Plan Detail B
12	Plan Detail C
13	Plan Detail D
Statement of Commitments	
14-18	Statement of Commitments
Development Standards	
19-31	Development Standards
Easements Structures and Slope	
32	Easements, Structures and Slope Overview
33	Easements, Structures and Slope Detail A
34	Easements, Structures and Slope Detail B
35	Easements, Structures and Slope Detail C
36	Easements, Structures and Slope Detail D

STERLING RANCH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Cover Sheet

Sheet: 1 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PARCEL 1 CARS SAND & GRAVEL CO., LLC)

PARCEL I IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 1-A, PARCEL 1-E, PARCEL 1-G AND PARCEL 1-H.

PARCEL 1-A:

THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION OF THE SAID NE I /4 DESCRIBED BY A DEED TO DARLENE JUNE FEHR RECORDED AUGUST 8, 1968 RECORDED IN 6185 P469, EXCEPT THAT PORTION OF THE SAID NE I /4 LYING NORTHEASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL ACQUIRED BY THE UNITED STATES DEPARTMENT OF DEFENSE, DEPARTMENT OF ARMY CORP. OF ENGINEERS, KNOWN AS TRACT 268 IN CONDEMNATION CASE NO. C-3867, CHATFIELD DAM PROJECT, EXCEPT FOR THAT PORTION OF SAID NE I /4 DESCRIBED BY A DEED RECORDED DECEMBER 19, 1968 TO ALPERT C. ENAX AND MARGARET E. ENAX, GRANTEES, IN B189 P217 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, EXCEPT THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL AND EXCEPT THAT PORTION OF MOUNTAIN VIEW LANE, AS DEDICATED ON THE PLAT OF BRALEY ACRES FILING NO. 1, THAT LIES WITHIN SAID LANDS, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-E:

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED TO THE NORTHERN COLORADO IRRIGATION COMPANY IN INSTRUMENT RECORDED NOVEMBER 27, 1933 IN B88 P162, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-G:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-H:

A PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE NORTH 00 DEGREES I0 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1146.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 36 SECONDS EAST, LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE BRALEY ACRES-FILING NO. 1 AMENDED AND BRALEY ACRES-FILING NO. 2 AS RECORDED AMONG THE LAND RECORDS OF SAID DOUGLAS COUNTY, A DISTANCE OF 2552.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 1150.81 FEET TO A POINT; THENCE N 89 DEGREES 41 MINUTES 35 SECONDS WEST, LEAVING SAID EASTERLY LINE A DISTANCE OF 2554.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2 {STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROXBOROUGH PARK ROAD, ALSO KNOWN AS COUNTY ROAD 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1121.54 FEET: THENCE SOUTH 00°26'42" EAST, A DISTANCE OF 1324.41 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1121.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°26'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (STERLING RANCH TOO, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1151.54 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1254 AT PAGE 403 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 88.76 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°30'29" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.41 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 90.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SAID BOOK 1254 AT PAGE 403; THENCE NORTH 00°26'42" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1324.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (STERLING RANCH TOO, LLC)

THE SOUTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°56'42" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1241.75 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE NORTH 00°30'29" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE SOUTH 89°56'08" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°39'43" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;THENCE SOUTH 00°26'54" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2635.57 FEET TO SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°56'24" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2632.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.81 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING;

PARCEL 5 (COLUMBINE-LAKEWOOD COLORADO SOCCER ASSOCIATION)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°15'22" EAST ALONG EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1599.407 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 1454.28 FEET; THENCE NORTH 00°31 '24" WEST, A DISTANCE OF 272.17 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°31'24" WEST, A DISTANCE OF 1344.47 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°42'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1481.71 FEET TO THE POINT OF BEGINNING,

PARCEL 6 (STERLING RANCH, LLC)

PARCEL 6 IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 6-A, PARCEL 6-B, PARCEL 6-C AND PARCEL 6-D.

PARCEL 6-A

A PARCEL OF LAND BEING A PART OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

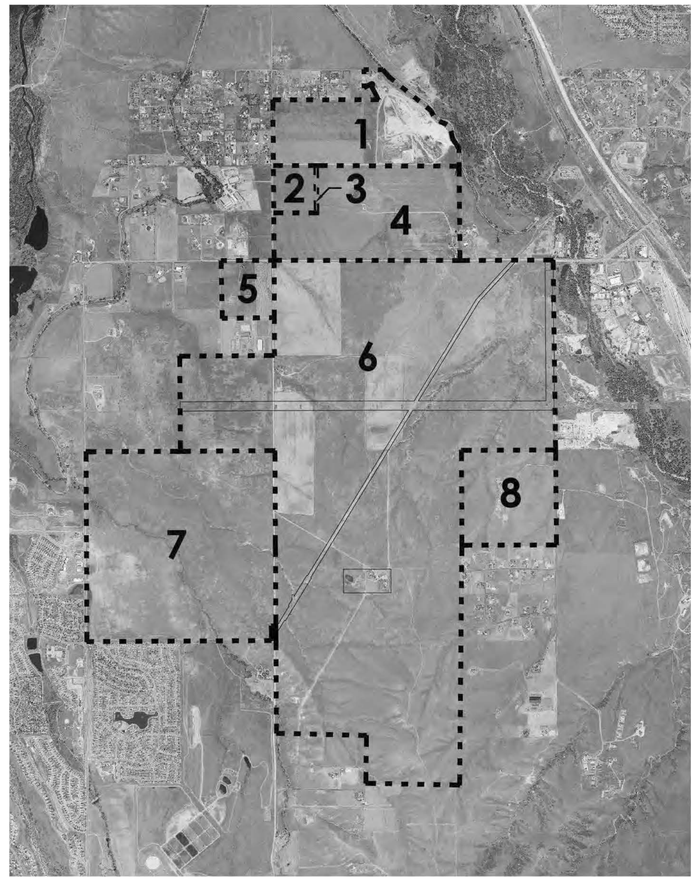
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1243.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1315.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2632.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°43'08" EAST, A DISTANCE OF 1456.70 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

I.SOUTH 42°26'06" WEST, A DISTANCE OF 1485.03 FEET; 2.SOUTH 31°24'06" WEST, A DISTANCE OF 3327.27 FEET TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY BOUNDARY LINE;

1. NORTH 89°59'23" WEST, A DISTANCE OF 1325.46 FEET;
2. SOUTH 89°52'05" WEST, A DISTANCE OF 2569.83 FEET;
3. SOUTH 89°35'35" WEST, A DISTANCE OF 2645.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1277.50 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°32'56" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.81 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2659.94 FEET TO THE POINT OF BEGINNING;



Parcel Keymap

SCALE: 1" = 2000'

0' 2000' 4000' 8000'

NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Legal Description

Sheet: 2 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PARCEL 6-B

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29 AND THE EAST HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°43'08" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1592.79 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;THENCE CONTINUING NORTH 89°43'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 784.95 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARCEL OF LAND;

1.SOUTH 00°22'12" EAST, A DISTANCE OF 3935.79 FEET;
2.SOUTH 89°52'45" WEST, A DISTANCE OF 2372.20 FEET;
3.NORTH 89° 59'23" WEST, A DISTANCE OF 1192.78 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

1.NORTH 31°24'06" EAST, A DISTANCE OF 3256.59 FEET;
2.NORTH 42°26'06" EAST, A DISTANCE OF 1567.69 FEET TO THE POINT OF BEGINNING;

PARCEL 6-C

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 68 WEST AND SECTIONS 29, 30 AND 31 TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°16'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2648.85 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 00°17'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2649.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 01°05'15" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2725.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°06'08" WEST, ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1326.12 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'37" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1309.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'09" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1308.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°35'55" EAST, ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1339.60 FEET TO CENTER QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 88°39'05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2512.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°19'15" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2591.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°17'59" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 218.14 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

I. NORTH 89°42'01" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 31°24'06" EAST, A DISTANCE OF 408.75 FEET;
3. SOUTH 58°33'54" EAST, A DISTANCE OF 25.00 FEET;
4. NORTH 31 °24'06" EAST, A DISTANCE OF 1400.00 FEET;
5. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
6. NORTH 31°24'06" EAST. A DISTANCE OF 5466.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY BOUNDARY LINE;

I. SOUTH 89°59'23" EAST, A DISTANCE OF 1352.92 FEET;
2. NORTH 89°52'45" EAST, A DISTANCE OF 2595.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS DOUGLAS COUNTY ROAD 19 AS DESCRIBED IN BOOK 180, PAGE 481 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

I. SOUTH 00°50'12" EAST, A DISTANCE OF 60.48 FEET;
2. SOUTH 02°01'48" WEST, A DISTANCE OF 200.30 FEET:
3. SOUTH 05°24'42" EAST, A DISTANCE OF 501.60 FEET;
4. SOUTH 01°59'12" EAST, A DISTANCE OF 29.07 FEET;
5. SOUTH 00°22'13" EAST, A DISTANCE OF 325.31 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89°50'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2630.78 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

THAT PARCEL OF LAND AS DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 30°03'08" EAST, A DISTANCE OF 3823.57 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

1. NORTH 89°53'44" EAST. A DISTANCE OF 664.07 FEET;
2. NORTH 89°52'27" EAST, A DISTANCE OF 661.63 FEET;
3. SOUTH 00°07'50" EAST, A DISTANCE OF 662.77 FEET;
4. SOUTH 89°52'46" WEST, A DISTANCE OF 662.10 FEET;
5. SOUTH 89°52'20" WEST, A DISTANCE OF 663.91 FEET;
6. NORTH 00°06' 12" WEST, A DISTANCE OF 662.98 FEET TO THE POINT OF BEGINNING;

PARCEL 6-D

A PARCEL OF LAND BEING A PART OF SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST AND SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°38'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2641.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1117.50 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE;

1. NORTH 89°35'35" EAST, A DISTANCE OF 2644.45 FEET;
2. NORTH 89°52'05" EAST, A DISTANCE OF 2570.21 FEET:
3. SOUTH 89°59'23" EAST, A DISTANCE OF 1165.20 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

1. SOUTH 31°24'06" WEST, A DISTANCE OF 1306.30 FEET;
2. SOUTH 31°24'06' WEST, A DISTANCE OF 4099.46 FEET;
3. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
4. SOUTH 31°24'05" WEST, A DISTANCE OF 698.67 FEET;
5. NORTH 04°24'06" EAST, A DISTANCE OF 50.93 FEET;
6. NORTH 85°35'54" WEST, A DISTANCE OF 50.00 FEET:
7. SOUTH 04°24'06" WEST, A DISTANCE OF 149.07 FEET;
8. SOUTH 31°24'06" WEST, A DISTANCE OF 191.19 FEET;
9. SOUTH 58°35'54" EAST, A DISTANCE OF 25.00 FEET;
10. SOUTH 31°24'06" WEST, A DISTANCE OF 646.83 FEET;
11. SOUTH 89°42'01"WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°17'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2243.14 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°18'03" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2651.47 FEET TO THE POINT OF BEGINNING;

PARCEL 7 (STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISIONERS)

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°18'03" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2651.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 17'59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2651.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36: THENCE SOUTH 89°39'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN RULE AND ORDER CIVIL ACTION NO. 4002 RECORDED SEPTEMBER 21, 1973 IN BOOK 252 AT PAGE 654 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID RULE AND ORDER CIVIL ACTION NO. 4002 THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°17'59" WEST, A DISTANCE OF 410.00 FEET;
2 SOUTH 89°39'52" WEST, A DISTANCE OF 100.00 FEET;
3 SOUTH 00°17'59" EAST, A DISTANCE OF 410.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°39'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2508.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 89°39'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2641.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00°25'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER: THENCE NORTH 00°25'13" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00°06'53" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2649.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89°45'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2636.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE NORTH 89°38'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.28 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°50'25" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°50'25" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2630.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS COUNTY ROAD 19; THENCE SOUTH 00°33'39" EAST. ALONG SAID WESTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2647.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER: THENCE SOUTH 89°48'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2644.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°16'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2648.85 FEET TO THE POINT OF BEGINNING.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

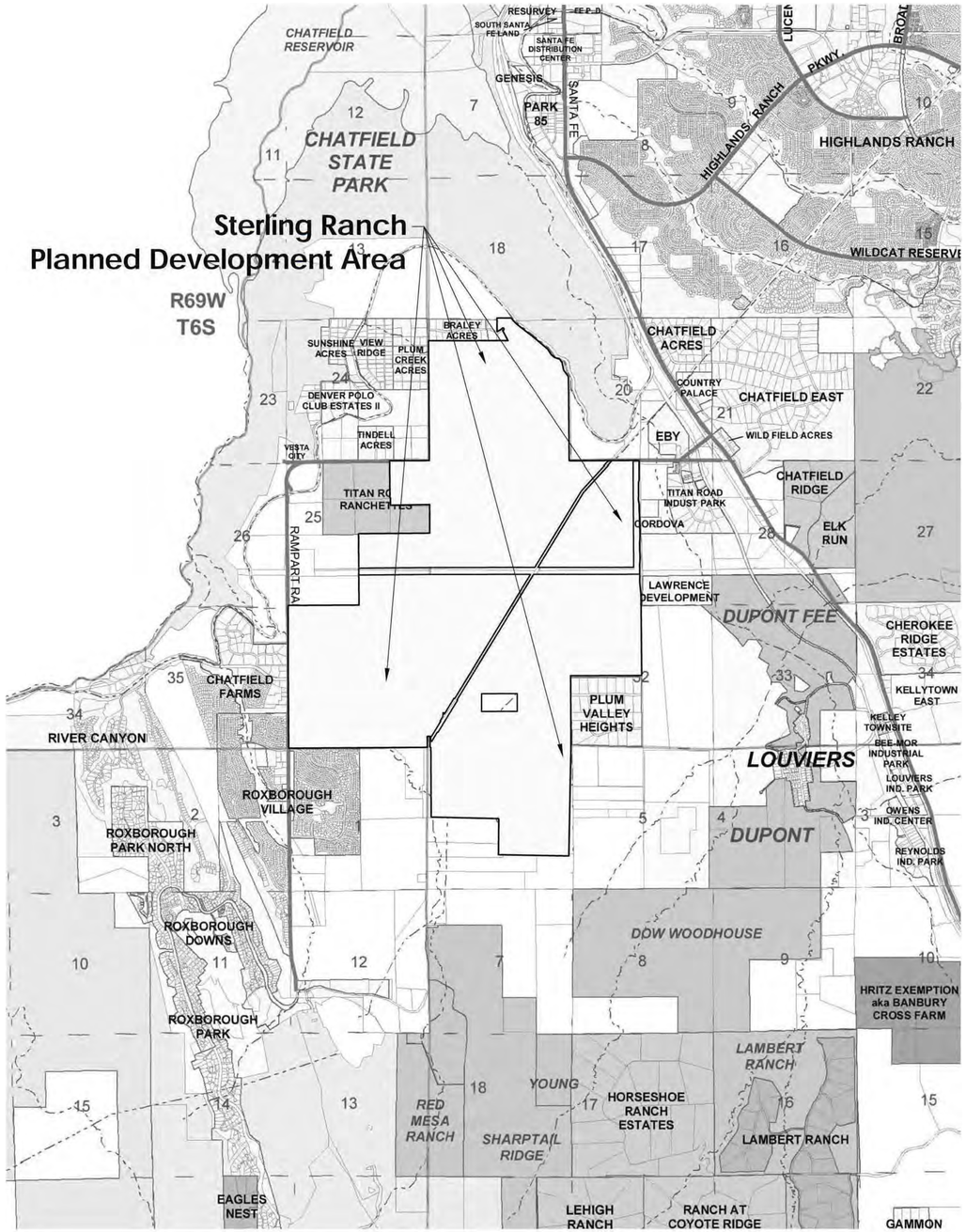
ZR2009-004
Revision Date: OCT 17, 2025

Legal Description, Cont.

Sheet: 3 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

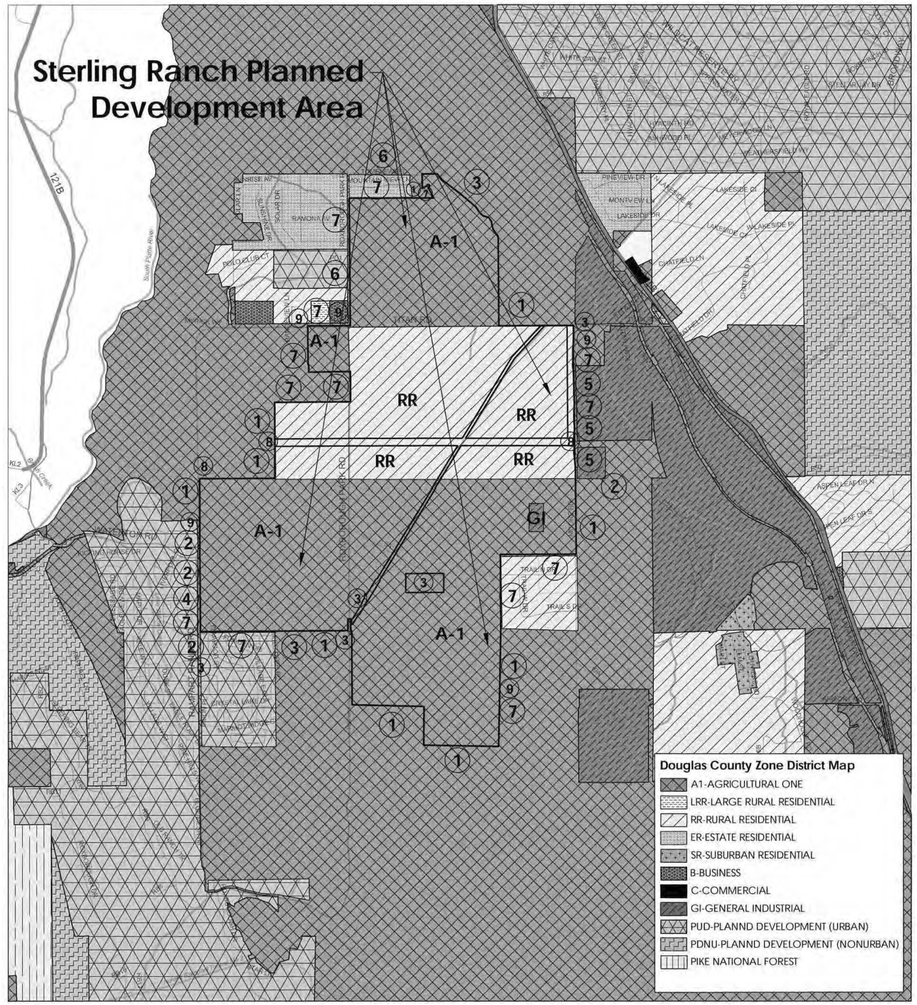


Vicinity Map

SCALE: 1" = 2500'

0' 2500' 5000' 10000'

NORTH



Land Use Key

1 Agriculture
2 Commercial
3 Exempt
4 HOA
5 Industrial
6 Mobile Home
7 Residential
8 Utilities
9 Vacant Land

Existing Adjacent Zoning and Land Use

SCALE: 1" = 2500'

0' 2500' 5000' 10000'

NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Vicinity And Adjacent Zoning

Sheet: 4 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

GENERAL PROVISIONS

G-1. Authority.

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

G-2. Applicability.

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or the Board of County Commissioners.

G-3. Adoption.

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Sterling Ranch is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

G-4. Relationship to County Regulations.

The provisions of this Development Plan shall prevail and govern the development of Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

G-5. Enforcement.

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

G-6. Confiict.

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

G-7. Maximum Level of Development.

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for the platting or construction. The actual number of dwellings or level of development for commercial, business or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity or other requirements of the Board of County Commissioners.

G-8. Project Tracking.

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

G-9. Diagrams and Illustrations.

The metrics and text set forth in Tables 1 through 20 are an integral part of this Development Plan. However, the diagrams and illustrations that accompany them are provided for information purposes only and are not regulatory, with the exception of the diagrams and illustrations set forth in Tables 5 through 20 regarding building heights, setbacks and parking placement, which are binding. To the extent of any conflict between any text (including a metric contained in text) and a diagram or illustration (including a metric shown on a diagram or illustration), the text shall control.

G-10. Intent.

The intent of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks ofThoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods. a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property. The provisions of this Section G-10 shall not be deemed regulatory or binding, but may be used for purposes of granting Warrants in accordance with Section G-11.

G-11. Warrants.

(A) General.

For purposes of this Development Plan, a "Warrant" is a rule that would permit a practice that is not consistent with a specific provision of this Development Plan but is consistent with the intent provisons of Section G-10 and complies with the Zoning Resolution and the Subdivision Resolution. Requests for Warrants shall be approved or disapproved by the Director. Any request for a Warrant shall be approved or disapproved by the Director within 30 days after the Director's receipt of written request therefor. A request for a Warrant with respect to any provision of this Development Plan shall not open up for review any other provision of this Development Plan.

(B) Exclusions.

Notwithstanding the foregoing, requests to: (1) decrease a setback required by this Development Plan, (2) decrease a minimum lot size required by this Development Plan, (3) increase a maximum building height established by this Development Plan, (4) increase the number of Dwelling Units permitted within any Character Zone, Planning Area or the Property other than as permitted by this Development Plan, or (5) alter the boundary of a Planning Area other than as permitted by this Development Plan, may not be approved by Warrant. However, this Section G-11 sIlall not be deemed to prohibit administrative amendments, major amendments or other amendments to this Development Plan, or the granting of variances or other relief provided pursuant to the provisions of the Zoning Resolution, tlle Subdivision Resolution, or the County's other ordinances, resolutions and policies.

G-12. Interpretation.

When used in this Development Plan, the term "shall" indicates a mandatory provision and each of the terms "should" and "may" indicates a permissive provision that is not mandatory.

G-13. References.

(A) Sections.

Unless otherwise specified, any reference in this Development Plan to a "Section" shall mean a section of this Development Plan. For convenience, references contained in this Development Plan to sections of this Development Plan also include a prefacing letter, either "G", "S" or "D" to indicate whether such Section is within the General Provisions portion of this Development Plan (G), the Statement of Commitments portion of this Development Plan (S), or the Development Standards Section of this Development Plan (D).

(B) Tables.

Unless otherwise specified, any reference in this Development Plan to a "Table" shall mean a table set forth in the Development Standards section of this Development Plan.

G.-14 Certain Guiding Elements.

The commitments made in the video presentation from Owners to the Board on April 12, 2011 shall be guiding elements in the implementation of the Sterling Ranch Planned Development.

DEFINITIONS

All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Pian and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

"85 Segment" means U.S. Highway 85 from State Highway C-470 to State Highway 67, including the interchanges thereof.

"121 Segment" means State Highway 121 from State Highway C-470 to the Douglas County/Jefferson County boundary, including the interchanges therein.

"C-470 Segment" means State Highway C-470 from Kipling Parkway to Lucent Boulevard, including the interchanges thereof.

"Accessory Building", with respect to any lot. means a building: (1) located on the same lot as the Principal Building for such lot. (2) that is accessory to such Pnncipal Building, and {3) that may be connected to such Principal Buildings by breezeway or other external improvements. See Table 20.

"Accessory Unit" means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be held out for lease or rent, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term "interior floor area" means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.

"Ag/Livestock Structure" means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

"AHU" - see "Attainable Housing Unit"

"AMI" means the Area Median Income for Douglas County, Colorado as defined by HUD.

"ARS Parcel" means that portion of the Property identified as "Parcel 1" in the legal description of the Property included on Sheet 2 of the Development Plan.

"Attainable Housing Unit" or "AHU" means a housing unit (including an Accessory Unit) if: (1) at the time of development thereof, the unit qualifies as affordable or attainable housing pursuant to any governmental program operating in the State of Colorado that follows guidelines similar to those used by HUD or CHFA for both rental and homeownership, (2) at the time of the initial sale thereof, the unit's purchase price does not exceed maximum sales price as calculated below, or (3) at the time of the initial rental thereof, the initial monthly rental rate does not exceed the maximum initial monthly rental rate as calculated below:

(a) The maximum initial monthly rental rate shall be the monthly rental amount established by CHFA for the applicable unit type (e.g., 1-bedroom, 2-bedroom, etc.) and assuming 90% of median income for Douglas County.

(b) The maximum sales price shall be the product of: (A) 90%, (B) the most-recently published AMI. and (C) 2.75.

"Blufftop Protection Area" means the area designated as such on the Land Use Plan.

"Board" means the Board of County Commissioners for Douglas County, Colorado.

"Caretaker Unit" means a Dwelling Unit that: (1) is located within a building that is otherwise used for commercial, industrial or otlier non-residential purposes and (2) is intended to be occupied by one or more persons providing property management, security or similar services with respect to such building.

"CC&Rs" means the covenants, conditions and restrictions that Owner records against the Property, as amended.

"CDOT" means the State of Colorado Department of Transportation.

"Character Zone" means any of the designations C1, C2, C3, C4, CS, C6, SCZ-A. SCZ-B, SCZ-C, SCZ-D, SCZ-E and SCZ-F, which are assigned to various portions of the Property pursuant to this Development Plan, and which establish permitted uses, allowable densities and other development standards and regulations for those portions of the Property assigned thereto.

"Chatfield Farms Plat" means the plat of Chatfield Farms, Filing 1-A Recorded on August 2, 2002 at reception no. 2002075776, as modified by amendments thereto Recorded on July 23, 2003 at reception no. 2003109967, on February 10, 2005 at reception no. 2005012389, and on June 21, 2005 at reception no. 2005055642, and on January 2, 2007 at reception no. 2007000606.

"CHFA" means the Colorado Housing and Finance Authority.

"CND" or "Clustered Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Commitments Matrix" means the Parks/Trails/Open Space Commitments Matrix set forth on Sheet 18 of this Development Plan.

"Community Development Department" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Community Development Director" means the Director.

"Core Conservation Areas" means the areas identified as the core conservation areas in the Chatfield Basin Conservation Network's 2006 Green Infrastructure System Report.

"County" means Douglas County, Colorado.

"County's Road Concurrency Standard' means the concurrency level of service standard for urban streets established by Section 1524 of the Zoning Resolution. After the approval of the Sterling Ranch Planned Development the County repealed the 'County's Road Concurrency Standard' and it is no longer part of the County's Zoning Resolution.

"CPI" means the Consumer Price Index , All Urban Consumers, U.S City Average, All Items (1982-84=100), Not Seasonally Adjusted, as published by the Bureau of Land Statistics of the United States Department of Labor.

"CPI Adjustment Factor," in respect of any payment under Section S-2.5(d)(ii)(a) toward the cost of any improvement to the 85 Segment or the 121 Segment, means a fraction, the numerator of which is the most recent CPI available at the time such payment is due, and the denominator of which is the most-recent CPI available when the costs For such improvements were estimated under the SLS.

"D1" means Planning Area D1 (Country and Hillside District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"D2" means Planning Area D2 (Villages District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"D3" means Planning Area D3 (Town Center District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"DCHP" means the Douglas County Housing Partnership.

"Design Guidelines" means the written design and architectural standards and guidelines adopted by one or more architectural control committees established by the CC&Rs.

"Denver Water Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the section 31, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 31 and considering the west line of the southwest quarter of said section 31 to bear north 00°17'59" west, 2651.57 feet with all bearings contained herein being relative thereto; thence north 00°17'59" west, along the west line of said southwest quarter, a distance of 218.14 feet; thence north 89°42'01" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°17'59" west, a distance of 190.29 feet; thence north 31°24'06" east, a distance of 646.83 feet; thence north 58°35'54" west, a distance of 25.00 feet; thence north 31°24'06" east, a distance of 191 .19 feet; thence north 04°24'06" east, a distance of 149.07 feet; thence south 85°35'54" east, a distance of 50.00 feet; thence south 04°24'06" west, a distance of 50.93 Feet: thence north 31°24'06" east. a distance of 698.67 feet; thence south 58°35'54" east, a distance of 25.00 Feet; thence north 31°24'06" east, a distance of 5405. 76 feet to a point on the southerly line of that parcel of land as described in deed recorded in book 118 under reception no. 99145; thence south 89°59'23" east, along said southerly line, a distance of 117.14 feet; thence south 31°24'06" west, a distance of 5466.77 feet; thence south 58°35'54" east, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 1400.00 feet; thence north 58°33'54" west, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 408.75 feet to the point of beginning, said Parcel A containing a calculated area of 781,401 square feet or 17.938 acres more or less.

Parcel B

A stnp of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the east half of section 30 and a portion of the northwest quarter of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the northwest corner of said section 29 and considering the west line of the southwest quarter of section 31, township 6 south, range 68 west of the sixth principal meridian to bear north 00°17'59" west. 2651.57 feet with all bearings contained herein being relative thereto; thence north 89°43'08" east. along the north line of the northwest quarter of said section 29, a distance of 1428.99 feet; thence south 00°16'52" east. a distance of 30.00 feet to a point on the southerly right of way line of titan road, said point being the point of beginning; thence north 89°43'08" east, along said southerly right of way line, a distance of 136.10 feet; thence south 42°26'06" west, a distance of 1526.86 feet; thence south 31°24'06" west, a distance of 3256.59 feet to a point on the northerly line of that parcel of land as described in deed recorded in book 197 at page 188; thence north 89°59'23" west, along said northerly line, a distance of 117.14 feet; thence north 31°24 '06" east, a distance of 3327 .27 feet; thence north 42°26'06" east, a distance of 1444.19 feet to the point of beginning, said Parcel B containing a calculated area of 477.734 square feet or 10.967 acres more or less.

"Development Application" means each application requesting County approval of a preliminary plan, minor development plan, site improvement plan on unplatted property, use by special review, or location and extent permit.

"Development Areas A and B" means those portions of Planning Area D1 so identified on the Land Use Plan

"Development Plan- means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Development Standards" means the development standards at Sheets 19 through 31 of this Development Plan.

"Director" means the County's Planning Services Director.

"Director of Community Development" means the Director.

"Dwelling Unit" means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-Family dwelling units and Accessory Units and the portion of a Live-Work unit intended to be used predominantly for residential occupancy. but not including mobile homes, hotels, motels, hospitals, dormitories, assisted living facilities, nursing homes, or motor homes.

"East Willow Creek Drainage" means those portions of the Property depicted generally on the Parks, Open Space and Trails plan as the "East Willow Creek Drainage" and designated within Character Zone C1.

"Eave", in respect of any structure, means the lowest portion of the roof assembly for such structure that overhangs a wall.

"Effective Date- means the date this Development Plan is first recorded.

"Exception Parcels" means the Xcel Parcel, the Denver Water Parcel and the Roxborough W/S Parcel.

"Excluded Parcel" means: (1) all land assigned to Character Zone C1 in accordance with this Development Plan, (2) all Remnant Parcels. and (3) all School Sites.

"Existing Development Approval" means a Future Development Approval that has been approved by the County to the extent such approval has not expired or been vacated.

"Fairgrounds" means property primarily used for outdoor fairs or exhibitions.

"Final Plat" means a final plat, including all amendments thereto, approved by the County and Recorded.

"Fire District" means the South Metro Fire Rescue Authority or a successor district providing fire protection services for the Property.

"Future Development Approval" means a development approval for subdivision, site improvements plan. use by special review or location and extent permit.

"Gross Floor Area" or "GFA" with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. "Gross Floor Area" does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

"Gross Site Area" with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

"Home Occupation - Class I" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria set forth in the Zoning Resolution, however, for Class One Home Occupations - Class I may be located within the principal building, an accessory building or both, and may not exceed 1,500 square feet within such accessory building.

"Home Occupation - Class 2" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria for Class Two Home Occupations set forth in the Zoning Resolution.

"Home Occupation - Other" means a Home Occupation (as defined in the Zoning Resolution) that is not a Home Occupation - Class 1 or a Home Occupation - Class 2.

"HUD" means the United States Department of Housing and Urban Development.

"Inn" means an owner-occupied lodging facility offering between 6 and 12 rooms to guests.

"Land Use Plan" means the Land Use Plan Overview set forth on Sheet 8 of this Development Plan.

"Lawrence Parcel" means that part of the SE1 /4 of Section 29, Township 6 South, Range 68 West of the 6th PM .. described as follows:

Commencing at the Southeast corner of said SE 1/4; thence North 00°48'43" West along the East line of said SE1 /4, a distance of 1112.93 feet to the South line of a 210.00 foot wide Public Service Right Of Way as described in Book 118 at Page 59; thence North 89°51 '00" West along said South line, 1630.96 Feet to the true point of beginning; thence continuing North 89°51'00" West along said South line 982.00 feet to the Easterly right of way line of Moore Road; thence along said Easterly line the Following 4 courses and distances:

Thence South 00°34'00" East, 56.89 feet,
Thence South 02°28'30" East, 300.20 feet;
Thence South 03°43'30" West, 401 .10 feet;
Thence South 00°34'00" East, 40.14 feet;

Thence Easterly on an interior angle of 90°40'56", a distance of 996.99 feet, Thence Northerly on an interior angle of 89°40'44", a distance of 796.64 feet to the true Point of Beginning,

Also known as Lots 1 & 2, Lawrence Development, Douglas County. Colorado.

"Lead Owner" means Sterling Ranch, LLC, a Colorado limited liability company, and its successors and assigns, but only to the extent: (1) such successors and assigns are so designated by Lead Owner by separate written instrument that specifically and expressly designates such successor or assign by reference to this Development Plan and this definition of "Lead Owner", and (2) such instrument is executed on behalf of the then-Lead Owner and Recorded.

"Live-Work" means a mixed-use unit containing a residential and a commercial function that is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

"Long Pedestrian Shed" means a Pedestrian Shed that has an average radius of 2,640 Feet (or ½ mile).

"Major Water Storage Facility" means a facility used for water storage with a designed ca pa city of 300,000 gallons or more.

"MFDU" (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more other Dwelling Units other than Accessory Units arranged. designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

"Mixed-use Building" means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.

"Neighborhood" means a portion of the Property established as a "Neighborhood" pursuant to Section D-1.2.

"Neighborhood Plan" means a plan prepared by the Lead Owner in compliance with Section D-1.2, which establishes: (1) the locations of Neighborhoods and Character Zones within Planning Areas D1, D2 and D3, except for those areas included in special Character Zones SCZ-D, SCZ-E, and SCZ-F pursuant to Section D-2 4. and (2) the Neighborhoods Type for each such Neighborhood.

"Neighborhood Type" means a CND, a TND or a TCD.

"Net Space", with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. "Net Space" does not include areas within a building's public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

"Non-residential Building" means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.

"OI" means Planning Area O1 (Open Preserve) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.2(A).

"O1 Dedication Map" means the map labeled "O1 Dedication Map" set forth on Sheet 18 of this Development Plan.

"O1 Dedication Table" means the table labeled "O1 Dedication Table" set forth on Sheet 18 of this Development Plan.

"Official Records" means the official real property records of the Clerk and Recorder for Douglas County, Colorado.

"Other Park" means any portion of land Property dedicated in accordance with Section S-1.1 (C), S-1.1 (D) or S-1.1 (E) (including without limitation, Neighborhood Parks, Greens, Squares, Plazas and Playgrounds as described in Table 4).

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Sheet: 5 of 36

General Provisions And Definitions

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

"Other Recreational Park" means an Other Park within which Recreational Facilities, other than merely a trail are provided, however, if interpretative signs, monuments or other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest are provided in connection with such trail, then such Other Park will qualify as an Other Recreational Park.

"Owner" means each of: (1) Sterling Ranch, LLC, a Colorado limited liability company, (2) Sterling Ranch Too, LLC, a Colorado limited liability company, (3) the State of Colorado acting by and through its Board of Land Commissioners, (4) Columbine-Lakewood Colorado Soccer Association, a Colorado nonprofit corporation, (5) Sterling Ranch Fore, LLC, a Colorado limited liability company, and (6) ARS Sand & Gravel Co .. LLC, a Colorado limited liability company, to the extent of their respective interests in the Property, together with their respective successors and assigns with respect to such interests.

"Parcel 1 of the Property" means the portion of the Property described as Parcel 1 on Sheet 2 of this Development Plan.

"Parcel 2 of the Property" means the portion of the Property described as Parcel 2 on Sheet 2 of this Development Plan.

"Parcel 3 of the Property" means the portion of the Property described as Parcel 3 on Sheet 2 of this Development Plan.

"Parcel 4 of the Property" means the portion of the Property described as Parcel 4 on Sheet 2 of this Development Plan.

"Parcel 5 of the Property" means the portion of the Property described as Parcel 5 on Sheet 2 of this Development Plan.

"Parcel 6 of the Property" means the portion of the Property described as Parcel 6 on Sheet 2 and Sheet 3 of this Development Plan.

"Parcel 7 of the Property" means the portion of the Property described as Parcel 7 on Sheet 3 of this Development Plan.

"Parcel 8 of the Property" means the portion of the Property described as Parcel 8 on Sheet 3 of this Development Plan.

"Parks Maintenance Facility" means a maintenance, storage, service and/or administrative facility primarily supporting parks, trails and/or open space.

"Parks Maintenance Facility Land" means land to the extent used for a Parks Maintenance Facility.

"Parks, Open Space and Trails Plan" means the Parks, Open Space and Trails Plan Overview set forth on Sheet 9 of this Development Plan.

"Parks Requirement" means the requirement, as set forth in Section S-3, 1, to provide park land (or cash or improvements in lieu thereof) in the amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.045 acres/SFDU, plus (2) the total number of MFDUs, Accessory Units and Caretaker Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit or Caretaker Unit for which the County has issued a building permit), plus, (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Notwithstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement: however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) and all Caretaker Units (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, Accessory Units and Caretaker Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

"Pedestrian Shed" means an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. A "Pedestrian Shed" may be a Standard Pedestrian Shed or a Long Pedestrian Shed.

"Plan" means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Planning Areas· means the eight planning areas depicted generally on the Land Use Plan as O1, D1, D2, D3, SA 1, SA2, SA3 and RP the boundaries of which may be adjusted as set forth in Section D-2.1 and D-2.2.

"Planning Division" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Porch" means an exterior structure that extends outside a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; typically, an addition to the main structure and used to protect an entrance.

"Previously Dedicated O1 or Regional Park Areas", with respect to any given time, means those portions of the Property within the O1 Planning Area that have previously been dedicated pursuant to Section S-1.1(C) and accepted and those portions of the Property that have previously been dedicated as a Regional Park pursuant to Section S-1.1 (A) and accepted.

"Primary Frontage" means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

"Primary Thoroughfare" means a Thoroughfare within the Property that is identified as a "Primary Thoroughfare· on the Thoroughfare Plan.

"Principal Building", with respect to any lot, means the main building on such lot. see Table 20.

"Property" means land included within (and subject to) this Development Plan.

"Record", "Recorded" or "Recording" means record, recorded, or recording, as appropriate, in the Official Records.

"Recreation Facilities" means: (7) facilities that can be used for active or specialized recreation for one or more segments of the population, including without limitation, ball fields, playfields, volleyball courts, basketball courts, tennis courts, other soft-surface or hard-surface courts, swimming pools, recreation centers, fitness facilities, fountain play areas, other water play areas, rodeo facilities, 4H facilities used for specialized or active recreation, equestrian arenas, polo facilities, other equestrian facilities, fitness course facilities, disk golf facilities, off-leash dog park facilities, mountain bike facilities, BMX facilities, climbing facilities, rollerblade facilities, skateboard facilities, docks, piers, non-motorized boat launches, playgrounds, trails (including, without limitation, trails and related improvements located outside the Property that serve to connect trails within the Property to the regional trail system located outside the Property), pavilions, picnic facilities, and areas designed to accommodate walking, jogging or running circuits (including, without limitation, walkway areas located in plazas that are expressly or implicitly designated for such use by specialized pavers, other surfacing or other methods). (2) gardening facilities for retirement-focused or assisted-living communities, (3) gardens and facilities used for other organized agricultural activities (including without limitation, 4H facilities used for organized agricultural activities) but only if the net monetary proceeds generated thereby, if any, are used solely to support community or educational activities, (4) facilities that can be used for active or specialized recreation related to fish or wildlife management (including, without limitation, 4H facilities related to fish and wildlife management), (5) interpretative signs, monuments and other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest, (6) landscaping, benches, other seating, and other site furnishings for parks, trails, or other facilities that can be used for active or specialized recreation, and (7) other improvements accessory to or necessary in providing the foregoing, including without limitation maintenance, storage, service and administration facilities and improvements, irrigation facilities, restrooms, drinking fountains, waste receptacles, lighting, other site furnishings, grading, drainage, detention, retention, and storm water facilities and improvements. Thoroughfares and parking facilities, utilities, and grade-separated trail crossings. All recreational activities within storm water facilities shall be in accordance with the County regulations.

"Regional Equestrian-only Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Equestrian-only Trails", together with any other equestrian trails connected thereto located within the Property or the Exception Parcels.

"Regional Multi-use Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Multi-use Trails", together with any other trails connected thereto located within the Property or the Exception Parcels.

"Regional Parks" means Sterling Gulch Regional Park, Burns Regional Park and Heritage Regional Park.

"Regional Trail Acres": (1) with respect to any easement for a Regional Trail dedicated pursuant to Section S-1.1 (G)(iii), means the width of such Regional Trail to be built within such easement plus four feet on each side of such Regional Trail; and, (2) with respect to any segment of the Regional Trails provided within any portion of a dedicated right-of-way (including sidewalks), means the area within such dedicated right-of-way intended for use as a Regional Trail and dedicated with a recognizable difference in appearance to the extent not part of a sidewalk.

"Regional Trails" means Regional Multi-Use Trails and Regional Equestrian-only Trails.

"Remnant Parcel" means each portion of the Property that is not included within Planning Areas O1, SA1, SA2, or RP, and that is too small to become its own Neighborhood due to the minimum size requirements set forth in Section D-1.2(B)(vi).

"Reservoir Easement" means an easement burdening Sterling Gulch Reservoir that Owner may dedicate pursuant to Section S-1.1(B).

"Roxborough W/S Parcel" means the following parcel of real property, which is surrounded by the Property:

A parcel of land being the southeast quarter of the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter of the southeast quarter of section 31, township 6 south, range 68 west of the sixth principal meridian, as conveyed to city of aurora by deed recorded August 23, 1958 in book 125 at page 273, said parcel being located in the County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of the southwest quarter of said section 31 and considering the east line of the southwest quarter of said section 31 to bear north 00°05'22" west, 2650. 77 feet with all bearings contained herein being relative thereto; thence north 00°05'22" west, along the east line of said southwest quarter, a distance of 1325.37 feet to the southeast corner of the southeast quarter of the northeast quarter of the southwest quarter of said section 31, said point also being the point of beginning; thence along the south, west and north lines of said southeast quarter of the northeast quarter of the southwest quarter of section 31 the following three (3) courses; (1) south 89°52'20" west, a distance of 663.91 feet (2) north 00°06'12" west, a distance of 662.98 feet: (3) north 89°53'44" east a distance of 664.07 feet to the northwest corner of the southwest quarter of the northwest quarter of the southeast quarter of said section 31; thence along the north, east and south line of said southwest quarter of the northwest quarter of the southeast quarter of section 31 the following three (3) courses; (1) north 89°52'27" east, a distance of 661.63 feet: (2) south 00°07'50" east, a distance of 662.77 feet; (3) south 89°52'46" west a distance of 662. 10 feet to the point of beginning, said parcel containing a calculated area of 878,768 square feet or 20.174 acres more or less.

"RP" means Planning Area RP (Regional Parks) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set Forth in Section D-2.2(C)

"SA1" means Planning Area SA1 (School District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2 .1.

"SA2" means Planning Area SA2 (Reservoir) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"SA3" means Planning Area SA3 (Maintenance/Industrial) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"School District" means the Douglas County School District.

"School Sites" means those portions of the Property that Owner intends to offer For dedication to the County for purposes of constructing and operating schools thereon pursuant to Section S-1.2.

"SCZ-A Perimeter Lot" has the meaning set forth in Table 11.

"SCZ-B Perimeter Lot" has the meaning set forth in Table 12.

"Secondary Frontage" means, with respect to a building on a corner lot, the side of such building facing a Thoroughfare that is not designated to bear the primary pedestrian entrance to such building.

"SFDU" (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

"SLS" has the meaning set forth in Section S-2.5.

"Southern Connector Improvements" means a new road consisting of two through lanes connecting Moore Road and U.S. Highway 85, together with all intersections along such new road including those at Moore Road and U.S. Highway 85, and required traffic signals along such new road including those at Moore Road and U.S. Highway 85.

"Southern O1 Buffer Area" means the portion of the Property so identified on the Land Use Plan.

"Standard Pedestrian Shed" means a Pedestrian Shed that has an average distance between its edge and its center of 1,320 feet (or ¼ mile).

"State Highway Segments" means the 85 Segment, the 121 Segment, the C4 70 Segment, the Waterton Concurrency Segment, and the Titan Concurrency Segment.

"State Land Board" means the State of Colorado acting by and through its Board of Land Commissioners.

"Sterling Gulch Reservoir" means those portions of the Property within or near Sterling Gulch Regional Park that Owner may designate for use as a potential reservoir and may subject to the Reservoir Easement.

"Sterling Gulch Wildlife Corridor" means those portions of the Property that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the Sterling Gulch Wildlife Corridor, and (2) either: (a) within Planning Area 01 and dedicated in accordance with this Development Plan, (b) designated within Character Zone C1 in accordance with this Development Plan, (c) burdened by the Reservoir Easement, if any, (d) within Sterling Gulch Regional Parl<, or (e) land designated by Lead Owner for inclusion within the Sterling Gulch Wildlife Corridor and that is subject to a Recorded covenant in favor of the County that prohibits permanent buildings on such land and prohibits fencing on such land that is not wildlife friendly.

"Sterling Ranch" means the Property.

"Subdivision Resolution" means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

"TCD" or "Town Center Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Thoroughfare" means a street roadway, passage, drive, lane or similar area intended primarily for vehicular traffic.

"Thoroughfare Plan" means the Thoroughfare Plan Overview set forth on Sheet 7 of this Development Plan.

"Titan Concurrency Segment" means the segment ofTitan Road between U.S. Highway 85 and the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan).

"Titan Road Additional Dedication Segment" means the portion of Titan Road between Street C (as shown on the Thoroughfare Plan) and the western edge of the Xcel Parcel where the Xcel Parcel intersects Titan Road (as shown on the Thoroughfare Plan).

"TND" or "Traditional Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Traffic-generating Application" means an application for approval of a sketch plan, preliminary plan, final plat, use by special review, location and extent. or site improvements plan that proposes improvements on the Property and is submitted to the County by owner.

"Unallocated Density" means Dwelling Unit density permitted within the Property pursuant to Section D-4 .1 that is not yet constructed and not previously allocated by Lead Owner in accordance with Section D-4.3.

"Utility-Minor Facilities" mean any electric distribution lines, natural gas distribution pipelines, telegraph lines, telephone lines, cable television lines, data transmission lines, gas regulators, motor stations, lift stations, pumps and pump stations, pipes, systems and structures designed to collect transfer or distribute potable water (including, without limitation, water wells, treatment and storage facilities), systems and structures designed to collect, treat distribute, or dispose of sewage, water storage tanks, ponds, lakes, reservoirs (other than Major Water Storage Facilities), permitted well facilities, drainageways and storm water structures, conveyances, retention and detention areas and facilities, and other structures, facilities, equipment , and improvements similar or related to any of the foregoing.

"Warrant" has the meaning given to that term in Section G-11.

"Waterton Concurrency Segment" means the segment of Waterton Road between Rampart Range Road and the Douglas County/Jefferson County boundary.

"Willow Creek Wildlife Corridor" means those portions of the Property along Willow Creek that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the "Willow Creek Wildlife Corridor," and (2) either: (A) within Planning Area O1 and dedicated in accordance with this Development Plan, or (B) designated as Character Zone C1 in accordance with this Development Plan.

"Xcel Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A:

A strip of land 260.00 feet in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the southeast quarter of section 25, township 6 south, range 69 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of said section 25 and considering the east line of the southeast quarter of said section 25 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southeast quarter, a distance of 1119.55 feet; thence south 89°35'35" west, a distance of 30.00 feet to a point on the westerly right of way line of Roxborough Park Road, said point being the point of beginning; thence continuing south 89°35'35" west, a distance of 2614.45 feet to a point on the west line of said southeast quarter; thence north 00°25'25" west, along said west line a distance of 260.00 feet; thence north 89°35'35" east a distance of 2615.18 feet to a point on the westerly right of way line of said Roxborough Park Road; thence south 00°15'41" east, along said westerly right of way line, a distance of 260.00 feet to the point of beginning, said Parcel A containing a calculated area of 679.852 square feet or 15.607 acres more or less.

Parcel B:

A strip of land varying in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the south half of section 30 and a portion of the west half of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 30 and considering the west line of the southwest quarter of said section 30 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southwest quarter, a distance of 1119.55 feet; thence north 89°52'05" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°15'41" west, along said easterly right of way line, a distance of 260.00 feet; thence north 89°52'05" east, a distance of 2539.83 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°59'23" east, a distance of 2635,38 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°52'45" east, a distance of 2372.20 feet: thence north 00°22'12" west, a distance of 3905.79 to a point on the southerly right of way line of titan road; thence north 89°43'08" east, along said southerly right of way line, a distance of 223.74 feet: thence south 00°08'48" west, a distance of 650.35 feet; thence south 11°27'18" west, a distance of 102.00 feet; thence south 00°08'48" west, a distance of 658.70 feet; thence south 09°28'42" east, a distance of 144.30 feet; thence south 01°31'12" east a distance of 1200.00 feet; thence south 02°47'48" west. a distance of 265.60 feet; thence south 00°50'12" east, a distance of 310.60 feet; thence south 03°42'12" east, a distance of 200.20 feet; thence south 02°58'48" west, a distance of 300.70 feet; thence south 00°50'12" east, a distance of 128.68 feet: thence south 00°50'12" east, a distance of 210.84 feet: thence south 89°52'45" west, a distance of 2595.09 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°59'23" west, a distance of 2635.26 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°52'05" west, a distance of 2540.21 feet to the point of beginning, said Parcel B containing a calculated area of 2,875,265 square feet or 66.007 acres more or less.

"Zoning Resolution" means the Douglas County Zoning Resolution, as the same may be amended from time to time.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

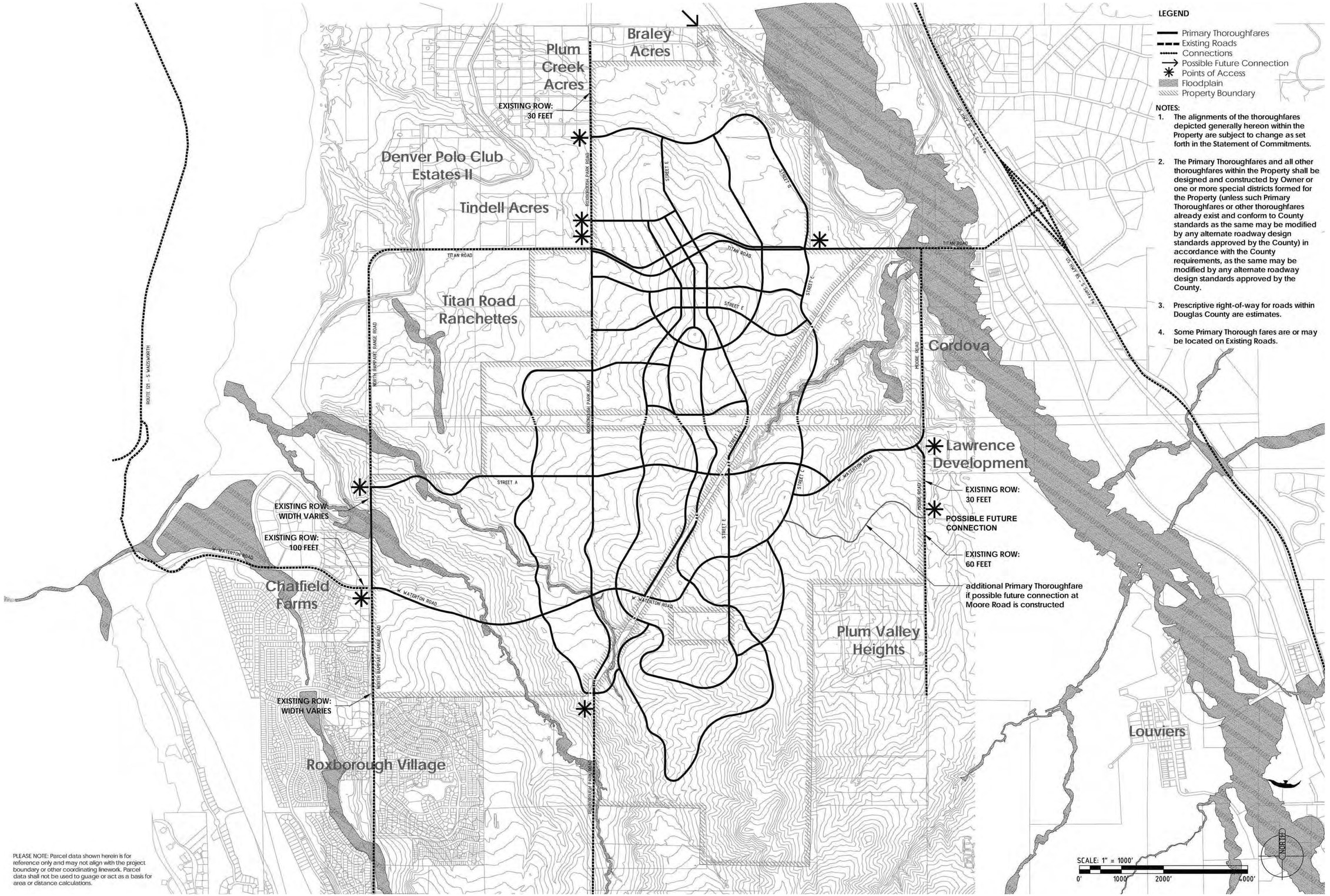
General Provisions And Definitions, Cont.

ZR2009-004
Revision Date: OCT 17, 2025

Sheet: 6 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Points of Access
- Floodplain
- Property Boundary

NOTES:

1. The alignments of the thoroughfares depicted generally hereon within the Property are subject to change as set forth in the Statement of Commitments.
2. The Primary Thoroughfares and all other thoroughfares within the Property shall be designed and constructed by Owner or one or more special districts formed for the Property (unless such Primary Thoroughfares or other thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) in accordance with the County requirements, as the same may be modified by any alternate roadway design standards approved by the County.
3. Prescriptive right-of-way for roads within Douglas County are estimates.
4. Some Primary Thorough fares are or may be located on Existing Roads.

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

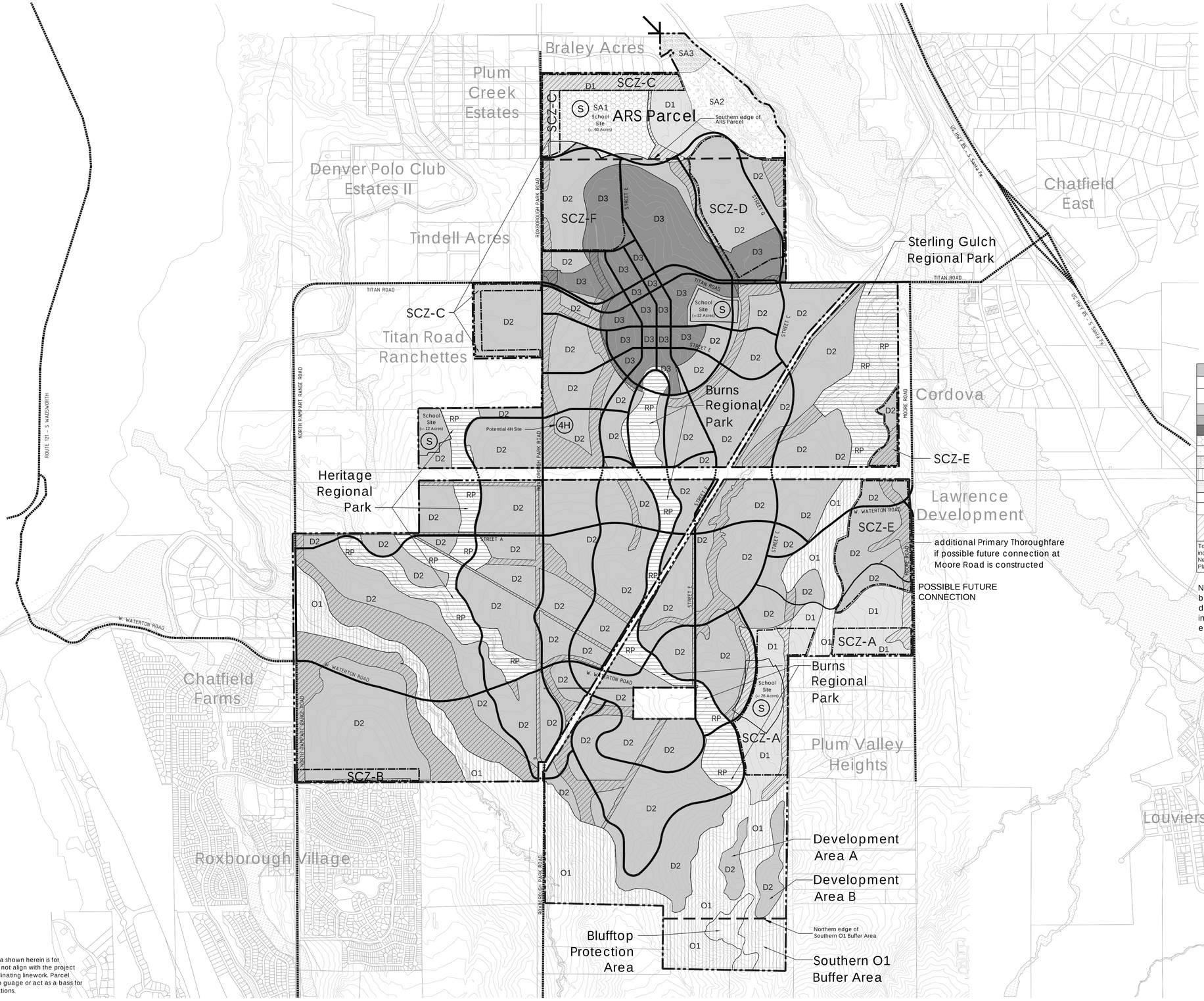
ZR2009-004
Revision Date: OCT 17, 2025

Thoroughfare Plan Overview

Sheet: 7 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

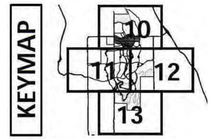
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- School Site
- Special Character Zones
- Character Zone C1 - Multifunction Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

Planning Areas	Acres
D1 - Country/Hillside	180.80
D2 - Villages	2209.03
D3 - Town Center	260.50
SA1 - School	60.00
SA2 - Reservoir	59.42
SA3 - Maintenance/Industrial	13.24
O1 - Open Preserve	336.77
RP - Regional Park	281.01
TOTAL	**3400.77**
Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs — Other Parks to be designated within Neighborhoods	57.00 (estimated)

Non-residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices.

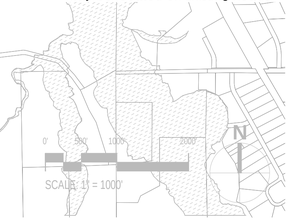
Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	92.47
SCZ-F	84.72

NOTES:

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

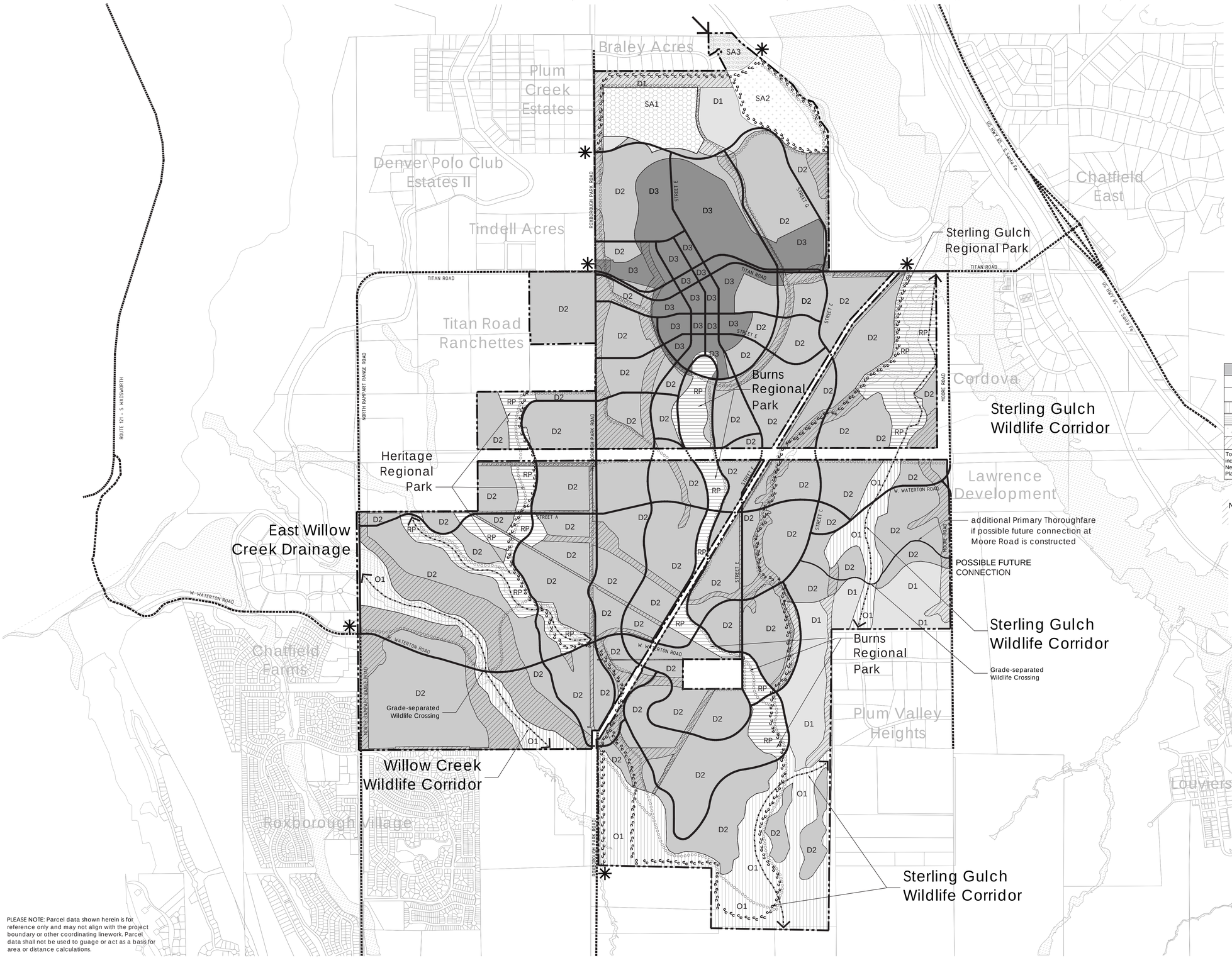
Land Use Plan OVerview

Sheet: 8 of 36

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

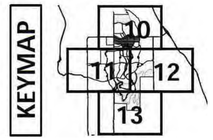
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Open Space		
(Subject to adjustment pursuant to the terms of the Development Plan)		
	Area	Acres
	O1 - Open Preserve	336.77
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
	SA2 - Water Storage Reservoir	59.42
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

NOTES:

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Parks, Open Space And Trails Plan Overview

Sheet: 9 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- School Site
- Special Character Zones

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES:

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

0' 200' 400' 800'

SCALE: 1" = 400'

KEYMAP

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

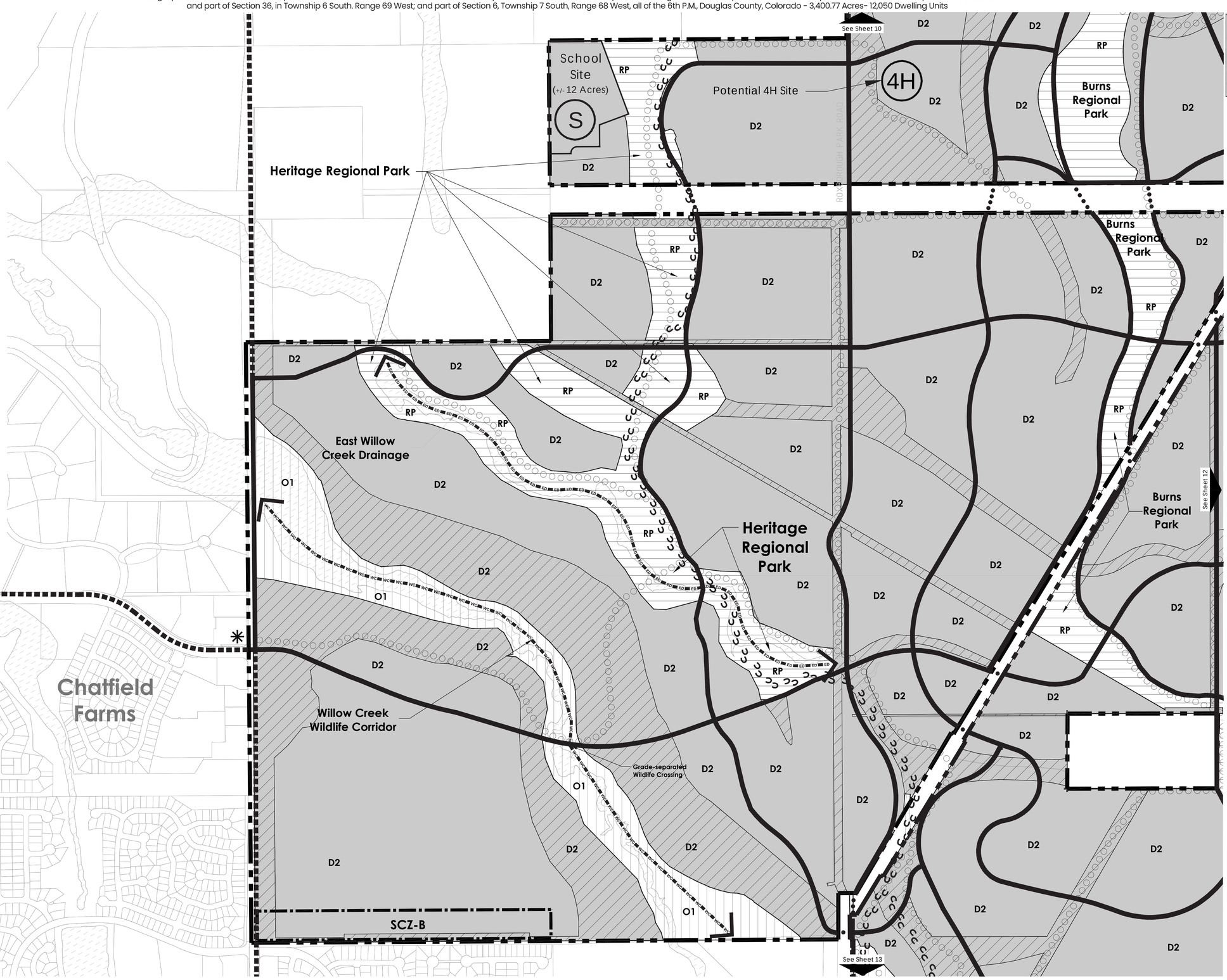
ZR2009-004
Revision Date: OCT 17, 2025

Plan Detail A

Sheet: 10 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- (S) School Site
- Special Character Zones

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES:

1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

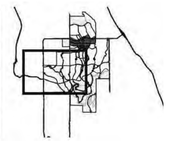
PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

0' 200' 400' 800'

SCALE: 1" = 400'

N

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Clay Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

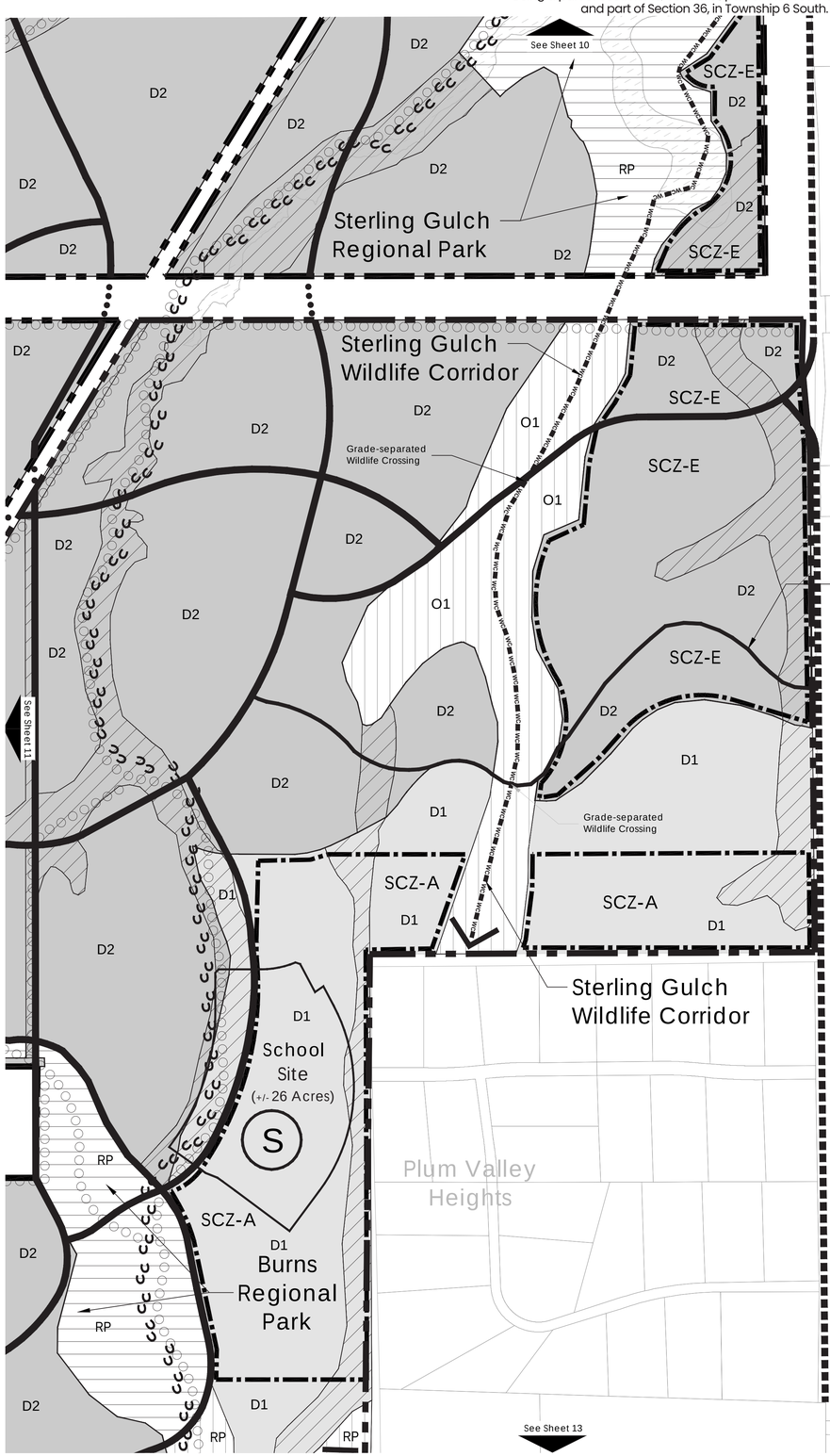
ZR2009-004
Revision Date: OCT 17, 2025

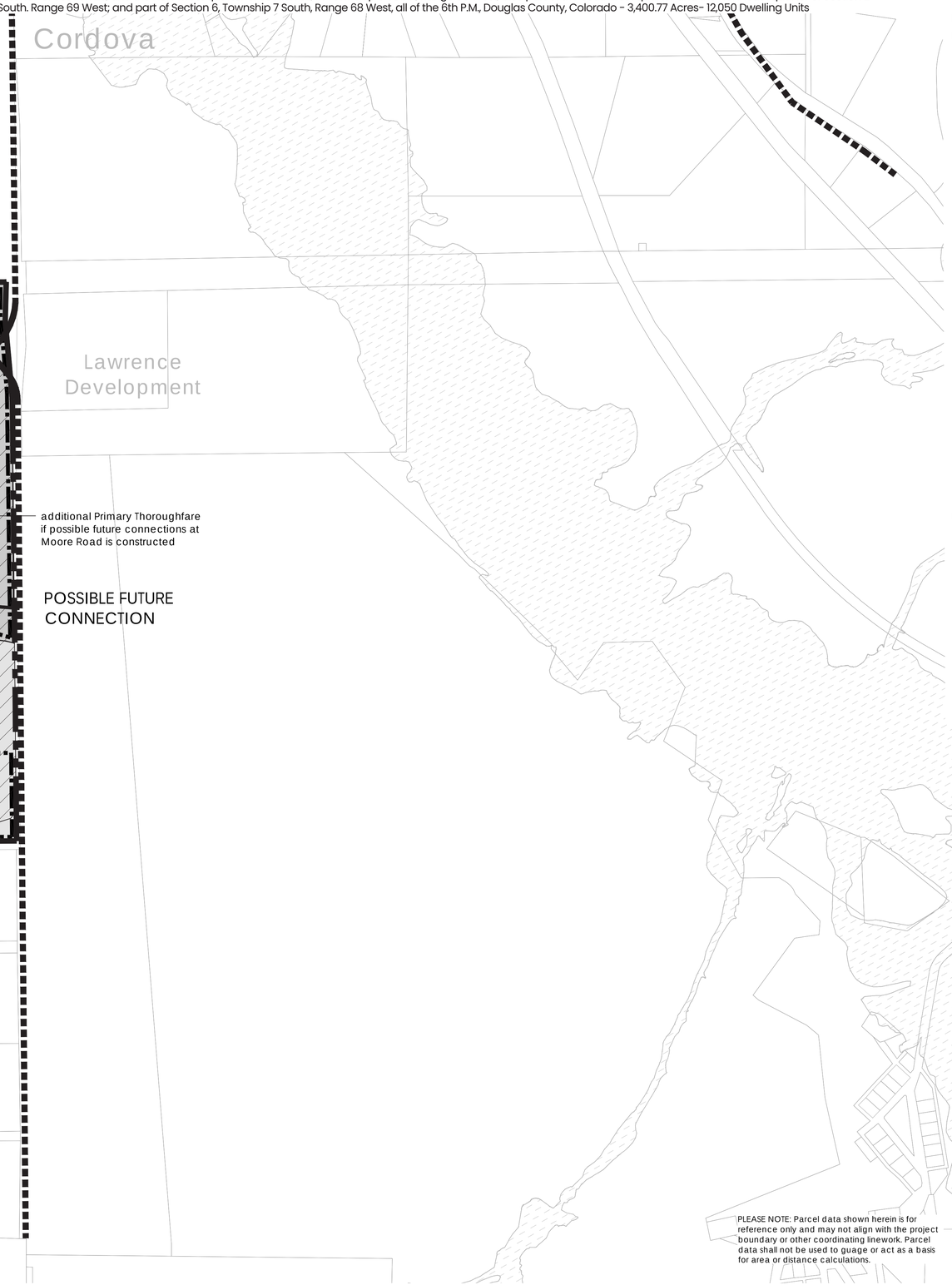
Plan Detail B

Sheet: 11 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units





LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- (S) School Site
- Special Character Zones

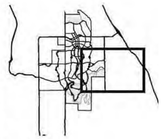
OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- WC Wildlife Corridor
- ED East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES:

1. The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.
2. The acreages of areas set forth hereon include thoroughfares within such areas.
3. Some Primary Thoroughfares are or may be located on Existing Roads.

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

0' 200' 400' 800'
SCALE: 1" = 400'

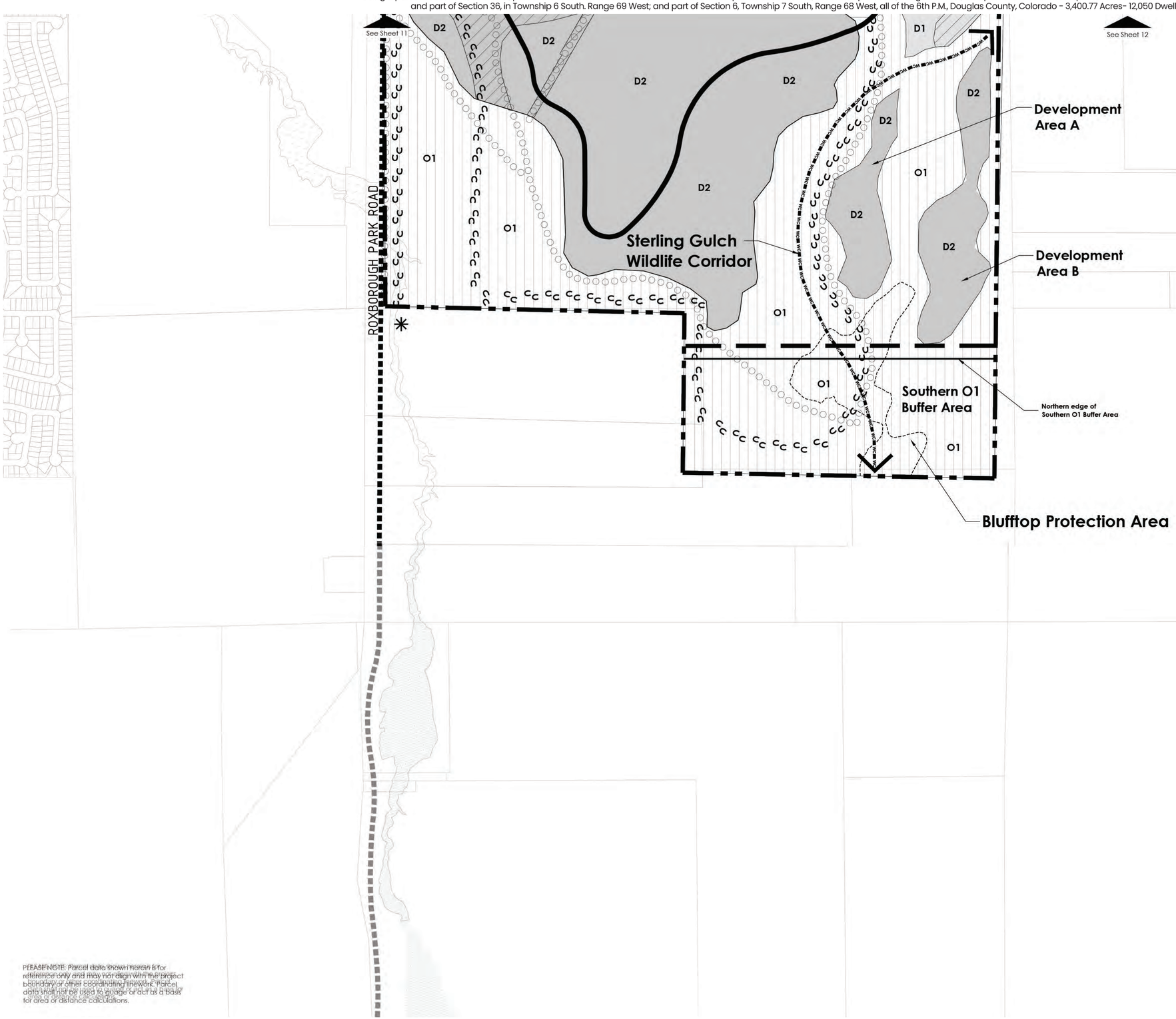
N

Sheet: 12 of 36

Plan Detail C

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



PLEASE NOTE: Parcel data shown hereon is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to gauge or act as a basis for area or distance calculations.

0' 200' 400' 800'
SCALE: 1" = 400'

N

LEGEND

PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- SA2 - Reservoir District
- SA3 - Maintenance District
- School Site
- Special Character Zones

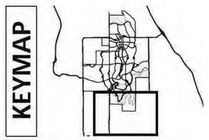
OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

NOTES:

1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Plan Detail D

Sheet: 13 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix, portions of the land depicted generally on the Parks, Open Space and Trails Plan as Burns Regional Park, Sterling Gulch Regional Park, and Heritage Regional Park. Each such dedication shall be made to a special district or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Regional Parks dedicated in accordance with this Section S-1.1 (A) shall provide a functional addition to the Regional Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Regional Parks. Contemporaneously with the first dedication of any portion of any Regional Park, Owner shall provide the County with a plan depicting planned improvements for such portion of such Regional Park and improvements that may be constructed within future phases (future dedications) of such Regional Park. Such plan shall not be binding in any manner, but shall show how the entirety of such Regional Park could be developed. After such dedication of any land for a Regional Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

(ii) Sterling Gulch Regional Park and the Reservoir Easement. Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate portions of the Property within or near Sterling Gulch Regional Park as part of the Sterling Gulch Reservoir. Subject to the conditions set forth in this Development Plan, Owner may subject portions of such land to the Reservoir Easement in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix. If the Reservoir Easement is granted, it shall be granted to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. If the Reservoir Easement is granted, it shall grant public access to and use of Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

(C) Open Preserve (O1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), Other Parks (as described in Table 4), Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner: provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (E), such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(F) Form of Dedication.

Notwithstanding any other provision of this Development Plan, dedications of any portion of the Regional Parks, Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks, may be by deed, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made, including, without limitation, by conservation easement.

(G) Regional Trails.

(i) Within the Property. Certain Regional Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Regional Trails shall be established at the time of Final Plan therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan or on any Neighborhood Plan, on the condition that (a) all such Final Plats and the Regional Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Regional Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Regional Trails (on the Property) and regional trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan. and (d) Regional Multi-use Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections (except where grade-separated crossings are contemplated). Trails permitted within the Willow Creek Wildlife Corridor shall be limited to: (1) the one Regional Multi-use Trail depicted generally on the Parks, Open Space and Trails Plan and (2) Regional Trails and other trails within the area generally forming the outer edges of the Willow Creek Wildlife Corridor.

(ii) Outside the Property. Segments of Regional Trails may be located outside the Property, including without limitation within the Exception Parcels, on the condition that, to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (G)(iii) or Section S-1.1 (G)(v), as appropriate; provided, however, that Owner may not so designate the County unless the County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Regional Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Regional Trails other than those shown generally on the Parks, Open Space and Trails Plan, Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein, Owner shall not be required to obtain dedicated easements for any segment of Regional Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (G)(iii), all Regional Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

(v) Use.

(a) Multi-use Trails. Each easement for a Regional Multi-use Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access to and use of the area subjected thereto for purposes of pedestrian, non-motorized vehicular transportation, and motorized vehicular transportation to the extent required by the Americans with Disabilities Act, 42 U .S.C. § 12101 et. seq., subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which such dedication is accepted.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

Sterling Ranch will dedicate 110 acres of land for public schools within the Sterling Ranch PD.

Dedication of each school site by Owner to Douglas County will occur upon the County or public school demonstrating a reasonably necessary need for the property for the construction of a school, and upon provision by the County or public school of an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site.

The final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included.

If a school site, as identified on the Preliminary Plan, has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which the school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof..

(B) Cash-in-lieu.

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Owner may provide a cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the land that has been identified as a school site in the Preliminary Plan.

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat. or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any

NOTE: Proposed changes on this Sheet are currently under review under the proposed 13th Amendment to the PD and are shown for reference only.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(i)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities .

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

...ations and dedications provided in ...r making such offer of dedication ...n Owner to reserve easements ... those otherwise provided in this ...hout limitation easements and other ...wners may assign or otherwise ...ts and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments

Sheet: 14 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

S-2. ON-SITE OR OFF-SITE IM PROVEMENTS

S-2.1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or. at Owner's option , may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, roads and interchange improvements, water and sewer facilities, fire protection, drai nage facilities (including without limitation, detenuon and retention facilities), mosquito control, la ndscaping, park im provements and trails. Notwithsta nding any provision in this Development Pla n, each obligation of Owner to design, construct or install improvements as set forth in this Development Pla n, may be performed by, and/or fina nced (in whole or in part) by one or more special districts

S-2.2 Regional Park Improvements.

The Owner and Special District will work to identify future regional park amenities. In recognition that recreational needs change over time and to allow the ability to respond to such changing needs, the Owner and Special District may substitute improvements set forth in Table S-2.2 below to accommodate the recreational needs of Douglas County residents and Sterling Ranch residents.

Table S-2.2

	Improvement	Improvement Value
Burns Regional Park	Four Multi-purpose play fields (turf)	$1,000,000
	Turf amphitheater & small band shell	$500,000
	Picnic shelters, Picnic tables	$106,000
	Hard surface area with 4 courts	$120,000
	Two Tennis courts	$80,000
	Large children's play area	$200,000
	Small children's play area	$75,000
	Two permanent toilet facilities	$400,000
	250 car paved parking lot	$420,000
	BMX/mountain bike skills course	$500,000
	Trails & paths	$500,000
	Park furniture	$100,000
	Ped & security lighting	$75,000
	Park ID, Regulatory & directional signage	$75,000
	General utility work sewers/electric etc	$200,000
Heritage Regional Park	Visitor Center	$1,000,000
	Rustic Amphitheater for 30 to 50 people	$30,000
	50 car paved parking lot/access drive	$102,000
	Outdoor interpretive exhibits, trail loop & signage	$75,000
	500sf multi-purpose shade structure	$40,000
	Trails & Paths	$500,000
	20 car parking area and access drive	$42,000
	150-200sf shade/picnic shelter	$20,000
	Interpretive signage	$50,000
	Regulatory, interpretive & directional signage	$75,000
	Benches/tables/ trash cans/shade structures/trees	$500,000
Sterling Gulch Regional Park	30 car lot with + 15 spaces for trailers	$48,000
	Carry-in boat launch	$25,000
	Interpretive, directional & regulatory signage	$75,000
	Fish cleaning station	$10,000
	Continuous 8' paved loop trail	$249,200
	Continuous 5' graveled loop trail (no edging)	$62,300
	Benches	$9,600
	Fishing piers	$40,000
Total for All Regional Parks		**$7,304,000**

S-2.3 Other Park Improvements.

In connection with the dedication of any Other Park, Owner (or one or more special districts Formed for the Property) may provide Recreational Improvements within such Other Park in accordance with the provisions of the Commitments Matrix.

S-2.4 Water and Sewer Facilities.

Except to the extent set forth in Note H of Table 2 regarding certain improvements as specified in such Note H, all lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this SectJon S-2.4 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.5 Roadway Improvements.

(A) Within the Property.

(i) General. Thoroughfares within the Property shall be provided by Owner or one or more special districts Formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway desig n sta ndards approved by the County) as needed to serve development of the Property at such times as requested by the County in accorda nce with County requirements, as modified by any alternate roadway design standards approved by the County. The following road segments shall be deemed "Thoroughfares within the Property" for purposes of this Section S-2.5, and accordingly, shall be Owner's responsibility to provide, subject to the provisions of this Section S-2.5, provided, however, Owner shall not be required to provide auxiliary lanes along the following roads segments that are needed for access for development (including redevelopment) outside the Property:

a) Titan Road from Roxborough Park Road to the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan),

b) Roxborough Park Road from Titan Road to the most northerly point where the Property is contiguous with Roxborough Park Road (as shown on the Thoroughfare Plan),

c) the segment of Rampart Range Road that is contiguous with the Property (as shown on the Thoroughfare Plan), and

d) the segment of Moore Road between Titan Road and the most southerly point where the Property is contiguous with Moore Road.

(ii) Road Standards. All Thoroughfares within the Property shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the sa me may be modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies.

To the extent requested by the Cou nty, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

(C) Outside the Property But Within the Concurrency Area.

Please refer to the *Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for the Titan Road and Waterton Road Concurrency Segments.* This agreement was implemented to clarify certain roadway commitments as described in the Sterling Ranch Planned Development.

(i) Titan Road Concurrency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Titan Concurrency Segment to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements may not operate in a manner that will generate material traffic, as appropriate. until there is deemed provided either the improvements set forth in Section S-2.5(C) (i)(a) or Section 2.5(C) (i)(b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (7) through lanes within the Titan Concurrency Segment as then-needed to bring the Tita n Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than six through lanes therein, and (2) improvements to the following intersections/ interchanges as then-needed to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard: (A) Titan Road and Highway 85, including highway ramps, (B) Titan Road and Titan Park Circle, and (C) Titan Road and Wildlife Way, plus improvements to other roads as needed to meet the County's Road Concurrency Standard, or (b) such other improvements as are then-necessary to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such Owner and the County.

(ii) Waterton Road Concurrency. If, at the time a Traffic-generati ng Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Waterton Concurrency Section to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for tra ffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements are not allowed to operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(ii)(a) or Section 2.5(C)(ii) (b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (1) through lanes within the Waterton Concurrency Segment as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than four through lanes therein, and (2) the following improvements as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard: (A) a bridge over the Highline Canal as it intersects with the Waterton Concurrency Segment, however, collectively, all such Owners shall not be required to provide more than four lanes within such bridge, (B) a bridge over the South Platte River as it intersects the Waterton Concurrency Segment, however collectively, all such Owners shall not be required to provide more than four lanes within such bridge, and (C) improvements to the intersections of Waterton Road and the following streets and accessways: (A) Dante Drive, (B) Campfire St., (C) Liverpool Circle/Hunters Hill Lane, (D) the access driveway located between Lot 118 and Lot 177E according to the Chatfield Farms Plat, (E) the access driveway located on Lot 117E of the Chatfield Farms Plat. and (F) Rampart Range Road, or

(b) such other improvements as are necessary to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such applicant and the County.

(iii) Road Design to Accom modate Lawrence Commercial Traffic. All improvements to North Moore Road affecting the access to/egress from North Moore Road and Lawrence Construction Company located on the Lawrence Parcel shall be designed in accordance with County standards; however to the extent accepta ble to the County, Owner shall also design such improvements to accommodate turning movements for girders and other long bridge components traditionally hauled by Lawrence Construction Company. Similarly, all improvements to the intersection of North Moore Road and West Tita n Road shall be designed in accordance with County standards; however to the extent acceptable to the County. Owner shall also design such improvements to accommodate a turning radius so as to not restrict a right turn from northbound North Moore Road onto West Titan Road by commercial vehicles traditiona lly used by Lawrence Construction Company.

(iv) Provided. As set forth in the County's concurrency regulations contained with the zoning Resolution as of February 9, 2009 (the date the application for the Development Plan was submitted to the County for approval) , for purposes of this Section S-2.5(C), improvements shall be deemed provided in respect of any proposed residential development if (a) such improvements are under construction and will be available at the time the impacts from such proposed residential development will occur, (b) such improvements are guaranteed by an enforceable development agreement, subdivision improvement agreement or other agreement that ensures such improvements will be availa ble at the time the impacts from such proposed residentia l development will occur, (c) such improvements are Planned Capital Improvements (as such term is defined in the Zoning Resolution), or (d) such other provision as may be acceptable to the County is made for ensuring such improvements will be available at the time the impacts from such proposed residential development will occur.

(v) Road Standards. Road improvements to be provided pursuant to this Section S-2.5(C) shall be designed and constructed in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(D) State Highways .

(i) System Level Study.

(a)Upon request of the Cou nty, Lead Owner shall pay to the County an amount not to exceed $100,000.00 as its contribution for use by the County, working in conjunction with CDOT and Jefferson County, and other appropriate entities, to develop and secure an approval of findings of a system level study (the "SLS") associated with the 1601 process by the CDOT Transportation Commission or designated approval authority (the "Commission ") , if required by COOT, as generally described in this Section S-2.5 (D) , unless the County and Lead Owner agree otherwise. Such payment shall be made within 30 days of written request from the County.

(b) The SLS shall: (1) analyze traffic on the State Highway Segments projected to be generated from development as of the projected build-out of the Property, (2) determine the improvements to the State Highway Segments that are needed to accommodate such traffic projections, (3) set forth projected costs for such improvements, and (4) set forth the total amount of Lead Owner's obligation to pay its pro rata share of the costs to construct such improvements to the 85 Segment and to the 121 Segment, as calculated in accordance with the provisions of Section S-2.5(D)(ii)(a).

(c) The County reserves the right to expand the SLS to the extent necessary to secure Commission approval of the SLS; provided, however that in no case shall Lead Owner be required to pay more than $1 00,000 toward the cost of the SLS.

(d)The SLS shall be performed by a traffic engineer mutually-acceptable to the County and Lead Owner.

(e)If the Owner desires to advance the processing of final plats prior to Commission approval of the SLS, the pro rata share payments as described and limited in Section S-2.S(D) (ii) (a) related to applications for final plats may be deferred to a date no later than 60 days after the approval of the SLS by the Commission unless the County and Lead Owner agree otherwise. In no case shall the Owner be allowed to defer pro rata share payments related to applications for final plats beyond an aggregate of 1,000 platted lots unless the County and Lead Owner agree otherwise. The pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of the SLS unless the County and Lead Owner agree otherwise. Notwithstanding the foregoing, if the County expands the scope of the SLS beyond that described above, then the pro rata share payments as described and limited in Section S-2.5 (D) (ii) (a) related to applications for final plats, use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of such expanded SLS unless the County and Lead Owner agree otherwise.

(ii) Improvements . Traffic (including future traffic) not generated by development on the Property as well as traffic generated by development on the Property will contribute to the total traffic on the State Highway Segments. Owner desires to be part of a regional solution to provide improvements to the State Highway Segments as needed to accommodate traffic thereon. Accordingly, Owner is willing to make the commitments set forth in this Section S-2.5(D)(ii) .

(a) Owner shall pay its pro rata share of the costs to construct those improvements to the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the proportionate amount of traffic on each of the 85 Segment and the 121 Segment (considered separately) projected to be generated from development on the Property as of the projected build-out of the Property as determined by the SLS versus the amount of traffic on the 85 Segment or the 121 Segment, as appropriate, projected to be generated by sources other than development on the Property as of the projected build-out of the Property as determined by the SLS. Payments to satisfy Owner's pro rata share obligation under this Section S-2.5(D) (ii)(a) shall be due incrementally as development occurs on the Property as follows: Each of: (1) the Recording of any final plat proposing traffic-generating improvements on the Property submitted to the County by Owner, and (2) the County's approval of any application for use by special review or site development plan proposing traffic-generating improvements on unplatted portions of the Property submitted to the County by Owner, shall be conditioned upon Owner paying to the County the amount equal to the total amount of Owner's pro rata share obligation under this Section S-2.5(D) (ii) (a) for each of the 85 Segment and the 121 Segment, multiplied by the CPI Adjustment Factor therefore, and then multiplied by a fraction, the numerator of which is the traffic expected to be generated from the improvements on the Property then-being proposed by such final plat. use by special review or site development plan, and the denominator of which is the total traffic expected to be generated from development on the Property. Owner shall not be req ui"red to pay any amount due under this Section S-2.5(D) (ii) (a) in respect of any improvements more than once.

(b) Owner shall cooperate in, and encourage the formation of, a regional transportation authority or other vehicle to provide funding for the construction of improvements to the C-470 Segment as deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner shall participate in such regional transportation district or other funding vehicle in the same manner as other participating land owners.

(iii) CDOT Approval. Modifications to intersections at state highways shall be subject to CDOT review and approval.

S-2.6 Trails.

The Regional Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property , in accordance with the standards set forth in Section S-7.1 . Segments of such Regional Trails shall be constructed no later than the time set forth therefor in the Commitments Matrix. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Regional Trails located outside of the Property. Owner shall design and construct the equestrian trail described in S-1.1 (H) no later than the time set forth therefore in the Commitments Matrix.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement .

(A) Credit. As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, cash-in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement, In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for certain land acreage in accordance with Section S- 3.1 (A)(i), and for certain cash and improvements in accordance in Section S-3.1 (A)(ii)-(iv).

(i) Owner shall receive credit towards satisfying the Parks Requirement for:

(a) the number of acres of Regional Parks (exclusive of Thoroughfares the primary purpose of which is not to serve any Regional Park) dedicated in accordance with Section S-1.1(A),

(b) the number of acres of land subject to the Reservoir Easement (including without limitation, submerged land) dedicated in accordance with Section S-1.1 (B),

(c) the number of acres of Other Recreational Parks provided within the Property (exclusive of Thoroughfares the primary purpose of which is not to serve any Other Recreational Park) , on the condition: (1) that such Other Recreational Park is included within the same Final Plat as, or is otherwise reasonably near, the development then-increasing the Parks Requirement, and (2) no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and recreational improvements therein.

(d) the number of Regional Trail Acres for which easements are dedicated in accordance with Section S-1.1 (G)(iii) or which are otherwise provided pursuant to the terms of this Development Plan (e.g ., portions of Regional Trails within dedicated rights-of-way, easements located within the Xcel Parcel or the Denver Water Parcel. etc.).

(e) the number of acres of Parks Maintenance Facility Land provided within the Property to the extent the maintenance, storage, service and/or administration facilities thereon support Regional Parks, Regional Trails, Other Recreational Park, or other improvements providing active or specialized recreations, and

(f) 25% of the number of acres of any other portion of the Property upon which Recreational Facilities that are available to the general public, or members of a homeowners association, club or other entity are constructed.

(ii) Cash-in-lieu. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) the amount of cash provided to the County in lieu of park land dedications, divided by (2) the Fair Market Parks Appraisal Value therefor.

(iii) Recreational Facilities .

(a) General. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) 100% of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by any person or entity other than the School District; divided by (2) the Fair Market Parks Appraisal Value for such Recreational Facilities; provided that with respect to Recreational Facilities that are owned by a homeowners association, club or other non-governmental entity, and that are: (A) not available for use by persons other than members of such homeowners association, club or such other non-governmental entity, then only 25% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, (B) available for use by the general public, with or without a fee, during those times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, or (C) available for use by the general public, with or without a fee, during only a portion of the times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then a portion between 25%and 100% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement. The exact portion of such costs to be so counted for clause (C) above shall be as agreed between Owner and the County based on the portion of the times such facilities are open to the general public. Notwithstanding the foregoing, no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and the Recreational Improvements therein.

The Owner or Special District is required to submit plans through the Douglas County Location and Extent process for the review and approval of park improvements.

(iv) Shared-Use Agreements with School District. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (a) a portion of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by the School District that are subject to a shared-use arrangement allowing for use of such facilities by the general public, with or without a fee, when such facilities are not being used by the School District; divided by (b) the Parks Appraisal Value for such Recreational Facilities. The portion of such cost to be credited toward the Parks Requirement shall be determined based on the extent such facilities are available for use by the general public as compared to other Facilities for which credit toward the Parks Requirement can be given.

(B) Fees. Notwithstanding the foregoing, if the fee that is charged for use by the general public is substantially greater than the fee charged to the members of such homeowners association, club or other non-governmental entity, and such difference in fee rates is greater than the customary differences (between the rates changed to the general public versus members) in fees charged for similar facilities in the Denver metropolitan area, then only 25% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement.

(C) Tracking. The County may require that any application for preliminary plan proposing SFDUs or site improvement plan proposing MFDUs, Accessory Units, Caretaker Units or Non-residential Buildings contain a tracking report setting forth the then-current Parks Requirement and credits received toward satisfaction of the Parks Requirement. The tracking report may consist of 1) a one page exhibit showing the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of anticipated dwelling units would generate, and 2) a one-page Park and Open Space tracking spreadsheet with the applicant's summarization of the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

(D) Parks Appraisal Value. The term "Fair Market Appraisal Value", with respect to any Recreational Facilities or cash-in-lieu, means the per acre value of a parcel of park land, located within either; (i) the Final Plat or the site improvements plan within which the additional SFDUs, MFDU, Accessory Units, Caretaker Units or Non-residential Buildings, as appropriate, are located, that causes the then-current increase in the Parks Requirement or (ii)a Regional Park as designated by Owner, that Owner would have offered for dedication if Owner was not providing Recreational Facilities or cash-in-lieu to satisfy the Parks Requirement. Such per acre value shall be the amount set forth in an appraisal submitted by Owner that conforms to County standards. For valuation purposes, such appraisal shall assume the subject park land is fully platted and identified as park land in the Plat.

S-3.2 Timing.

The Parks Requirement shall be satisfied pursuant to the schedule set forth in the Commitments Matrix.

S-3.3 Reporting.

As a condition to Final Plat approval or the issuance of a building permit for any MFDU, Caretaker Unit or non-residential building, the County may require that the applicant thereto submit a summary report setting forth how the Parks Requirement has been satisfied. The summary report may consist of a one-page exhibit showing 1) the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of dwelling units would generate, and 2) a one-page park and open space tracking spreadsheet summarizing the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

S-4. WILDLIFE AND WETLANDS/RIPARIAN PRESERVATION PLAN

S-4 .1 Protection and Enhancement of Water Resources, including Wetlands and Riparian Areas.

Willow Creek. sections of Sterling Gulch and certain unnamed washes and secondary streams, which include East Willow Creek and a number of unnamed minor swales in the upland areas of the Property are included in the open space network to be dedicated in accordance with this Development Plan. To the extent reasonable, storm water quality areas within the open space network will be designed to create a series of wet meadows and shrub riparian zones (including, without limitation, porous landscape detention, extended detention, wetlands, ponds, constructed wetlands and other best management practices not inconsistent with applicable County requirements). Other portions of the storm water system will be characterized by naturalized streams and swales, herbaceous and scrub/shrub wetlands, and other riparian areas that will provide wildlife habitat. Notwithstanding the foregoing, other best management practices providing water quality, such as extended detention basins and constructed wetlands basins shall be permitted. Sterling Gulch Reservoir is proposed for the north end of Sterling Gulch near Titan Road. If constructed, this reservoir may serve as a water storage facility and may provide aquatic and shoreline habitat for fish, waterfowl, shorebirds, and other wildlife.

S-4.2 Connectivity of Core Wildlife Habitats and Wildlife Corridors .

Portions of the open space network to be dedicated in accordance with this Development Plan serve to connect the Core Conservation Areas. Willow Creek, portions of Sterling Gulch, and certain unnamed drainages within the Property are included in the open space network to be dedicated in accordance with this Development Plan.

(A) Willow Creek Wildlife Corridor.

The width of the Willow Creek Wildlife Corridor may vary but shall be at least 1,400 feet wide on average and not less tha n 1,200 feet wide at any given point, not considering: (i) road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor. One road crossing of this area shall be permitted; other human activities on, and other uses of, these open space areas will be limited as set forth in Table 2.

(B) East Willow Creek Drainage.

The width of the East Willow Creek Drainage may vary but shall be at least 350 feet wide on average and not less than 225 feet wide at any given point, not considering road crossings.

(C) Sterling Gulch Wildlife Corridor.

The Sterling Gulch Wildlife Corridor shall extend from the north boundary of the Property to the south boundary of the Property. The width of the Sterling Gulch Wildlife Corridor may vary but shall be not less than 300 feet wide at any given point; other than: (i) at road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor.

S-4 .3 Grade-Separated Wildlife Crossings.

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i .e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

(A) Modifications to Grade-Separated Wildlife Crossings for the Sterling Gulch Wildlife Corridor. If the Owner or special district selects a culvert as the grade-separated wildlife crossing for Sterling Gulch, the Owner or special district may propose modifications to the openness ratio found in Section S-4.3, provided that: (a) mod ifications to the culvert design are reviewed and accepted by the County. In the event that the change in the design of the Grade-Separated Wildlife Crossing for the Sterling Gulch Wildlife Corridor results in material cost savings for the Owner or special district, a portion of the cost savings shall be applied to future wildlife habitat enhancement projects in northwest Douglas County. The Owner or a special district shall provide payment to the County for a portion of the cost savings to be negotiated with the County in the earlier of 4 years after January 31st, 2021 or prior to recordation of the last final plat adjacent to the Sterling Gulch Wildlife Corridor south of the Xcel Parcel.

S-5. PHASING RESTRICTIONS

No restrictions are imposed with regard to project phasing other than as expressly set forth in this Development Plan or in any development agreement between the Owner and the County.

S-6. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

All taxes on land to be dedicated for public use shall be paid in full prior to dedication.

S-7. OTHER COMMITMENTS AND PROVISIONS

S-7.1 Regional Trail Standards .

(A) Multi-Use. The width of those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan shall be at least eight feet in width. Those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan may be hard or soft surface, shall have no more than a 2% cross slope, and shall have no more than a 5% slope (within trail) to the extent feasible and desirable given topographic conditions and considering intended trail usage.

(B) Equestrian. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall be at least four-feet in width, provided that segments of such trails may have a lesser width if necessary to accommodate steep slopes (to provide traverses, etc.), stands of trees or shrubs, rock outcroppings, water features, or other topographic, natural, design features, or site considerations or to reflect the character of such trail. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall have a natural surface, crusher-fines surface, or other surface approved by the County.

S-7.2 Architectural Control Committee .

All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control committees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-7 .3 Lighting and Dari< Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and the Sterling Ranch Lighting and Dari< Skies Standards, which shall be incorporated into the Design Guidelines

S-7 .4 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-7 .5 Weed Ma nagement .

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-7.6 State Land Board .

The County acknowledges that Parcel 7 of the Property is owned by the State Land Board acting by and through its Board of Land Commissioners (the "State"), and. accordingly, the State Land Board is an Owner. With respect to all offers of dedication and all dedications from the State Land Board provided in this Development Plan or otherwise; (A) the State Land Board shall be deemed to have reserved for itself (and for its successors and assigns to the extent permitted by applicable law) all mineral rights and mineral interests, including without limitation, oil and gas rights and interests, in respect thereof, and (B) such offers of dedications shall be subject to all other requirements of applicable law.

S-7 .7 Archaeological Resources.

(A) Discovery Protocol.

(i) Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall provide to the project's supervising geotechnical engineer (or other consultant appointed by Owner) and all excavation contractors and excavation equipment operators materials that describe potential Archeological Resources, including photographic examples of manifestation of cultural and paleontological resources most likely to be encountered in discovery situations. Such manifestations include buried charcoal stains (especially associated with anomalous concentrations of rock in otherwise fine-textured sediments) , concentrations of rock not associated with charcoal stains, rock alignments, the foundations of prehistoric and historic structures, and historic and prehistoric artifacts such as chipped and ground stone tools and pottery. Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall conduct a training session for the supervising geotechnical engineer (or other consultant appointed by Owner), excavation contractors and excavation equipment operators regarding identification of Archaeological Resources. Each such training session shall be conducted by a professional archaeologist.

(ii) If any fossils, remains of structures or artifacts that could reasonably be Archeological Resources are discovered during any material excavation activities for initial construction occurring on any portion of the Property, then construction and excavation operations shall immediately cease within a 100-foot radius of the discovery, and the supervising geotechnical engineer (or other consultant appointed by Owner) shall be notified of the discovery. If, after examination of the discovery, the supervising geotechnical engineer (or other consultant appointed by Owner) determines the discovery could reasonably be an Archaeological Resource, then Owner shall engage a professional archaeologist to further evaluate the discovery. If such archaeologist determines such discovery is not an Archaeological Resource, then construction and excavation activities may proceed . If such archaeologist determines that further examination and evaluation is necessary, then construction and excavation activities shall not commence until either: (i) the discovery is preserved (to the extent reasonably possible) and removed from the site, or (ii) such archaeologist determines that such discovery is not an Archaeological Resource. The provisions of this Section S-7.7 shall not be deemed to relieve Owner from complying with any applicable laws.

(iii) "Archaeological Resource" means any paleontological resource or any structure or object that is at least 100 years of age and that provides information pertaining to the historical or pre-historical culture of people within the boundaries of the State of Colorado.

(B) Plan Review. To the extent the County adopts any ordinances, resolutions or regulations requiring County approval of any plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered within the County, then the County shall approve, approve with conditions, or

deny such plan within the earlier of: (i) the time period set forth therefore in the duly adopted ordinances and resolutions of the County, or (ii) 90 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(C) Comments. To the extent the County is requested by the Office of the State Archaeologist (established under C.RS. § 24-80-403), the State Historic Preservation Officer or other official state or federal agency or officer to comment on any proposed plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered on the Property, then: (i) within 15 days after receiving such request the County shall notify the Owner of the portion of the Property upon which such Archaeological Resource is located that the County has received such request, and (ii) the County shall provide its comments in response to such request within 45 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(D) Class II Reports. As part of each application submitted to the County for a preliminary plan for any part of the Property, the applicant thereof shall submit a Class II cultural resource report covering the portions of the Property including within such preliminary plan that are to be developed.

S-7.8 Livestock and Other Animals.

The number of animals permitted on any lot within the Property shall not exceed those permitted under Section 24 of the Zoning Resolution. Setbacks for Ag/Livestock Structures and parking areas related thereto shall be as set forth in Section 2411 of the Zoning Resolution. The provisions of Sections 2412 - 2417 of the Zoning Resolution shall apply to the Property.

S-7.9 Fencing.

(A) Height. Solid fences, walls and hedges may extend up to eight feet in height provided that they do not obstruct the vision of automobile traffic on adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual. Solid fences, walls and hedges may exceed eight feet in height if permitted by the County.

(B) Development Areas A and B. Notwithstanding any other provisions of this Development Plan, all fencing within Development Areas A and B shall be wildlife friendly, unless otherwise permitted by the County, and except as needed to protect agricultural production.

S-7. 10 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property. To the extent allowed by applicable law, rainwater harvesting practices may be incorporated into storm water facilities.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-7.10, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities . All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-7. 11 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains for Willow Creek, East Willow Creek and Sterling Gulch. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill .

S-7.12 Attainable Housing.

(A) Provision of Attainable Housing Units.

It is the intent of this Development Plan that by build-out by Sterling Ranch there shall have been built within Sterting Ranch AHUs in an amount at least equal to the lesser of: (a) 3% of the number of Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch for which the County has issued final certificates of occupancy, or (b) 360.

(i) 50% Buildout.

(a) If after the County has issued final certificates of occupancy for 6,025 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built within Sterling Ranch is:

(1) more than one but less than 180, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (A) $1,050. (B) 6,025, and (C) a fraction, the numerator of which is 180 minus the number of AHUs that have been built within Sterling Ranch, and the denominator of which is 180, or

(2) zero, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to $6,326,250.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(i)(a)(1) or S-7.12(A)(i)(a)(2), if any, then Owner shall be deemed to have provided at least 180 AHUs within Sterling Ranch.

(ii) 80% Buildout.

(a) If after the County has issued final certificates of occupancy for 9,640 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch is less than 288, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (1) $1,050, (2) 9,640, and (3) a fraction, the numerator of which is 288 minus the number of AHUs that have been built (and/or have been deemed built) within Sterling Ranch, and the denominator of which is 288.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.1 2(A)(ii) (a), if any, then Owner shall be deemed to have provided at least 288 AHUs within Sterling Ranch.

(iii)Buildout.

(a) If upon submittal to the County of an application for the final plat proposing to subdivide the last portion of the Property upon which Dwelling Units may be constructed, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch plus the number of AHUs proposed within such final plat is less than the lesser of (1) 3% of the sum of the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (2) 360, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of:

(1) $1,050.

(2) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, and

(3) a fraction, the numerator of which is: (1) the lesser of: (a) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (b) 360, minus (2) the total number of AHUs built (and/or deemed to have been built) within Sterling Ra nch plus the number of additional AHUs expected to be built within Sterling Ranch, and the denominator of which is the lesser of: (x) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (y) 360.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(iii)(a), if any, then Owner shall be deemed to have fully satisfied its obligations under this Section S-7.12.

(iv) Funds Paid to DCHP. All funds paid to DCHP pursuant to this Section S-7.12 shall be used exclusively to provide affordable housing within Douglas County. Not more than 10% of the amount of funds paid to DCHP pursuant to this Section S-7.1 2 shall be used for administrative or operational expenses.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments, Cont.

(B) Fees and Processing.

It is anticipated that, in accordance with and the goals, policies and objectives of the Douglas County Comprehensive Master Plan designed to facilitate and encourage attainable housing, the County may waive application, review, permit and inspection fees for development applications proposing attainable housing units, and the County may expedite the processing of development applications proposing attainable housing units. If the County waives such fees and expedites such applications, Owner may provide additional attainable housing units over and above that required under this Section S-7.12.

Processing Step	Processing Deadline
Completeness review by Planning Division	7 business days
Deadline for referral agencies to submit comments	20 calendar days after referral packets are mailed or electroically distributed

S-7.13 Further Development Applications.

The provisions of this Section S-7.13 are established in light of the extensive, comprehensive and detailed planning of the Property incorporated into this Development Plan, the desire to avoid the inefficiency inherent in repeating development reviews of issues which have already been addressed, and to avoid placing Douglas County at a competitive disadvantage to other jurisdictions in terms of attracting desired housing, employment, and commercial opportunities. Whether a particular land use is permitted, and whether a particular density is appropriate, shall not be raised in connection with future development approvals, except in connection with applications for Warrants and amendments to this Development Plan. Notwithstanding the foregoing, this Section S-7.13 shall not be deemed to modify any provision, process or approval criteria of the Subdivision Resolution or the Zoning Resolution, and referral agencies responsible for reviewing future development applications under the Subdivision Resolution or Zoning Resolution, as appropriate, shall have the review authority as set forth in the Subdivision Resolution or Zoning Resolution, as appropriate.

S-7.14 Signage.

To promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding, building mounted signage in Planning Area D3 and special Character Zones SCZ-D, SCZ-E and SCZ-F, shall be subject to the following regulations:

(A) Size. Exterior building mounted signs shall not exceed 1,50 square feet (sum total) per 1.0 linear feet of building face. No single sign may be larger than 200 square feet.

(B) Combination and Number. For the following sign types, exterior building mounted signage may be in any combination of type and number, subject to the requirements listed herein:

(i) Signs attached parallel to the wall (i.e., signs in relief).

(ii) Signs attached perpendicular to the wall (i.e., "blade" and "fin" signs). These shall extend no more than 30 inches from the wall surface.

(iii) Wall surface painted signs other than artistic wall murals shall be limited to 2 building faces per building.

(iv) Roof signs. These must be mounted at the parapet or eave and shall extend 28 inches or less above the parapet or eave.

(v) Awning signs.

(vi) Window signs. Any signage, whether at a window or beyond it, that is legible and understandable as signage from a distance of 10' or more, qualifies as window signage. Interior architectural elements and retail products do not qualify as window signage.

(vii) Exposed neon and LED (light emitting diode) signs shall be subject to review and approval of the Director to determine if such signs would create a public hazard. Such signs shall not be permitted if they create a public hazard such as creating a disability glare on motor vehicle traffic. Technical specifications of such proposed signage shall be provided as requested by the Director to assist in the Director's determination.

(C) Numerical Variations. Departures of up to 25% from the numerical standards set forth in this Section S-7.14 may be approved by the Director to promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding.

(D) Exclusions. The restrictions set forth in this S-7.14 shall not apply to scoreboards, signage for special events, or interior signage.

S-7.15 Water.

With each Development Applicotion proposing a project within the Property the water supply for which is proposed to be nontributary groundwater underneath land within Margin B or the Central Basin (as such terms are defined in the Zoning Resolution), or at final plat if not previously provided, unless waived by the County or previously submitted, the applicant shall submit to the County the information described in Section 1810A.03 of the Zoning Resolution. Notwithstanding the foregoing, unless otherwise approved by the County, water beneath the Property (whether in Margin A or Margin B, as such terms are defined in the Zoning Resolution) shall not be used as the water supply to serve uses on the Property newly-permitted by this Development Plan.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Statement Of Commitments, Cont.

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-Use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district, or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such ±Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

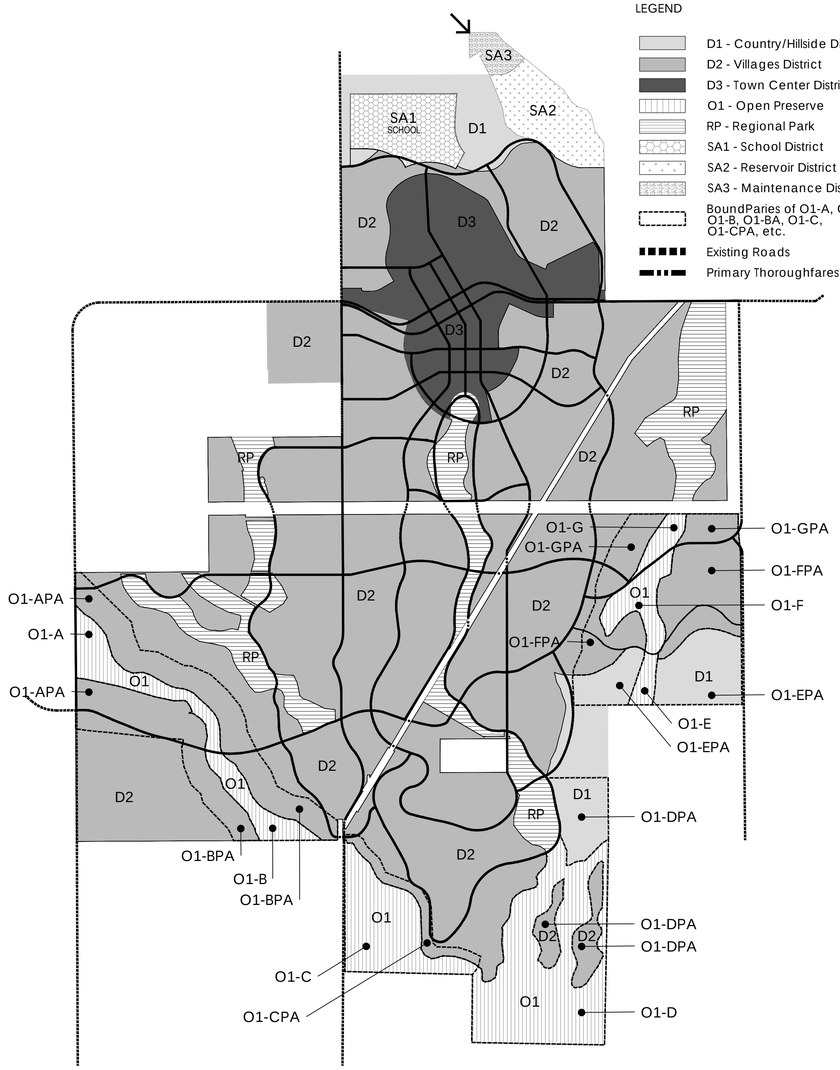
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, result in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor width narrower than required by S-4.2(C).

O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1.l(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Sheet: 18
of 36

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

DEVELOPMENT STANDARDS

D-1. PROPERTY DESIGNATIONS

D-1.1 Planning Overview.

The Property is comprised of eight Planning Areas, which are depicted generally on the Land Use Plan as O1, D1, D2, D3, SA1, SA2, SA3 and RP. Planning Area RP is comprised of three regional parks, which are depicted generally on the Parks, Open Space and Trails Plan as Sterling Gulch Regional Park, Burns Regional Park, and Heritage Regional Park.

(A) Overview of Planning Areas D1, 02 and D3 .

Subject to, and pursuant to, the provisions of this Development Plan.

(i) one or more Neighborhood Plans may be established for each of Planning Areas D1, D2 and 03,

(ii) each Neighborhood Plan shall establish one or more Neighborhoods,

(iii) each portion of the Property within a Neighborhood shall be assigned to a Character Zone, and

(iv) these Development Standards establish permitted uses, allowable densities, and other development standards and regulations for each Character Zone, which are applicable to those portions of the Property assigned to such Character Zone.

(B) Overview re Planning Areas 01, SA 1, SA2, SA3 and RP .

Subject to, and pursuant to, the provisions of this Development Plan, those portions of the Property included within any of Planning Areas O1, SA 1, SA2, SA3 or RP: (i) shall not be included within any Neighborhood, and (ii) shall not be assigned to any Character Zone, except as provided in Tables 17, 18 and 19. Permitted uses and other development standards and regulations applicable to portions of the Property within Planning Areas O1, SA 1, SA2, SA3, and each Regional Park are set forth in these Development Standards (including Tables 2, 17, 18 and 19).

D-1.2 Neighborhood Plans.

(A) Preparation. Neighborhood Plans and amendments to Neighborhood Plans may be established by Lead Owner, and only by Lead Owner. Neighborhood Plans and amendments thereto shall comply with the requirements of Section D-1.2(B).

(B) Neighborhood Plans Requirements.

(i) Neighborhoods. Each Neighborhood Plan shall include one or more Neighborhoods as structured by Lead Owner in accordance with this Section D-1.2(B).

(ii) Eligible Property. Only those portions of the Property included within Planning Areas D1, D2 and D3 (including those portions of the Property within special Character Zones SCZ-A. SCZ-B and SCZ-C) may be included within a Neighborhood; provided, however , that no portion of the Property may be included within a Neighborhood if such portion of the Property is included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4. No portion of the Property included within Planning Areas O1, SA 1 SA2. SA3 or RP shall be included within a Neighborhood.

(iii) Contained Within One Planning Area. A Neighborhood may not be comprised of land from more than one Planning Area.

(iv) Planning Area Boundaries. In each Neighborhood Plan, Lead Owner shall specify the portions of any the Planning Area boundary that also serve as the boundary for any Neighborhood set forth in such Neighborhood Plan. The boundaries of Planning Areas shall be established in accordance with the limitations set forth in Section D-2.1.

(v) Neighborhood Types. In each Neighborhood Plan, Lead Owner shall specify the Neighborhood Type for each Neighborhood set forth therein.

(a) CND Neighborhoods. Clustered Neighborhood Development (CND) Neighborhoods shall be permitted only within Planning Areas D1 and D2.

(b) TND Neighborhoods. Traditional Neighborhood Development (TND) Neighborhoods shall be permitted only within Planning Areas D2 and D3.

(c) TCD Neighborhoods. Town Center Development (TCD) Neighborhoods shall be permitted only within Planning Area D3.

(vi) Neighborhood Sizes and Relationships to Pedestrian Sheds.

(a) CND Neighborhoods.

(1) The boundaries of each Clustered Neighborhood Development (CND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Clustered Neighborhood Development (CND) Neighborhood shall contain at least 30 acres but shall not contain more than 80 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 30 acres.

(b) TND Neighborhoods.

(1) The boundaries of each Traditional Neighborhood Development (TND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Traditional Neighborhood Development (TND) Neighborhood shall contain at least 40 acres but shall not contain more than 160 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the other provisions of this Section D-1.2(B)(vi)(b), one Traditional Neighborhood Development (TND) Neighborhood located generally in the southwest corner of Section 36, Township 6 South, Range 69 West of the Sixth Principal Meridian may contain up to 200 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 40 acres.

(c) Town Center Development (TCD) Neighborhoods.

(1) The boundaries of each Town Center Development (TCD) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed or one Long Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and may vary from the boundaries of such Standard Pedestrian Shed or Long Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each TCD Neighborhood shall contain at least 60 acres but shall not contain more than 300 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii).

(d) Other. The boundaries of Pedestrian Sheds set forth on any Neighborhood Plan may overlap. A Neighborhood may be smaller than its Pedestrian Shed, Portions of a Neighborhood may lie outside of its Pedestrian Shed if Lead Owner includes such portions within the Neighborhood pursuant to the terms of this Section D-1.2(B).

(vii) Remnant Parcels. The Lead Owner may include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is contiguous, and shall not include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is not contiguous.

(viii) Bisected and Contoured Neighborhoods. Neighborhoods may be bisected by, or contoured around, any or all of Planning Area O1, Planning Area RP, areas within Character Zone C1, and/or parcels not included within the Property. However: (a) parcels not included within the Property shall not be included in any Neighborhood, and (b) portions of the Property included within Planning Area O1, SA1, SA2, SA3 or RP shall not be included within any Neighborhood. To the extent practicable, portions of any Neighborhood that are completely separated from the remainder of the such Neighborhood by portions of Planning Area O1, a Regional Park, areas within the C1 Character Zone and/or parcels not included within the Property shall be connected to the remainder of such Neighborhood by a trail, path, sidewalk, or Thoroughfare to facilitate creation of a cohesive identity among the entire Neighborhood.

(ix) Assignment of Character Zones . Lead Owner, and only Lead Owner, shall assign a Character Zone to each portion of the land included within a Neighborhood. Such assignments shall be set forth on Neighborhood Plans.

(a) Allocation. The amount of land within each Neighborhood that lead Owner assigns to each Character Zone shall be consistent with the requirements of Table 1.

(b) C1 Character Zone. Lead Owner shall assign portions of the Property within any Neighborhood to Character Zone C1 as required by Section D-2.2(C).

(c) Town Center District (D3 Planning Area). Character Zones C2 and C3 included within Neighborhoods in the D3 Planning Area shall generally be directed to the perimeter of the D3 Planning Area to the extent reasonably practicable taking into consideration Lead Owner's design objectives for the Neighborhood.

(d) School Sites. Lead Owner shall assign a Character Zone to each School Site that Lead Owner includes within a Neighborhood. Lead Owner may assign any School Site included within a Neighborhood Plan to any Character Zone permitted within the relevant Neighborhood, consistent with uses permitted in accordance with Table 2.

(e) Special Character Zones SCZ-A, SCZ-B and SCZ-C. Each portion of the Property within special Character Zones SCZ-A, SCZ-B or SCZ-C that Lead Owner includes within a Neighborhood shall be assigned (by Lead Owner) a Character Zone in accordance with the requirements of Tables 11 through 13.

(f) Remnant Parcels. Each portion of a Remnant Parcel that Lead Owner includes within a Neighborhood that is not required to be assigned to Character Zone C1 pursuant to Section D-2.2(C) and not a School Site, shall be assigned by Lead Owner to either:

(1) Character Zone C1,

(2) the same Character Zone assigned to any portion of the Property adjacent to such Remnant Parcel. or

(3) a Character Zone that is within one integer of the Character Zone number assigned to any portion of the Property adjacent to such Remnant Parcel.

For example, if a portion of the Property adjacent to such Remnant Parcel has been assigned to Character Zone C3, then any portion of such Remnant Parcel may be assigned to Character Zone C1, C2, C3 or C4.

(g) Amendments to be Consistent with Existing Development Approvals. In each amendment to a Neighborhood Plan, Lead Owner shall designate each portion of the Property subject to an Existing Development Approval to either: (i) the Character Zone established for such portion of the Property by the Neighborhood Plan (or amendment thereto), or (ii) another Character Zone provided that if all improvements a pp roved within Existing Development Approvals on such portion of the Property are constructed, such improvements would conform to the development standards for such other Character Zone, unless otherwise agreed by the Director.

(h) Other Land. Each portion of the Property included within a Neighborhood other than (i) portions of land assigned to Character Zone C1 pursuant to these Development Standards, (ii) portions of land assigned to Character Zones pursuant to Tables 11 through 13, (iii) School Sites, (iv) Remnant Parcels and (v) portions of land assigned to Character Zones pursuant to Section D-1.2(B)(ix)(g), shall be assigned by Lead Owner to a Character Zone in accordance with the parameters set forth in Table 1.

(x) Unifying Civic Features. Each Neighborhood shall contain at least one unifying civic feature, the land for which shall be designated by Lead Owner on the Neighborhood Plan establishing such Neighborhood. Such unifying features may include, without limitation, a neighborhood park, green square, plaza, playground, School Site, other civic building site, a commercial area, recreation amenity site, or open space. The location of a unifying civic feature within a Neighborhood may vary depending on the intended purpose of the feature, site attributes and site constraints. For example, a commercial area may be located on a Neighborhood edge due to the need to locate retail on a major Thoroughfare.

(xi) Streets. Lead Owner shall depict the general alignments of all streets to be located with the Neighborhoods included within such Neighborhood Plan.

(xii) Regional Trails. On each Neighborhood Plan, Lead Owner shall depict the general alignments of all segments of those Regional Trails shown generally on the Parks, Open Space and Trails Plan that are to be located within the Neighborhoods included in such Neighborhood Plan.

(xiii) Retail Locations in C2 and C3. If a Neighborhood Plan contains a Neighborhood containing either or both of Character Zones C2 or C3 and may contain 300 or more Dwelling Units, then for each 300 Dwelling Units that may be located within such Neighborhood. consistent with the Notes within Table 2, Lead Owner shall designate (on such Neighborhood Plan) one block corner within the C2 and C3 Character Zones within such Neighborhood where a Retail use shall be permitted.

D-1.3 Neighborhood Plan Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any portion of the Property within Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, unless a Neighborhood Plan for such portion of the Property has been submitted to the County by Lead Owner and the Director has determined that such Neighborhood Plan complies with the requirements of Section D-1.2. Within 10 business days after Lead Owner submits a Neighborhood Plan or amendment thereto to the Director, the Director shall deliver to Lead Owner the Director's written determination regarding whether such Neighborhood Plan or amendment complies with the requirements of Section D-1.2(B). If the Director determines that such Neighborhood Plan does not comply with such requirements, then the Director's written determination shall include a list specifically setting forth which requirements were not satisfied and why such requirements were not met.

D-1.4 Applications for Future Development Approvals.

To assist the County's review of Future Development Applications, all applications submitted to the County for Future Development Approvals on any land within any of Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, shall indentify therein, by location, Character Zones(s) assigned to such land pursuant to the applicable Neighborhood Plan, including amendments thereto, if any.

D-2. BOUNDARIES

D-2.1 Boundaries of Planning Areas D1, D2, D3, SA1, SA2 and SA3.

The Land Use Plan is intended to depict the general locations of Planning Areas D1, D2, D3, SA 1, SA2 and SA3. The exact boundaries and shape of Planning Areas D1, D2 and D3 (not included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4) shall be determined by Lead Owner and set forth in the Neighborhood Plans (together with amendments thereto), and the exact boundaries and shape of Planning Areas SA 1, SA2 and SA3 shall be determined by Lead Owner and set forth on Final Plats of such areas, on the condition that: (a) the total acreage within Planning Areas SA1 (the School District) may not be increased beyond 90 Net Usable Acres, (b) the total acreage within Planning Area D2 may not increase by more than 5% from that shown on the Land Use Plan, and (c) the total acreage within each of Planning Areas D1, D3, SA2, and SA3 may not increase by more than 15% from that shown on Land Use Plan. Changes in the boundaries of such Planning Areas resulting in an increase in the total acreage within Planning Areas SA1 beyond 90 Net Usable Acres, an increase in the total acreage within any of Planning Area D2 by more than 5% from that shown on the Land Use Plan, and an increase in the total acreage within any of Planning Areas D1, D3, SA2, or SA3 by more than 15% from that shown on the Land Use Plan, shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures, as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution.

D-2.2 Boundaries of Planning Areas 01 and RP and Character Zone C1

The Parks, Open Space and Trails Plan is intended to depict the general location of Planning Area O1 (Open Preserve), Planning Area RP (Regional Parks) and certain portions of Character Zone C1 (Multi-function Open Space). The boundaries and shape of such areas may be altered as provided herein.

(A) Planning Area 07.

(i) Boundaries. The exact boundaries and shape of any portion of the area identified generally on the Land Use Pian as Planning Area O1 shall be determined by Owner (subject to approval by the Director as set forth in Section D-2.2(A)(iii)) at the time such portion is dedicated (as required by Section S-1.1 (C)) and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the total acreage of such O1 areas to be so dedicated upon occurrence of the events requiring all such dedications pursuant to the O1 Dedication Table, shall not be less than the amount set forth therefor on the Land Use Plan (inclusive of Thoroughfares that fall within or cross such O1 areas), and any difference between the boundaries or shape of such areas proposed to be dedicated versus the boundaries of such areas depicted generally on the Land Use Plan satisfies the criteria set forth in Section D-2.2(A)(iii).

(ii) County Review and Approval. The boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) shall be submitted to the Director for the Director's review and approval. Within ten business days after the date any such proposed boundaries are submitted by Owner to the Director, the Director shall review such submittal and deliver written notice to such Owner wherein the Director either approves or rejects such proposed boundaries. If the Director rejects any such proposed boundaries, then the Director shall set forth in such notice the specific reasons why such proposed boundaries fail to satisfy the criteria for approval (set forth in Section D-2.2(A)(iii)).

(iii) Criteria. The Director shall approve proposed boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) if:

(a) the proposed boundaries do not materially and negatively impact habitat qualities,

(b) the proposed boundaries do not result in any portion of the Blufftop Protection Area being removed from the O1 Planning Area,

(c) with respect to the Willow Creek Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(A), or otherwise conflict with applicable County floodplain regulations,

(d) with respect to the Sterling Gulch Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(C) or otherwise conflict with applicable County floodplain regulations, and

(e) such boundaries do not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iv) Appeal. The Director's decision to reject any proposed boundaries for Planning Area O1 may be appealed by the Owner to the Douglas County Board of Adjustment.

(v) Final Plats. The boundaries of any portion of Planning Area O1 included within any Final Plat shall be consistent with the boundaries proposed by Owner and approved by the Director. Any proposed modification to the boundaries of any portion of Planning Area O1 that has been included within a Final Plat will be reviewed by the County during the platting process and shall be approved if such proposed modifications satisfies the criteria set forth in Section D-2.2(A)(iii) and the plat approval criteria set fort in the Subdivision Resolution.

(vi) Tracking. To track O1 dedications, each application for a final plat of any portion of the Property shall submit to the County, with such application, a report identifying all O1 areas previously dedicated pursuant to Section S-1.1 (C) and the acreages thereof.

(B) Planning Area RP (Regional Parks).

(i) Burns Regional Park. The exact boundaries and shape of any portion of Burns Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location, slope and the ability to provide active and specialized recreation therein is not materially less than the usability (in terms of accessibility, location, slope and the ability to provide active or specialized recreation therein) of such portion of land depicted generally within Burns Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(ii) Sterling Gulch Regional Park. The exact boundaries and shape of any portion of Sterling Gulch Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan and shall not include any land Owner designates for use as a potential reservoir, on the condition that the County concurs that the usability of such dedicated land as a regional park in terms of accessibility, location and slope is not materially less than the usability (in terms of accessibility, location and slope) of the land depicted generally as Sterling Gulch Regional Park on the Parks, Open Space and Trails Plan (other than the land Owner designates for use as a potential reservoir) and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(iii) Heritage Regional Park. The exact boundaries and shape of any portion of Heritage Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location slope and opportunities for archeological education is not materially less than the usability (in terms of accessibility, location, slope and opportunities for archeological education) of such portion of land depicted generally within Heritage Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

(C) Character Zone C1.

The portions of the Property to be included within Character Zone C1 shall be determined in accordance with this Section D-2.2(C) and Tables 11, 13 and 17. The exact boundaries and shape of any portion of the Property included within Character Zone C1 shall be set forth on the Final Plats thereof.

(i) Parks, Open Space and Trails Plan and Tables. Each portion the Property depicted generally as within Character Zone C1 on the Parks, Open Space and Trails Plan, or that is required to be assigned to Character Zone C1 pursuant to Table 11, Table 13 or Table 17, and that is: (1) included within a Neighborhood shall be assigned to Character Zone C1 on the Neighborhood Plan that includes any such portion of the Property, or (2) within Planning Area SA 1, SA2 or SA3 shall be assigned to Character Zone C1 on Final Plats of Property within Planning Area SA1, SA2 or SA3, as applicable.

(ii) Adjustments. The boundaries and shape of each C1 area within any Neighborhood, or set forth on any Final Plat may vary from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, or in any Neighborhood Plan, on the condition that:

(a) the total acreage included within all such C1 areas once included in Neighborhood Plans and/or Final Plats shall not be less than the total area thereof as depicted on the Parks, Open Space and Trails Plan (inclusive of Thoroughfares that fall within or cross such C1 areas).

(b) the change in boundaries does not materially and negatively impact habitat qualities,

(c) with respect to the 'Willow Creek Wildlife Corridor, does not result in a corridor with a narrower width than required by Section S-4.2(A),

(d) with respect to the East Willow Creek Drainage, does not result in a corridor with narrower width than required by Section S-4.2(B),

(e) with respect to the Sterling Gulch Wildlife Corridor, does not result in a corridor width narrower than required by Section S-4.2(C), and

(f) the change in boundaries does not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iii) Additional Land Assigned to Character Zone C1. In addition to those portions of the Property depicted generally at Character Zone C1 on the Parks, Open Space and Trails Plan or any Neighborhood Plan, additional portion of the Property may be assigned by the Owner thereof to Character Zone C1 in any Neighborhood Plan or Final Plat to the extent not inconsistent with Table 1.

(iv) Thoroughfares. The Thoroughfare alignments set forth on the Thoroughfare Plan or any Neighborhood Plan may be adjusted as set forth in Section S-1.3(A) and shall not determine the boundaries any Planning Area, or Character Zone.

D-2.3 Character Zones C2-C6 and Special Character Zones SCZ-A, SCZ-B and SCZ-C.

The boundaries Character Zones C2 through C6 shall be established by Lead Owner within Neighborhood Plans. The boundaries of special Character Zones SCZ-A, SCZ-B and SCZ-C shall be established by Lead Owner within Neighborhood Plans and may vary from the depictions thereof shown generally on Tables 11 through 1 3 provided that such boundaries comply with the other provisions of Tables 11 through 13.

D-2.4 Boundaries of Special Character Zones SCZ-D, SCZ-E and SCZ-F.

(A) Inclusion.

Pursuant to Section D-2.4(C), Lead Owner, and only Lead Owner. may designate for inclusion within special Character Zones SCZ-D, SCZ-E and SCZ-F, all, any or none of the land depicted generally on the Land Use Plan as land subject to potential inclusion within such special Character Zones, as appropriate. Notwithstanding the foregoing, no portion of the Property included within a Neighborhood Plan shall be included within special Character Zones SCZ-D, SCZ-E or SFZ-F.

(B) Removal.

Pursuant to Section D-2.4(C), any land previously included within special Character Zone SCZ-D, SCZ-E or SCZ-F may be removed from such special Character Zone by Lead Owner, and only Lead Owner. However, notwithstanding the foregoing, Lead Owner may not remove any land from special Character Zone SCZ-D, SCZ-E or SCZ-F if doing so would cause improvements approved in Existing Development Approvals to not comply with the development standards (set forth in this Development Plan) that would thereby apply.

(C) Notice.

To designate land within, or remove land from, special Character Zone SCZ-D or SCZ-E. Lead Owner shall file a written notice thereof with the Community Development Department.

(D) Boundaries.

The boundaries of the land subject to potential inclusion within special Character zones SCZ-D, SCZ-E and SCZ-F are depicted generally on the Land Use Plan. The exact boundaries and shape of such special Character Zones shall be determined by Lead Owner in connection with the notices Lead Owner delivers to the Community Development Department pursuant to Section D-2.4(C), on the condition that the total acreage within any of such special Character Zones may not increase by more than 15% from the area therefore shown on Land Use Plan. Changes in the boundaries of special Character Zone SCZ-D, SCZ-E or SCZ-F resulting in an increase of more than 15% of the total acreage within such special Character Zone shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures. as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution as if such special Character Zones were planning areas.

(E) Designation Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any pomon of the Property subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F unless such portion of the Property has been either: (a) included within such special Character Zone pursuant to this Section D-2.4, or (b) included within a Neighborhood Plan submitted to the County by Lead Owner.

D-3. FINAL PLATS

D-3.1 Character Zone Designations .

Final Plats that include any land within Planning Areas D1, D2 and D3 shall include (on such Final Plat) Character Zone designations for such land. Such Character Zone designations for such land shall be the Character Zones that Lead Owner assigned thereto pursuant to the applicable Neighborhood Plan.

D-3.2 Character Zones C2 and C3.

The Final Plat of any portion of a Neighborhood containing either or both of Character Zones C2 or C3 shall contain use restrictions consistent with this Section D-3.2 and Note 9 of Table 2 regarding the areas upon which Retail use within Character Zones C2 and C3 is permitted and prohibited. Such designation of retail block corners within Character Zones C2 or C3 within any Neighborhood shall not prohibit such block corner from being used for other uses permitted in accordance with Table 2. Further, such designation shall not prohibit Retail uses in other Character Zones within such Neighborhood. For example, if a Neighborhood Plan contains Character Zones C2 and/or C3 and may contain 610 Dwelling Units. then the Neighborhood Plan for such Neighborhood shall designate two block corners within Character Zone C2 and/or C3 of such Neighborhood as available for Retail use.

D-3.3 Accessory Units.

Final Plats shall expressly indicate those lots included therein upon which Accessory Units may be located.

D-4. DENSITY

D-4.1 Residential.

Subject to the provisions of this Development Plan, the maximum number of Dwelling Units (including Accessory Units) permitted within the Property shall be the number set forth therefor on Table 1. The gross maximum residential density permitted within any Character zone within any Neighborhood established by a Neighborhood Plan is set forth in Table 1.

D-4.2 Non-residential.

Subject to the provisions of this Development Plan. the maximum a mount of non-residential space permitted within the Property shall be determined by the physical constraints and parking requirements set forth in these Development Standards.

D-4.3 Density Allocation.

Lead Owner shall be responsible for allocating Unallocated Density to specific parcels of land within the Property. Such allocation may be by deed or by other written instrument of transfer that: (A) identifies the portion of the Property to which such Dwelling Unit density is being allocated, (B) is executed by Lead Owner, and (C) is Recorded. The County shall not approve any site improvement plan, subdivision or amendment thereto unless the applicant therefor submits to the County a written certification from the Lead Owner that the necessary Unallocated Density has been allocated by the Lead Owner to the property in question. No person or entity other than Lead Owner shall have the right to transfer to any person or entity any Dwelling Unit density to or for use on other land without Lead Owner's prior written consent.

D-4.4 Tables Incorporated.

The following Tables 1 through 20 are hereby incorporated into and made a part of these Development Standards.

Table Index

Table	Sheet
Table 1	Sheet 21
Table 2	Sheet 21-22
Table 3	Sheet 23
Table 4	Sheet 23
Table 5	Sheet 24
Table 6	Sheet 24
Table 7	Sheet 25
Table 8	Sheet 25
Table 9	Sheet 26
Table 10	Sheet 26
Table 11	Sheet 27
Table 12	Sheet 27
Table 13	Sheet 28
Table 14	Sheet 28
Table 15	Sheet 29
Table 16	Sheet 29
Table 17	Sheet 30
Table 18	Sheet 30
Table 19	Sheet 31
Table 20	Sheet 31

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Falsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 20
of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 1 : Planning Areas/Neighborhood Types/Character Zones.

(A) The Property is comprised of eight planning areas (O1, RP, D1, D2, D3, SA 1, SA2 and SA3). Neighborhood Plans will be developed for the portions of the Property within Planning Areas D1, D2, and D3 (that are not included within special Character Zones SCZ-D, SCZ-E and SCZ-F) in accordanc e with the terms of this Development Plan. Certain types of Neighborhoods (i.e., CND, TND, TCD) shall be permitted only within certain Planning Areas (D1, D2, and D3) as set forth in Table 1 below. Each portion of the Property included within a Neighborhood shall be assigned to a Character Zone (C1 through C6) in accordance with the terms of this Development Plan. Unique regulations regarding minimum lot area, minimum and maximum setbacks and building heights and other matters are established for each Character Zone pursuant to Tables 5 through 10. Each portion of the Property assigned to a Character Zone shall be subject to the regulations set forth in this Development Plan applicable to such Character Zone. Regulations regarding minimum lot size, minimum and maximum setbacks and building heights within each of the special Character Zones SCZ-A, SCZ-B, SCZ-C, SCZ-D, SCZ-E, and SCZ-F and Planning Areas SA 1, SA2 and SA3 are set forth in Tables 11 through 19 and Section S-7.8.

(B) Character Zones C2, C3, C4, CS and C6 shall be permitted only within certain Planning Are.as and within certain Neighborhood types as set forth in Table 1 below. Character Zone C1 shall be permitted within any of Planning Areas D1, D2, D3, SA 1, SA2 and SA3 in any amount.

(C) Each portion of the Property included within any Neighborhood set forth on a Neighborhood Plan shall be assigned to a Character Zone; provided that: (a) the amount of land included within a Neighborhood, but not included within an Excluded Parcel, that is assigned to Character Zone C2, C3, C4, C5 and C6 shall be within the parameters set forth therefor in Table 1 below, (b) certain portions of the Property shall be assigned to special Character Zones SCZ-A, SCZ-B and SCZ-C in accordance with Tables 11, 12 and 13, and (c) certain portions of the Property may be assigned to special Character Zones SCZ-D, SCZ-E and SCZ-F in accordance with Tables 14, 15 and 16, and (d) Remnant Parcels shall be assigned to Character Zones in accordance with Section D-1.2(B)(ix)(f).

(D) The residential gross density within any Character Zone within any Neighborhood set forth on a Neighborhood Plan shall not exceed the amount set forth therefor in Table 1 below.

PLANNING AREA		TYPES OF NEIGHBORHOODS PERMITTED WITHIN EACH PLANNING AREAS	PERMITTED CHARACTER ZONES		RESIDENTIAL GROSS DENSITY MAXIMUM [1]	DWELLING UNITS MAXIMUM
O1	OPEN PRESERVE	n/a				0
RP	REGIONAL PARKS	n/a				0
D1	COUNTRYSIDE AND HILLSIDE DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
D2	VILLAGES DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	7.5 du/ac	
		TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
D3	TOWN CENTER DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
		TCD TOWN CENTER DEVELOPMENT	C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	16 du/ac	
			C6	URBAN CORE ZONE	21 du/ac	
SA1	SCHOOL	n/a				0
SA2	RESERVOIR	n/a				0
SA3	MAINTENANCE	n/a				0
						12,050

Notes:
1 "Residential Gross Density", with respect to any character Zone, means a fraction, the numerator of which is the total number of Dwelling Units within such Character Zone, and the denominator of which is the total number of acres, including without limitation of thoroughfares, parks and open space areas, within such Character Zone.

TABLE 2: Specific Function and Use.

(A) This Table 2 sets forth for each Character Zone, Special Area, Regional Park and O1 space: (a) permitted principal uses by right, (b) permitted accessory uses by right, (c) principal uses permitted by special review, and (d) accessory uses permitted by special review.

(B) For purposes of this Table 2: (a) the Perimeter Lots within Character Zone SCZ-A shall be deemed within the C2 Character Zone in accordance with the terms of Table 11, (b) portions of the Property assigned to Character Zone SCZ-B shall be deemed within the C3 Character Zone in accordance with the terms of Table 12, and (c) portions of the Property assigned to Character Zone SCZ-C shall be deemed within the C2 Character Zone in accordance with the terms of Table 13.

(C) In addition to those accessory uses set forth in this Table 2, additional uses and buildings that are accessory to a principal use shall be permitted on the same lot as the principal use to which they are accessory.

(D) Uses that are not set forth in Table 2 shall be permitted within any particular area if the Director determines that such uses are similar to uses permitted within such area pursuant to this Table 2.

(E) Oil and gas drilling operations shall be permitted as a use by special review in that portion of the Property located in the west half of Section 29, Township 6 South, Range 68 West, of the 6th Principal Meridian, Douglas County, Colorado.

(F) Notwithstanding any other provision herein, neither group homes for registered sex offenders nor sexually-oriented businesses shall be permitted within the Property.

(G) Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use-by-right on the ARS Parcel.

(H) Special Conditions for Limited Athletic Development -Without limiting the generality of the Principal and Accessory Uses Permitted by Right and Uses by Special Review for SCZ-D set forth below, and notwithstanding any provision in this Development Plan, the following provisions shall apply for the approval, installation and operation of up to two synthetic turf athletic fields within SCZ-D and improvements related thereto: (1) access to such fields and improvements related thereto may be provided by private roads and/or private driveways, (2) the primary access to such fields and related improvements from a public street shall be least a 40' wide and shall have an aggregate road base or such other base material as may be acceptable to the County and the Owner, (3) Primary Thoroughfares included within any Final Plat of a portion of SCZ-D intended to facilitate transfer or development of land for such fields and/or related improvements need not be offered for dedication at the time of such Final Plat, on the condition that such Primary Thoroughfares shall be dedicated prior to the approval of any site improvements plan or issuance of any building permit for material vertical improvements other than such fields and the improvements related to such fields, (4) neither central water nor central wastewater service shall be required for such fields or the improvements related thereto, (5) neither evidence of the creation of one or more new special districts providing central water and wastewater service, nor intergovernmental agreements related thereto, shall be required in connection with such fields, any improvements related thereto or approval related thereto, and (6) not more than 120 parking stalls shall be required for such fields and the improvements related thereto.

(I) As of the date hereof, the Lawrence Parcel is owned by Lawrence Construction Company, a Colorado corporation ("LCC"). Unless agreed otherwise in writing by LCC or Richard Lawrence and Polly Lawrence, the owners of LCC, no residential development shall be allowed within 300 feet of the Lawrence Parcel, which parcel is currently owned by LCC, until the earlier to occur of: (1) the date such parcel is no longer owned by LCC, Richard Lawrence and/or Polly Lawrence, or (2) the date LCC, Richard Lawrence and Polly Lawrence no longer conduct commercial activities on such parcel.

(J) Rainwater harvesting shall be permitted on the Property to the extent permitted by state law.

TABLE 12: Specific Function and Use.

X = Principal Use - Permitted by Right XA = Accessory Use - Permitted by Right USR = Use by Special Review	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
a. RESIDENTIAL	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Residence																
-Accessory Unit[5]	XA	XA	XA	XA												
-Caretaker[2]	X	X	X	X	X		X	X	X					X		
-Caretaker- Mobile Home[2]	USR	USR	USR	USR	USR				USR							
-Single-Family	X	X	X	X	X											
-Single-FamilyAttached		X	X	X	X											
-Multifamily			X	X	X			X								
Accessory Buildings and Structures	XA	XA	XA	XA		XA	XA	XA	XA							
Group Home - up to 8 - 750' separation	X	X	X	USR	USR			USR								
Group Residential Facility (custodial, etc)[2]	X	X	X	X	X	XA		X								
In-Home Elder Care	XA	XA	XA	XA	XA											
Live-work	X	X	X	X	X											
Mixed Use			X	X	X			X								
Nursing Home				X	X											
Retirement Home	X	X	X	X	X			X								
Temporary Home	X	X	X													
Mobile Home - 1 per lot[2]	USR	USR	USR	USR	USR											

b. LODGING[6]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bed and Breakfast - up to 5 rooms[4]	X	X	X	X	X											
Dormitory				XA	XA	XA	XA	X								
Inn - up to 12 rooms			X	X	X											
Hotel				X	X		X									

c. OFFICE[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bank/Financial Institution with or without driveup facilities				X	X		X									
Construction Office - Temporary	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Home Occupation - Class 1[7]	XA	XA	XA	XA	XA											
Home Occupation - Class 2[3,7,11]	XA	XA	XA	XA	XA											
Home Occupation - Other[7]	USR	USR	USR	USR	USR											
Live-Work			X	X	X											
Mixed-Use				X	X			X								
Office - Genl/Med/Denta/Prof/Govt				X	X	X	X	X								
Sales Office - Temporary	X	X	X	X	X		X	X	X							

d. RETAIL[9]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bar/Lounge			USR	X	X											
Building Materials - Wholesale and Retail				X	X	X	X	X			X					
Convenience Store	X	X	X	X	X	X	X	X								
Day-Care Household Pets	X		X	X	X		X									
Equipment Rental				X	X		X				X					
Equipment Rental - small				X	X	X	X				X					
Farmer's Market[16]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Funeral Home				X	X		X									
Kiosk			X	X	X	X	X	X								
Push Cart				USR	USR	USR	USR	XA								
Food Service incl. Restaurant/Fast Food[10]	X	X	X	X	X	X	X	X								
Retail/Service Business	X	X	X	X	X	X	X	X								
Seasonal Use	X	X	X	X	X		X	X								
Theater - indoor				X	X	X	X	X								
Theater - outdoor	X[14]	X	X	X	X		X	X								X[10]
Theater - Drive-Up facilities	XA	XA	XA	XA	XA	XA	XA	XA								

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Milistein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

Development Standards, Cont.

ZR2009-004
Revision Date: OCT 17, 2025

Sheet: 21 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
e. CIVIC SPACES including Parks and other Recreational Facilities																
Neighborhood Park - 5 acres min	X[14]	X	X			X	X	X	X							X[10]
Green - 2-5 acres		X	X	X	X	X	X	X	X							X[10]
Square - 0.5-3 acres			X	X	X	X	X	X	X							X[10]
Plaza - 0.5-1 acre				X	X	X	X	X	X							
Parks Maintenance Facility	X	X				X	X	X	X	X	X	X	X	X		X[10]
Playground	X[14]	X	X	X	X	XA	X	X	X			X	X	X		X[10]
Recreational Facility not specifically listed below	X[14]	X	X	X	X	X	X	X	X			X	X	X		X[10]
-Bird Blind	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Cross Country Skiing	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Archeological/Cultural/Historical Resource Study	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Equestrian Trail	X[14]	X	X	X	X	X	X	X	X	X		X	X	X	X	
-Interpretive Exhibit	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Overlook	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Sledding Area	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Soft Surface Trail	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
-Other Trails	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

f. CIVIC BUILDINGS	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Church - 350 seats max & Church Schools	X	X	X	X	X	X	X	X								
Church - over 350 seats & Church Schools	X	X	X	X	X	X	X	X								
Conference Center				USR	X	X	X	X								
Convention Center					USR	X	X	X								
Cultural Facility (see below)																
-Museum, Art Gallery, Perf Art Center				X	X	X	X	X	X							
-Sports Stadium/Arena						X	X	X	X							
Library	X	X	X	X	X	X	X	X	X							

g. COMMUNITY USES: EDUCATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Day-Care Center	X	X	X	X	X	X		X								
Day-Care Center for empl children				XA	XA	XA	XA	X								
School - Public/Private (see below)																
-K through 8	X	X	X	X	X	X	X	X	X	X	X					
-9 through 12	X	X	X	X	X	X	X	X	X	X	X					
College			X	X	X		X	X	X							
University			X	X	X		X	X	X							

h. COMMUNITY USES: CIVIL SUPPORT	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Clinic - Dental or Medical			USR	X	X	X	X	X								
Fire Station - no training	X	X	X	X	X		X	X								
Fire Station - w/ training							X									
Hospital					X	X	X	X								
Sheriff Substation	X			X	X	X		X	X							
Veterinary Clinic/Hospital	X			X	X		X	X	X							

i. COMMUNITY USES: OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bus Shelter	X	X	X	X	X	X	X	X	X			X	X	X		
Campground	USR[14]	USR	USR	USR	USR				USR			USR	USR	USR		USR
Cemetery	X	USR	USR				X									
Club/Country Club	X	X	X	X	X		X									
Fairground							USR									
Fountain/Public Art	X	X	X	X	X	X	X	X	X			X	X	X	X[10,12]	X[10]
Religious Retreat	X	X	X	X	X		X	X	X							

j. AGRICULTURE/ANIMALS/EQUESTRIAN	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Agricultural Recreational Activities[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Youth-Oriented Agricultural Activities/4H[6]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Animals (see below)																
-Horse/Cow/Mule/Llama[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Pig/Goat/Sheep/Miniature Horse/Alpaca[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Buffalo/Ostrich/Emu/Bees[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Chicken/Turkey/Duck[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Dog/Cat/Pot-bellied Pig	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Wolf/Bear/Snake/Mtn Lion[4]	USR							USR								USR[10]
-Kennel	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		
Community Garden	X[14]	X	X	X	X	X	X	X				X	X	X	X[15]	X[10]
Urban Farm	X[14]	X	X	X	X	X	X	X				X	X	X	X[10,13]	X[10]
Dude Ranch[3]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Farm	X						X	X				X	X	X	X[10]	X[10]
Commercial Garden Building	X						X	X				X	X	X	X[10,13]	X[10]
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X[10]	X[10]
Grain Storage	X						X	X	X	X	X					X[10]
Greenhouse - 1 acre maximum	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Greenhouse - greater than 1 acre	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horses - Owned/Boarded[1]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Rental Stable[2]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Horse Training - nonowned/unrel riders[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Training - exceed by right[5]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Plant Nursery[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Roadside Stand	X	X	X	X	X	X	X	X	X	X	X	X	X	X		

k. TRANSPORTATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Automobile Service/Repair/Car Wash				X	X		X									
Automobile Service Station - gas pumps/Car Wash				X	X		X									
Garage - private, 3,000 sf max[3]	XA															
Garage - private, 1,000 sf max	XA	XA	XA	XA	XA											
Heliport					USR	USR	USR									
Parking Lot - public/private				X	X	XA	X	X	X	X	X					
Parking Garage				X	X	X	X	X	X							
Public and Private Transportation Facilities including Thoroughfares	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X[12]	X

TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
l. LIGHT INDUSTRIAL																
Mini Warehouse				X	X	X	X	X								
Mixing Plant (concrete, mortar, asphalt) - Temporar (not to exceed 2 years)	X	X	X	X	X	X	X	X	X		X					
Motorized Vehicle/Equip. Service Repair							X				X					
Product Distribution/Storage							X	X			X					
Recycle/Trash Transfer Facility							USR				USR					
Research and Development Facility					USR	X	X	X	X		X					
RV Storage Lot	USR						USR	USR								
Sawmill - portable[2]	USR	USR	USR	USR	USR		X	USR	USR			USR	USR	USR		USR[10]
Storage Area - Commercial				USR	USR	USR	X	X	USR							
Warehouse				X	X	X	X	X			X					
Wholesale Business - sales/service				X	X	X	X	X								

m. UTILITIES	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Drainage Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Satellite Dish	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA					
Satellite Earth Station	USR	USR	USR	USR	USR	XA	USR	XA	USR	USR	USR	USR	USR	USR		USR
Septic Waste & Domestic Sludge Appl	USR							USR								
Telecommunications Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Utility - Minor Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility - Major Facility	USR	USR	USR	USR	USR	USR	X	X	USR	USR	USR	USR	USR	USR		USR
Utility Service Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Water Storage Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Water Storage Facility	USR	USR	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR
Wind Energy Conservation Systems[3]	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR	USR	USR
Non-Traditional Energy Systems other than Wind Energy Systems	USR	USR	USR	USR	USR	USR	X	X	USR	X	USR	USR	USR	USR	USR	USR

n. OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Mining, Quarry, Sand/Gravel Operation or Similar						USR	USR			USR	USR					
Firing Range - indoor	USR				X	USR	X	X								
Firing Range - outdoor[1]	USR	USR	USR	USR	USR		USR		USR			USR	USR	USR	USR	USR
Hunting/Fishing Club[1]	USR	USR	USR	USR	USR				USR	X		USR	USR	USR		USR
Entertainment Events[17]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Notes:

1. *on parcels 35 acres or larger*
2. *on lots 9 acres or larger*
3. *on lots 4.5 acres or larger*
4. *on lots 2.3 acres or larger*
5. *There shall be no more than one Accessory Unit per lot.*
6. *Lodging in C2, C3 and C4 must be owner occupied. Food service in lodging facilities in C2, C3 and C4 may be provided only in the a.m. The maximum length of stay in lodging facilities in C2, C3, and C4 shall not exceed ten days.*
7. *Home Occupations (Class 1, Class 2 and Other) may be located in a principal building or an accessory building or both.*
8. *Office use within C4 shall be limited to the first story of any principal building or any accessory structure.*
9. *Retail use within C2 and C3 within any Neighborhood shall be restricted to one block corner location at the first story for each 300 Dwelling Units within such Neighborhood. Retail uses within C4 are restricted to the first story of buildings at corner locations.*
10. *Notwithstanding the above, these uses shall not be permitted within the Willow Creek Wildlife Corridor, except for the multipurpose regional trail and associated connectors.*
11. *Home Occupations - Class 2 are permitted (as accessory uses) only on lots 4.5 acres and larger and are subject to requirements set forth in Section 23 of the Zoning Resolution.*
12. *Notwithstanding the above, these uses shall not be permitted in the Southern O1 Buffer Area, which is depicted on the Land Use Plan.*
13. *Notwithstanding the above, these uses shall not be permitted by right in the Southern O1 Buffer Area, but shall be permitted as a use by special review in the Southern O1 Buffer Area.*
14. *Notwithstanding the above, these uses shall not be permitted in any portion of the Property incuded within the portion of SCZ-A located north of the Plum Valley Heights neighborhood; however Thoroughfares shall be permitted in this area.*
15. *Notwithstanding the above, Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use by right on the ARS Parcel.*
16. *includes commercial distribution of agriculture production*
17. *Entertainment events are allowed as a Principal use - Permitted by Right in all Character Zones as well as all other areas not assigned a Character Zone, subject to the requirements set forth in Section 22B of the Zoning Resolution.*

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 3: PARKING STANDARDS

This Table 3 sets forth the number of parking spaces required for specific uses for each development within Sterling Ranch. In the event a use is not specifically mentioned, the required number of parking spaces for a similar use shall apply.

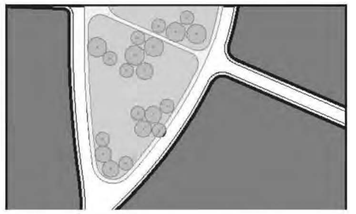
Use	Parking Ratio
RESIDENTIAL	
Single-Family Dwelling	
<2,000 sq. ft.:	1/Dwelling Unit
2,000-3,000 sq. ft.:	2/Dwelling Unit
>3,000 sq. ft.:	3/Dwelling Unit
Multifamily Dwelling	
Rented:	1.65/MFDU
Owned:	1.85/MFDU
Accessory Unit	1/Accessory Unit
Sleeping Rooms	1/unit or room, plus 2 for owners/managers
Group Homes and Group Residential Facilities	0.5/bed
Nursing Homes	0.5/bed
Retirement Home	
Housing for Seniors	0.5/Dwelling Unit
Congregate Care or Assisted Living	0.35/Dwelling Unit
Mobile Homes	2/mobile home located at least 15 feet from the interior road from which it takes access.
LODGING	
Bed and Breakfast, Dormitory, Inn and Hotel	1.25/room plus 10/1,000 sq.ft of GFA for loundge and/or restaurant, plus conference/banquet facilities at the following rates:
<20 sq.ft./room:	0
20 sq.ft./room:	30/1,000 sq.ft. of GFA
20-50 sq.ft./room:	Scaled proportionally between 20 and 50 sq.ft./room
>50 sq.ft/room:	20/1,000 sq.ft. of GFA
OFFICE	
Bank/Financial Institution with or without driveup facilities	1/300 sf.ft. of GFA + 6 stacking spaces/drive up window
Professional/General Business Offices	
<25,000 sq.ft.:	3.8/1,000 sq.ft. of GFA
25,000-100,000 sq.ft.:	Scaled proportionally between 3.8 and 3.4/1,000 sq.ft. of GFA
100,000 sq.ft.:	3.4/1,000 sq.ft. of GFA
100,000-500,000 sq.ft.:	Scaled proportionally between 3.4 and 2.8/1,000 sq. ft. of GFA
>500,000 sq.ft.:	2.8/1,000 sq.ft. of GFA
Consumer Services Offices	4.6/1,000 sq.ft. of GFA
Data Process, Telemarketing, or Operations Offices	6/1,000 sq.ft. of GFA
Dental/Medical Offices that are not part of a hospital campus	4.5/1,000 sq.ft. of GFA
Dental/Medical Offices within a hospital campus	4/1,000 sq.ft. of GFA
Government Office Facilities	Should be established in accordance with a study of parking needs prepared specifically for the subject property
RETAIL	
Bar/Lounge	19/1,000 sq.ft. of GFA
General/Convenience Store	2.75/1,000 sq.ft. of GFA
Grocery Store*	6.75/1,000 sq.ft. of GFA
Discount Superstores*	5.5/1,000 sq.ft. of GFA, including outdoor sales areas
Specialty Superstores*	4.5/1,000 sq.ft. of GFA, including outdoor sales areas
Shopping Centers with not more than 10% of Net Space in nonretail sales and service uses	
<400,000 sq.ft.:	4.0/1,000 sq.ft. of Net Space
400,000-600,000 sq.ft.:	Scaled proportionally between 4.0 and 4.5/1,000 sq.ft. of Net Space
>600,000 sq.ft.:	4.5/1,000 sq.ft. of Net Space
Shopping Centers with more than 10% of Net Space in nonretail sales and service uses	Should be established in accordance with a shared parking study prepared specifically for the subject project
Funeral Home	1/100 sq.ft. of GFA for public use
Restaurants	
Fine or Casual Dining (with bar)	20/1,000 sq.ft. of GFA
Family Restaurant (without bar)	15/1,000 sq.ft. of GFA
Fast Food Restaurant	15/1,000 sq.ft. of GFA
Theater	0.4/seat
Cinema	
1 screen:	0.5/seat
2-5 screens:	0.33/seat
5-10 screens:	0.3/seat
>10 screens:	0.27/seat
CIVIC SPACES	
Where not seated:	0.25/person, based on permitted capacity
Where seated:	0.3/seat
Health Club	7/1,000 sq.ft. of GFA
CIVIC BUILDINGS	
Church	0.4/seat
Conference, Convention and Performance Arts Centers	
<25,000 sq.ft.:	30/1,000 sq.ft. of GFA
25,000-50,000 sq.ft.:	Scaled proportionally between 30 and 20/1,000 sq.ft. of GFA
50,000 sq.ft.:	20/1,000 sq.ft. of GFA
50,000-100,000 sq.ft.:	Scaled proportionally between 20 and 10/1,000 sq.ft. of GFA
100,000 sq.ft.:	10/1,000 sq.ft. of GFA
100,000-250,000 sq.ft.:	Scaled proportionally between 10 and 6/1,000 sq.ft. of GFA
>250,000 sq.ft.:	6/1,000 sq.ft. of GFA
Library, Museum and Art Gallery	1/300 sq.ft. of GFA
Sports Facilities	
Arena	0.33/seat
Football Stadium	0.31/seat
Baseball Stadium	0.35/seat
COMMUNITY USES: EDUCATION	
Day Care Center	0.3/person, based on licensed enrollment capacity
Elementary or Middle School (K through 8)	0.2/gym or auditorium seat, or 0.25/student - whichever is higher
Secondary School (9 through 12)	0.3/gym or auditorium seat, or 0.3/student whichever is higher
College or University	Should be established in accordance with a study of parking needs prepared specifically for the subject institution
TRANSPORTATION	
Automobile Service/Repair	1/employee (max shift) + 2/bay or stall + 2/ pump island
Automobile Service Station - gas pumps	1/employee (max shift)+ 2/pump island
LIGHT INDUSTRIAL	
Warehouse	1.75/100 units
Manufacturing or Industrial	1.85/1,000 sq.ft. of GFA, plus required parking spaces for office, sales, or similar uses where those uses exceed 10% of GFA
Product Distribution/Wholesale/Storage	0.67/1,000 sq.ft. of GFA
OTHER	
Firing Range	1/platform + 1/employee (max shift)
*Not in a shopping center	
SHARED PARKING ADJUSTMENTS	
The number of parking spaces required under these parking standards for a specific use may be reduced on the basis of a shared-parking study approved by the Director.	
ADJUSTMENT FOR USES NEAR TRANSIT STOPS	
The number of parking spaces required under these parking standards for a specific use may be reduced based on its proximity to a transit stop based on a parking study approved by the Director.	
OFF-SITE PARKING	
Parking for any use shall be provided on the same lot as such use or within 400 feet of the nearest point of such use, or for uses within CS, C6, SCZ-D, and SCZ-F within 1,000 feet of the nearest point of such use. On-street parking may be used to satisfy parking requirements. Off-Site parking (that is not on-street parking) may be used to satisfy parking requirements if a parking use agreement is recorded or other provisions acceptable to the Director are provided.	

TABLE 4: Other Parks.

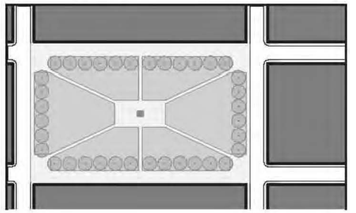
This table sets forth definitions for the various types of Other Parks permitted within the Property.

a. Neighborhood Park: An Other Recreational Park dedicated in accordance with this Development Plan and available for active and passive recreation. A Neighborhood Park may be spatially defined by landscaping rather than building frontages. It may include courts, picnic areas, multi-purpose fields, playgrounds, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Each Neighborhood Park shall contain a minimum of 5 acres.

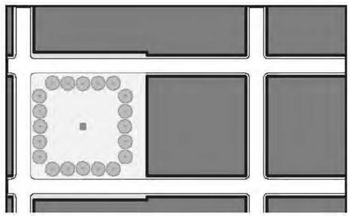
b. Green: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation. A Green may be spatially defined by landscaping arranged in a naturalistic manner rather than building frontages. It may include open areas, multi-purpose fields, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Greens may also include "green breathing spaces" located along the C1 corridors and spaced at approximately ¼ to ½ mile intervals. Green breathing spaces may contain the same amenities as described above. Each Green shall contain a minimum of 0.5 acres and not more than 5 acres.



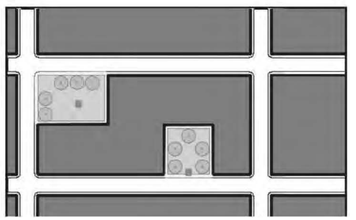
c. Square: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation and/or civic purposes. A Square is spatially defined by building frontages. Its landscape of paths, lawns, hardscape and trees shall be formally disposed. Each Square shall contain a minimum of 0.5 acres and not be larger than 3 acres.



d. Plaza: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for civic purposes, public gathering, and/or commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement; trees are optional. Each Plaza shall contain a minimum of 0.05 acres and not be larger than 1 acre.



e. Playground: A space designed and equipped for the recreation of children. A playground may be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within C1 – Multifunction Open Space, Regional Parks, Neighborhood Parks, and Greens. There shall be no minimum or maximum size.



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 5: C1 Character Zone.
This table sets forth the minimum lot area, the maximum building height, setbacks and certain parking standards applicable to those portions of the Property within the C1 Character Zone.

C1 MULTI-FUNCTION OPEN SPACE

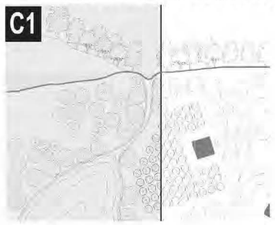


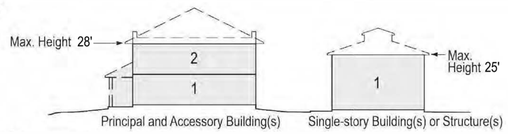
Table 5.1

a. LOT AREA	
Minimum Lot Area	NA
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL & ACCESSORY BLDGS [1]	
(c.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(c.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d SETBACKS - COVERED PARKING [1]	
(d.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(d.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(d.3) Side Setback	15 ft. min. 25 ft. min.
(d.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
2. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
3. *for lots less than 2.3 acres*
4. *for lots 2.3 acres or larger*
5. *for lots less than 4.5 acres*
6. *for lots 4.5 acres or larger*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet inheight from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL AND ACCESSORY BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT
1. Uncovered parking is permitted in front and side setbacks.

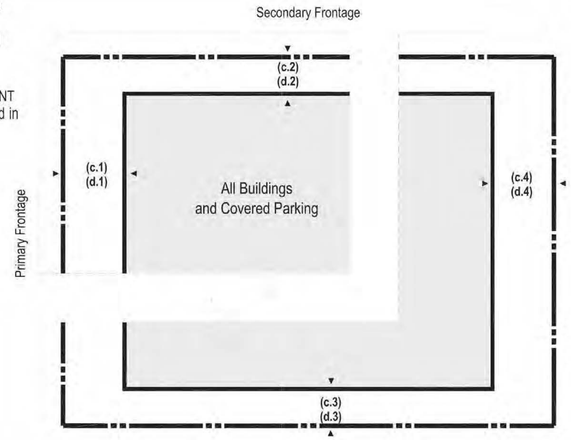


TABLE 6: C2 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

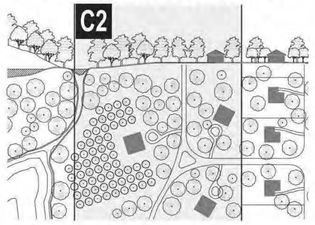


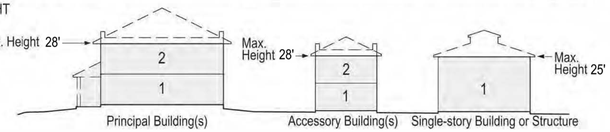
Table 6.1

a. LOT AREA	
Minimum Lot Area	20,000 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(c.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d. SETBACKS - ACCESSORY BUILDING(S) [2]	
(d.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(d.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(d.3) Side Setback	15 ft. min.[4] 25 ft. min.[5]
(d.4) Rear Setback	15 ft. min.[4] 25 ft. min.[5]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(e.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(e.3) Side Setback	15 ft. min. 25 ft. min.
(e.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

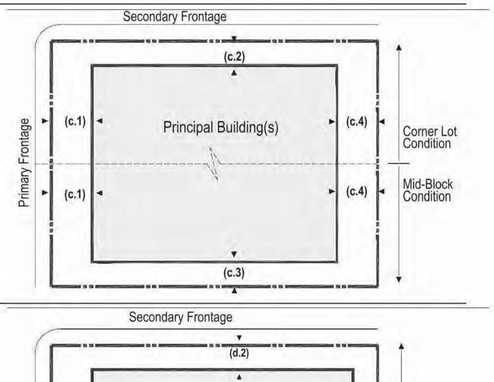
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
4. *for lots less than 2.3 acres*
5. *for lots 2.3 acres or larger*
6. *for lots less than 4.5 acres*
7. *for lots 4.5 acres or larger*

BUILDING HEIGHT

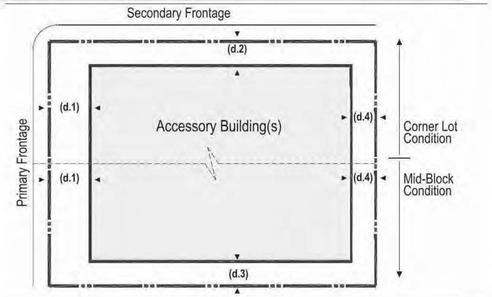


1. Building height shall be measured in feet, excluding attics and raised or walkout basements,
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

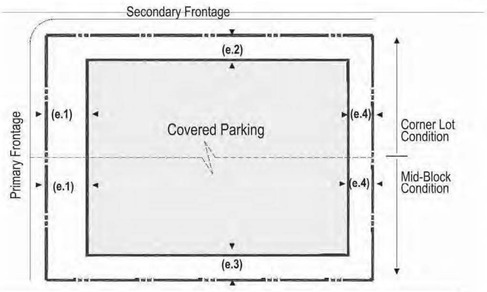
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 24 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 7: C3 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C3 Character Zone.

C3 NEIGHBORHOOD EDGE STANDARDS

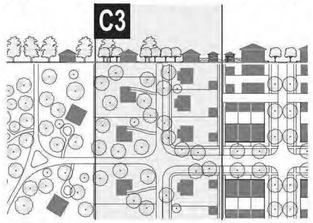


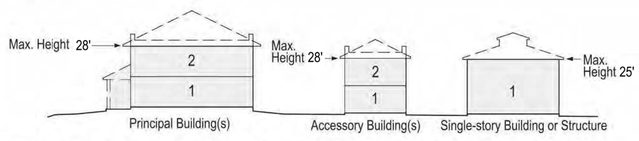
Table 7.1

a. LOT AREA	
Minimum Lot Area	4,000 sq. ft.[1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	18 ft. min. [5]
(c.2) Front Setback Secondary	7 ft. min.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	3 ft. min. [2]
d. SETBACKS - ACCESSORY BUILDING(S) [4]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	7 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	3 ft. min. [2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	10 ft. min.[5]
(e.2) Front Setback Secondary	7 ft. min.
(e.3) Side Setback	5 ft. min.
(e.4) Rear Setback	3 ft. min. [2]

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater.*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
5. *For Sterling Ranch Filing 6C: Lots 8-47, 170-192, and 219-221, the required minimum Front Setback Primary for Principal Buildings is 15 feet. The required miminum Front Setback Primary for Covered Parking is 8 feet.*

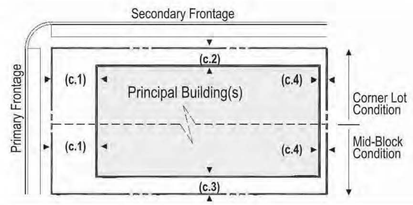
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

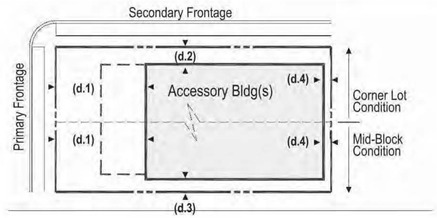
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.

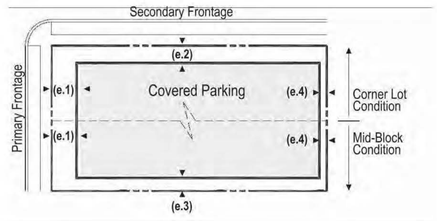


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

TABLE 8: C4 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C4 Character Zone.

C4 NEIGHBORHOOD GENERAL STANDARDS

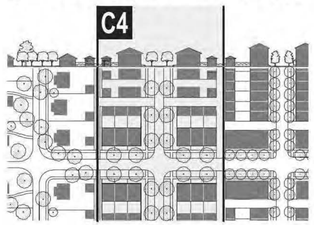


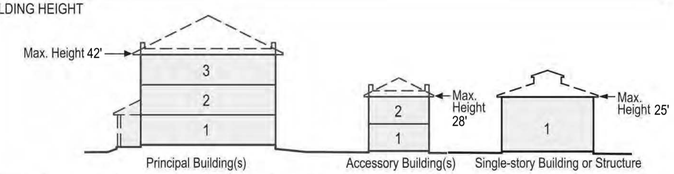
Table 8.1

a. LOT AREA	
Minimum Lot Area	1,400 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	6 ft. min..
(c.2) Front Setback Secondary	6 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	6 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	6 ft. min.
(e.2) Front Setback Secondary	6 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*

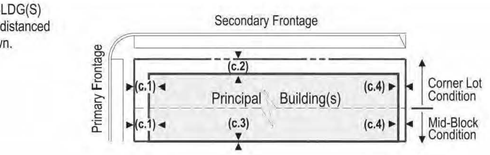
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

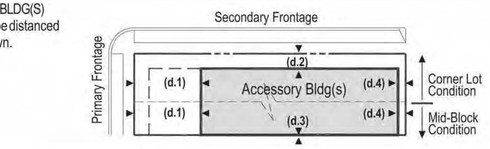
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Buildings shall be distanced from the lot lines as shown.

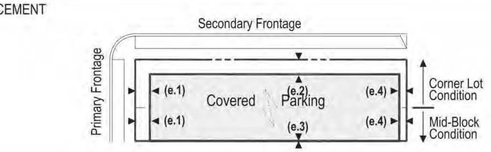


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/2 of the depth of the Principal Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 9: C5 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C5 Character Zone.

C5 NEIGHBORHOOD CENTER STANDARDS

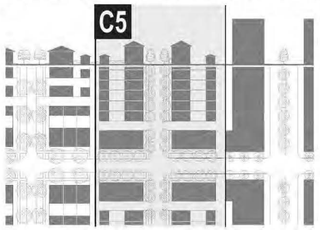


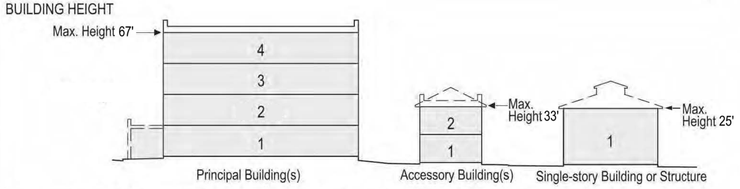
Table 9.1

a. LOT AREA	
Minimum Lot Area	520 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	67 ft. max.
Accessory Building(s)	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S)	
(c.1) Front Setback Primary	2 ft. min.
(c.2) Front Setback Secondary	2 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4,5,6]	
(e.1) Front Setback Primary	20 ft. min.
(e.2) Front Setback Secondary	2 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*
5. *Notwithstanding the above, off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines, but subject to the setback requirements set forth for Principal Buildings in Table 9.1.e above. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.*
6. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

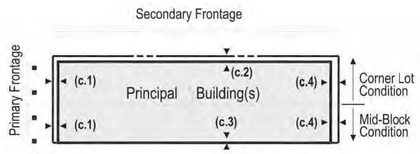
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 67 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

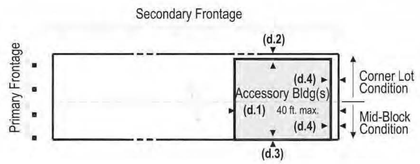
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



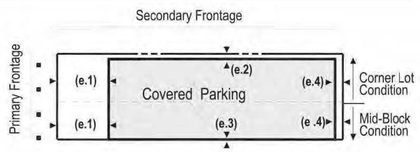
SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. `Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings or on the sides of buildings.
3. On lots with alleys, all vehicular access drives shall be from the alley.
4. On corner lots, all vehicular access drives shall be from the alley or the side street.
5. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback
3. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
4. Fences and easements shall be permitted within setbacks.

TABLE 10: C6 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C6 Character Zone.

C6 URBAN CORE STANDARDS

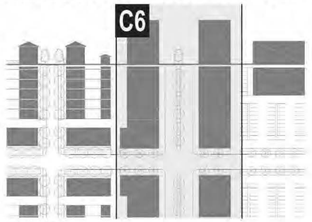


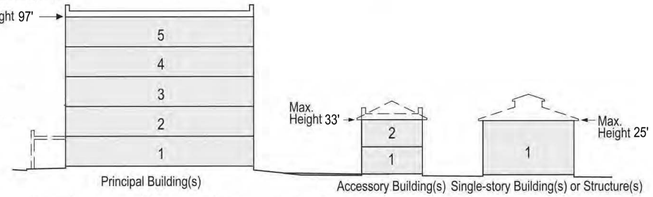
Table 10.1

a. LOT AREA	
Minimum Lot Area	none
b. BUILDING HEIGHT	
Principal Building	97 ft. max.
Accessory Building	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	0 ft. min.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min.[1]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.[2]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	0 ft. min.
(e.2) Front Setback Secondary	0 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	0 ft. min.

Notes:

1. *or 13 ft. from center line of alley, whichever is greater*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*

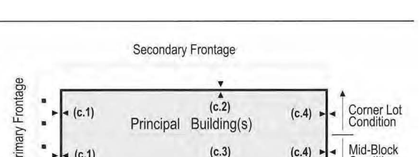
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 97 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall. A first floor Commercial function must be a minimum of 11 feet with a maximum of 25 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

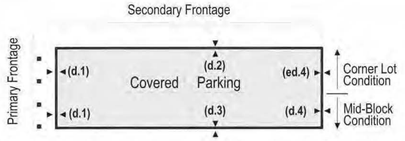
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings.
3. Off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
4. Underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.
5. On lots with alleys, all vehicular access drives shall be from the alley.
6. On corner lots, all vehicular access drives shall be from the alley or the side street.
7. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS

1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback.
3. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 26
of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 11: Special Character Zone - A (SCZ-A).

(A) SCZ-A will be a transition area along the northern and western edges of the existing Plum Valley Heights neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 11

(B) Immediately west of and contiguous with Plum Valley Heights, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. Each lot immediately west of and contiguous to such landscape buffer, and each lot immediately north of and contiguous with Plum Valley Heights (each an "SCZ-A Perimeter Lot") shall be 2.3 acres or larger.

(C) All buildings within SCZ-A shall comply with the height limitations set forth in this Table 11.

(D) SCZ-A shall be part of a CND Neighborhood. Each portion of SCZ-A included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-A Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C2.

(E) Each portion of SCZ-A that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-A shall be determined in accordance with this Table 11 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

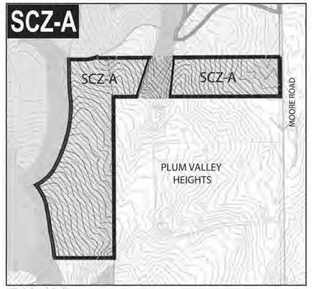


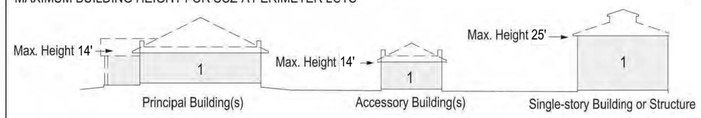
Table 11.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots) - no walkout	28 ft. max.
Principal Bldg(s) (other lots) - w/ walkout	14 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots) - no walkout	28 ft. max.
Accessory Bldg(s) (other lots) - w/ walkout	14 ft. max.

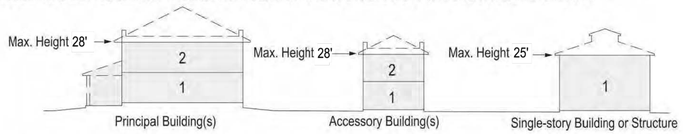
Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

MAXIMUM BUILDING HEIGHT FOR SCZ-A PERIMETER LOTS



MAXIMUM BUILDING HEIGHT FOR ALL PORTIONS OF SCZ-A OTHER THAN THE SCZ-A PERIMETER LOTS



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished fioor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 12: Special Character Zone - B (SCZ-B).

(A) SCZ-B will be a 600' deep transition area along the northern edge of the existing Roxborough Village neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 12.

(B) Immediately north of and contiguous with the Roxoborough Village neighborhood, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. The size of each lot immediately north of and contiguous to such landscape buffer (each an "SCZ-B Perimeter Lot") shall be at least 5,200 square feet.

(C) All buildings within SCZ-B shall comply with the height limitations set forth in this Table 12.

(D) SCZ-B shall be part of a TND Neighborhood. Each portion of SCZ-B included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-B Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C3.

(E) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-B shall be determined in accordance with this Table 12 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

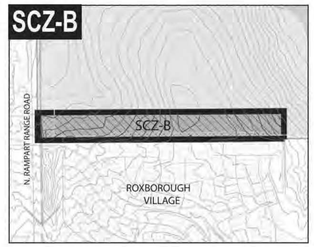


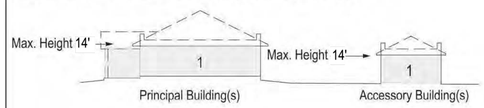
Table 12.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots)	28 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots)	28 ft. max.

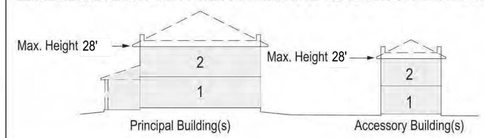
Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*

MAXIMUM BUILDING HEIGHT FOR SCZ-B PERIMETER LOTS



MAXIMUM BUILDING HEIGHT FOR ALL PORTIONS OF SCZ-B OTHER THAN THE SCZ-B PERIMETER LOTS



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 27 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 13: Special Character Zone - C (SCZ-C).

(A) SCZ-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Tindell Acres and a 200' deep area south of Tindell Acres as shown generally in the diagram included in this Table 13.
(B) All buildings within SCZ-C shall comply with the height limitations set forth in this Table 13.
(C) SCZ-C area shall be part of CND Neighborhoods. Each portion of SCZ-C included within a Neighborhood shall be assigned to Character Zone C1 or C2.
(D) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights for all land within SCZ-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).

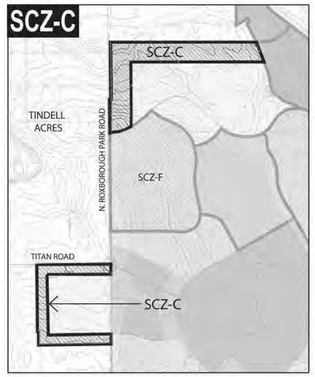
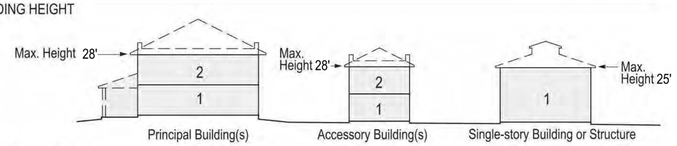


Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.

Notes:
1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SCZ-D).

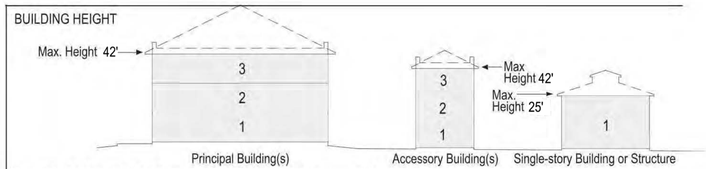
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SCZ-D). No portion of the Property shall be included within the SCZ-D Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min. 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. no max.
d. SETBACKS - COVERED PARKING[1,3]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

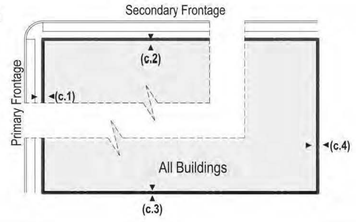
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

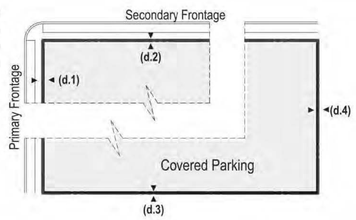
SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway depth to a street-facing garage door is a minimum of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 15: Area Subject to Potential Inclusion within Special Character Zone - E (SCZ-E).

This table sets forth minimum lot area, maximum building heights, setbacks, and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclustion within the special Character Zone E (SCZ-E). No portion of the Property shall be included within the SCZ-E Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

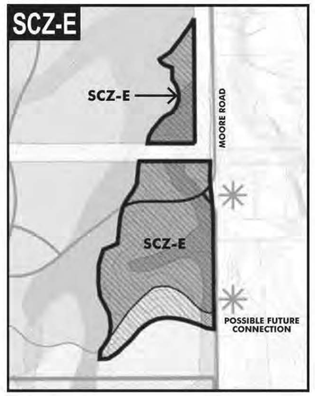


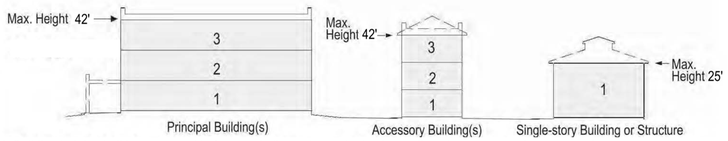
Table 15.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

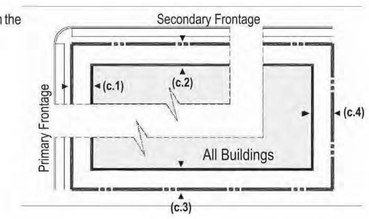
BUILDING HEIGHT



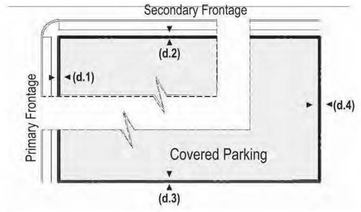
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 16: Area Subject to Potential Inclusion within Special Character Zone - F (SCZ-F).

This table sets forth minimum lot area, maximum building heights, setbacks, certain parking standards applicable to those portions of the Property that Lead Owner designates for inclustion within the special Character Zone F (SCZ-F). No portion of the Property shall be included within the SCZ-F Special Character Zone unless so designated by Lead Owner in accordance with the Development Plan. SCZ-F is established to allow for flexible placement of buildings. The zone is intended to include transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

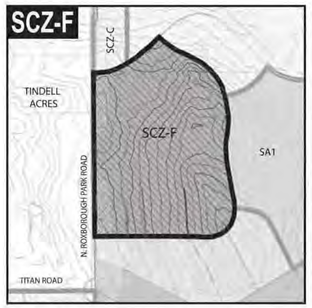


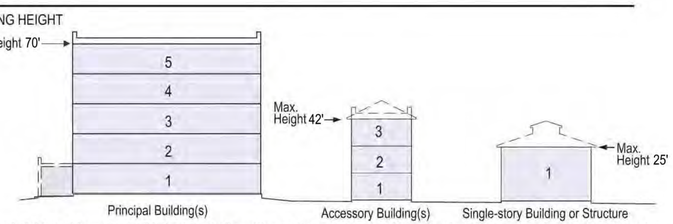
Table 16.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	70 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Primary Frontage	10 ft. min.
(c.2) Secondary Frontage	10 ft. min.
(c.3) Side Interior	7.5 ft. min.
(c.4) Rear - Alley	5 ft. min.
(c.5) Rear - No Alley	20 ft. min.
d. SETBACKS - COVERED PARKING[3]	
(d.1) Primary Frontage	0 ft. min.
(d.2) Secondary Frontage	0 ft. min.
(d.3) Side Interior	0 ft. min.
(d.4) Rear	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

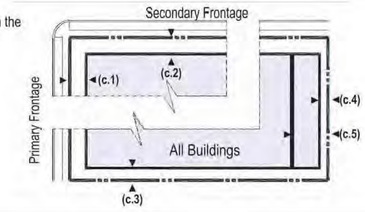
BUILDING HEIGHT



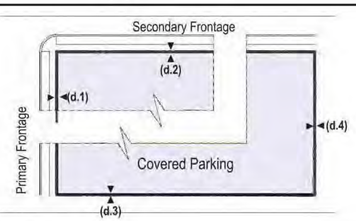
1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 70 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 29 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

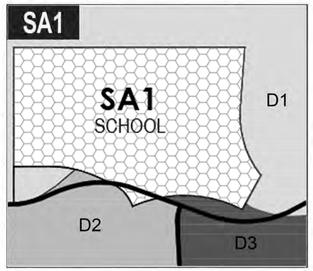


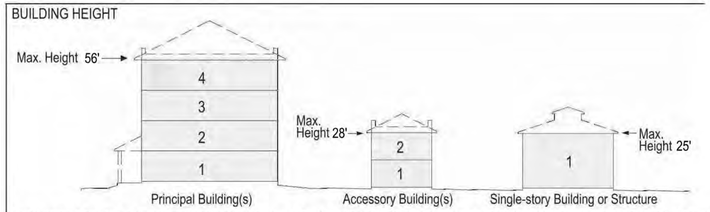
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

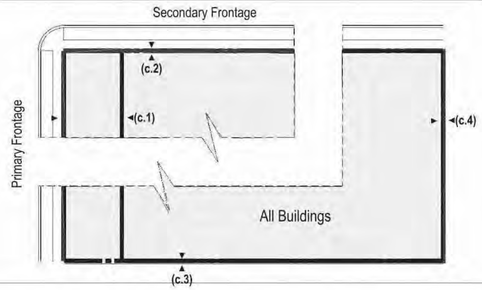
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

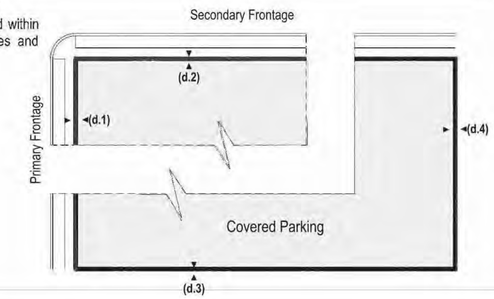
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

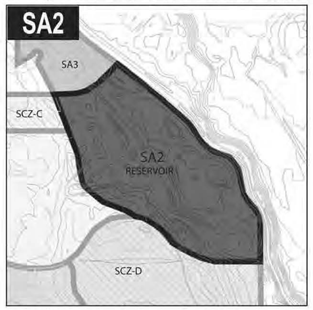


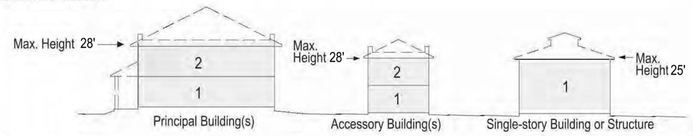
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

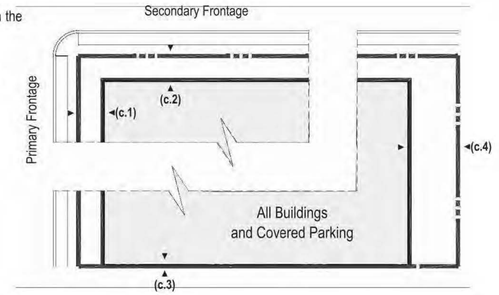


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 30 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 19: Special Area SA3 - Maintenance.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA3 - Maintenance. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA3 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA3 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA3 that Owner assigns to Character Zone C1 pursuant to this Table 19 shall not be subject to the development standards applicable to SA3, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

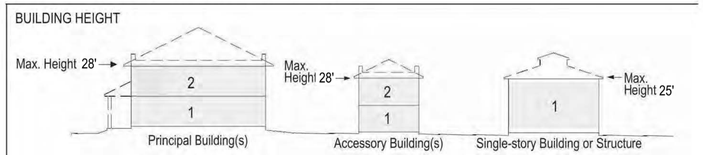
Table 19.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
(c.5) Lots adjacent to Highline Canal	25 ft. min.
d. SETBACKS - COVERED PARKING	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.
(d.5) Lots adjacent to Highline Canal	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

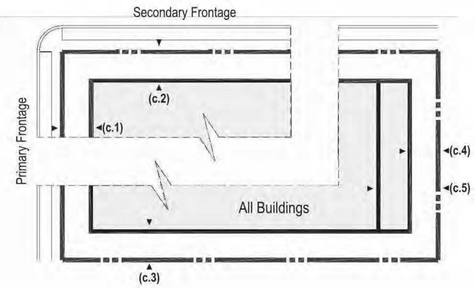
BUILDING HEIGHT



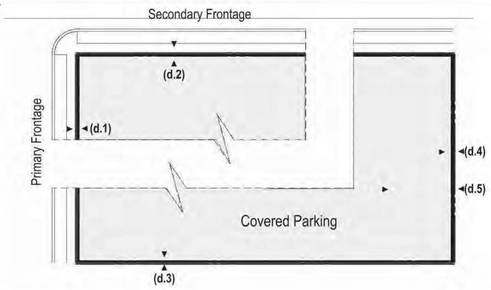
1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the s any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

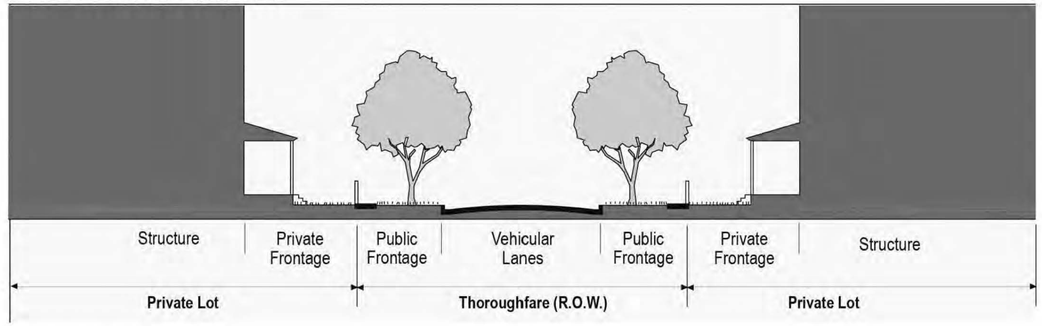


ENCROACHMENTS

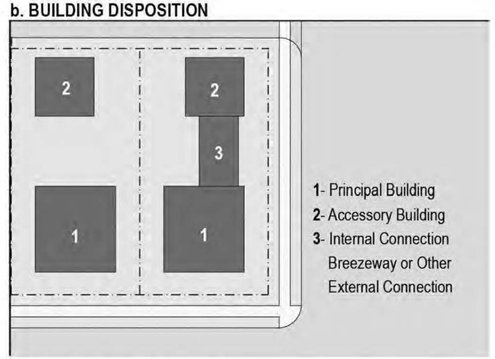
1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 20: Definitions Illustrated.

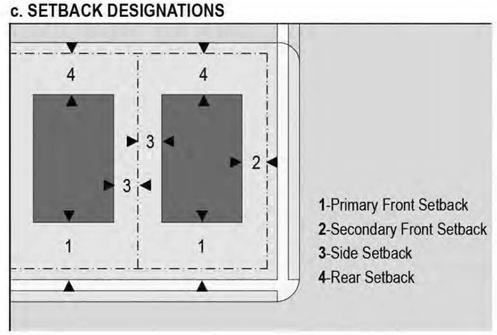
a. THOROUGHFARE & FRONTAGES



b. BUILDING DISPOSITION



c. SETBACK DESIGNATIONS



Notes:

1. *Table 20a (regarding Thoroughfares and Frontages) merely depicts the areas defined as Public Frontage and Private Frontage. It shall not be interpreted for setting any standard regarding streetscape improvements or landscaping.*

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

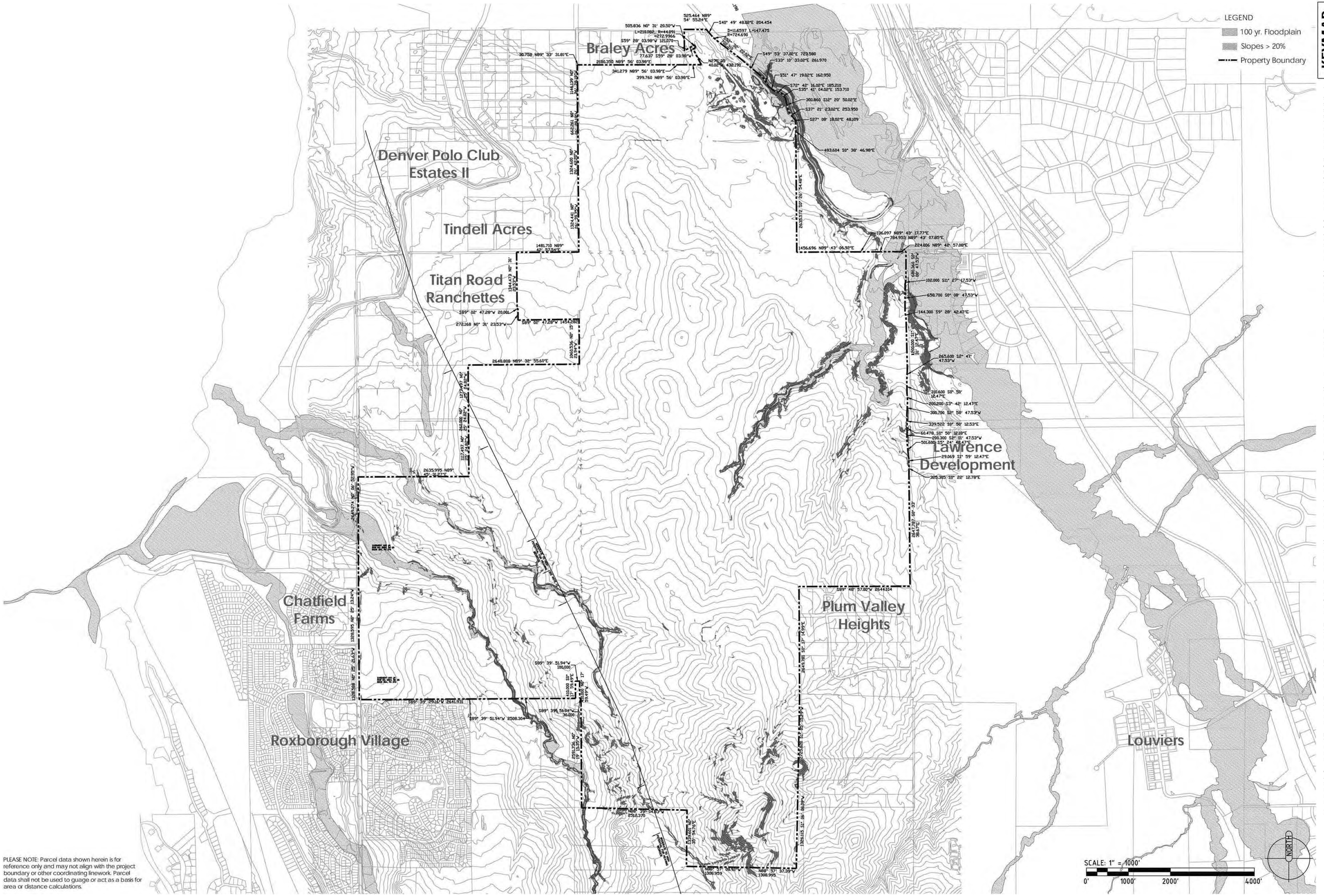
ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

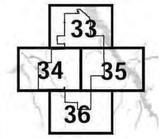
ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO
acting by and through the
STATE BOARD OF LAND
COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD
COLORADO SOCCER
ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND &
GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein &
Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

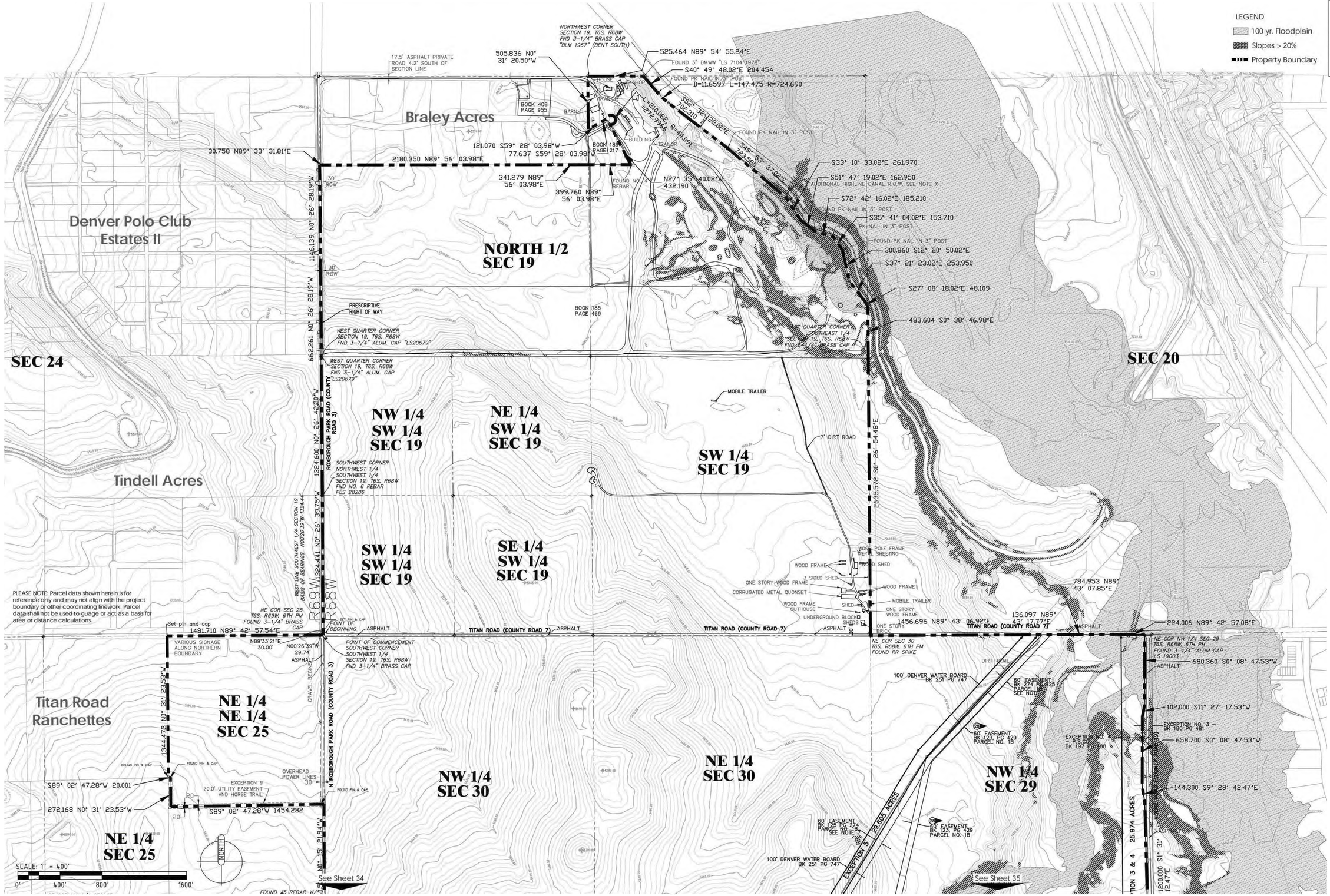
Easements, Structures And Slope Overview

Sheet: **32** of 36

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE - LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

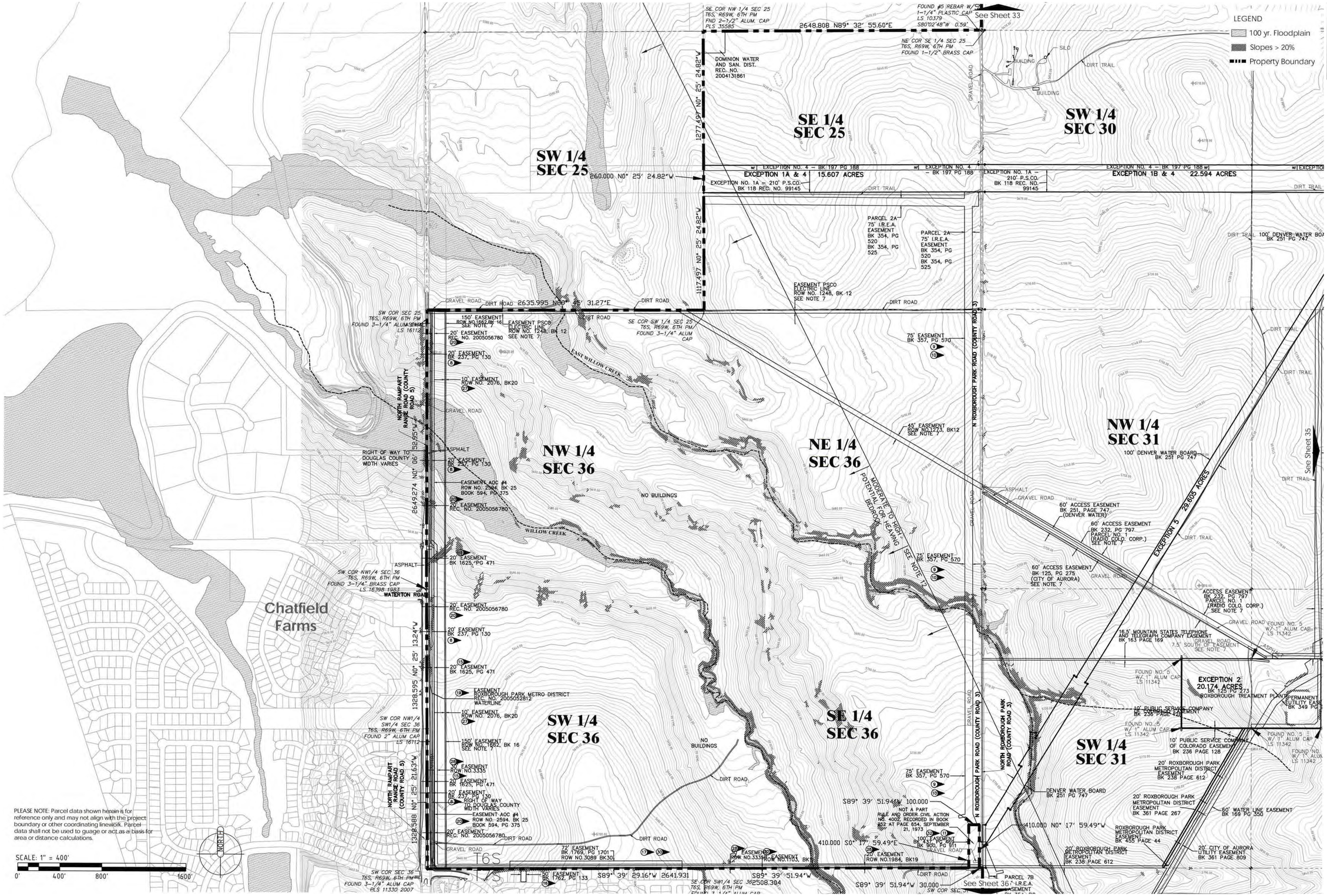
Sheet: **33** of 36

Slope Detail A

Easements, Structures And

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

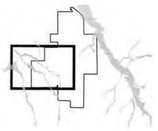
Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units



LEGEND

- 100 yr. Floodplain
- Slopes > 20%
- Property Boundary

KEYMAP



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive, Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street, Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway, Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street, Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street. Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way, Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

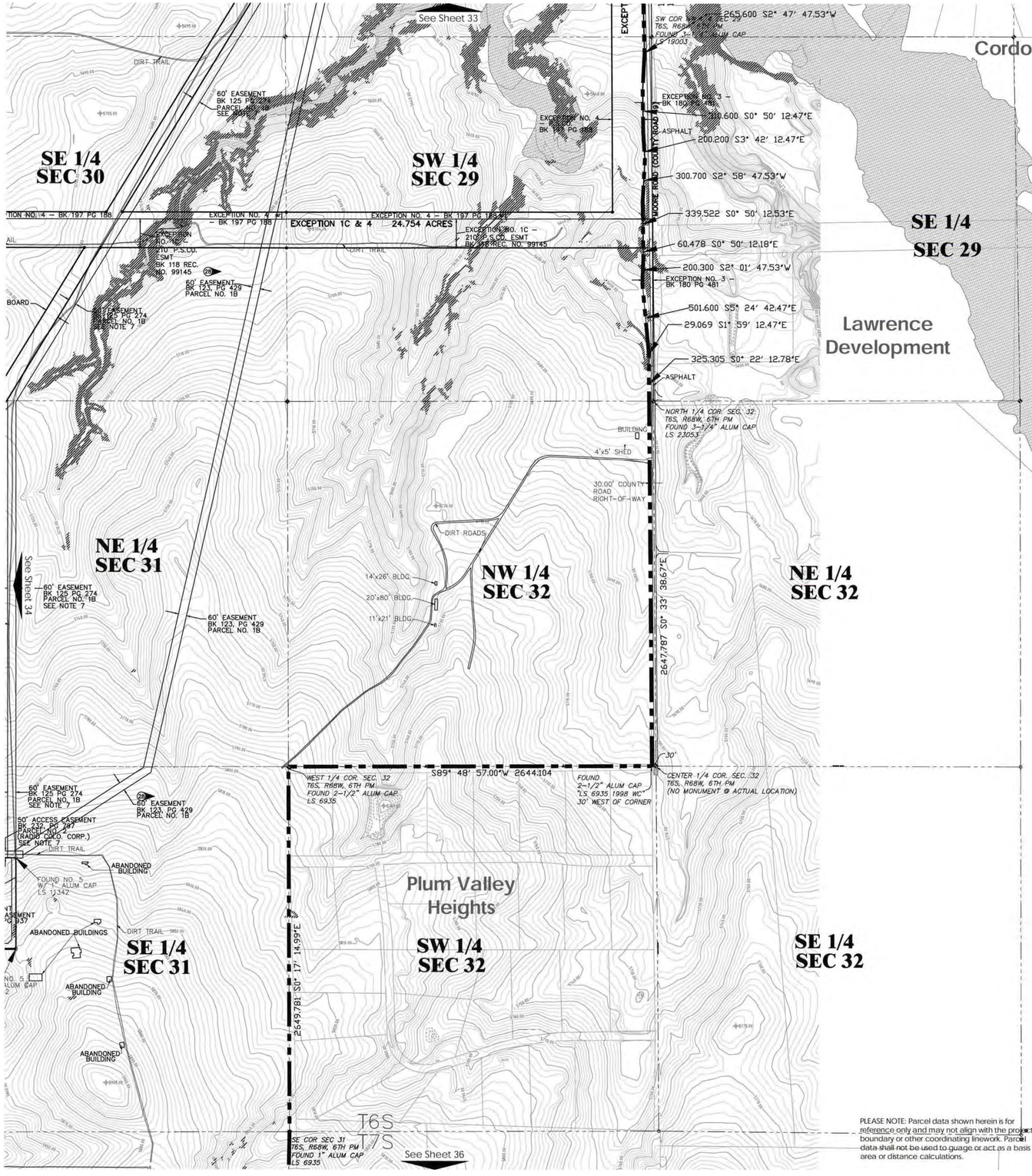
ZR2009-004
Revision Date: OCT 17, 2025

Easements, Structures And Slope Detail B

Sheet: 34 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units


See Sheet 33
SE 1/4 SEC 30
SW 1/4 SEC 29
NE 1/4 SEC 31
NW 1/4 SEC 32
SE 1/4 SEC 31
SW 1/4 SEC 32
SE 1/4 SEC 32
NE 1/4 SEC 32
Plum Valley Heights
Lawrence Development
Cordova
Louviers
MOORE ROAD (COUNTY ROAD 6)
EXCEPTION 1C & 4 24.754 ACRES
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 1C – 210' P.S.CO. ESMT BK 118 REC. NO. 99145
EXCEPTION NO. 3 – BK 180 PG 481
265.600 S2° 47' 47.53"W
118.600 S0° 50' 12.47"E
200.200 S3° 42' 12.47"E
300.700 S2° 58' 47.53"W
339.522 S0° 50' 12.53"E
60.478 S0° 50' 12.18"E
200.300 S2° 01' 47.53"W
501.600 S5° 24' 42.47"E
29.069 S1° 59' 12.47"E
325.305 S0° 22' 12.78"E
ASPHALT
SW COR SEC 29 T6S, R68W, 6TH PM FOUND 3-1/4" ALUM CAP LS 19003
NORTH 1/4 COR. SEC. 32 T6S, R68W, 6TH PM FOUND 3-1/4" ALUM CAP LS 23053
WEST 1/4 COR. SEC. 32 T6S, R68W, 6TH PM FOUND 2-1/2" ALUM CAP LS 6935
S89° 48' 57.00"W 2644.104
FOUND 2-1/2" ALUM CAP "LS 6935 1998 WC" 30' WEST OF CORNER
CENTER 1/4 COR. SEC. 32 T6S, R68W, 6TH PM (NO MONUMENT @ ACTUAL LOCATION)
2647.787 S0° 33' 38.67"E
2649.781 S0° 17' 14.99"E
SE COR SEC 31 T6S, R68W, 6TH PM FOUND 1" ALUM CAP LS 6935
See Sheet 34
See Sheet 36
T6S
T7S
60' EASEMENT BK 125 PG 274 PARCEL NO. 1B SEE NOTE 7
60' EASEMENT BK 123, PG 429 PARCEL NO. 1B
50' ACCESS EASEMENT BK 232, PG 297 PARCEL NO. 2 (RADIO CO. CORP.) SEE NOTE 7
210' P.S.CO. ESMT BK 118 REC. NO. 99145
30.00' COUNTY ROAD RIGHT-OF-WAY
DIRT ROADS
DIRT TRAIL
4'x5' SHED
14'x26' BLDG
20'x80' BLDG
11'x21' BLDG
ABANDONED BUILDING
ABANDONED BUILDINGS
FOUND NO. 5 W/ 1" ALUM CAP LS 13342
EXCEPTION NO. 3 – BK 180 PG 481
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 1C – 210' P.S.CO. ESMT BK 118 REC. NO. 99145
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 4 – BK 197 PG 188
60' EASEMENT BK 125 PG 274 PARCEL NO. 1B SEE NOTE 7
60' EASEMENT BK 123, PG 429 PARCEL NO. 1B
60' EASEMENT BK 125 PG 274 PARCEL NO. 1B SEE NOTE 7
60' EASEMENT BK 123, PG 429 PARCEL NO. 1B
50' ACCESS EASEMENT BK 232, PG 297 PARCEL NO. 2 (RADIO CO. CORP.) SEE NOTE 7
DIRT TRAIL
ABANDONED BUILDING
ABANDONED BUILDINGS
ABANDONED BUILDING
ABANDONED BUILDING
DIRT TRAIL
DIRT TRAIL
ASPHALT
BUILDING
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 3 – BK 180 PG 481
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 1C – 210' P.S.CO. ESMT BK 118 REC. NO. 99145
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 4 – BK 197 PG 188
EXCEPTION NO. 4 – BK 197 PG 188

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
1805 Shea Center Drive,
Suite 210
Highlands Ranch, CO 80129
P: 303 233 3705
F: 303 232 9088

STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
1127 Sherman Street,
Suite 300
Denver CO 80203
P: 303 866 3454
F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
8101 S. Shatter Parkway,
Suite 101
Littleton, CO 80127
p: 303 986 5200

ARS SAND & GRAVEL CO., LLC
8505 W. Mountain View Lane
Littleton, CO 80125
P:303 791 7404
F: 303 791 7405

ENGINEER:

Redland Consulting Group, Inc.
8000 South Lincoln Street,
Suite 206
Littleton, CO 80122
P: 720 283 6783

PREPARED BY:

Arlo Braun, Architect, LLC
1250 Humbolt Street, No. 701
Denver, CO 80218
P: 720 635 6837

Spencer Fane & Grimshaw, LLP
1700 Lincoln Street, Suite 3800
Denver, CO 80203
P: 303-839-3800
F: 303-839-3838

Foster Graham Millstein & Calisher, LLP
360 South Garfield Street.
Suite 600
Denver, CO 80209
P: 303-333-9810
F: 303-333-9786

Wenk Associates
1335 Elati Street
Denver, CO 80204
P: 303 628 0003
F: 303 628 0004

AECOM
1809 Blake Street
Suite 200
Denver, CO 80202
P: 303 595 4522
F: 303 595 4434

Felsburg, Holtz & Ullevig
6300 S. Syracuse Way,
Suite 600
Centennial, CO 80111
P: 303 721 1440
F: 303 721 0832

Leonard Rice
2000 Cloy Street, #300
Denver, CO 80211
P: 303 455 9589
F: 303 455 0115

Kennedy Jenks Consultants
143 Union Boulevard, Suite 600
Lakewood, CO 80228
P: 303 985 3636
F: 303 985 3800

Headwaters Corporation
3425 W. 31st Avenue
Denver, CO 80211
P: 303 918 5096
F: 303 237 4651

ERO Resources Corp.
1842 Clarkson Street
Denver, CO 80218
P: 303 830 1188
F: 303 830 1199

Clanton & Associates
4699 Nautilus Court
Suite 102
Boulder, CO 80301
P: 303 530 7229
F: 303 530 7227

ZR2009-004
Revision Date: OCT 17, 2025

Easements, Structures And Slope Detail D

Sheet: 36 of 36

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment - Use by Special Review - Supplemental Hearing - Project File: US2021-002.

SUMMARY: The request is for the Board of County Commissioners to consider additional materials related to the Use by Special Review for a proposed asphalt batch plant to be located at 5775 and 5779 Airport Road.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review request in accordance with Section 2102 of the Douglas County Zoning Resolution specific to the two issues identified by the District Court. All other elements of the request are unchanged and have already been found to be in compliance with the appropriate standards.

Should the Board find that the approval standards are met for those items subject to the District Court remand, the following proposed conditions should be included in the motion. A previously imposed condition requiring completion of updates to the existing septic system has been met.

1. All proposed fencing affected by US2021-002 within the 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall otherwise comply with Douglas County Zoning Resolution Section 1416.01.
2. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	11/24/2025
Steven E Koster	Approve	11/24/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/2/2025
Samantha Hutchison - FYI	Notified - FYI	12/2/2025

ATTACHMENTS:

Cover Page
Staff Report - US2021-002

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment - Use by Special Review - Supplemental Hearing - Project File: US2021-002.

SUMMARY: The request is for the Board of County Commissioners to consider additional materials related to the Use by Special Review for a proposed asphalt batch plant to be located at 5775 and 5779 Airport Road.

STAFF ASSESSMENT: Staff has evaluated the Use by Special Review request in accordance with Section 2102 of the Douglas County Zoning Resolution specific to the two issues identified by the District Court. All other elements of the request are unchanged and have already been found to be in compliance with the appropriate standards.

Should the Board find that the approval standards are met for those items subject to the District Court remand, the following proposed conditions should be included in the motion. A previously imposed condition requiring completion of updates to the existing septic system has been met.

1. All proposed fencing affected by US2021-002 within the 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall otherwise comply with Douglas County Zoning Resolution Section 1416.01.
2. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	11/24/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/2/2025

ATTACHMENTS:

Staff Report - US2021-002

DOUGLAS COUNTY
COLORADO

Supplemental Use by Special Review Staff Report

Date:	December 1, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Heather Scott, AICP, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment – Supplemental Hearing**
Project File:	**US2021-002**

Board of County Commissioners Hearing: **December 9, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for the Board of County Commissioners (Board) to hold a supplemental hearing to review additional materials related to the Use by Special Review for a proposed asphalt batch plant to be located at 5775 and 5779 Airport Road. The Board approved the USR application on August 13, 2024. On September 4, 2025, the District Court for Douglas County vacated that approval based upon its finding that the County had misapplied its regulations regarding two specific matters: the need for a wildfire hazard assessment for the project and the amount of fencing allowed to exceed 4 feet in height within the street setback. The Court amended its ruling on October 14, 2025, clarifying that "in addition to vacating the Board's approval of the use, the Court remands this matter to the Board for further proceedings."

II. APPLICATION INFORMATION

A. Applicant

Brannan Sand and Gravel Company, LLC
2500 E. Brannan Way
Denver, CO 80229

III. SUPPLEMENTAL INFORMATION

To address the Court's findings on the two relevant issues, the County's Professional Forester has completed a formal wildfire assessment for the property. In addition, the applicant has submitted a fencing proposal which establishes a maximum 4-foot-tall fence

within the 40-foot setback from Airport Road. The wildfire hazard documentation and applicant's proposal to reduce fence height are attached to the staff report.

A. Wildfire Assessment

Section 17, Wildfire Hazard Overlay District, of the Douglas County Zoning Resolution (DCZR) was established "to identify Wildfire Hazard Areas and to protect the health, safety, and welfare of residents by minimizing the potential for the loss of life and property by the ignition and spread of wildfires in the Wildland Urban Interface and the Wildland Urban Intermix." Section 1703.01.7 requires Use by Special Review applications within the Wildfire Hazard Overlay District to be evaluated by the Douglas County Professional Forester or other professional forester.

The Douglas County Professional Forester (Forester) has reviewed the site and specific USR proposal against the 2021 wildfire regulations in place at the time of USR application submittal which required the forester to develop a specific wildfire hazard rating. In addition, the Forester reviewed the application under the 2024-updated regulations in effect at the time of the Board's approval of the USR, in which the formal rating system was eliminated. As noted in both wildfire assessments, the wildfire hazard risk is low and no additional wildfire mitigation measures are required per the County's regulations. The site has multiple points of egress, is served by fire hydrants, is relatively flat in the area of proposed new development, and is sparse or nonexistent of vegetation. Based on these factors, the Forester's assessment concludes that the site's wildfire hazard rating level is at a 4, well below the minimum level of 16 requiring further vegetation management strategies.

B. Fence Height

DCZR Section 1415.02 states that, "Solid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall, or hedge is required in order to provide a screen for outdoor storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot." The applicant proposed and the Board approved a solid 6-foot-tall fence along 50% of the Airport Road street frontage as part of its overall plan to screen outdoor storage uses. The Court disagreed with this interpretation of the County's fencing regulations.

The applicant has proposed to reduce the height of the total length of proposed fencing within the 40-foot setback from Airport Road to a maximum of 4 feet. Where outdoor storage could be visible from the abutting street frontage, the applicant indicates that the combination of fencing and landscaping as currently depicted on its USR plan exhibit will continue to provide screening as required per Section 1416.01 of the DCZR which states: "Outdoor storage including but not limited to raw materials, supplies, finished or semi-finished products, or equipment shall be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height."

IV. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News-Press, posted on site by the applicant, and mailed to abutting property owners. No public comments have been received in response to notice at this time. Staff will compile all comments and provide all correspondence prior to the Board hearing.

V. STAFF ANALYSIS

The USR was evaluated by the Board as part of its original approval per Section 2102 of the DCZR. Approval standards were fully assessed at that time and found to be in compliance. Based on the subsequent Court ruling, supplemental wildfire information and fence changes have been made to try to address the two specific deficiencies identified by the Court, and approval standards have been updated below to reflect the relevant changes:

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.
Staff Comment: The modified request complies with the fencing and outdoor storage standards set forth in Section 14, General Industrial (GI) zone district of the DCZR. Specifically, the applicant's reduction in height for proposed fencing within the Airport Road setback does comply with the fencing standards in Section 1415.02. As indicated by the applicant, other site landscaping and fencing adequately screens outdoor storage areas adjacent to the proposed 4-foot-tall fence per Section 1416.01.

2102.02: Complies with the requirements of this Section 21.
Staff Comment: no changes to the assessment of this criterion.

2102.03: Complies with the Douglas County Subdivision Resolution.
Staff Comment: no changes to the assessment of this criterion.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.
Staff Comment: no changes to the assessment of this criterion.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.
Staff Comment: no changes to the assessment of this criterion.

2102.06: Will not result in an over-intensive use of land.
Staff Comment: no changes to the assessment of this criterion.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.
Staff Comment: no changes to the assessment of this criterion.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.
Staff Comment: no changes to the assessment of this criterion.

2102.09: Will not cause significant air, water, or noise pollution.
Staff Comment: no changes to the assessment of this criterion.

2102.10: Will be adequately landscaped, buffered, and screened.
Staff Comment: The GI zone district requires outdoor storage, including but not limited to raw materials, supplies, finished or semi-finished products, or equipment, to be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height. As determined at the time of original Board approval of the USR, the USR Plan Exhibit demonstrated compliance with this standard. The applicant's proposed reduction in fence height along a portion of the Airport Road frontage should not result in unscreened outdoor storage areas for the project. Proposed landscape plantings adjacent to the fence establish a minimum 6-foot-tall visual barrier as consistent with the DCZR definition of "hedge."

2102.11 Complies with Section 18A, Water Supply Overlay District, of the Zoning Resolution:
Staff comment: no changes to the assessment of this criterion.

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.
Staff Comment: This criterion was assessed at the time of original approval. With respect to wildfire hazard, the wildfire hazard assessments prepared by the County's professional forester have verified that the site and its proposed use do not pose a wildfire hazard risk requiring special mitigation.

VI. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 2102 of the DCZR specific to the two issues identified by the District Court. All other elements of the request are unchanged and have already been found to be in compliance with the appropriate standards.

Should the Board find that the approval standards are met for those items subject to the District Court remand, the following proposed conditions should be included in the motion. A previously imposed condition requiring completion of updates to the existing septic system has been met.

1. All proposed fencing affected by US2021-002 within the 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall otherwise comply with DCZR Section 1416.01.

2. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.

3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Wildfire Assessments 6
Applicant's Fencing Proposal 8
District Court Order 11
Amended Order 28
USR Plan Exhibit (approved by Board on August 13, 2024) 33

Variables	Analysis Component	Rating	Rating comments
A	2-3.2 Fuel Hazard Rating	1	Vegetation sparse or nonexistent (impervious surfaces). The predominant vegetation consists of small, light fuels such as grasses, weeds, and low shrubs. There is no significant presence of medium or heavy woody vegetation, and fuel continuity is limited.
B	2-3.3 Slope Hazard Rating	1	slope <5%. Topographic evaluation indicates mild slopes between 0–5% across the parcel area. These gentle gradients present minimal influence on fire behavior, as flame lengths and rates of spread are not significantly increased.
C	2-3.4 Structure Hazard Rating	5	Noncombustible siding, class A roof. The building materials offer the greatest protections against structure ignition: class A roof and noncombustible siding
D	2-3.5 Additional Factors	3-3-2= -2	i.) Higher fire occurrence: Railroad (+3) With the presence of the railway line in close proximity the site is assigned (+3) since trains are known sources of ignition potential. ii.) Fuel modification and breaks provide fire control points (-3) Due to the presence of roads and other noncombustible surfaces that intersect the area, the site is assigned a (-3) rating. These features provide effective access for emergency responders and serve as control lines or holding features for fire suppression operations. iii.) Municipal water exists, served by hydrants approved by FPD (SMFR) (-2) The site is assigned a (-2) rating due to the presence of multiple fire hydrants approved by South Metro Fire Rescue. These hydrants provide reliable water service and enhance the area's fire suppression capability
	Total =(A*B)+C+D	4	Low overall fire hazard. The parcel or development does not meet the threshold that triggers mandatory compliance with the county's wildfire mitigation or "fire-conscious design and construction" requirements. In other words, the site is not required to implement the vegetation management measures outlined in the Wildland/Urban Interface (WUI) Standard.

The trigger point for required fuels modification under section 17 ex. B is a score of 16. Since the site in question falls well below that with a score of 4, no further vegetation management strategies are recommended at this time. ***2-2.1*** *Analysis ratings of 16 or higher shall be required to comply with the requirements of NFPA 299, as amended. Extreme hazard severity classifications shall be defined as medium size or heavy, large fuels in combination with slopes 21% or greater.*

In 2023, Section 17 was amended to align with current best management practices and eliminate the former numerical scoring system. The key evaluation factors—slope, vegetation, and building materials—remain central to the assessment, but hazard is now determined qualitatively by professional analysis. The reason why the numerical score is no longer the preferred method:

- **Professional Flexibility:**
  The old numeric system was too rigid. Replacing it with professional assessments allows foresters to account for unique site conditions and apply expert judgment.
- **Modern Standards Alignment:**
  Current codes (like IWUIC and NFPA 1144) favor descriptive, criteria-based evaluations over numeric scores. The update brings Douglas County into alignment with these modern practices.
- **Integration with Land Use Planning:**
  The new system links wildfire hazard analysis directly to development review and mitigation planning, making it part of the overall land-use decision process.
- **Clarity and Consistency:**
  Numeric thresholds were often subjective and inconsistently applied. Narrative assessments tied to clear standards improve transparency and defensibility.
- **Reflects Current Fire Science:**
  Advances in understanding fire behavior and structure ignition require a more holistic, adaptive approach—something a fixed numeric formula can't capture.

Based on the current assessment, the subject parcel does not exhibit characteristics associated with elevated wildfire risk as defined by applicable hazard criteria. No mitigation measures or further recommendations are warranted. The low score is attributed to light, irregular vegetation, terrain with gentle slopes, noncombustible building materials, multiple ingress/egress routes, and the presence of South Metro Fire Rescue approved fire hydrants. As a result, no mitigation measures or vegetation modification requirements are warranted at this time.

Memorandum

To: Heather Scott
From: Alex Schatz
Date: October 14, 2025
Subj: US2021-002 - Proposed Condition Addressing Fence Compliance Under DCZR 1415.02

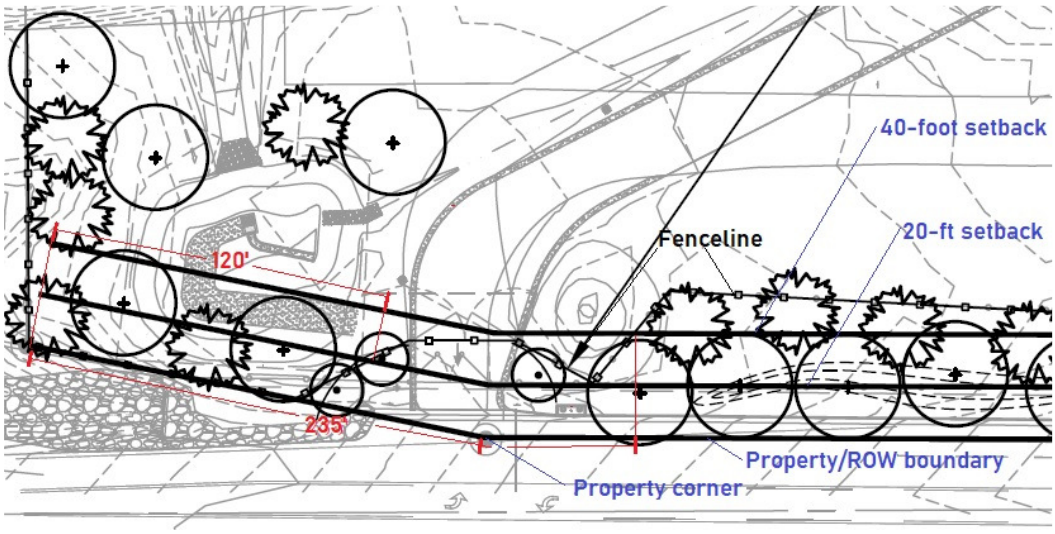
BACKGROUND

The Douglas County District Court (Court) recently adjudicated an allegation that US2021-002 violates Douglas County Zoning Resolution (DCZR) § 1415.02, "because 100 percent of the fencing that Brannan proposes to install within the setback will be more than 4-feet tall."[1] The Court cited plans calling for "a continuous six-foot solid fence."

DCZR 1415.02 provides that:

> *Solid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall or hedge is required in order to provide a screen for outdoor storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot.*

The public record for this application (Record) contains the diagram below, showing a 6-foot fence within a presumed 40-foot setback from Airport Road (Setback). As labeled in red, approximately 235 feet of fence is within the Setback.



[1] *Friends of Dupont Park v. Board of County Commissioners*, 2024 CV 30851, Plaintiff Complaint at Para. 34(b).

The Court found "two reasonable interpretations of [DCZR § 1415.02],"[2] for which it provided the following illustrations.

- Interpretation #1: "[t]o gain extra fence height within the setback, the applicant must give up fence height elsewhere."

Interpretation #1: The exception allows only 50% of the fence along the full property frontage to exceed the height limit (*e.g.*, for a 100' fence, any amount of the fence within the setback can be six feet tall so long as at least 50' of the fence is only four feet tall).

Under Interpretation #1, *red* 6-foot fence within the *gray* Setback Area triggers a *blue* fence of reduced height outside the *gray* area.

- Interpretation #2: restricted fence height to comprise at least 50 percent of the fence within the setback.

Interpretation #2: The exception allows only 50% of the fence within the setback area to exceed the height limit (*e.g.*, for a 100' fence with 25' within the setback, 87.5' of the fence can be six feet tall so long as at least 12.5' of the fence within the setback is four feet tall).

Under Interpretation #2, any *red* 6-foot fence in the *gray* Setback Area must be balanced with at least an equal amount of *blue* fence of reduced height in the *gray* area.

PROPOSED CONDITION OF APPROVAL:

Based on this direction, Brannan proposes the following condition of approval:

> *"All proposed screen privacy fencing on the metes and bounds property affected by US2021-002 within a 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall comply with DCZR §1416.01."*

Brannan proposes no changes to its physical submittal (such as the plan set). A visual depiction of the affected area is already available on Sheet 14 of the plan set.

Compliance with both Interpretation #1 and Interpretation #2 is met when all proposed privacy fence, without exception, does not exceed 4 feet in height in the Setback because under Interpretation #1, no

[2] 2024 CV 30851, Order filed September 4, 2025, at 8.

"extra fence height" above 4 feet is sought,[3] and, under Interpretation #2, the Setback Area is restricted to 4 feet maximum height.[4]

Lastly, while the proposed condition includes a requirement for compliance with DCZR § 1416.01, it is notable that Brannan has already provided an additional interior fence and landscape screening directly adjacent to the affected area as shown on Sheet 12 of the plan set and as depicted in the Alizadeh Letter (included in the Record). Meaning, in areas where the fence is reduced from 6 feet to 4 feet, there is a 6-foot fence or/or landscape screening directly behind it further in on Brannan's property.

[3] Following the visualization tools provided by the Court: No *red* 6-foot fence will be located in the *gray* Setback Area and no blue fence of restricted height is required to compensate.

[4] Following the visualization tools provided by the Court: More than 50 percent of fence in the *gray* Setback Area is *blue* fence of restricted height. *Red* fence is less than half, zero percent, of fence in the *gray* Setback Area.

DISTRICT COURT DOUGLAS COUNTY, COLORADO 4000 Justice Way Castle Rock, Colorado 80109	DATE FILED September 4, 2025 2:03 AM CASE NUMBER: 2024CV30851
Plaintiffs: **FRIENDS OF DUPONT PARK & OPEN SPACE, INC.,** a Colorado non-profit corporation; **CHRIS SHERMAN; BETTE HRDLICKA; LEO HRDLICKA; RODNEY JACOBSEN; JANET BRUNGER; JOE WAYNE HOPKINS; JULIANA RADER; JACK RADER;** and **ASIA CRUICKSHANK** **v.** **Defendants:** **THE BOARD OF COUNTY COMMISSIONERS FOR DOUGLAS COUNTY, COLORADO; ABE LAYDON; GEORGE TEAL; LORA THOMAS;** and **BRANNAN SAND AND GRAVEL COMPANY, LLC,** a Colorado limited liability company	▲ COURT USE ONLY ▲ Case Number: 2024CV30851 Division: 6
ORDER	

I. Introduction

Brannan Sand and Gravel Company, LLC proposed—and the Board of County Commissioners for Douglas County, Colorado, approved—construction of a new asphalt batch plant near Louviers, Colorado. Plaintiffs, a non-profit corporation "formed to advocate for the protection and conservation of the area surrounding DuPont Park" (Complaint ¶ 9) and individuals who live near the batch plant site, challenge that approval.

C.R.C.P. 106(a)(4) makes clear that the court is not to second-guess whether the Board acted wisely or in its constituents' best interest. Rather, the court is to evaluate whether the Board reasonably applied the regulations and whether competent evidence supports its decisions.

Regarding most of Plaintiffs' challenges, the Court finds that the Board acted within its discretion. However, the Court vacates the Board's approval of Brannan's proposed land use because of its nonconformance with wildfire safety and setback regulations.

II. Background

Brannan owns property located at 5775 and 5779 Airport Road in Sedalia, Colorado. Because that property is in a "general industrial" zone, batch plants are "listed as uses by special review." Douglas County Zoning Resolution ("DCZR") § 2107.03. In 2018, Brannan sought County approval of its Use by Special Review ("USR") application to construct and operate an asphalt batch plant and modify an existing concrete batch plant. Brannan's application was withdrawn in 2019 and resubmitted in 2021.

On July 15, 2024, the Planning Commission held a public hearing regarding the proposed USR and voted to recommend denying the application, with four Commissioners favoring denial and two opposed. (R. at 1002). The Commissioners in the majority "cited non-compliance with approval standards 21-02-04, harmony and compatibility with the surrounding area and neighborhood; 21-02-05, consistency with the CMP; and 21-02-12, not be detrimental to the health, safety, and welfare." (R. at 1492). On August 13, 2024, the Board held a public hearing and voted to approve the application by a vote of two in favor and one opposed.

Plaintiffs filed their Complaint on September 9, 2024, seeking this Court's review of the Board's approval. All Parties timely submitted briefing.

III. Standard of Review

Pursuant to C.R.C.P. 106(a)(4), the court must determine whether, "based on the evidence in the record before" a governmental body, it "has exceeded its jurisdiction or abused its discretion and there is no plain, speedy, and adequate remedy otherwise provided by law." C.R.C.P. 106(a)(4).[1] A governmental body "abuses its discretion if its decision is not reasonably supported by any competent evidence in the record, or if [it] has misconstrued or misapplied applicable law." *Khelik v. City & Cnty. of Denver*, 2016 COA 55, ¶ 13.

"'No competent evidence' means that the decision of the governing body was so devoid of evidentiary support that it can only be explained as an arbitrary and capricious exercise of authority." *Rangeview, LLC v. City of Aurora*, 2016 COA 108, ¶ 16.

> [C]ompetent evidence . . . means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion and must be enough to justify, if the trial were before a jury, a refusal to direct a verdict when the conclusion sought to be drawn from it is one of fact for the jury.

City of Colo. Springs v. Givan, 897 P.2d 753, 756 (Colo. 1995) (internal citations, quotation marks, and alterations omitted).

But that does not mean a decision is arbitrary or an abuse of discretion simply because "the reasonableness of the body's action is open to a fair difference of opinion, or when there is room for more than one opinion." *No Laporte Gravel Corp. v. Bd. of Cnty. Comm'rs of Larimer Cnty.*, 2022 COA 6M, ¶ 25 (internal quotation marks and alterations

[1] The Parties do not dispute that there is no other adequate remedy.

omitted). Because the court is not the fact finder, it "cannot weigh the evidence or substitute [its] own judgment for that of the" governmental body. *Id.* (internal quotation marks and alterations omitted).

Likewise, in assessing whether an agency has misconstrued or misapplied the law, "a reviewing court should defer to the construction of a statute by the . . . officials charged with its enforcement." *Giuliani v. Jefferson Cnty. Bd. of Cnty. Comm'rs*, 2012 COA 190. If there is "a reasonable basis" for the governmental body's "interpretation of the law, we may not set aside [its] decision." *Giuliani v. Jefferson Cnty. Bd. of Cnty. Comm'rs*, 2012 COA 190.

> In reviewing the [governmental body's] construction, we rely on the basic rules of statutory construction, affording the language of the provisions at issue their ordinary and common sense meaning. Our primary task in interpreting statutes and municipal enactments is to give effect to the intent of the drafters, which we do by looking to the plain language. If the language of the provision at issue is clear and the intent of the legislative body that enacted it may be discerned with certainty, we need not resort to other rules of statutory interpretation.

Khelik, ¶ 14 (citations and internal quotation marks omitted).[2]

IV. Analysis

Plaintiffs argue that the Board exceeded its jurisdiction or abused its discretion in several distinct ways.

[2] There is some authority supporting *de novo* review of a governmental body's legal interpretations of unambiguous statutes. *See, e.g.*, *City of Commerce City v. Enclave W., Inc.*, 185 P.3d 174, 178 (Colo. 2008) ("The court may defer to the agency's construction of a code, ordinance, or statutory provisions that govern its actions, but is not bound by the agency's construction because the court's review of the applicable law is de novo."); *No Laporte Gravel Corp.*, ¶ 26. Whether and when that creates an exception to the general rule that the court must give deference to the governmental body's analysis is not relevant in this case because the results are the same under either standard.

1. Wildfire Hazard Assessment

USRs "shall be approved only if the Board of County Commissioners finds that the proposed use . . . [c]omplies with the minimum zoning requirements of the zone district in which the special use is to be located." DCZR § 2102.

Plaintiffs first argue that Brannan's application did not satisfy the zoning requirements because it did not include the necessary wildfire risk analysis. Although the Board did not make findings on the record about why it concluded that Brannan sufficiently addressed the subject, the Court infers the Board did reach that conclusion. *See No Laporte Gravel*, ¶ 87.

Brannan represents that it contacted Wildfire Assessment before submitting the 2021 application and did not receive comments. [3] Relying on DCZR § 2109.04, Brannan treated Wildfire Assessment as a "referral agency" and thus argues that it did not require Wildfire Assessment's involvement to move the application forward.

However, DCZR § 17 imposes additional requirements. Brannan's property is undisputedly in an area where a "Wildfire Hazard Assessment [is] required before development." DCZR § 17 Wildfire Hazard Overlay District Map. The stated intent of the Wildfire Hazard Overlay District and the associated regulations is "[t]o identify Wildfire Hazard Areas and to protect the health, safety, and welfare of residents by minimizing the potential for the loss of life and property by the ignition and spread of wildfires." DCZR § 1701. Under the current regulations, which were amended in 2023, "[p]rior to the processing of any application for a land use activity referenced in 1703.01, a Wildfire

[3] The record does not contain copies of Brannan's pre-application communications to the Wildfire Assessment team. However, Heather Scott, Principal Planner of the Douglas County Department of Community Development, confirmed at the hearing that "Douglas County Wildfire Mitigation, and South Metro Fire Rescue have reviewed the request and have no further comments on this application." (R. at 1491).

Hazard Assessment shall be obtained." DCZR § 1705.01 (emphasis added). Section 1703.01 does reference USRs. DCZR § 1703.01.7. A Wildfire Hazard Assessment describes whether conditions on the site or the proposed development pose a fire hazard, among other topics. DCZR § 1706. This mandatory language obligating the USR applicant to obtain a Wildfire Hazard Assessment contravenes Defendants' arguments that the onus was on the agency to comment or not, and that the Board had discretion to waive the assessment.

The Parties agree that there was not a Wildfire Hazard Assessment document for this USR in the record the Board reviewed.[4] Defendants argue, however, that the application was not subject to the new regulations because they were enacted after Brannan submitted its application in 2021. The current regulations do require the Wildfire Hazard Assessment to be done "[p]rior to processing of any application," DCZR § 1705—a threshold Brannan had already crossed when the regulations were amended. Still, whether the new regulations exempt applications already pending but not decided as of their 2023 enactment is not clear.

The Court need not resolve this issue because the USR application did not comply with the 2021 regulations either. Those required that all USR applications "shall be subject to an on-site inspection by the Douglas County Professional Foresters," DCZR § 1705 (2021 version), and a "Wildfire Hazard rating shall be obtained," DCZR § 1707.01 (2021 version).[5]

[4] The Board asserts that "an evaluation has already been conducted on the site for this USR," citing to Exhibit A (Board's Answer Brief at 6). There were no exhibits attached to the Board's brief, and there was not an Exhibit A attached to any other Party's brief. Furthermore, there is no evidence that the exhibit was presented to the Board as required by C.R.C.P. 106(a)(4)(I) or that the exhibit contained the wildfire analysis that the current regulations or the 2021 regulations require.

[5] The Board provided an internet link to the 2021 version of the regulations. (Board's Answer Brief at 6 n.3). The Court takes judicial notice of this version of the regulations and is not persuaded to disregard it because it was not in the record, which is the repository for application-specific facts, not all applicable laws. As the metadata indicate that this document's tracked changes were made in 2022 and 2023, the Court understands that the 2021 version did not include those edits.

Defendants have not alleged that Brannan obtained such a rating or that it was included in the record before the Board. Both would be required for compliance with the 2021 regulations.

Defendants urge the Court to deduce from the Foresters' lack of comment that the rating was low enough to obviate the need for wildfire mitigation or other further action, but that is inconsistent with the regulation's plain language.

Whether the Board's inferred conclusion that the USR application complied with § 17 stemmed from a different construction of the regulations or a different analysis of the facts does not affect the Court's conclusion, and the Court affords the Board deference for the purposes of both analyses. If the former, the Court determines the interpretation of the regulations lacks reasonable basis. And, if the latter, the Court finds that no competent evidence in the record supports the conclusion that Brannan's application satisfied the wildfire requirements.

While this conclusion is arguably sufficient to decide this case, the Court anticipates that, if the Board revisits Brannan's application (or a revised version), the remaining issues may be presented in identical forms to the Board and eventually to the Court. Therefore, at this stage, the Court reviews all properly presented issues to avoid duplicative proceedings.

2. Fencing in the Setback Area

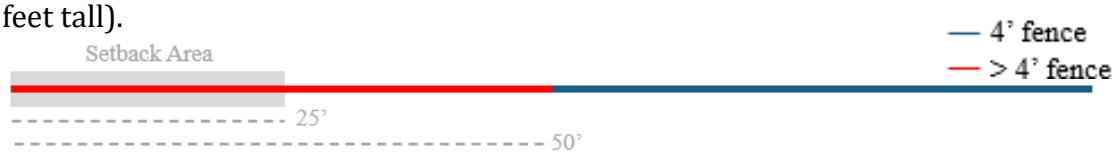
Plaintiffs also argue that the fence is too high. In general industrial zones,

> [s]olid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall, or hedge is required in order to provide a screen for outdoor storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot.

DCZR § 1415.02. "Frontage" means "[t]he length of a parcel/lot abutting a right-of-way." DCZR § 36.

The Parties disagree about how the exception for fences that screen outdoor storage should be interpreted. There appear to be three alternatives. The following diagrams demonstrate the differences between them by depicting the maximum amount of a 100-foot fence that each interpretation would allow to exceed the four-foot height limit.

- *Interpretation #1*: The exception allows only 50% of the fence along the full property frontage to exceed the height limit (*e.g.*, for a 100' fence, any amount of the fence within the setback can be six feet tall so long as at least 50' of the fence is only four feet tall).



- *Interpretation #2*: The exception allows only 50% of the fence within the setback area to exceed the height limit (*e.g.*, for a 100' fence with 25' within the setback, 87.5' of the fence can be six feet tall so long as at least 12.5' of the fence within the setback is four feet tall).

- *Interpretation #3*: The exception allows the full fence to exceed the height limit so long as no more than 50% of the fence is inside the setback area (*e.g.*, the entire 100-foot fence can be six feet tall so long as no more than 50 feet of that fence is within the setback area).[6]

Brannan applied the third interpretation, concluding that, because only 8.8% of the six-foot fence was within the setback area, the fence complied with DCZR § 1415.02. (R. at 1136).

[6] The Parties disagree about the depth of the setback. Plaintiffs argue that Airport Road is or will be a minor arterial (R. at 81), requiring a setback area of 40 feet from the street. DCZR § 1412. Defendants argue that the setback was 20 feet (R. at 1136-37 (but considering a "worst-case setback" of 40 feet), presumably because they consider Airport Road a "collector/local," DCZR § 1412. The Court need not resolve this disagreement to decide the issue.

That interpretation, however, lacks reasonable basis because it is in tension with the regulation's plain language and its purpose. In general, fence height outside the setback area is unconstrained.[7] *See generally* DCZR § 14. Fence height within the setback area is limited to four feet unless the fence 1) screens outdoor storage and 2) exceeds "4 feet in height for no more than 50% of the lineal frontage of the lot." That language is tied to what proportion of the fence exceeds 4 feet, not what proportion of the fence is inside the setback area. Additionally, Brannan's proposition is essentially that building additional feet of tall fence outside the setback area cures an otherwise impermissibly tall fence within it. But that does not serve the regulation's clear intent: to prevent tall, solid walls from dominating the streetscape while still allowing some flexibility for storage screening.

Meanwhile, the first interpretation gives effect to every word of the regulation. And, in harmony with the regulation's purpose, it provides that, to gain extra fence height within the setback, the applicant must give up fence height elsewhere. Regarding the second interpretation, the Court assumes without deciding that it is reasonable as well.[8] However, because Brannan's proposed fence was to be six feet tall along the entire frontage (R. at 1136, 1138 ("Brannan's resubmitted landscape plan reflects a 6-foot solid fence enclosing the site"); Brannan's Answer Brief at 17 (describing "the continuous six-foot solid fence")), there is no competent evidence that the USR application satisfied either of the two reasonable interpretations of the regulation.

[7] A building permit may be required for a fence higher than six feet, DCZR § 1415.01, but that is not at issue here.

[8] The Court notes that the regulation refers to the full lineal frontage "of the lot." No language narrows that clause to the frontage within the setback. If the drafters had meant "setback frontage," they could have said so.

Accordingly, the Board abused its discretion in determining that the application complied with § 1415.02.

3. Outdoor Storage Screening

Plaintiffs also allege that the fencing does not sufficiently screen the outdoor storage areas. In general industrial zones, "[o]utdoor storage . . . shall be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height." DCZR § 1416.01.[9] According to Plaintiffs, the proposed six-foot fence[10] and proposed landscaping will not block views of the stored stockpiles, which may be up to 20-feet high. (R. at 1114).

Defendants respond that the fence and landscaping will be sufficient to prevent someone on a bordering property, street, or trail from seeing the stored material. Because this position is based in a reasonable interpretation of DCZR § 1416.01, the Court's focus is on whether there is any competent record evidence to support it. Applying the correct standard, the Director of Community Development determined that the combination of fencing and landscaping would "adequately" screen the outdoor storage. (R. at 1007; *see also* R. at 21). In addition, Brannan provided renderings of the views from adjacent streets in their presentation to the Commissioners. (R. at 1042-46).

The Court's role is not to weigh this evidence or to question whether the Board's analysis (or the staff analysis upon which it relied) is complete or correct. Having identified

[9] Plaintiffs argue that, because the County staff and Board applied the screening regulation as amended after Brannan submitted its 2021 application, the post-2021 amendment to the wildfire regulations should apply as well. However, as described above, the applicable wildfire regulation is distinct because the relevant steps were to be taken before the application was submitted. No comparable language exists in the screening regulation. Thus, there is a colorable argument that the 2021 regulations governed pre-application conduct and the 2024 regulations governed the Board's review of the USR's characteristics.

[10] Whether the setback fencing and screening regulations can be reconciled in this case is not before the Court.

competent evidence in the record to support the Board's conclusion that the fencing and landscaping satisfy DCZR § 1416.01, the Court is not to disturb that conclusion.

4. Traffic

To approve a USR, the Board must find that the proposed use "[w]ill provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development." DCZR § 2102.07. The regulations define "level of service" as follows:

- Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based upon and related to the operational characteristics of the public facility; or the capacity per unit of demand for each public facility.
- Level of Service (LOS), Adopted Roadway: Level of Service C for Nonurban areas and D for Urban areas.
- Level of Service (LOS), Roadway: A performance measure of quality of service measured on an A-F scale, with a LOS A representing the best operating conditions from the traveler's perspective and a LOS F representing the worst.

DCZR § 36; *see also* Douglas County Roadway Design and Construction Standards, Traffic Impact Study Criteria at B-5, *available at* douglas.co.us/documents/rwd-guidelines-for-traffic-impact.pdf (for signalized intersections, the short-term design objective will be LOS D in urban areas and LOS C in nonurban areas).[11]

The Board focuses on the traffic conditions shortly after the batch plant opens. As § 2102.07 does not specify for how long the roadway level of service must be maintained after the development has its impacts, the Board may reasonably interpret it to consider the use's short-term impacts. Likewise, § 36's requirement that the LOS drop no lower than a C

[11] As with the 2021 version of the regulations, the Court takes judicial notice of these standards and, as they contain applicable legal standards rather than factual information, the Court finds that they need not have been in the record for the Board to consider them.

or D (depending on whether the relevant area is urban) could apply only to the short-term impacts, especially since the long-term grade might be lower than that even without the proposed use. In fact, the Design and Construction Standards support that reading. Applying that reasonable interpretation of the regulations, Brannan's traffic study provides competent evidence to support the Board's conclusion that the USR complies with § 2102.07. According to Brannan's traffic study, the traffic immediately after commencement of the proposed use[12] would be in the acceptable B to C range. (R. at 85).

Section 2111.10.1 addresses the standards a proposed use must meet in the long term, requiring "[a] traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards." Per those standards, traffic studies must evaluate "traffic growth . . . for the opening date of the proposed development (short-term) and in the twenty-year planning horizon area build out (long range)." Douglas County Roadway Design and Construction Standards, Traffic Impact Study Criteria at B-4. "The design objective for the long-range LOS with the proposed development should be no worse than the long-range LOS projections (background) without the influence of the proposed site." *Id.* at B-6. "At intersections with unacceptable projected LOS . . . mitigation measures shall be identified to bring intersection operation to an acceptable level." *Id.*

Although Plaintiffs point to the D and E grades in the traffic study's 2040 estimates, there is competent evidence that the long-term impact complies with the Design and Construction Standards. For example, the Airport Road/East Access intersection "is expected to operate at LOS D in the background scenarios [which do not consider the USR]

[12] The traffic study contemplated that the batch plant would open before 2024 (R. at 81) and thus labeled the post-use analysis "2024 Traffic Conditions." Even though the plant did not open in 2024, that section of the study remains competent evidence for the Board's conclusion about post-opening traffic.

and the LOS C in the total traffic volume scenarios [which incorporate the USR's impact]." (R. at 85). In other words, the USR apparently improves the traffic at this intersection, potentially because it accounts for Brannan's traffic mitigation (*see, e.g.*, R. at 1520 (the elimination of standalone crushing reduces total truck trips and the USR caps total trips for both the concrete batch plant and the asphalt batch plant)). That clearly supports the conclusion that the USR would not worsen traffic at that intersection.

Regarding the Airport Road/West Access, the traffic study concluded that it "is expected to operate at LOS D during both peak hours" in the total traffic scenarios. (R. at 85). However, the West Access was not rated in the background scenarios, potentially because it would not be available but for the USR. In that context, any rating for the total traffic scenario is arguably an improvement over the background scenario. [13]

Regarding the Airport Road/Peterson Road intersection, the traffic study concluded it would operate at LOS E and D during the morning and evening peaks, respectively, in the background scenarios and at LOS E for both peaks in the total traffic scenarios. (R. at 85). But, pursuant to the Design and Construction Standards, that is not the end of the inquiry. A finding that the USR worsens the long-term LOS requires that mitigation measures be identified.

While this question is a close call even under the highly deferential standard, there is evidence in the record that other circumstances update or mitigate the total traffic scenarios. The traffic study specified that "the delay for the northbound left turning

[13] Rather, the traffic study concluded that LOS D "is acceptable operation as defined by Douglas County." (R. at 85). Section 36 would support that conclusion if the intersection is considered an urban area. The record does not specify whether the area is designated as "urban" or "nonurban" for the purposes of § 36. While the Douglas County Comprehensive Master Plan identifies the surrounding areas as "rural communities" (R. at 1158), the Board could reasonably have concluded that the intersection specifically was urban for the discrete purposes of a traffic designation.

movement will determine the level of service for the intersection" and the study's "analysis assumed one through lane in each direction (as it exists today)," June 17, 2024. (*Id.*). The record indicates that, as of July 30, 2024, Airport Road had "recently been widened." Whether the traffic study incorporated that change is not clear.[14] And the record identifies that other construction was planned. (R. at 998). According to the County's Director for Community Development, "[n]o further improvements to the public road, other than pavement striping, is required." (*Id.*). Additionally, Brannan "committed to contributing its fair share toward future roadway capacity on Airport Road." (R. at 1139). While the documents do not specify the nature of that commitment, it is some evidence of mitigation plans. [15] At the end of the process, the Board heard evidence that "the proposed uses on the site do not change the level – do not affect the level of service." (R. at 1520). Taken together, these components of the record constitute competent evidence that improvements would prevent any violative traffic conditions at this intersection.

To the extent Plaintiffs dispute the merits of the 2040 analysis or other evidence supporting the Board's conclusion, they misconstrue the nature of the Court's role in this kind of appeal. Even if the scales tip steeply, the Court's role is not to determine which side's evidence is weightier; rather, its inquiry is limited to whether there is any competent evidence on the Board's side of the scale at all. On this issue, there is.

[14] While the Design and Construction standards allow traffic studies to include "currently planned and funded" improvements, that is not required. Douglas County Roadway Design and Construction Standards, Traffic Impact Study Criteria at B-5.

[15] This mitigation might or might not have been limited to that already incorporated in the traffic study's analysis. (R. at 80).

5. Water

a. Low-Water-Demand Determination

For properties included in the Interim Water & Sanitation Overlay District that are not served by central water and sanitation facilities, wells may be permitted only if "[t]he proposed use shall be a low-water-demand use, as determined by the Director." DCZR § 1703B.01; *see also* DCZR § 1406. There is no evidence in the record that the Director made that finding.

The Board argues that this requirement does not apply to the USR because it is served by central water. While the Board did address this subject in the record, it could not have otherwise approved the USR without a low-water-use determination, and the Court will thus infer that the Board "made the finding." *No Laporte Gravel*, ¶ 87.

The batch plant's water is to come from a single on-site well. The well is dedicated not to Brannan but to Sedalia Water and Sanitation District. The Court recognizes that, in common parlance, "central water" could arguably mean a shared, community-wide system, not a single on-site well, irrespective of its owner. *See* MERRIAM-WEBSTER DICTIONARY, www.merriam-webster.com/dictionary/central (defining "central" as "centrally placed and superseding separate scattered units, [*e.g.,*] central heating"). However, the regulations define it as "Water service provided by a special district formed pursuant to the Special District Act, C.R.S. § 32-1-101, et. seq." DCZR § 36. Accordingly, the Board did not unreasonably conclude that a well dedicated to the Sedalia Water and Sanitation District is within the District's central water system. Thus, the Court will defer to the Board's application of the regulation.

Because the Board concluded that the USR is served by central water, the low-water-demand permit requirement is inapplicable, and the Board did not abuse its discretion in approving Brannan's application in absence of that permit.

b. Water Rights

For subject properties, DCZR § 1703B also requires that the proposed use "is supplied with water that meets the estimated demand for such use and is from a legal source." DCZR § 1703B.02. But, again, this regulation is only applicable to uses "not served by central water." For the reasons described above, the Board reasonably determined that the USR is served by central water and that DCZR § 1703B.02 does not apply.

Additionally, there is competent evidence in the record that the on-site well will supply sufficient water for the use. The record supports that the relevant well permit authorizes Brannan to pump 50.32 acre feet per year (R. at 367), the current usage is no more than 39.6 acre feet per year (R. at 368), and the increase associated with the USR is "relatively minimal" such that the "maximum annual water demand for the composite of all USR facilities on the site is 50.0 acre feet" (*id.*). Additionally, the record supports that the Sedalia Water and Sanitation District will provide adequate water. (R. at 1000, 1493-94). Again, Plaintiffs ask the Court to consider contrary evidence, but that is outside the Court's purview in this kind of appeal.

6. Post-Approval USR Amendments

Lastly, Plaintiffs challenge the Board's decision, made at the close of the hearing, to provide the County Attorney discretion to amend "any element" of the approved USR if there is a "need for amendment" based on any legal deficiencies. (R. at 1711). According to Plaintiffs, that condition is an illegal abdication of the Board's authority and is inconsistent

with DCZR § 21. The Board responds that this issue is moot as no changes were made by the County Attorney and, as a result, Plaintiffs have suffered no harm.

Plaintiffs' challenge to the delegation presents no live case or controversy. Because Plaintiffs do not assert that the County Attorney actually exercised this power to make post-hearing changes to the USR, Plaintiffs have suffered no injury in fact, and the claim is not ripe for review. Having made the findings necessary to resolve this case, the Court declines to offer an advisory opinion about a hypothetical future exercise of power.

V. Conclusion

In sum, the majority of the Board's challenged findings and conclusions were within its discretion. However, because the Court finds that the Board abused its discretion in determining that wildfire safety regulations and setback fencing regulations were satisfied, the Court VACATES the Board's approval of Brannan's USR.

SO ORDERED, September 4, 2025.

BY THE COURT:

Stacy Guillon
District Court Judge

DISTRICT COURT DOUGLAS COUNTY, COLORADO 4000 Justice Way Castle Rock, Colorado 80109	DATE FILED October 14, 2025 12:53 PM CASE NUMBER: 2024CV30851
Plaintiffs: **FRIENDS OF DUPONT PARK & OPEN SPACE, INC.,** a Colorado non-profit corporation; **CHRIS SHERMAN; BETTE HRDLICKA; LEO HRDLICKA; RODNEY JACOBSEN; JANET BRUNGER; JOE WAYNE HOPKINS; JULIANA RADER; JACK RADER;** and **ASIA CRUICKSHANK** **v.** **Defendants:** **THE BOARD OF COUNTY COMMISSIONERS FOR DOUGLAS COUNTY, COLORADO; ABE LAYDON; GEORGE TEAL; LORA THOMAS;** and **BRANNAN SAND AND GRAVEL COMPANY, LLC,** a Colorado limited liability company	▲ COURT USE ONLY ▲ Case Number: 2024CV30851 Division: 6

ORDER GRANTING BRANNAN SAND AND GRAVEL COMPANY, LLC'S MOTION FOR RELIEF PURSUANT TO C.R.C.P. 59

This case is a C.R.C.P. 106 appeal of the Board of County Commissioners for Douglas County Colorado's approval of Brannan Sand and Gravel Company, LLC's application to construct and operate an asphalt batch plant and modify an existing concrete batch plant. On appeal, Plaintiffs sought reversal of the Board's approval (Opening Brief at 25), Brannan sought dismissal of the appeal and affirmance of the Board's decision (Brannan Answer Brief at 3, 12, 28), and the Board sought a determination that the evidence supported its

decision and denial of Plaintiffs' claims (Board Answer Brief at 9, 16-17). No Party addressed or requested a remand.

In the September 4, 2025 Order, the Court determined that, while the majority of the Board's challenged findings and conclusions were consistent with C.R.C.P. 106's standards, it did abuse its discretion in determining that wildfire safety regulations and setback fencing regulations were satisfied. The Court thus vacated the Board's approval of the use.

On September 18, 2025, Brannan filed a timely Motion for Relief Pursuant to C.R.C.P. 59, asking the Court to amend its order and remand the case to the Board. Plaintiffs oppose the Motion.

C.R.C.P. 59(a)(4) permits motions to amend a judgment. While "[t]he primary purpose of a C.R.C.P. 59 motion to amend judgment or for new trial is to give the court an opportunity to correct any errors that it may have made," *Harriman v. Cabela's Inc.*, 2016 COA 43, ¶ 25 (citation, internal quotation marks, and alterations omitted), the rule does not limit the circumstances in which the Court may grant a timely request for relief.

C.R.C.P. 106 is silent on the issue of whether the Court should remand a case after finding that the governmental body abused its discretion.[1] The Colorado Supreme Court has held that a district court's review pursuant to a writ of certiorari is not flexible, as "[a]ll that can be done under it is to quash or refuse to quash the proceeding complained of." *State Civ. Serv. Comm'n of Colo. v. Cummings*, 265 P. 687, 689 (Colo. 1928); *see also Bacher v. Bd. of Cnty. Comm'rs of Jefferson Cnty.*, 314 P.2d 607, 608 (Colo. 1957) ("It was incumbent on the reviewing court to determine whether the Licensing Authority exceeded its jurisdiction or

[1] C.R.C.P. 106(a)(4)(IX) provides for remand only if the record does not contain "findings of fact or conclusions of law necessary for a review" of the governmental body's action. The Parties agree that is inapplicable where, as here, the Court was able to complete its review and reach a decision.

abused its discretion. That and nothing more."); *cf.* C.R.S. § 13-51.5-101 (when a court reviews local land use decisions, "[r]eview shall be limited to a determination of whether the body or officer has exceeded its jurisdiction or abused its discretion"). That language precludes substantive relief beyond affirmance or reversal. But it does not directly address remand. Even if reading that language very strictly casts doubt on whether remand is within the court's authority, the Court of Appeals has since elaborated.

In *Wolf Creek Ski Corp. v. Board of County Commissioners of Mineral County*, the district court concluded the governmental body abused its discretion and remanded the case with instructions for the developer. 170 P.3d 821 (Colo. App. 2007). The Court of Appeals affirmed the ruling but set aside the instructions, writing, "[o]nce a court finds that an administrative body has abused its discretion, how to address that deficiency on remand is within the discretion of the administrative body." *Id.* at 831*; see also Carney v. Civ. Serv. Comm'n*, 30 P.3d 861, 867 (Colo. App. 2001) (precluding the trial court from directing how the governmental body should cure the error). The Court of Appeals remanded the case "to the trial court with directions to remand to the [governmental body] for further proceedings." *Wolf Creek*, 170 P.3d at 832. In doing so, the Court of Appeals approved a post-reversal remand in a C.R.C.P. 106 case.

Plaintiffs argue that granting a remand remains outside the Court's authority, but the cases it cites for that proposition both precede *Wolf Creek* and are inapposite. In *Garland v. Board of County Commissioners, Larimer County*, the court wrote, "a district court may not, on its own motion, order a remand to supplement the record where the evidence has been presented on all issues necessary for a determination of the validity of the action taken." 660 P.2d 20, 23 (Colo. App. 1982). The Court of Appeals wrote that sentence to

instruct district courts to decide whether a governmental body abused its discretion when the court has sufficient information before it to do so; the court is not to remand for findings unrelated to that determination, as the district court did in *Garland*. In the instant case, the Court has already completed that decision-making process. Brannan has requested an entirely different breed of remand.

The quoted language also appears in *Cline v. City of Boulder*. 532 P.2d 770, 772 (Colo. App. 1975). There, the district court did not expressly affirm or reverse the governmental body's action, and the parties disagreed about whether the district court's judgment was final for purposes of appeal. Noting that the district court would not have been authorized to do a mid-process remand for findings because the record before it was complete, the Court of Appeals inferred from the remand that the district court's judgment must have been final. The Court of Appeals then went on to question the basis for the district court's presumed reversal, not whether a reversal warrants a remand.

In this case, a remand is appropriate, and, though the Court did not grant a remand, its Order implied that was the intended outcome. In the Order vacating the Board's approval, the Court wrote:

> While this conclusion [that the wildfire requirements were not satisfied] is arguably sufficient to decide this case, the Court anticipates that, if the Board revisits Brannan's application (or a revised version), the remaining issues may be presented in identical forms to the Board and eventually to the Court. Therefore, at this stage, the Court reviews all properly presented issues to avoid duplicative proceedings.

(September 4, 2025 Order at 7). The Court expected further application review because, where the Court determined that the Board did not abuse its discretion in approving most of the application's components, that process promotes efficiency. These potential

efficiencies should not be sacrificed on the altar of technicality. The Court should have, but did not, remand the matter to the Board in its previous Order. It corrects itself now.

That does not leave Plaintiffs without recourse. If, as they anticipate, the Board "paper[s] over" deficiencies in the previous application (Reply to Motion at 2), Plaintiffs can seek C.R.C.P. 106 review of that action.

For these reasons, the Court GRANTS Brannan's Motion for Relief Pursuant to C.R.C.P. 59. The Court amends its September 4, 2025 Order to provide that, in addition to vacating the Board's approval of the use, the Court REMANDS this matter to the Board for further proceedings.

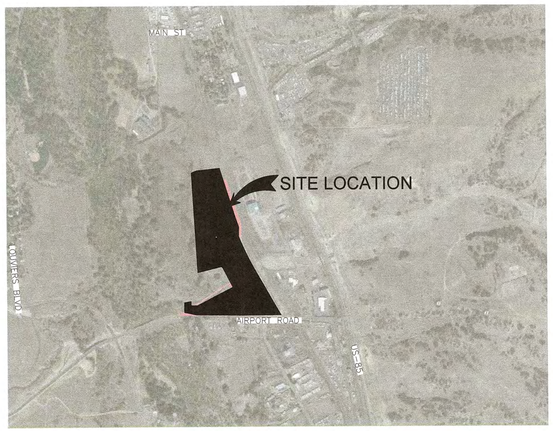
SO ORDERED, October 14, 2025.

BY THE COURT:

Stacy Guillon
District Court Judge

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



VICINITY MAP
SCALE: 1" = 1,000'

N

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

	SQUARE FEET	ACRES	% OF SITE
PAVED AREAS	153,869	3.532	11.8%
ASPHALT PLANT AREA	377,256	8.661	29.0%
CONCRETE PLANT AREA	230,048	5.281	17.7%
FUTURE USE	52,076	1.196	4.0%
LANDSCAPE PLANTINGS & SEEDING	262,509	6.026	20.2%
OPEN SPACE (UNIMPROVED)	226,795	5.206	17.4%
TOTAL PERMIT AREA	**1,302,553**	**29.903**	**100.0%**
PARKING SUMMARY			
PARKING REQUIRED - ASPHALT USE	19		
PARKING PROVIDED - ASPHALT USE	19		
PARKING PROVIDED -CONCRETE USE	28		

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	MANAGEMENT PLAN
3	PARTIAL PERMIT BOUNDARY - 1
4	PARTIAL PERMIT BOUNDARY - 2
5	USE AREA EXHIBIT
6	PARTIAL EXISTING CONDITIONS PLAN -1
7	PARTIAL EXISTING CONDITIONS PLAN - 2
8	PARTIAL SITE PLAN - 1
9	PARTIAL SITE PLAN - 2
10	PARTIAL GRADING PLAN - 1
11	PARTIAL GRADING PLAN - 2
12	PARTIAL LANDSCAPE PLAN -1
13	PARTIAL LANDSCAPE PLAN - 2
14	AIRPORT ROAD LANDSCAPE PLAN
15	LANDSCAPE NOTES LEGEND & DETAILS
16	BUILDING ELEVATION
17	LANDSCAPE ELEVATION
18	PARTIAL PHOTOMETRIC PLAN -1
19	PARTIAL PHOTOMETRIC PLAN - 2
20	ASPHALT PLANT LIGHTING CUT SHEETS AND SCHEDULE
21	DETAILS - ASPHALT PLANT
22	DETAILS - CONCRETE PLANT

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON August 1st, 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT

- THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.
- CONSTRUCTION SHALL COMMENCE PURSUANT TO THE USE BY SPECIAL REVIEW WITHIN 3 YEARS FROM THE DATE OF APPROVAL, OR WITHIN THE EXTENDED EFFECTIVE APPROVAL PERIOD, OR THE USE BY SPECIAL REVIEW SHALL TERMINATE.
- THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONING DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION.

BRANNAN SAND AND GRAVEL COMPANY, LLC

BY: J.C. Manuel JR. CEO
TITLE: President
DATE: 10-28-24

ATTEST: Ann Van Portfliet

SECRETARY/ TREASURER

STATE OF COLORADO)
) SS.
COUNTY OF Adams)

ACKNOWLEDGED BEFORE ME THIS 28th DAY OF October, 2024, BY J.C. Manuel Jr.
AS ~~President~~/CEO OF BRANNAN SAND AND GRAVEL COMPANY, LLC.

MY COMMISSION EXPIRES: 12-10-2026

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CHERYL CHENEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984033878
MY COMMISSION EXPIRES 12/10/2026

PROPERTY OWNER:
READY MIXED CONCRETE COMPANY
(A SUBSIDIARY OF BRANNAN SAND AND GRAVEL CO. LLC)
2500 E BRANNAN WAY
DENVER, CO 80229
303-534.1231
ATTN: FRED MARVEL, P.E.

CIVIL ENGINEER:
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203
ATTN: JIM BRZOSTOWICZ, P.E.

ARCHITECT:
SUMMIT DESIGN & ENGINEERING SERVICES
14694 ORCHARD PKWY, SUITE 200
WESTMINSTER, CO 80023
303-997-4948 X 4002
ATTN: GREG LOCKRIDGE

LANDSCAPE ARCHITECT:
MUNDING DESIGN
302 EAST GENESEO STREET
LAFAYETTE, CO 80026
720-273-33884
ATTN: KURT MUNDING

SURVEYOR:
R.W. BAYER ASSOCIATES.
12170 TEJON ST., UNIT 700
WESTMINSTER, CO 80234
(303) 452-4433
ATTN: GARY BAYER

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

COVER SHEET

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

COMMITMENT TO REVIEW AND HEARING COMMENTS

THE APPLICANT HAS ENDEAVORED TO INCORPORATE LANGUAGE REFLECTING TECHNICAL SOLUTIONS AND OPERATIONAL LIMITS ESTABLISHED DURING REVIEW. ANY SUCH COMMITMENT NOT EXPRESSLY INCLUDED IS HEREBY INCORPORATED BY REFERENCE AND ENFORCEABLE AS IF EXPRESSLY INCLUDED HEREIN.

VEHICULAR TRIPS

TRUCK TRIPS FOR THE ASPHALT PAVING MATERIALS FACILITY SHALL BE LIMITED TO A TOTAL OF 808 TRIPS PER OPERATING DAY, INCLUDING TRIPS GENERATED BY CRUSHING OPERATIONS. ALL TRUCKS WILL BE CHECKED IN AND OUT WITH A TICKETING SOFTWARE SYSTEM. THE TICKETING SOFTWARE SYSTEM TRACKS TIME, DESTINATION, CYCLE TIME, TARE WEIGHTS, LOAD WEIGHTS, MATERIAL TYPES, AND WHETHER IT IS A DELIVERY OR A PICKUP. THESE TRUCK TRIPS AND OTHER DATA ARE TRACKED AT ALL TIMES THAT MATERIAL IS BEING DELIVERED OR PICKED UP FROM THE SITE. THE CONTENT OF THE STORED DATA CAN BE RETRIEVED AT ANY TIME UP TO TWELVE MONTHS AND WILL BE MADE AVAILABLE UPON REQUEST.

TRUCKS SHALL QUEUE ON SITE IN THE EVENT OF INTERRUPTED HIGHWAY ACCESS. IN ALL CASES OF A STOPPED TRAIN OR OTHER PROLONGED CLOSURE OF RAIL CROSSINGS ON AIRPORT ROAD, TRUCKS SHALL NOT QUEUE ON PUBLIC ROADS.

VEHICLES ACCESSING OR TRAVERSING THE SUBJECT PROPERTY SHALL BE PROHIBITED FROM USING ENGINE BRAKES ("JAKE BRAKES") OR EQUIVALENT METHODS ON THE SUBJECT PROPERTY, AIRPORT ROAD, AND WATERTON ROAD.

TRUCKS ON SITE WILL BE LIMITED TO 5 MPH AND WILL NOT BE ALLOWED TO IDLE FOR MORE THAN FIVE MINUTES. ALL TRUCKS ACCESSING THE SITE WILL MAINTAIN CURRENT PROOF OF INSPECTION AND PROVIDE SUCH PROOF UPON REQUEST. THE ON-SITE SUPERVISOR WILL BE RESPONSIBLE FOR ENSURING THAT TRUCKS ADHERE TO THE SPEED AND IDLING LIMITS. SIGNAGE WILL BE INSTALLED INFORMING TRUCK OPERATORS OF THE SPEED AND IDLING LIMITS AND PROOF OF INSPECTION REQUIREMENT.

HOURS OF OPERATION

NORMAL HOURS OF OPERATION OF THE ASPHALT PAVING MATERIALS FACILITY WILL BE FROM 6:00 AM TO 6:00 PM. TRUCKS AND OTHER VEHICLES MAY ACCESS THE SITE OUTSIDE OF THESE OPERATING HOURS. HOWEVER, MATERIAL LOADING AND UNLOADING IS NOT ALLOWED OUTSIDE OF OPERATING HOURS. EXTENDED HOURS OUTSIDE OF THE NORMAL HOURS OF OPERATIONS SHALL BE ALLOWED TO ACCOMMODATE PUBLIC PROJECTS THAT REQUIRE OFF HOURS OR NIGHT OPERATIONS AS VERIFIED IN WRITTEN DOCUMENTATION, INCLUDING NIGHTTIME OPERATIONS REQUIREMENTS IN A CONTRACT, TO BE KEPT ON-HAND AT THE SITE AND FURNISHED TO THE COUNTY UPON REQUEST. WHEN EXTENDED HOURS ARE REQUIRED, BRANNAN WILL PROVIDE A MINIMUM OF 30 DAYS NOTICE TO BOTH DOUGLAS COUNTY AND SURROUNDING PROPERTY OWNERS AND RESIDENTS OF START DATE, DURATION, AND SPECIFIC HOURS OF OPERATION. NIGHTTIME OPERATIONS ARE PERMISSIBLE ONLY BETWEEN MAY 1 AND OCTOBER 31. OUTSIDE OF THE HOURS OF OPERATION ON-SITE ACTIVITY LIMITED TO MAINTENANCE ONLY. MAINTENANCE AND EMERGENCY ACTIVITIES MAY OCCUR OUTSIDE DESIGNATED NORMAL HOURS OF OPERATION.

NUMBER OF EMPLOYEES

UP TO EIGHT (8) ASPHALT PAVING MATERIAL FACILITY EMPLOYEES (5 DAY SHIFT/5 NIGHT SHIFT, PLUS 3 OCCASIONAL CRUSHING EMPLOYEES).

PARKING AND LOADING AREAS

PARKING AND LOADING AREAS ARE DESIGNATED ON THE SITE PLAN. TRUCK PARKING STALLS ARE REQUIRED FOR EXPECTED EQUIPMENT STORAGE. OTHER PARKING SPACES ARE INCLUDED FOR THE PERSONAL OR COMPANY VEHICLES OF EMPLOYEES ON SITE, INCLUDING DRIVERS.

OUTSIDE STORAGE AREAS AND STOCKPILE MANAGEMENT

MATERIAL STORAGE AREAS ARE DESIGNATED ON THE SITE PLAN. THE MAXIMUM AREA OF STOCKPILES SHALL BE 160,000 SQUARE FEET, AND 10,000 SQUARE FEET FOR THE CONCRETE BATCH PLANT. MATERIAL PILES MAY NOT EXCEED TWENTY (20) FEET IN HEIGHT AS MEASURED FROM THE IMMEDIATELY ADJACENT GRADE. MATERIAL STORAGE SHALL NOT BE ALLOWED OUTSIDE OF THOSE AREAS DESIGNATED ON THE SITE PLAN. THE EXACT LOCATION AND CONFIGURATION OF THE MATERIAL STORAGE AREAS IS SUBJECT TO CHANGE DUE TO PLANT OPERATIONS. STOCKPILES SHALL BE MEASURED ON A QUARTERLY BASIS, WITH REPORTS TO BE KEPT ON-SITE, IDENTIFYING STOCKPILE HEIGHT AND EXTENT AVAILABLE TO DOUGLAS COUNTY OFFICIALS ON DEMAND.

PROCESSING OF RECYCLED ASPHALT PAVING MATERIAL

THE PROCESSING OF RECYCLED ASPHALT PAVING MATERIAL (RAP) AND CONCRETE RUBBLE SHALL BE ALLOWED AS AN ACCESSORY USE TO THE ASPHALT PAVING MATERIAL PRODUCTION FACILITY, AND AS DIRECTED BY DOUGLAS COUNTY. PROCESSING WILL INCLUDE THE RECEIVING, CRUSHING, AND STOCKPILING OF RAP MATERIAL FOR USE IN THE PRODUCTION OF ASPHALT. PROCESSED CONCRETE SHALL BE EXPORTED FOR USE AS ROAD BASE OR SPECIFICATION AGGREGATE IN JOBS SERVED BY OWNER CONCRETE AND ASPHALT PAVING BUSINESSES. STAND ALONE CRUSHING OPERATIONS ARE NOT INCLUDED AS AN ACCESSORY USE. NO CRUSHING OPERATIONS WILL OCCUR OUTSIDE NORMAL HOURS OF OPERATION.

VEHICLE ROUTING PLAN

ALL ASPHALT PAVING MATERIALS FACILITY RELATED TRUCK TRAFFIC MUST EXIT THE SITE FROM THE NEW WESTERN ACCESS POINT TO AIRPORT ROAD.

NO COMMERCIAL TRAFFIC ORIGINATING FROM THE SITE SHALL TRAVEL THROUGH LOUVIERS VILLAGE, UNLESS THERE IS A SPECIFIC PROJECT IN LOUVIERS VILLAGE. ALL COMMERCIAL TRAFFIC FROM THE SITE SHALL BE REQUIRED TO GO EAST ON AIRPORT ROAD OR WEST TO WATERTON PARKWAY (SOUTHERN CONNECTOR) AND MOORE ROAD. COMMERCIAL THROUGH TRAFFIC SHALL NOT USE LAVAUN DRIVE, PETERSON ROAD, KELLY ROAD, OR MAIN STREET, TO BYPASS THE INTERSECTION OF SANTA FE/U.S. 85 AND AIRPORT ROAD.

SIGNAGE SHALL BE VISIBLE INSTALLED ON THE SITE, ALONG EXIT ROUTES TO AIRPORT ROAD, INFORMING TRUCK DRIVERS OF VEHICLE ROUTING RESTRICTIONS.

NOISE CONTROL

THE ASPHALT PAVING MATERIAL FACILITY OPERATOR SHALL MAINTAIN COMPLIANCE WITH COLORADO REVISED STATUTES 25-12-103, OR AS AMENDED, FOR MAXIMUM PERMISSIBLE NOISE LEVELS AND ANY APPLICABLE LOCAL ORDINANCE AT ALL TIMES. WITH THE EXTERNAL BOUNDARY OF THE SUBJECT PROPERTY AS A POINT OF COMPLIANCE, NOISE LEVELS FROM THE ASPHALT PAVING MATERIALS FACILITY SHALL NOT EXCEED ACCEPTABLE LEVELS FOR AN INDUSTRIAL USE: A MAXIMUM OF 80 DB(A) FROM 7:00 A.M. TO 7:00 P.M., AND A MAXIMUM OF 75 DB(A) BETWEEN THE HOURS OF 7 P.M. TO 7 A.M.

A STATE-OF-THE-ART SILO GATE MUFFLER IS INCLUDED AS PART OF THE PRODUCT SILO GATE MECHANISM, SEE DETAIL SHEET. THIS MUFFLER REDUCES THE NOISE CREATED BY THE OPENING OF THE PRODUCT SILO GATES WHICH ALLOW MATERIAL TO BE LOADED INTO TRUCKS.

ADDITIONAL NOISE MITIGATION MEASURES INCLUDE WHITE NOISE BACKUP ALARMS ON MOBILE EQUIPMENT; NEW, LOW-NOISE PLANT FACILITY AT BUILD-OUT; COMPRESSORS IN NOISE DAMPENING CABINETS OR SHEDS; CRUSHER ON ELECTRIC (NOT DIESEL) POWER; JAW BREAKER IN LIEU OF HAMMER BREAKER; DAYTIME CRUSHING ONLY; PROHIBITION OF "JAKE" BRAKING (ENGINE BRAKING): USE OF STOCKPILES FOR NOISE ABSORPTION; AS FEASIBLE; NOTICE TO COMMUNITY OF ANY EXTRAORDINARY CIRCUMSTANCES THAT MAY RESULT IN NOISE.

THE OPERATOR SHALL MONITOR NOISE THROUGHOUT A WORKING DAY AT LEAST QUARTERLY TO DETERMINE IF THERE ARE EXCEEDANCES OF THE MAXIMUM PERMISSIBLE NOISE LEVELS. QUARTERLY MONITORING RESULTS SHALL BE DOCUMENTED IN WRITTEN RECORDS TO BE MAINTAINED BY THE OPERATOR, TO BE AVAILABLE UPON REQUEST BY THE COUNTY. IF THERE ARE EXCEEDANCES OF THE MAXIMUM PERMISSIBLE NOISE LEVELS AT THE ASPHALT PAVING MATERIALS FACILITY, PRECISE EQUIPMENT / PROCESSES THAT CONTRIBUTE TO HIGHER NOISE LEVELS SHALL BE IDENTIFIED, AND SUBSEQUENTLY PROCESSES OR EQUIPMENT SHALL BE MODIFIED, WHERE REASONABLE. CONTROL MEASURES TO REDUCE NOISE LEVELS MAY INCLUDE, BUT ARE NOT LIMITED TO: PROCESS MODIFICATION, TECHNIQUE MODIFICATION, USE OF WHITE NOISE BACKUP ALARMS AND / OR INSTALLING NOISE SHIELDING ON OR AROUND CERTAIN EQUIPMENT.

DUST, AIR QUALITY, AND ODOR CONTROLS

A MINIMUM OF TWO DAYS PER WEEK, THE OPERATOR SHALL MECHANICALLY SWEEP AND CLEAR VISIBLE DEBRIS ON ALL PAVED SURFACES ON THE SITE CARRYING TRAFFIC OR RECEIVING DEPOSITION OF AIRBORNE MATERIALS. THIS SWEEPING AND DEBRIS MANAGEMENT PROGRAM WILL EXTEND TO THE AIRPORT ROAD THROUGH LANES AND RIGHT-OF-WAY IN THE EVENT OF SPILLS OR VISIBLE ACCUMULATING SEDIMENT ATTRIBUTABLE TO THE SITE. IF WARRANTED AS A RESULT OF SITE OPERATIONS, THE OPERATOR WILL PERFORM ADDITIONAL SWEEPING UP TO AND INCLUDING THE INTERSECTION OF AIRPORT ROAD AND US HIGHWAY 85. WATER TRUCKS WILL BE UTILIZED TO MITIGATE DUST IMPACTS. WATER TRUCKS WILL SPRAY HAUL ROADS, SITE CIRCULATION, AND MATERIAL STOCKPILES. IN ADDITION TO, AND AS A PART OF BASIC AIR QUALITY DILIGENCE UNDER THIS MANAGEMENT PLAN, THE OPERATOR MUST HAVE AT ALL TIMES A COMPREHENSIVE DUST CONTROL PLAN FOR THE ENTIRE PROPERTY. THIS DUST CONTROL PLAN SHALL BE UPDATED TO ADDRESS ANY EMERGENT ISSUES AND SHALL BE REVIEWED AND APPROVED BY DOUGLAS COUNTY PLANNING STAFF.

SITE OPERATIONS WILL COMPLY WITH THE NATIONAL AMBIENT AIR QUALITY STANDARDS (NAAQS) FOR PM 10 AND PM 2.5. MONITORING WILL BE PERFORMED BY A QUALIFIED THIRD PARTY ON A QUARTERLY BASIS TO ASSESS COMPLIANCE WITH NAAQS REGULATIONS AND REQUIRED PERMITS. NAAQS COMPLIANCE SHALL BE EVALUATED ON A WORKDAY STANDARD. IF AN EXCEEDANCE OF THE NAAQS IS DETECTED, ACTION WILL BE TAKEN AND THE OPERATOR WILL EVALUATE AND INSTALL THOSE CONTROL MEASURES NECESSARY TO BRING THE OPERATION INTO COMPLIANCE WITH THE NAAQS.

THIS USR PLAN INCORPORATES MULTIPLE SITE MANAGEMENT AND EQUIPMENT FEATURES SPECIFICALLY FOR THE CONTROL AND MITIGATION OF AIR EMISSIONS. ALL EQUIPMENT, INCLUDING FLUE GAS RECIRCULATION, BLUE SMOKE CAPTURE SYSTEM, TANK CONDENSERS, A BAGHOUSE, AND LOW NO_x BURNERS SHALL BE REGULARLY MONITORED AND MAINTAINED.

EXTENSIVE MITIGATION INCLUDES REDUCED ON-SITE TRAFFIC SPEEDS, REGULAR SWEEPING, WETTING OF PILES, RED-FLAG AND OTHER CUT-OFF CRITERIA FOR HIGH WINDS, MATERIAL TRANSFER CONTROLS, OTHER PARTICULATE CONTROLS (I.E. USE OF WASHED AGGREGATE), AND TREATMENT OF HAUL ROADS AND GRAVEL AREAS.

THE OPERATOR WILL OPERATE THE ASPHALT PAVING MATERIAL FACILITY IN COMPLIANCE WITH STATE ODOR RULES IN COLORADO AIR QUALITY CONTROL COMMISSION REGULATION NUMBER 2. ALL NECESSARY STATE ODOR REGULATIONS, AND ANY APPLICABLE LOCAL ORDINANCES. THE OPERATOR WILL IMPLEMENT CONDENSER TECHNOLOGY TO LIMIT EMISSIONS AND ODORS, WHICH SHALL BE INSTALLED (AS DEPICTED ON USE BY SPECIAL REVIEW PLAN SETS) ON ALL STORAGE TANKS CONTAINING ASPHALT CEMENT. SUPPLEMENTAL MITIGATION WILL BE DEPLOYED IF CONDENSERS DO NOT ADEQUATELY MITIGATE ODORS. THE OPERATOR WILL IMPLEMENT BLUE SMOKE CAPTURE SYSTEMS, WHICH CAPTURE EMISSIONS AND ODORS FROM THE PRODUCTION AND TRANSPORT OF FINISHED ASPHALT PAVING MATERIAL.

THE ASPHALT PAVING MATERIAL FACILITY SHALL AT ALL TIMES CONTROL ODOR BELOW ADVERSE DETECTION AT THE 7:1 DILUTION RATIO OF THE COLORADO RESIDENTIAL AND COMMERCIAL PROPERTY STANDARD. SCENTOMETER READINGS SHALL BE TAKEN AT LEAST QUARTERLY, AND IF ADVERSE ODORS ARE DETECTED, CONTROL MEASURES SHALL BE INSTALLED UNTIL THE ISSUE IS RESOLVED. QUARTERLY MONITORING RESULTS SHALL BE DOCUMENTED IN WRITTEN RECORDS TO BE MAINTAINED BY THE OPERATOR, TO BE AVAILABLE UPON REQUEST. IN THE EVENT OF PERSISTENT ODOR ISSUES, THE OPERATOR SHALL SEEK EVALUATION BY A QUALIFIED CONSULTANT, AND THE OPERATOR SHALL COVER ALL ASSOCIATED COSTS TO DEVELOP AN UPDATED ODOR MITIGATION PLAN.

PERMIT REQUIREMENTS FROM OTHER STATE, FEDERAL, OR LOCAL AGENCIES.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT AIR POLLUTION CONTROL DIVISION – AIR QUALITY PERMIT 23DG0565.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY DIVISION – CONSTRUCTION STORMWATER PERMIT COR3U189

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY NON-EXTRACTIVE INDUSTRIES STORMWATER PERMIT – COR901483

COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT DIVISION OF OIL AND PUBLIC SAFETY DIESEL AST INSTALLATION PERMIT – OFL 8100

COLORADO DIVISION OF WATER RESOURCES OFFICE OF THE STATE ENGINEER 63898-F

U.S. ENVIRONMENTAL PROTECTION AGENCY SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) PLAN TO BE MAINTAINED ON-SITE.

LIGHTING – ASPHALT PAVING MATERIALS FACILITY

ILLUMINATION SHALL BE PROVIDED FOR SITE ACTIVITIES ON AN AS-NEEDED BASIS. OPERATING LIGHTS SHALL BE TURNED OFF WHEN NO PRODUCTION IS OCCURRING AND SHALL BE PROGRAMMED TO AUTOMATICALLY TURN OFF AT THE END OF THE NORMAL HOURS OF OPERATION. A REASONABLE AMOUNT OF LOW-IMPACT LIGHTING AS REQUIRED FOR SITE SAFETY WILL BE ALLOWED OUTSIDE OF OPERATING HOURS. ALL LIGHTING SHALL BE FULL CUT-OFF AND IN ACCORDANCE WITH CURRENT COUNTY STANDARDS. LIGHTING HAS BEEN DESIGNED TO OPERATE WITHIN DOUGLAS COUNTY STANDARDS, INCLUDING DARK SKIES GUIDELINES, WHILE ALSO MEETING SAFETY REQUIREMENTS AS PROMULGATED BY OSHA.

METHOD OF FIRE PROTECTION

FIRE PROTECTION ON THE SITE IS PROPOSED TO BE PROVIDED THROUGH THE USE OF A 120,000 GALLON UNDERGROUND WATER SUPPLY TANK, DEDICATED TO FIRE SUPPRESSION. THE TANK WILL FEED PROPOSED FIRE HYDRANTS AS SHOWN ON THE SITE PLAN. THE SYSTEM WILL BE MONITORED AND MAINTAINED BY THE OPERATOR AND WILL HAVE CONTROLS THAT MONITOR AND MAINTAIN THE WATER LEVEL IN THE STORAGE TANK. THE SYSTEM WILL PROVIDE 1000 GPM AT 20 PSI RESIDUAL FOR 2 HOURS AS REQUIRED. THIS FIRE PROTECTION METHOD HAS BEEN DEVELOPED THROUGH COORDINATION WITH SOUTH METRO FIRE RESCUE. IN PARALLEL WITH THE USR APPLICATION, THE OPERATOR WILL CONTINUE TO WORK WITH SMFR TO REFINE DETAILS OF THE FIRE SUPPRESSION SYSTEM.

FIRE EQUIPMENT ACCESS:

A 20-FOOT DRIVABLE SURFACE IS MAINTAINED ON THE SITE TO ALLOW FIRE DEPARTMENT ACCESS. THIS DRIVABLE SURFACE CONSISTS OF EITHER A 20 FOOT PAVED CROSS-SECTION OR A PAVED CROSS-SECTION OF AT LEAST 10 FEET WITH STRUCTURAL ROAD-BASE COVERING ADDITIONAL CROSS-SECTION TO ACHIEVE A 20 FOOT WIDTH SUITABLE FOR EQUIPMENT. THIS SURFACE IS TO BE CONFIGURED AND MAINTAINED AS ILLUSTRATED ON THE SITE PLAN AND IN THE FIRE ACCESS EXHIBIT REVIEWED BY SOUTH METRO FIRE RESCUE AUTHORITY IN ITS REVIEW OF THIS APPLICATION.

LANDSCAPING INSTALLATION AND MAINTENANCE

LANDSCAPING IS TO BE INSTALLED PER THE APPROVED LANDSCAPE PLAN. PRIOR TO INSTALLATION OF IRRIGATION, LANDSCAPING SHALL BE WATERED USING WATER TRUCKS WEEKLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER AND TWO TIMES A MONTH DURING THE MONTHS OF OCTOBER THROUGH MARCH UNTIL PLANTS ARE ESTABLISHED. THEREAFTER, LANDSCAPING SHALL BE IRRIGATED SUFFICIENTLY TO ENSURE SURVIVAL OF PLANT MATERIAL.

FACILITIES MANAGEMENT PLAN

FIXED BASE EQUIPMENT ON THE SITE, INCLUDING EQUIPMENT RESPONSIBLE FOR THE PRODUCTION OF ASPHALT PAVING MATERIAL, WILL USE ELECTRIC POWER AND NATURAL GAS. THE OPERATOR SHALL SUBMIT AN ENGINEER'S CERTIFICATION THAT THE PLANT AS CONSTRUCTED INCLUDES ALL ENVIRONMENTAL CONTROL EQUIPMENT NOTED ON THE USE BY SPECIAL REVIEW PLAN SET AND THAT SUCH EQUIPMENT IS PROPERLY INSTALLED. THE ENGINEER'S CERTIFICATION SHALL INCLUDE A LIST OF ENVIRONMENTAL HEALTH AND SAFETY EQUIPMENT. ALL EQUIPMENT SHALL BE CONTINUOUSLY MAINTAINED IN GOOD WORKING ORDER COMMENCING ON THE FIRST DAY OF OPERATION.

COMMUNITY RELATIONS

THE OPERATOR SHALL MAINTAIN A COMPLAINT AND SUGGESTION LINE ATTENDED AND ANSWERED DURING ANY OPERATIONAL HOURS AND EMAIL CONTACTS TO INTAKE AND RESPOND TO COMMUNITY CONCERNS. CONTACT INFORMATION SHALL BE DISPLAYED ON SIGNAGE AT THE FACILITY ENTRANCE, VISIBLE AND LEGIBLE FROM OUTSIDE THE FACILITY GATE.

CONSOLIDATED MANAGEMENT PLAN

ON THIS SITE PLAN, PLANIMETRIC INFORMATION INCLUDES FEATURES OF THE EXISTING CONCRETE PLANT USE. THIS INFORMATION IS SHOWN TO FACILITATE THE US2021-002 MANAGEMENT PLAN (THIS SHEET 2 OF USR PLAN DRAWINGS) AS A COMMON ENFORCEMENT TOOL BETWEEN ALL USES ON THE SUBJECT PROPERTY. THE INCLUSION OF CONCRETE PLAN INFORMATION DOES NOT AMEND OR OTHERWISE EFFECT THE CONCRETE PLANT OR ITS APPROVAL BY US2014-009.

MANAGEMENT PLAN TABLE[1]
BRANNAN SEDALIA SITE

USE	CONCRETE PRODUCTION	ASPHALT PRODUCTION (APM)	EXTENDED HOURS OF OPERATION[4]	OVERALL (INCLUDING COMMON AREAS)[2]
PARKING	37 SPACES	19 SPACES	See APM[8]	56 SPACES
VEHICULAR TRIPS[3]	200/day	808/day	See APM[8]	1008/day
HOURS OF OPERATION	6am to 6pm	6am to 6pm	8pm Sunday to 6pm Thursday. May through October, only as required by public agency contracts. Not to exceed 90 days in a calendar year.	6am to 6pm
DAYS OF OPERATION	6 days (Mon-Sat)	6 days (Mon-Sat)	See APM[8]	6 days (Mon – Sat)
EMPLOYEES[5]	36	5 AM/PM, 3 crushing	See APM[8]	44
NOISE DECIBELS	80 dB 7am-7pm 75 dB 7pm-7am	80 dB 7am-7pm 75 dB 7pm-7am	See APM[8]	80 dB 7am-7pm 75 dB 7pm-7am
STOCKPILE AREA	10,000 SF[6]	160,000 SF	See APM[8]	170,000 SF
STOCKPILE HEIGHT	20 FT[7]	20 FT	See APM[8]	20 FT
FIRE PROTECTION	30,000 gal cistern	120,000 gal cistern		150,000 gal cisterns
PERMITS REQUIRED	Industrial Stormwater Tank Permit SPCC Air Permit County Zoning	Industrial Stormwater Fire Dept. Review SPCC Tank Permit Air Permits Building Permit County Zoning		

[1] See management plan notes at left regarding Consolidated Management Plan.
[2] Common areas include central detention and drainage facilities, access and landscape areas, cistern and well house, as well as restroom and auxiliary parking areas. These areas serve the APM and Concrete operations.
[3] Total trips are limited to 504 inbound and 504 outbound across all uses.
[4] Extended hours of operation typically occur Sunday evening to Thursday due to CDOT work schedules.
[5] Employee count includes drivers for some uses (concrete) but not others (crushing, APM). Employees include dedicated plant operator and loader operator, as well as multi-plant personnel, including mechanics and quality control/compliance
[6] Concrete USR feed bins are limited by layout as shown in US2014-009. This layout is estimated not to exceed 10,000 SF.
[7] US2014-009 allowed stockpile heights of 25 feet to be reduced to 20 feet for ease of enforcement across the site.
[8] Not to exceed APM calculations.

PERMIT US2021-0002
LANDSCAPE AND OPEN SPACE SUMMARY

LANDSCAPE	REQUIRED (15% of permit area)		
	195383	SF	
	4.49	AC	
	PROVIDED		
	262509	SF	
	6.03	AC	
	20.2%		
OPEN SPACE	PROVIDED		
	226795	SF	
	5.21	AC	
	17.4%		

APPROVAL CERTIFICATE

ENGINEERING NA INITIALS/DATE
PLANNING TP 10/28/24 INITIALS/DATE
OWNER INITIALS/DATE
LESSEE (IF APPLICABLE) INITIALS/DATE

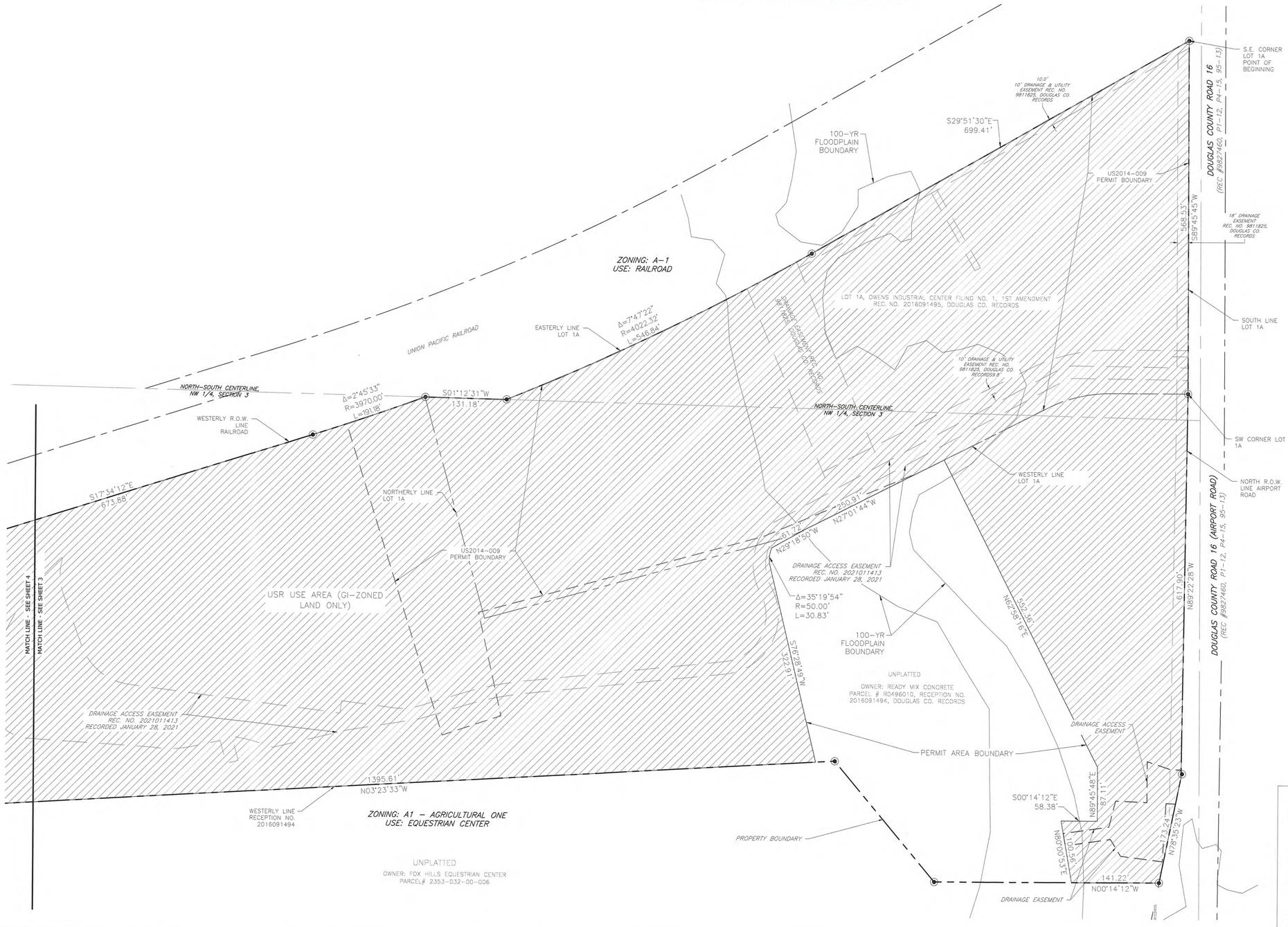
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

MANAGEMENT PLAN

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LOT LINE
- SECTION LINE
- LIMITS OF US2014-009
- NEW & AMENDED PERMIT AREA

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

REFERENCE

BOUNDARY DATA GENERATED BY G.W. BAYER & ASSOCIATED "MAP AND LEGAL DESCRIPTION - PART OF LOT 1A, OWENS INDUSTRIAL CENTER FILING NO. 1, 1ST AMENDMENT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO"

N

80 40 0 80 160
SCALE" 1"=80'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL PERMIT BOUNDARY - 1

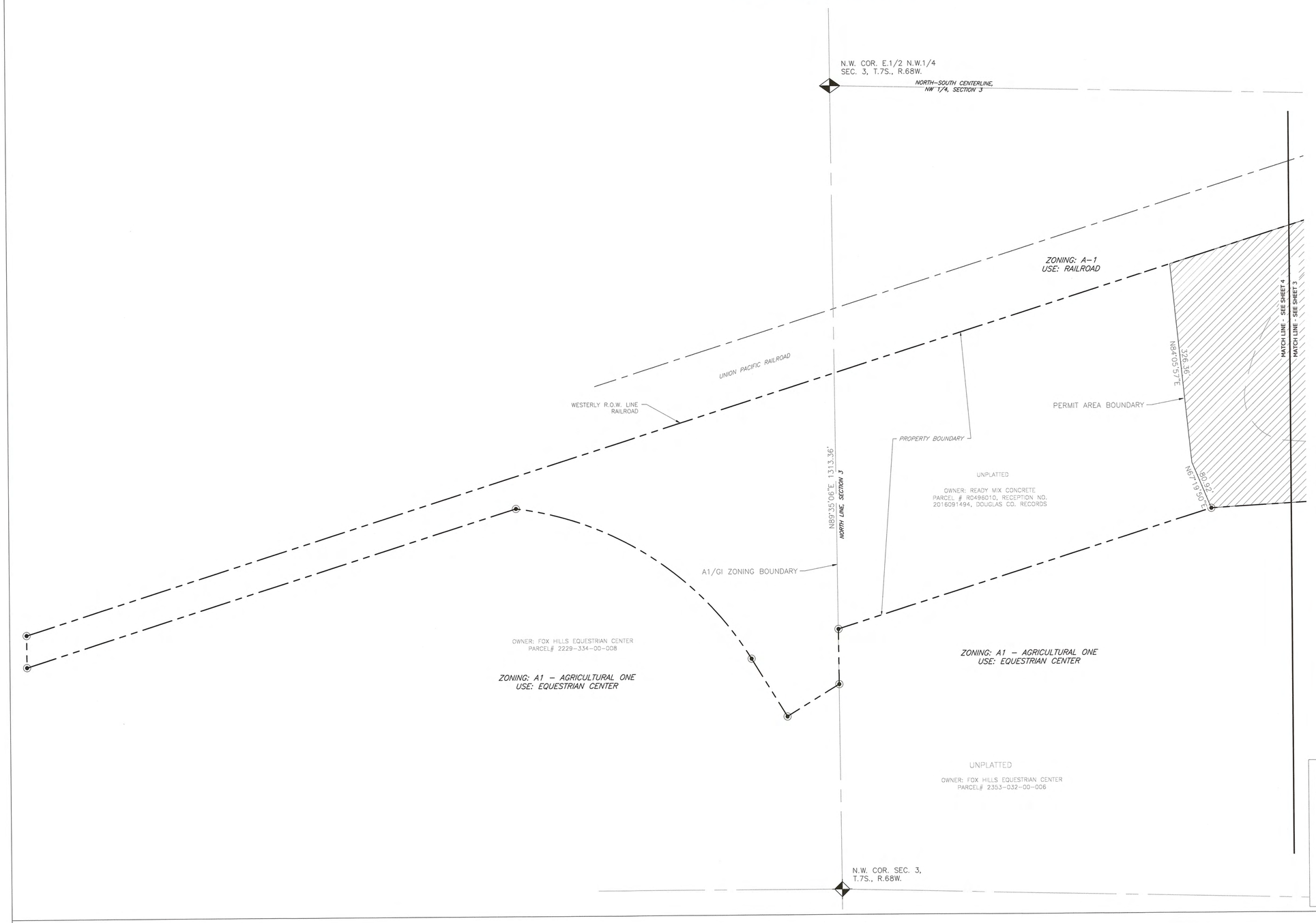
APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TP 10/23/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

SHEET 3 OF 22

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LOT LINE
- SECTION LINE
- LIMITS OF US2014-009
- NEW & AMENDED PERMIT AREA

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼ S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

REFERENCE

BOUNDARY DATA GENERATED BY G.W. BAYER & ASSOCIATED "MAP AND LEGAL DESCRIPTION - PART OF LOT 1A, OWENS INDUSTRIAL CENTER FILING NO. 1, 1ST AMENDMENT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO"

N

80 40 0 80 160
SCALE" 1"=80'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TQ 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

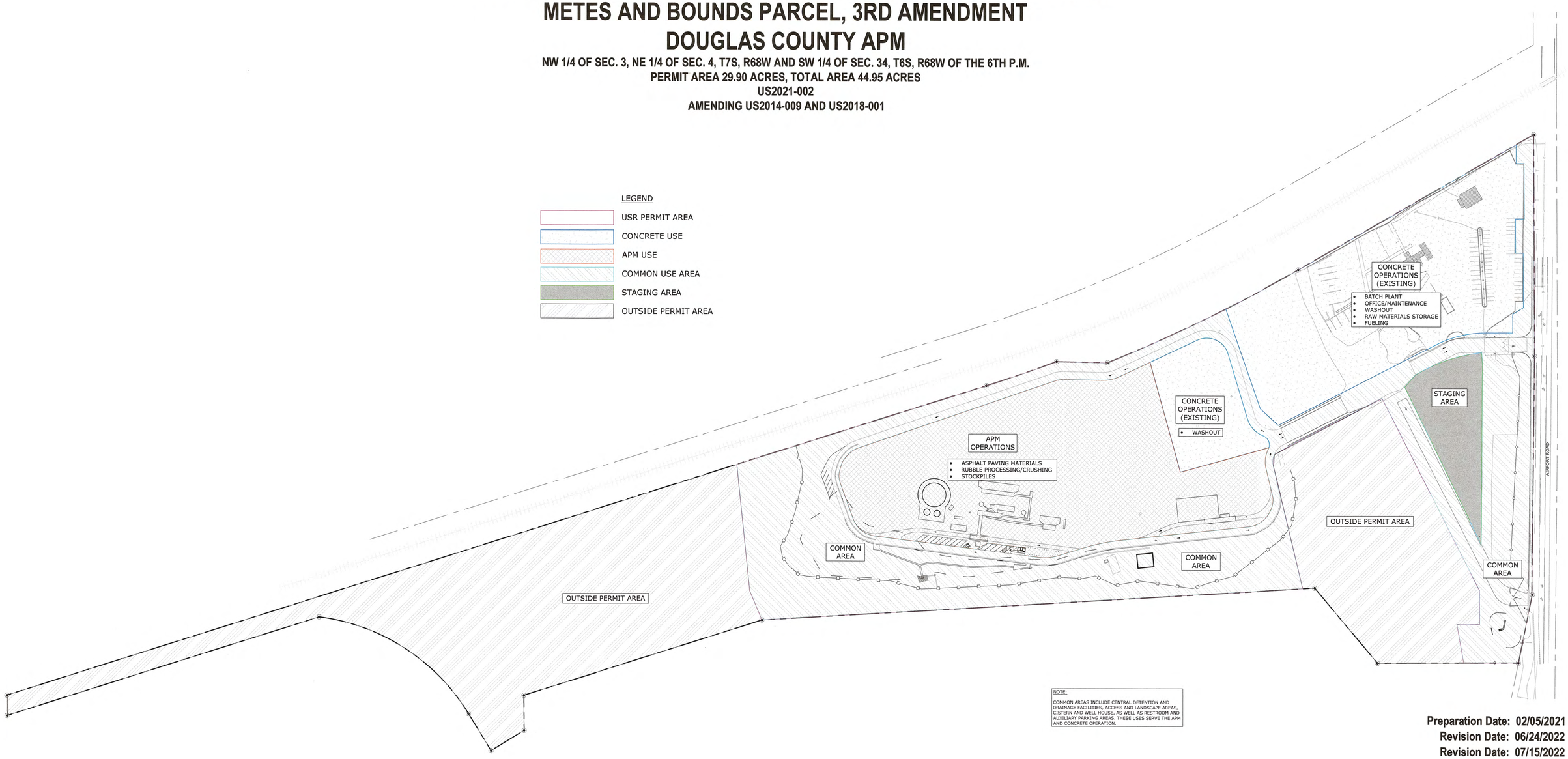
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL PERMIT BOUNDARY - 2

SHEET 4 OF 22

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



NOTE:

COMMON AREAS INCLUDE CENTRAL DETENTION AND DRAINAGE FACILITIES, ACCESS AND LANDSCAPE AREAS, CISTERN AND WELL HOUSE, AS WELL AS RESTROOM AND AUXILIARY PARKING AREAS. THESE USES SERVE THE APM AND CONCRETE OPERATION.

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

USE AREA EXHIBIT

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TP	10/28/24 INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

NORTH

0 60 120
(IN FEET)
(1"=120')

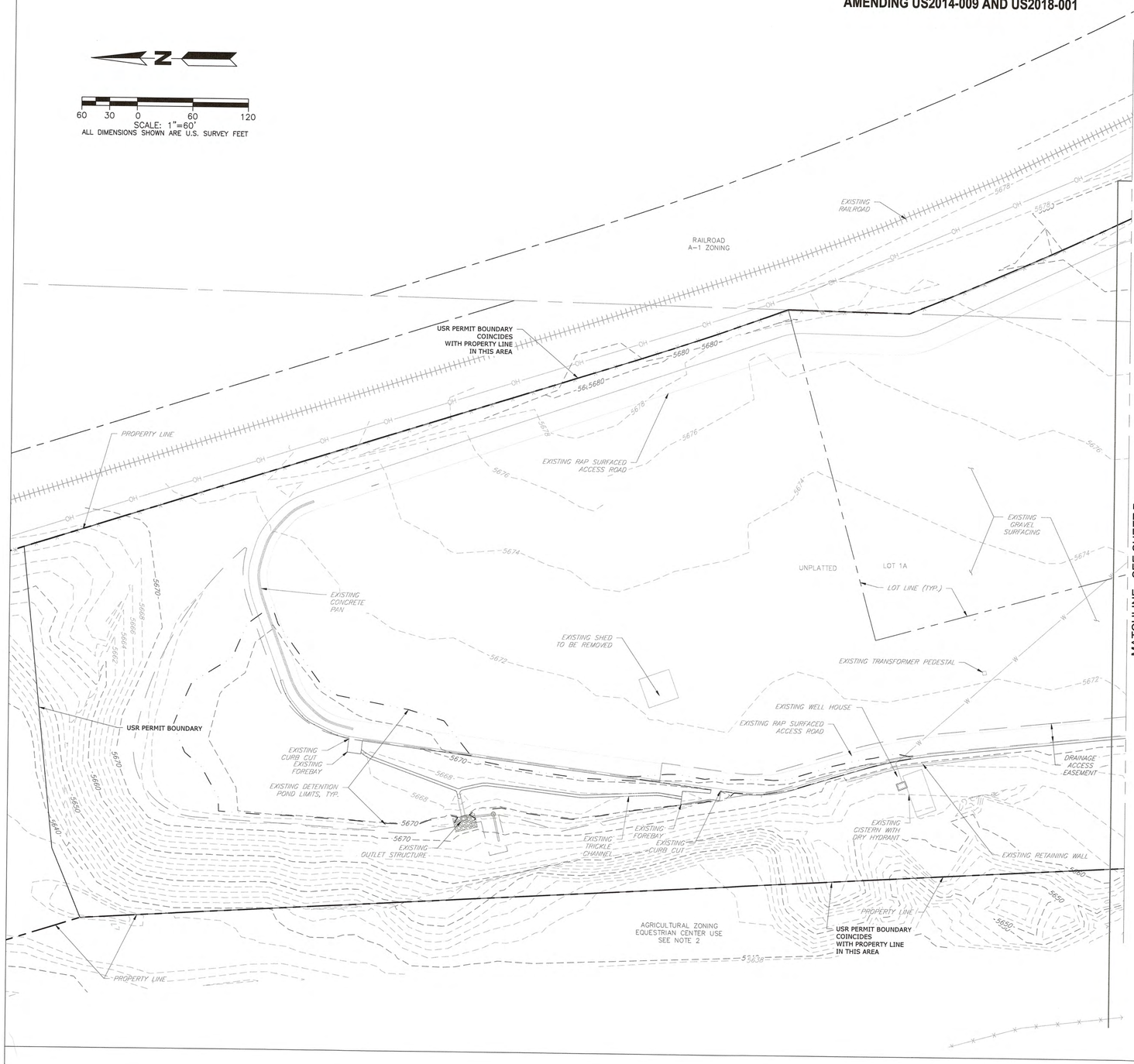
SHEET 5 OF 22

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

N

60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET



LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	PERMIT AREA	
	EASEMENT	
	LOT LINE	
	DETENTION POND LIMITS	
5740	MINOR CONTOUR	5740
5736	MAJOR CONTOUR	5736
W	WATER LINE	W
	FENCE	
	FLOODPLAIN	
	RAILROAD	
	RIPRAP	
	BUILDING	
	ASPHALT	
	CONCRETE	

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL EXISTING CONDITIONS PLAN -1

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

NOTES:

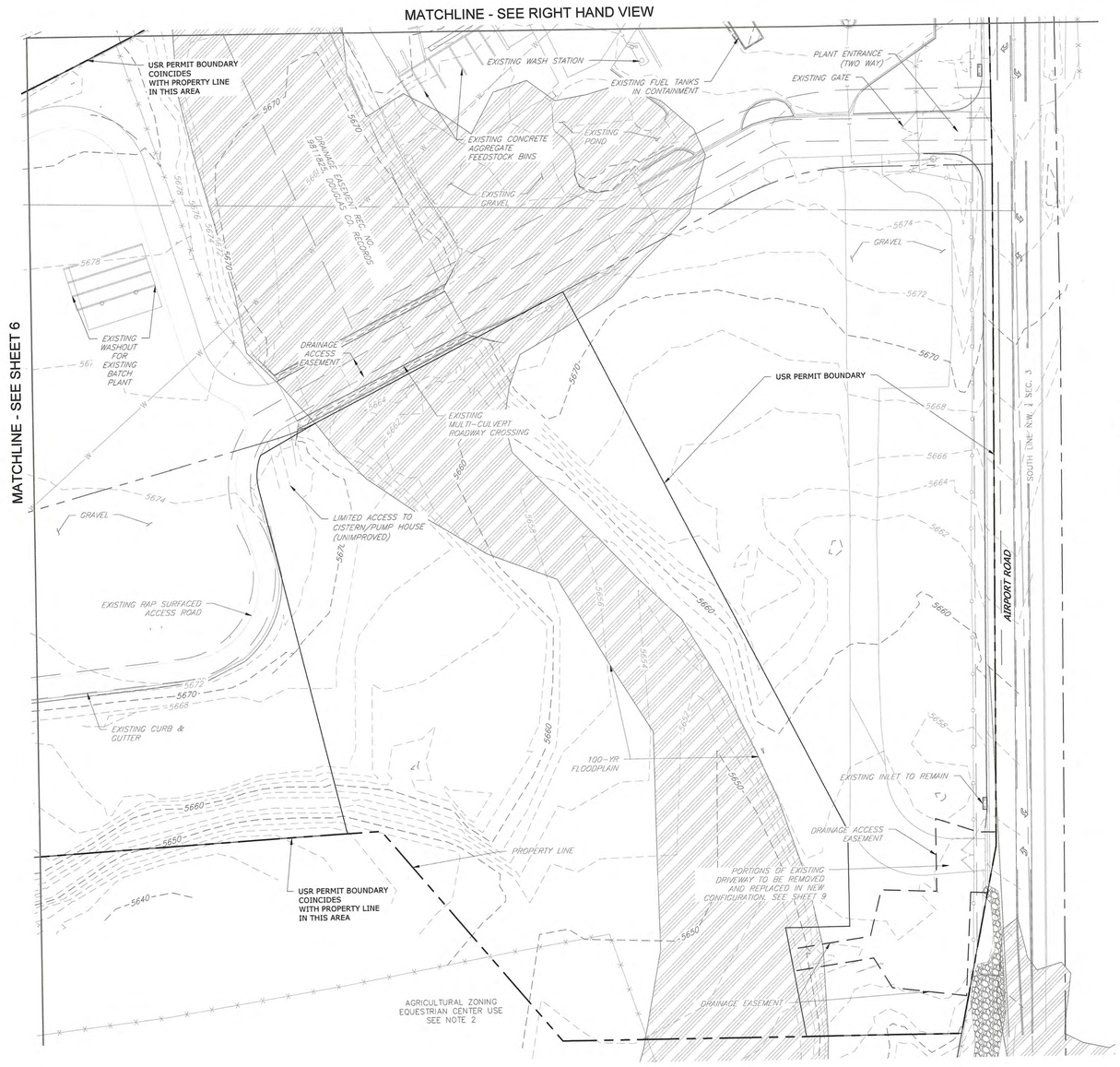
1. SURROUNDING LAND USES INCLUDE CONSTRUCTION YARD; STEEL STORAGE, FABRICATION AND MANUFACTURING; SEPTIC TRANSFER AND OTHER USES IN THE GENERAL INDUSTRIAL ZONE. THE ADJACENT RAILROAD USE IS WITHIN ZONE A-1.
2. FORMER RAILROAD AND INDUSTRIAL LAND TO THE WEST NOW SERVES AS AN EQUESTRIAN EVENTS CENTER. AN INTERNAL AGRICULTURAL BUFFER IS PART OF THE SUBJECT PROPERTY.
3. UTILITY PEDESTALS ALREADY LOCATED ON THE SITE WERE APPROVED, SUBJECT TO FIELD VERIFICATION, BY SP2018-004.

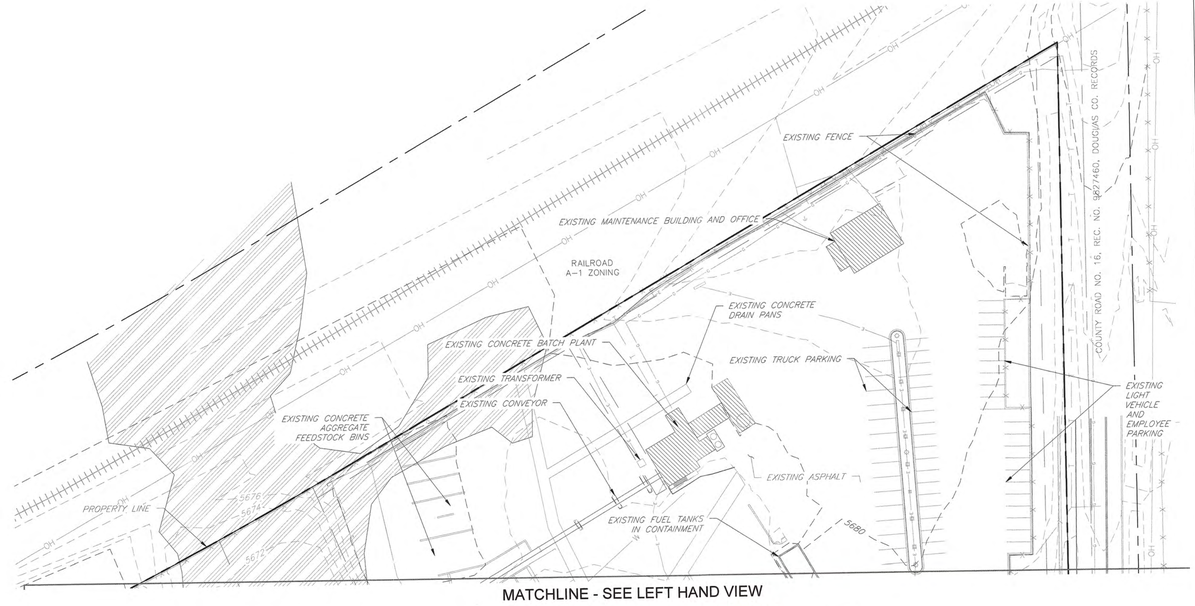
APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TP 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001





N

60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	PERMIT AREA	
	EASEMENT	
	LOT LINE	
	DETENTION POND LIMITS	
5740	MINOR CONTOUR	5740
5736	MAJOR CONTOUR	5736
W	WATER LINE	W
	FENCE	
	FLOODPLAIN	
	RAILROAD	
	RIPRAP	
	BUILDING	
	ASPHALT	
	CONCRETE	
	ROAD BASE	
	FLOODPLAIN	

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINIUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼ S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINIUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

NOTES:

1. SURROUNDING LAND USES INCLUDE CONSTRUCTION YARD; STEEL STORAGE, FABRICATION AND MANUFACTURING; SEPTIC TRANSFER AND OTHER USES IN THE GENERAL INDUSTRIAL ZONE. THE ADJACENT RAILROAD USE IS WITHIN ZONE A-1.
2. FORMER RAILROAD AND INDUSTRIAL LAND TO THE WEST NOW SERVES AS AN EQUESTRIAN EVENTS CENTER. AN INTERNAL AGRICULTURAL BUFFER IS PART OF THE SUBJECT PROPERTY.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

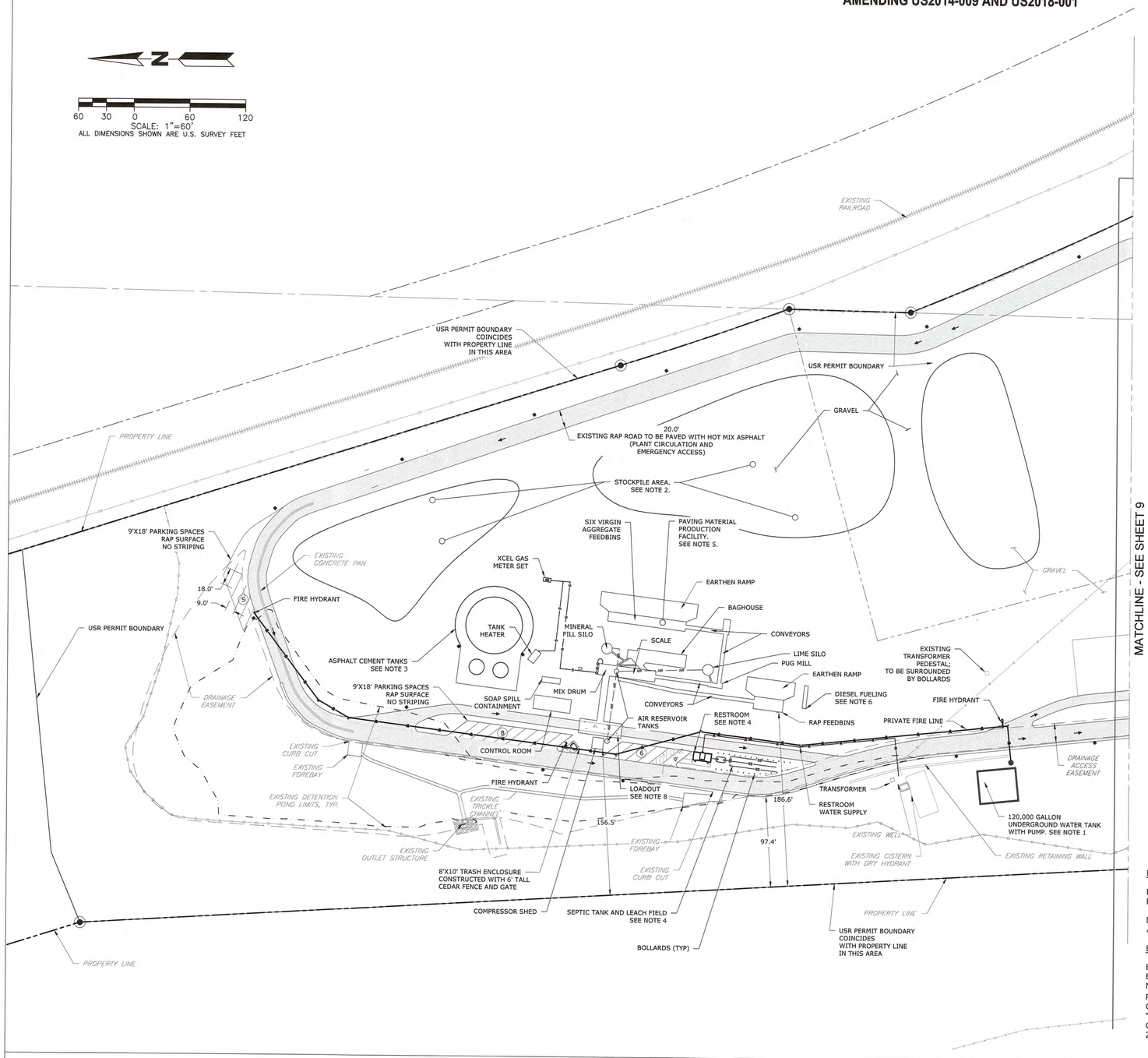
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL EXISTING CONDITIONS PLAN - 2

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



NOTES:

1. WATER STORAGE AND SUPPLY
A FIRE FIGHTING WATER SUPPLY OF NOT LESS THAN 120,000 GALLONS TO BE STORED ON-SITE. SUPPLY TO BE CONNECTED TO HYDRANTS DISTRIBUTED ON-SITE WHICH WILL PROVIDE 1,000 GPM FIRE FLOW AT 20 PSI RESIDUAL FOR NOT LESS THAN 2 HOURS. ON-SITE WATER STORAGE WILL BE ACCOMMODATED BY IN-GROUND CISTERN FED FROM THE ON-SITE WELL AND ARRANGED FOR AUTO FILL.

2. STOCKPILE AREA
THE ASPHALT PRODUCTION FACILITY RELIES ON SEVERAL TYPES OF AGGREGATE FEEDSTOCK THAT MUST BE MAINTAINED IN SEPARATE BULK STOCKPILES. IT IS ANTICIPATED THAT SPECIFICATION ROCK AND SAND, AS WELL AS RECLAIMED ASPHALT PAVEMENT (RAP, A REQUIRED COMPONENT OF MOST ASPHALT PAVEMENT IN COLORADO), WILL BE LOCATED IN AT LEAST SEVEN DIFFERENT STOCKPILES OF VARYING HEIGHT AND FOOTPRINT. NO STOCKPILE SHALL EXCEED 20 FEET IN HEIGHT. TOTAL AREA OF STOCKPILES SHALL NOT EXCEED 160,000 SQUARE FEET.

PROCESSING/CRUSHING OF ASPHALTIC MILLINGS AND CONCRETE RUBBLE ARE ACCESSORY TO PRODUCTION OF ASPHALT PAVING MATERIALS (APM) AND OCCUR IN THE STOCKPILE AREA TO PRODUCE RECLAIMED ASPHALT PAVEMENT (RAP), ROAD BASE OR OTHER CONSTRUCTION MATERIALS FOR EXPORT AND USE.

3. ASPHALT CEMENT TANKS
THE PRODUCTION OF ASPHALT PRODUCTS REQUIRES A CONTINUOUS SUPPLY OF ASPHALT CEMENT (ASPHALT OIL) AT AN ELEVATED TEMPERATURE. TANKS TO STORE AND HEAT ASPHALT CEMENT ARE LOCATED ADJACENT TO THE PLANT. THE APPLICANT IS ALSO GENERATING SITE-SPECIFIC CONTROLS AND PLANS FOR SAFE OPERATION AND PROCEDURES RELATED TO THESE TANKS. CONDENSER TECHNOLOGY WILL BE INSTALLED ON ALL ASPHALT CEMENT TANKS. CONDENSERS ARE INTENDED TO MINIMIZE ODOR EMISSIONS AND SHALL CONFORM WITH EQUIPMENT SPECIFIED ON DETAIL SHEETS.

4. RESTROOM
WATER FOR RESTROOM BUILDING WILL BE PROVIDED BY EXISTING SITE WELL. SEPTIC SYSTEM DEPICTED IN APPROXIMATE LAYOUT, TO BE APPROVED BY DOUGLAS COUNTY HEALTH DEPARTMENT VIA SEPARATE PERMIT.

5. PLANT LAYOUT
SUBSTANTIAL DEVIATION FROM DEPICTED LAYOUT REQUIRES A USR AMENDMENT. EXACT POSITIONING OF BINS AND CONVEYORS IS SUBJECT TO OCCASIONAL ADJUSTMENT WITHOUT AMENDMENT OF THE USR. FIXED PLANT FEATURES WILL BE PLACED ON FOOTERS AND SUBJECT TO CODE STANDARDS FOR FOUNDATIONS. SEE DETAIL SHEET FOR TYPICAL EQUIPMENT PHOTOS.

6. DIESEL FUEL
APPROXIMATELY 4,000 GALLONS OF DIESEL FUELING CAPACITY WILL BE PROVIDED BY AN ABOVE-GROUND STORAGE TANK OR TANKS (ASTS) IN THE VICINITY OF THE ASPHALT PRODUCTION FACILITY. FIRE DEPARTMENT REVIEW AND APPROVAL WILL BE OBTAINED FOR AST LOCATION AND SAFETY FEATURES.

7. EMERGENCY ACCESS
MAINTAIN EMERGENCY ACCESS TO FIRE HYDRANTS AND UNDERGROUND WATER TANK. A 20' DRIVABLE SURFACE CIRCLING THE SITE SHALL BE MAINTAINED TO ALLOW FOR SOUTH METRO FIRE RESCUE (SMFR) FIRE APPARATUS ACCESS AS DEPICTED HEREON.

8. LOADOUT
LOADOUT INCLUDES STEEL FRAME, TRUCK SCALE, DRAG SLAT (CONVEYOR FROM MIX DRUM), SILOS, AND SILO GATES. SEE ELEVATION SHEET FOR DETAIL, AND SEE MANAGEMENT PLAN - NOISE CONTROL REGARDING SILO GATE MUFFLERS.

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	PERMIT AREA	
	EASEMENT	
	LOT LINE	
	DETENTION POND LIMITS	
	WATER LINE	
	GAS LINE	
AIR AIR	COMPRESSED AIR LINE	
	FENCE	
	FLOODPLAIN	
	RAILROAD	
	RIPRAP	
	BUILDING	
	ASPHALT	
	CONCRETE	
	ROAD BASE/GRAVEL	

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TG 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

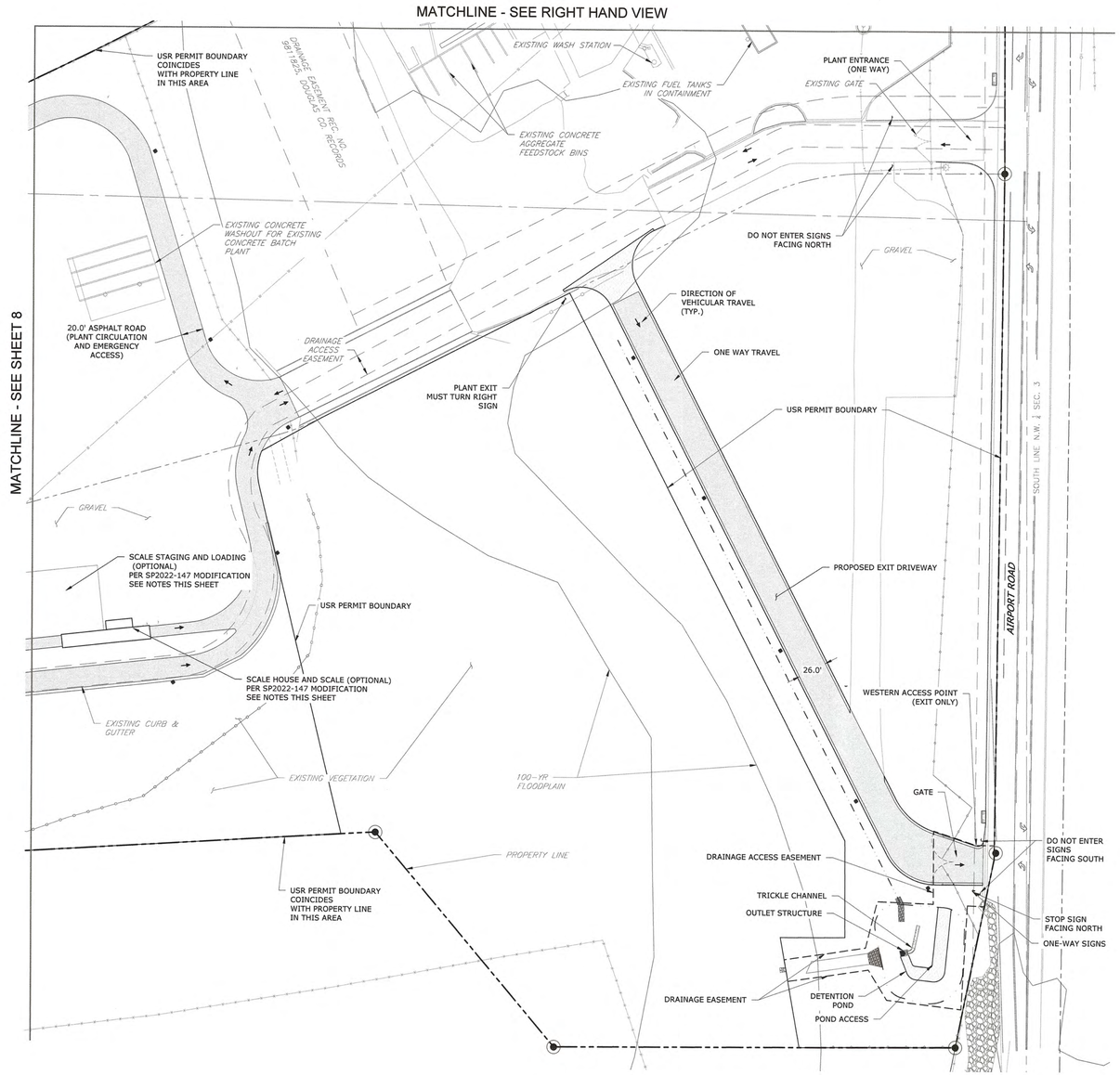
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

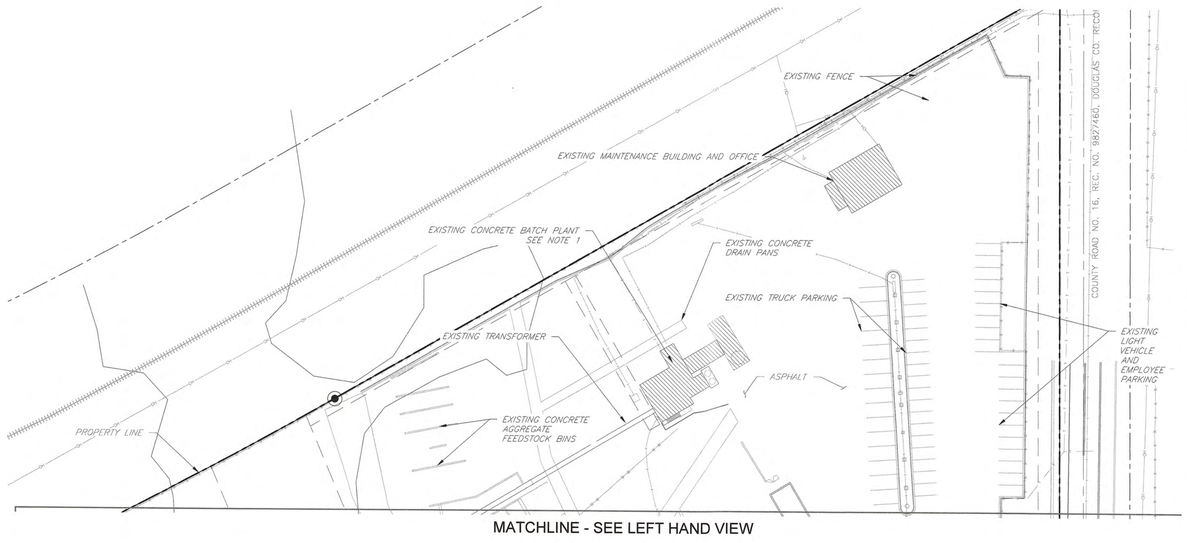
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL SITE PLAN - 1

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001





LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	PERMIT AREA	
	EASEMENT	
	LOT LINE	
	DETENTION POND LIMITS	
	WATER LINE	
	FENCE	
	FLOODPLAIN	
	RAILROAD	
	RIPRAP	
	BUILDING	
	ASPHALT	
	CONCRETE	
	ROAD BASE/GRAVEL	

N

60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

NOTES:

1. EXISTING CONCRETE PLANT USE HAS BEEN IN OPERATION FOR APPROXIMATELY 40 YEARS. LAYOUT IS SHOWN AS APPROVED BY US2014-009. SEE NOTE ON MANAGEMENT PLAN (SHEET 2) CONCERNING CONSOLIDATED MANAGEMENT PLAN FOR ALL USR OPERATIONS (CONCRETE AND ASPHALT PAVING PLANTS, INCLUDING ACCESSORY CRUSHING).
2. THE SCALE HOUSE SHALL BE A MODULAR OFFICE TRAILER, APPROXIMATELY 200 SF IN SIZE (WITH REASONABLE VARIANCE TO ACCOMMODATE FOR EXAMPLE, AN 8'X24' = 196 SF PREFABRICATED UNIT). TICKETING, LOAD VERIFICATION AND OTHER ADMINISTRATIVE FUNCTIONS MAY ALSO USE REMOTE TECHNOLOGY IN LIEU OF, OR AS A SUPPLEMENT TO THE PROPOSED SCALE HOUSE INSTALLATION.
3. IF AND WHEN THE NEW SCALE HOUSE IS INSTALLED, A DEDICATED, ONE LANE GRAVEL OR ASPHALT ROAD TO QUEUE SCALE HOUSE TRAFFIC SHALL BE INSTALLED.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TB	10/28/24 INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

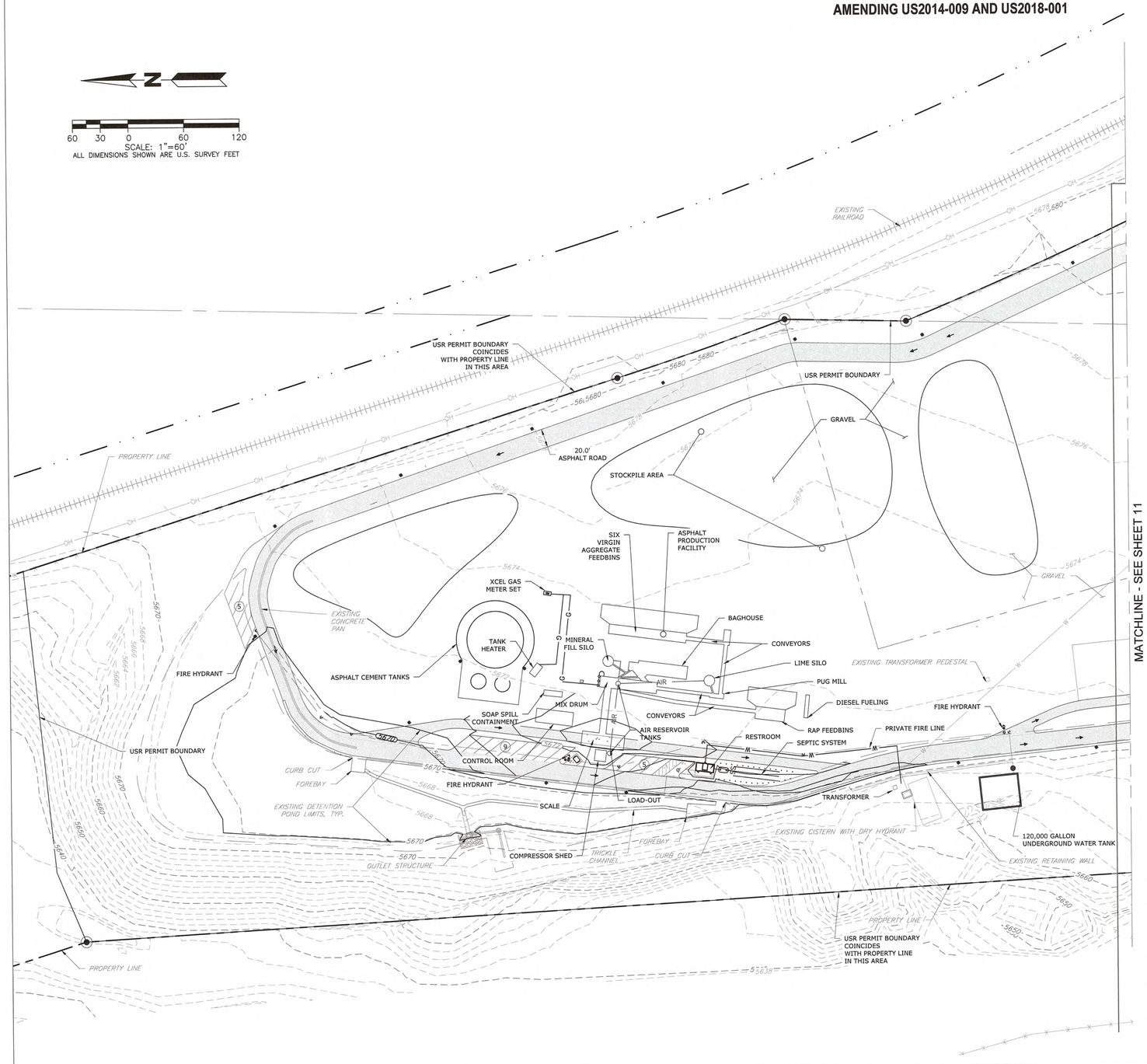
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL SITE PLAN - 2

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



GRADING NOTES:

FINAL ENGINEERED GRADING OF THE PLANT AREA HAS BEEN ESTABLISHED PURSUANT TO PRIOR DEVELOPMENT OF THE AREA. THIS USR REQUIRES NEW GRADING ONLY FOR THE WESTERN ACCESS DRIVE AND RELATED IMPROVEMENTS SHOWN ON SHEET 11, AND THE LOADOUT AND NEARBY PARKING AS SHOW ON THIS SHEET. CONSTRUCTION DOCUMENTS AND NEW GESC PLANS ARE APPROPRIATELY LIMITED TO THIS NEWLY AFFECTED AREA.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	PERMIT AREA	
	EASEMENT	
	LOT LINE	
	DETENTION POND LIMITS	
5740	MINOR CONTOUR	5740
5736	MAJOR CONTOUR	5736
W	WATER LINE	W
G	GAS LINE	
AIR	COMPRESSED AIR LINE	
	FENCE	
	FLOODPLAIN	
	RAILROAD	
	RIPRAP	
	BUILDING	
	ASPHALT	
	CONCRETE	
	ROAD BASE/GRAVEL	

BENCHMARK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINIUM CAP STAMPED "WSSI, WC, T-7S R-68W, ¼, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINIUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TD 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

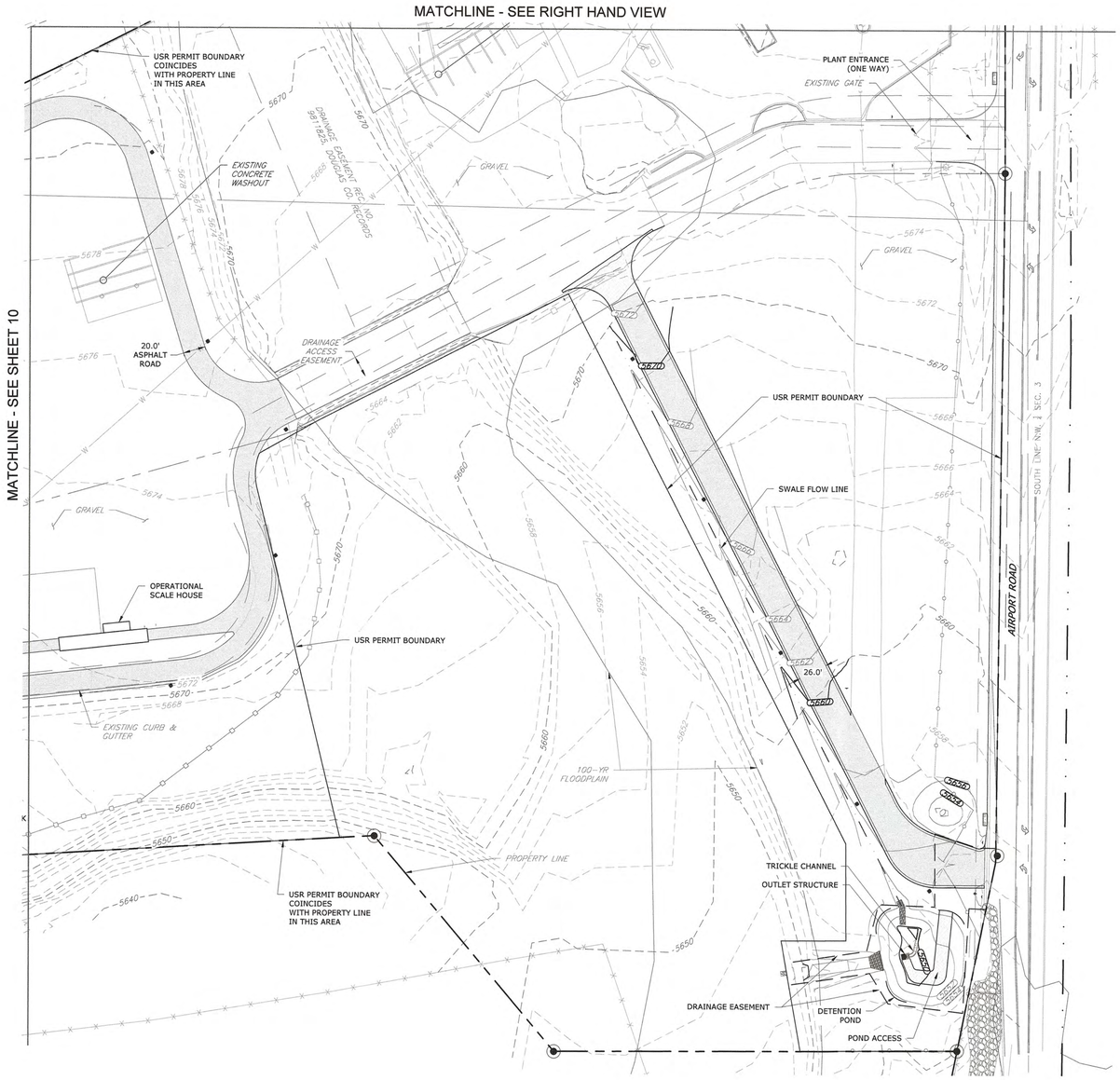
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

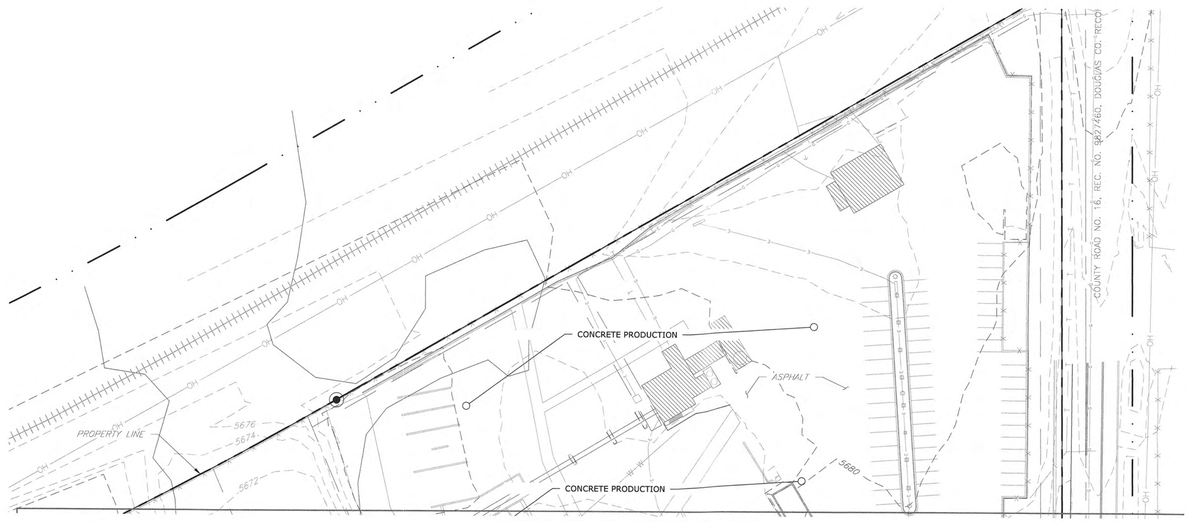
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL GRADING PLAN - 1

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001





N

60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	PERMIT AREA	
	EASEMENT	
	LOT LINE	
	DETENTION POND LIMITS	
	WATER LINE	
	FENCE	
	FLOODPLAIN	
	RAILROAD	
	RIPRAP	
	BUILDING	
	ASPHALT	
	CONCRETE	
	ROAD BASE/GRAVEL	

GRADING NOTES:

FINAL ENGINEERED GRADING OF THE PLANT AREA HAS BEEN ESTABLISHED PURSUANT TO PRIOR DEVELOPMENT OF THE AREA. THIS USR REQUIRES NEW GRADING ONLY FOR THE WESTERN ACCESS DRIVE AND RELATED IMPROVEMENTS SHOWN ON THIS SHEET, AND THE LOADOUT AND NEARBY PARKING AS SHOW ON SHEET 10. CONSTRUCTION DOCUMENTS AND NEW GESC PLANS ARE APPROPRIATELY LIMITED TO THIS NEWLY AFFECTED AREA.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TO 10/29/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

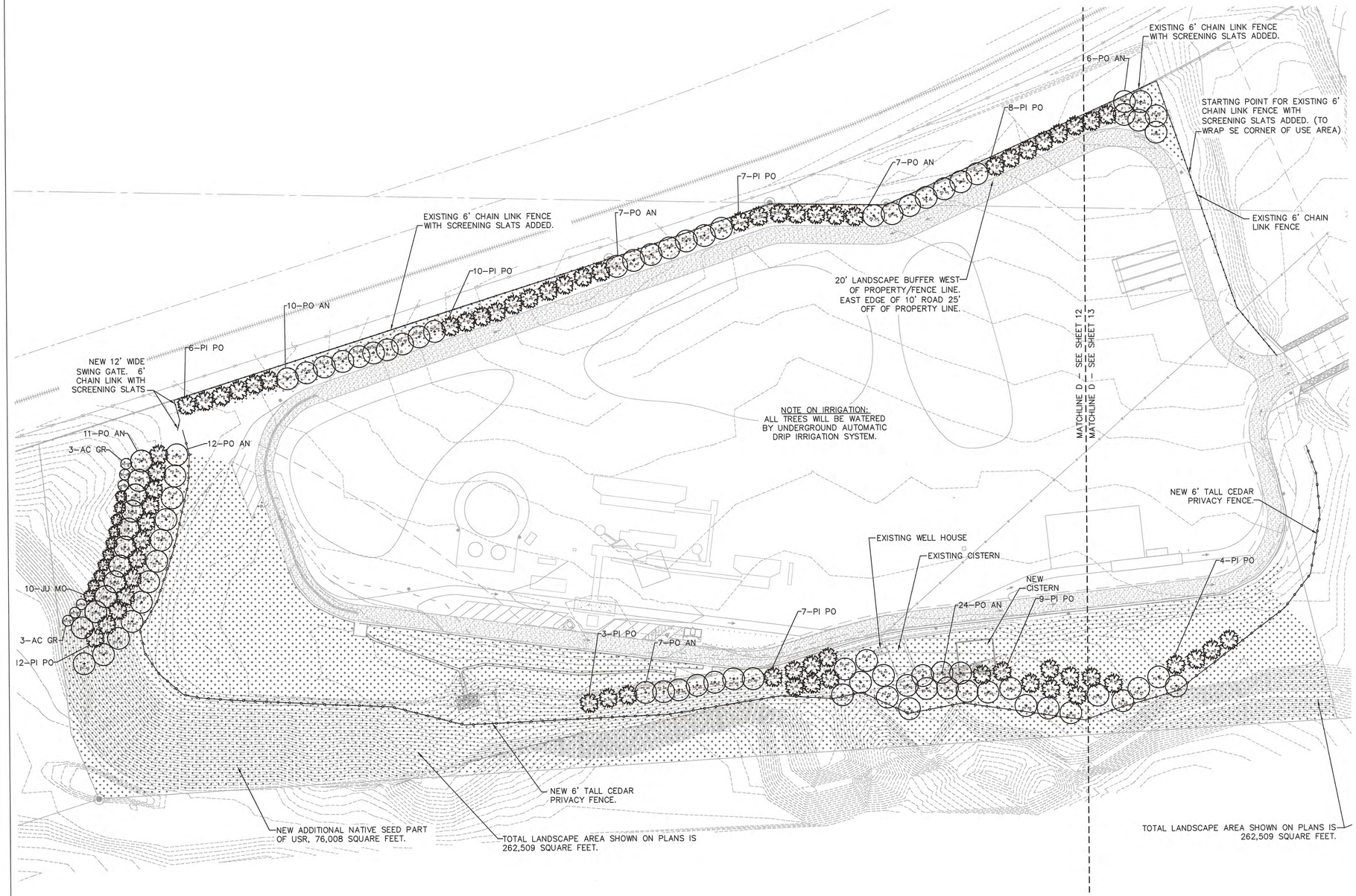
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL GRADING PLAN - 2

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- 1 1/2" BRANNAN SAND AND GRAVEL NATURAL COLORED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC
- PROPOSED NATIVE SEED
- EXISTING 6' CHAIN LINK FENCE TO REMAIN
- NEW 6' TALL CEDAR PRIVACY FENCE.
- EXISTING 6' CHAIN LINK FENCE TO REMAIN AND HAVE SCREENING SLATS ADDED.
- EXISTING 6' TALL CEDAR PRIVACY FENCE.

N

60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

Munding Design, LLC
Irrigation Design and Landscape Architecture
302 E Geneseo St
Lafayette, Colorado 80026
720-273-3884

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

APPROVAL CERTIFICATE

	INITIALS/DATE
ENGINEERING	NA 10/28/24
PLANNING	
OWNER	
LESSEE (IF APPLICABLE)	

PARTIAL LANDSCAPE PLAN-1

SHEET 12 OF 21

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- 1 1/2" BRANNAN SAND AND GRAVEL NATURAL COLORED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC
- PROPOSED NATIVE SEED
- EXISTING 6' CHAIN LINK FENCE TO REMAIN
- NEW 6' TALL CEDAR PRIVACY FENCE.
- EXISTING 6' CHAIN LINK FENCE TO REMAIN AND HAVE SCREENING SLATS ADDED.
- EXISTING 6' TALL CEDAR PRIVACY FENCE.

APPROVAL CERTIFICATE

ENGINEERING	NA INITIALS/DATE TO 10/29/24
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

Munding Design, LLC
Irrigation Design and Landscape Architecture
302 E Geneseo St.
Lafayette, Colorado 80026
720-273-3884

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

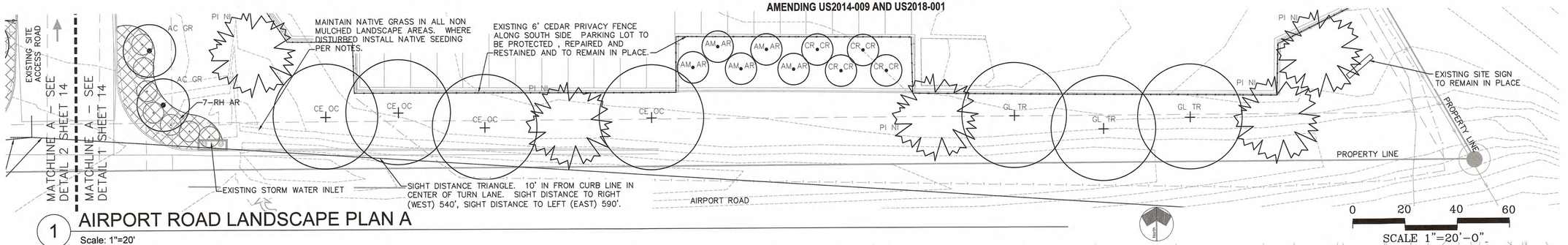
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL LANDSCAPE PLAN-2

SHEET 13 OF 21

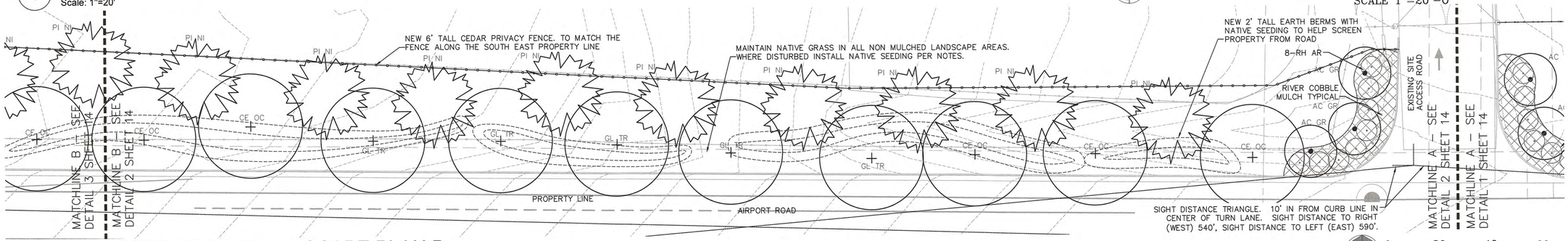
OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



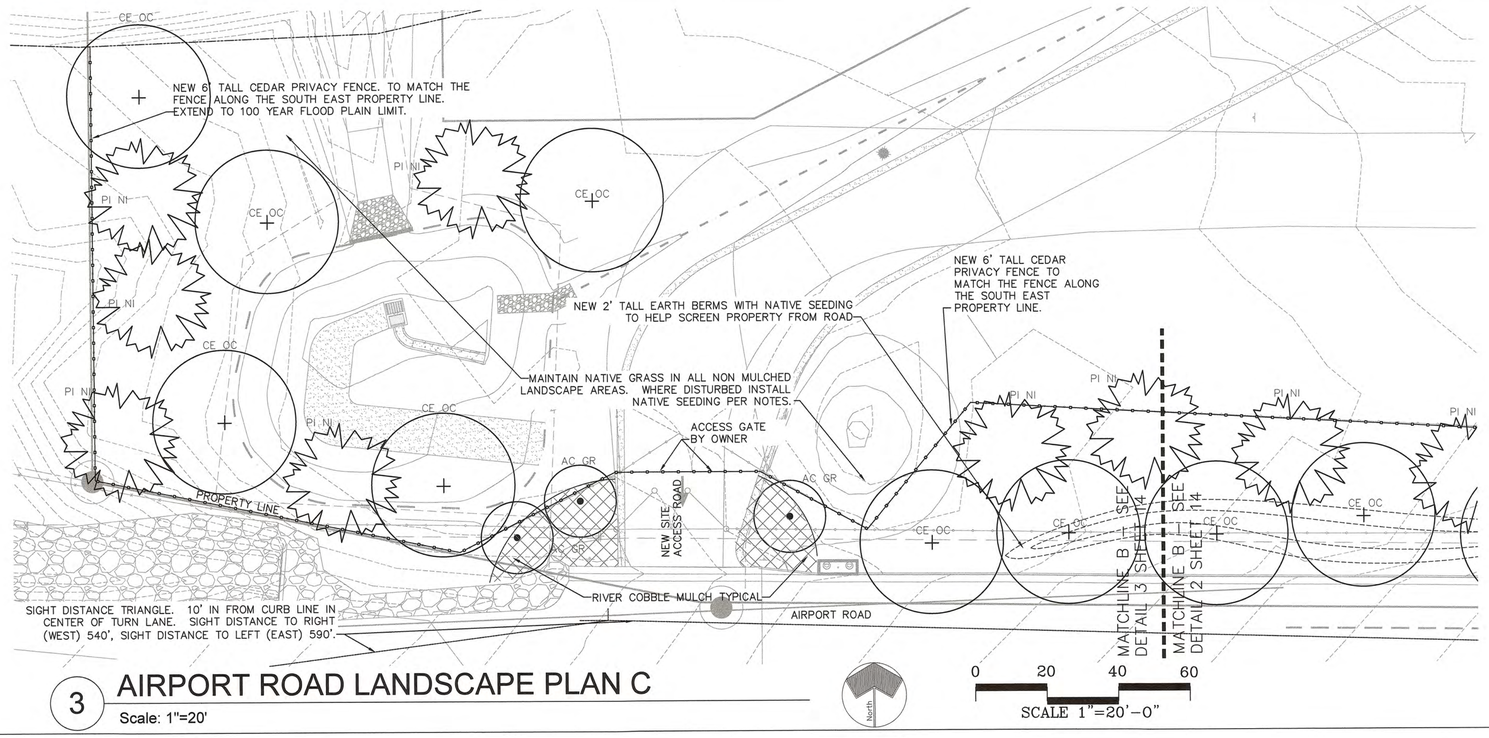
1 AIRPORT ROAD LANDSCAPE PLAN A
Scale: 1"=20'

0 20 40 60
SCALE 1"=20'–0"



2 AIRPORT ROAD LANDSCAPE PLAN B
Scale: 1"=20'

0 20 40 60
SCALE 1"=20'–0"



3 AIRPORT ROAD LANDSCAPE PLAN C
Scale: 1"=20'

0 20 40 60
SCALE 1"=20'–0"

APPROVAL CERTIFICATE		
ENGINEERING	INITIALS/DATE	NA
PLANNING	INITIALS/DATE	10/28/24
OWNER	INITIALS/DATE	
LESSEE (IF APPLICABLE)	INITIALS/DATE	

Munding Design, LLC
Irrigation Design and Landscape Architecture
302 E Geneseo St.
Lafayette, Colorado 80026
720-273-3884

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

AIRPORT ROAD LANDSCAPE PLAN

SHEET 14 OF 21

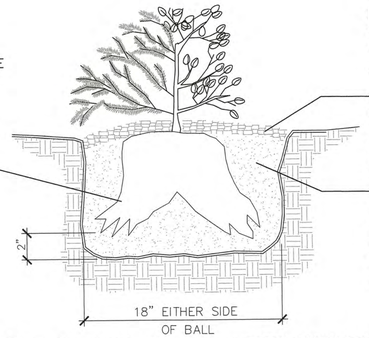
OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

EVERGREEN SHRUB
PLACE SPREADING EVERGREEN SHRUBS PERPENDICULAR TO SLOPE OF GROUND. LEAVE ENOUGH SPACE UNDER BRANCHES FOR MULCH.

MOUND BACKFILL UNDER ROOTBALL.

REMOVE CONTAINER, SPLIT BOTTOM 1/2 OF BALL, SPREAD AND PLANT



DECIDUOUS SHRUB
PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT.

SET SHRUB PLUMB.

MULCH OVER MOUNDED BACKFILL. BUILD A 4" BERM AROUND SHRUB TO CREATE A WATERING BASIN IN NON-IRRIGATED AREAS ONLY.

PREPARED BACKFILL MIXTURE:
1. TWO PARTS NATIVE SOIL FROM PIT EXCAVATION.
2. ONE PART BIO COMP BY A-1 ORGANICS.
3. MATERIALS TO BE THOROUGHLY BLENDED.

NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

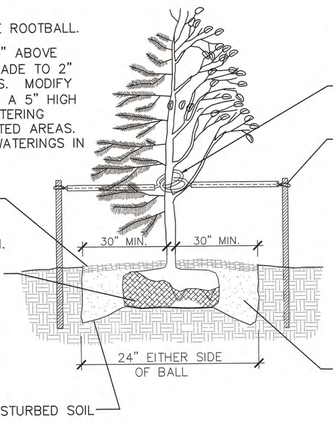
1 SHRUB PLANTING DETAIL
NOT TO SCALE

DIG HOLE TWO TIMES THE WIDTH OF THE ROOTBALL.

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH.

MULCH FLUSH WITH SOD AT EDGE. PROVIDE 30" MIN. RING FROM EDGE OF BARK TO EDGE OF MULCH.

REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BURLAP AND COMPLETE BACKFILL.



DIG HOLE TWO TIMES THE WIDTH OF THE ROOTBALL.

PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

GUYING SYSTEM:
MIN. 6 FEET LONG HEAVY DUTY WOOD POST STAKES WITH 12 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH 1" CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH 1/2" WHITE PVC PLASTIC PIPE.

CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

PREPARED BACKFILL MIXTURE:
1. TWO PARTS NATIVE SOIL FROM PIT EXCAVATION.
2. ONE PART BIO COMP BY A-1 ORGANICS.
3. MATERIALS TO BE THOROUGHLY BLENDED.

NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

2 TREE PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	Botanical Name / COMMON NAME	SIZE	QUANTITY	WATER USE HIGH/MEDIUM/LOW
	DECIDUOUS TREES:			
GL TR	Gleditsia triacanthos inermis 'Shademaster' SHADEMASTER HONEYLOCUST	2" B&B	8	MEDIUM
CE OC	Celtis occidentalis WESTERN HACKBERRY	2" B&B	16	LOW
PO AN	Populus angustifolia NARROWLEAF COTTONWOOD	2" B&B	73	MEDIUM
	EVERGREEN TREES:			
PI NI	Pinus nigra AUSTRIAN PINE	8' B&B	21	LOW
JU MO	Juniperus monosperma ONE SEED JUNIPER	6' B&B	10	LOW
PI PO	Pinus ponderosa PONDEROSA PINE	8' B&B	62	LOW
	ORNAMENTAL TREES			
AC GR	Acer grandidentatum BIGTOOTH MAPLE	1 1/2" B&B	14	LOW
AM AR	Amelanchier arborea 'Autumn Brilliance' DOWNY SERVICEBERRY	1 1/2" MULTI STEM B&B	5	LOW
CR CR	Crataegus crus-galli COCKSPUR HAWTHORN	1 1/2" B&B	4	LOW
	DECIDUOUS SHRUBS:			
RH AR	Rhus aromatica 'Grow Low' GROW LOW FRAGRANT SUMAC	#5 Cont.	15	LOW

LEGEND

PROPOSED DECIDUOUS SHADE TREE

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

USR PROPOSED DECIDUOUS SHRUB

1 1/2" BRANNAN SAND AND GRAVEL NATURAL COLORED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC

PROPOSED NATIVE SEED

EXISTING 6' CHAIN LINK FENCE TO REMAIN

NEW 6' TALL CEDAR PRIVACY FENCE.

EXISTING 6' CHAIN LINK FENCE TO REMAIN AND HAVE SCREENING SLATS ADDED.

EXISTING 6' TALL CEDAR PRIVACY FENCE.

SEEDING NOTES (from Douglas County Standards)
NOTE ALL AREAS OF DISTURBANCE DURING LANDSCAPE IMPROVEMENTS SHALL BE SEEDED WITH THE DOUGLAS COUNTY STANDARD SEED MIX BELOW AND PER THE SEEDING NOTES BELOW.

1. Seeding must occur within 3 days of topsoil placement, if there is topsoil placement, unless delayed by weather conditions improper for seeding or crimp mulching. Seeding will not occur when the ground is frozen.
2. Once construction and ground disturbing activities have been completed, the site must be seeded as conditions and season allow. If seeding must occur between May 2 and September 30, disturbed areas may be seeded with a sterile cover crop such as Quickguard or Regreen, or a crop that will be killed by frost before going to seed. The cover crop shall not be cut. The permanent native seed mix shall be seeded into the standing cover crop during the first dormant period suitable for seeding (October 1 through May 1) after planting the cover crop unless the cover crop was planted late in the previous growing season, was not winterkilled and will continue to grow as a winter-wheat type crop for part of the following growing season. In that case, the permanent mix shall be planted a year later during the dormant period (October 1 through May 1) to allow the cover croptime to come to maturity and die, avoiding competition with seeded species.Wetland seeding and plantings can be excepted from the additional year delay if it is likely that the area will become inundated and kill the cover crop.
3. After grading, rip soil to a minimum of 6 inches. Avoid or minimize compaction associated with vehicles driving over ripped soil.
4. Contractor shall supply the County with all seed bag tags and a certification from the supplier stating that the seed complies with the Federal Seed Act. All seed must be guaranteed for purity and germination, free of noxious weed seeds, and supplied on a pure live seed (PLS) basis. Using the seed species name listed on the "Certified Seed Blue Tag,"verify that the seed received is the seed specified prior to seeding.
5. Seed shall be drilled where appropriate and site conditions allow, but may be broadcast in areas that cannot be accessed using a drill seeder. Double rates for broadcast seeding. Seeding equipment used for applying grass seed shall be designed, modified, or equipped to regulate the application rate of native grass seed. Seed shall be distributed uniformly in the broadcasting device, and seed shall be distributed evenly throughout the revegetation site.
6. In small areas of site where drill seeding is not practicable, seed shall be broadcast and lightly raked to cover the applied seed with a soil thickness no greater than 0.5 inches in depth.
7. A straw mulch shall be applied at a rate of 4,000 lbs/acre, and crimped into the soil surface. If seed is planted into a standing cover crop, mulch shall not be applied. Wheat straw free of noxious weed seed and undesirable plant seed shall be used. Mulch shall be applied to seeded areas no more than 24 hours after seeding; however, mulching shall not take place during adverse weather conditions or when wind prevents uniform distribution and must be postponed until adverse weather conditions subside. Mulch shall be applied in a manner that does not compact the seedbed.

WETLAND PROTECTION:
"All reasonable measures shall be taken to avoid excess application and introduction of chemicals into wetland areas. Use of chemicals such as soil stabilizers, dust palliatives, growth inhibitors, fertilizers, etc. shall be limited to approved application rates and locations (at least 100 feet away from wetland and live waterways)."
"DO NOT APPLY FERTILIZER IN, OR WITHIN 100' OF, WETLANDS OR WATERWAYS."

DOUGLAS COUNTY NATIVE SEED MIX
SUMMARY OF QUANTITIES

ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY			
Big Bluestem	Andropogon gerardii	Bonilla, Kaw, Champ, Bison	PNWS	8	0.9
Little Bluestem	Schizachyrium scoparium	Pastura	PNWB	8	0.6
Yellow Indiangrass	Sorghastrum nutans	Cheyenne, Holt, Llano	PNWS	8	0.8
Switchgrass	Panicum virgatum	NE28, Greenville, Blackwell	PNWS	15	0.6
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB	10	0.9
Western Wheat	Agropyron smithii	Arriba, Rosanna	PNCS	9	1.5
Blue Grama	Bouteloua gracilis	Hachita	PNWB	8	0.3
Indian Ricegrass	Achnatherum hymenoides	Paloma, Nez Par, Rimrock	PNCB	8	1.0
Prairie Sandreed	Calamovilfa longifolia	Goshen/Pronghorn	PNWS	8	0.5
Green Needlegrass	Nassella viridula	Lodorm	PNCB	8	0.8
Slender Wheatgrass	Agropyron trachycaulum	Pryor, San Luis	PNCB	5	0.6
TOTAL PLS/ACRE					8.5

Notes: P=Perennial; A=Annual; N=Native; C=Cool Season; W=Warm Season; B=Bunchgrass; S=Sod former.

Ground mounted HVAC units, utility pedestals, and similar features are not shown on the landscape plan; additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.

Landscaping shall be planted and maintained by the owner, successor, and/or assigns. Should any plant material die, it shall be replaced by similar plant material within one planting season.

NOTE:
1. SEE NATIVE SEED AREA ON OVERALL PLAN FOR ADDITIONAL SEEDING. REFER TO NOTES FOR DOUGLAS COUNTY SEEDING REQUIREMENTS.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THE PROJECT.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING FEATURES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES.
5. ANY CONSTRUCTION DEBRIS OR MUD-TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN AND OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY ON AND ABOUT THE SITE.
7. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT BOTH ON SITE AND ADJACENT PROPERTY. AREAS OUTSIDE THE LIMITS OF WORK AS SHOWN ON THE PLANS SHALL REMAIN UNDISTURBED. ANY ITEMS NOT INTENDED FOR DEMOLITION MUST BE PROTECTED. ANY DAMAGE WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM DEMOLITION OPERATIONS ON A DAILY BASIS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE PROJECT MANAGER'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
11. ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF DOUGLAS COUNTY.
12. PROPERTY LINES AND TOPOGRAPHY SHOW EXISTING CONDITIONS, SUBJECT TO ADJUSTMENT BASED ON PLANNED IMPROVEMENTS TO AIRPORT ROAD. PROPOSED LANE IMPROVEMENTS ON AIRPORT ROAD ARE SHOWN, PROVIDING CONTEXT FOR THE APPROPRIATE LOCATION OF PROPOSED LANDSCAPE IMPROVEMENTS.
13. THE APPLICANT AGREES TO MAINTAIN PLANTINGS AND OTHER PROPOSED LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN WITHOUT REGARD TO LOCATION INSIDE OR OUTSIDE PUBLIC RIGHT-OF-WAY. TO THE EXTENT THAT PLANTINGS ULTIMATELY RESIDE IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT AGREES TO INCORPORATE MAINTENANCE INTO A DEVELOPMENT AGREEMENT OR OTHER APPROPRIATE INSTRUMENT AT DOUGLAS COUNTY'S DISCRETION.
14. EXISTING TREES ALONG THE AIRPORT ROAD CORRIDOR ARE INVASIVE, VOLUNTEER SPECIES (I.E., SIBERIAN ELM), ARE CONSIDERED TO HAVE NO LANDSCAPE VALUE. THESE EXISTING TREES WILL BE REMOVED AT THE TIME PROPOSED LANDSCAPE IMPROVEMENTS ARE INSTALLED.
15. IMPROVEMENTS IN THE AIRPORT ROAD CORRIDOR WILL BE ADJUSTED TO ACCOMMODATE UNDERGROUND UTILITIES AND SIDESLOPES AS MAY BE MODIFIED DURING ROADWAY EXPANSION. PROPOSED LANDSCAPE IMPROVEMENTS WILL ACCORDINGLY BE PHASED TO OCCUR AFTER THE COMPLETION OF THE ROAD PROJECT.
16. THE APPLICANT AGREES TO ESTABLISH AND MAINTAIN VEGETATION THROUGH INSTALLING TWO SEPARATE AUTOMATIC DRIP IRRIGATION SYSTEMS, ONE ALONG AIRPORT ROAD AND ONE FOR THE INTERIOR LANDSCAPE.

APPROVAL CERTIFICATE

ENGINEERING	NA INITIALS/DATE TD 10/28/24
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

Munding Design, LLC
Irrigation Design and Landscape Architecture
302 E Geneseo St.
Lafayette, Colorado 80026
720-273-3884

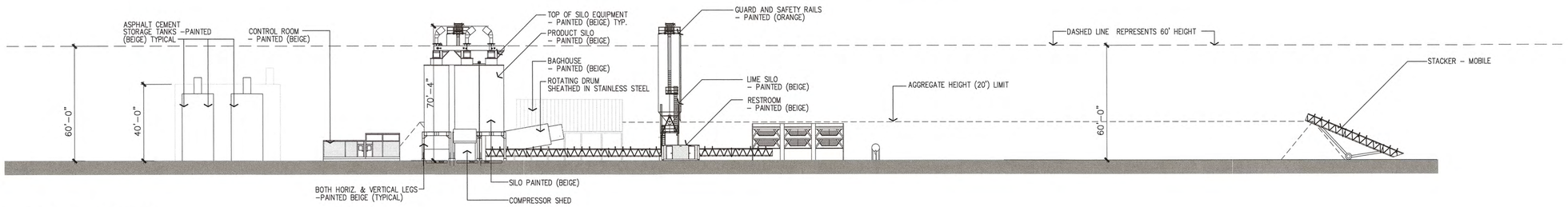
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

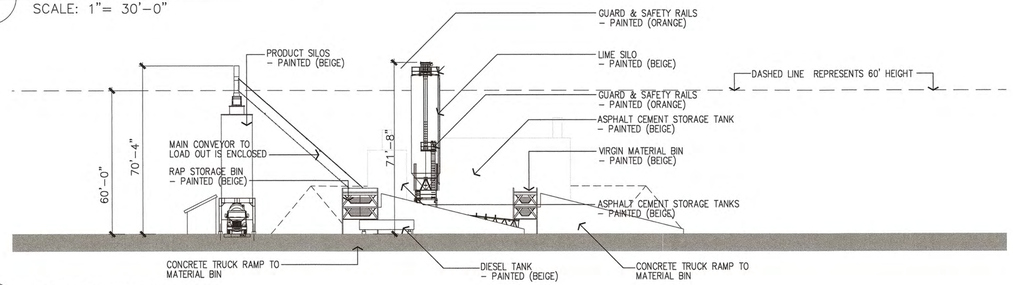
LANDSCAPE NOTES, LEGEND AND DETAILS

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

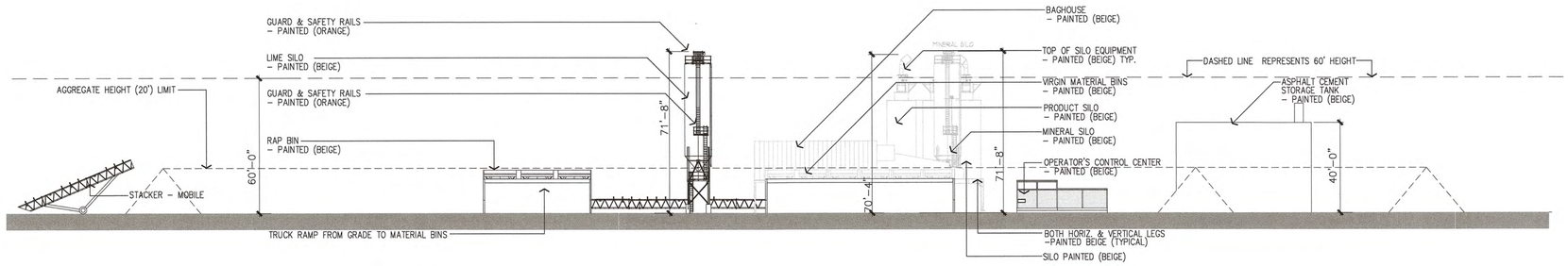
NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



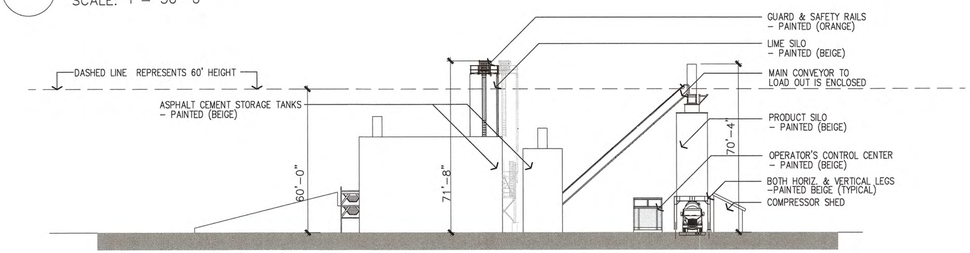
1 WEST ELEVATION
SCALE: 1"= 30'–0"



2 SOUTH ELEVATION
SCALE: 1"= 30'–0"



3 EAST ELEVATION
SCALE: 1"= 30'–0"



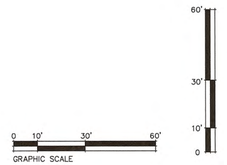
4 NORTH ELEVATION
SCALE: 1"= 30'–0"

NOTES:
1) PAINT SCHEME WILL BE AS ANNOTATED.
2) ELEVATIONS SHOW APPROXIMATE LOCATION AND SCALE OF MATERIAL STOCKPILES. MATERIAL STOCKPILES MAY SERVE AS BERMING AND VISUAL SCREENING FROM EXTERNAL LOCATIONS.
3) THE OPERATOR'S CONTROL CENTER STRUCTURE IS INTENDED TO BE A PREFABRICATED STRUCTURE TO BE SPECIFIED AT TIME OF PLANT CONSTRUCTION AND THERFORE ITS APPEARANCE MAY VARY FROM THAT SHOWN IN THE PLAN SET. THE SIZE AND LOCATION WILL BE GENERALLY AS SHOWN IN THIS PLAN SET AND THE STRUCTURE WILL BE PAINTED BEIGE.
4) PER DCZR 2710, HVAC SYSTEMS ON THE CONTROL ROOM SHALL BE SCREENED.
5) SEE DETAIL SHEET FOR TYPICAL PHOTOS SHOWING EQUIPMENT / SILOS.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS / DATE
PLANNING	TP 10/28/24	INITIALS / DATE
OWNER		INITIALS / DATE
LESSEE (IF APPLICABLE)		INITIALS / DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024



SUMMIT DESIGN AND ENGINEERING SERVICES
14694 Orchard Parkway, Suite 200 Westminster, CO, 80233
Phone: (303) 997-4948 www.SummitDE.com
patrick berrend - architect, ncarb
patrick.berrend@summitde.com
(phone) 303-997-4948
(mobile) 303-960-9925

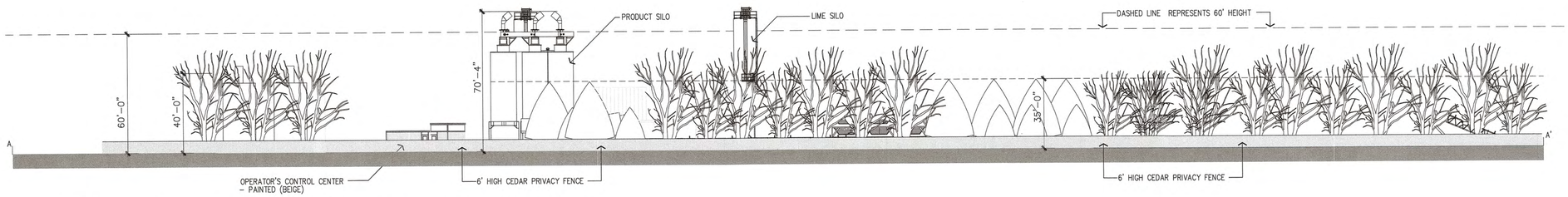
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

BUILDING ELEVATIONS

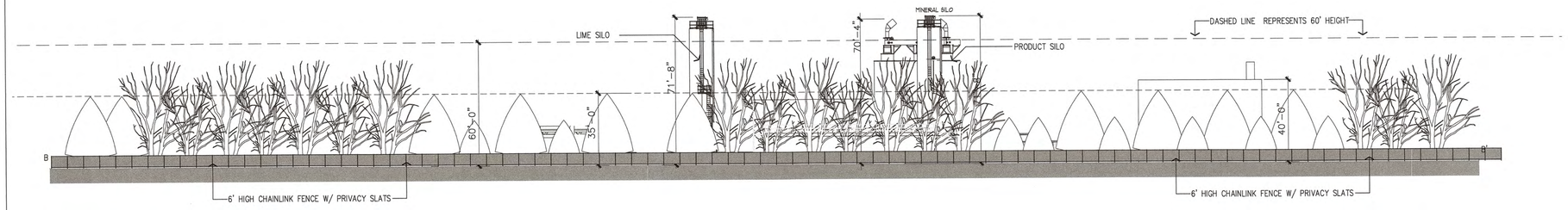
SCALE: 1" = 30'-0"

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

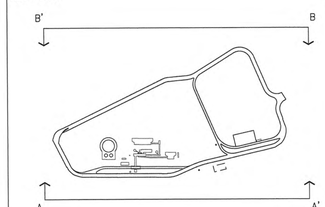


1 WEST ELEVATION (WITH LANDSCAPE SCREEN)(A–A')
SCALE: 1"= 30'-0"



2 EAST ELEVATION (WITH LANDSCAPE SCREEN)(B–B')
SCALE: 1"= 30'-0"

KEY PLAN:



NOTES:

1) PLANT GROWTH AND MATURITY ASSUMPTIONS
   - INITIAL HEIGHT IS 6'
   - PO AN: UP TO 6' PER YEAR, 50'–60' MATURE HEIGHT.
   - PI PO: 13–24" PER YEAR; 60'–100' MATURE HEIGHT.

LEGEND

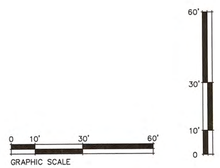
– PO AN

– PI PO

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS / DATE
PLANNING	TO	10/28/24 INITIALS / DATE
OWNER		INITIALS / DATE
LESSEE (IF APPLICABLE)		INITIALS / DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024



SUMMIT DESIGN AND ENGINEERING SERVICES
14694 Orchard Parkway, Suite 200 Westminster, CO, 80233
Phone: (303) 997-4948 www.SummitDE.com
patrick berrend - architect, ncarb
patrick.berrend@summitde.com
(phone) 303-997-4948
(mobile) 303-960-9925

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

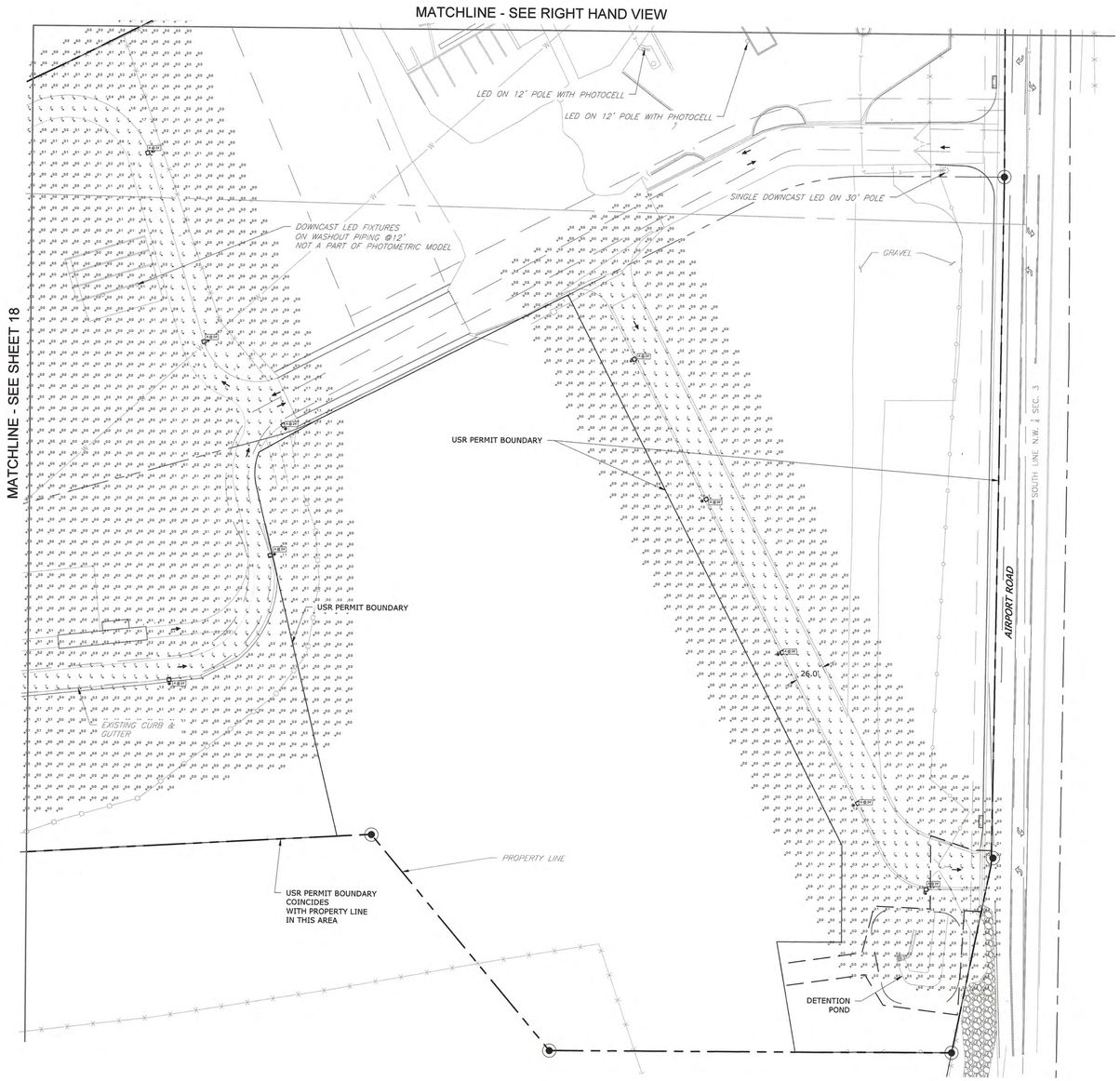
LANDSCAPE ELEVATIONS

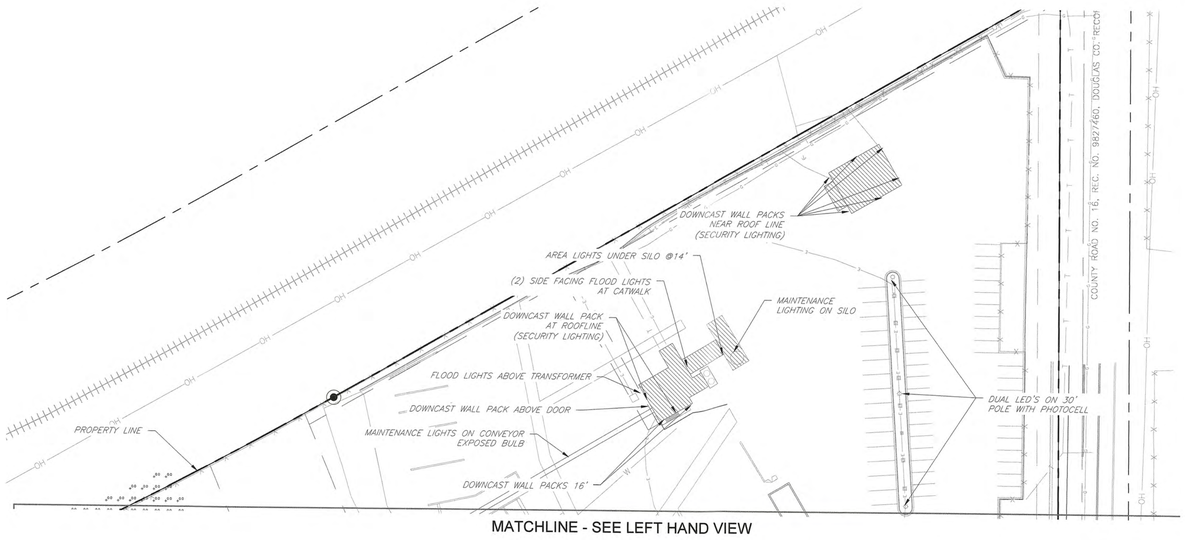
SCALE: 1" = 30'-0"

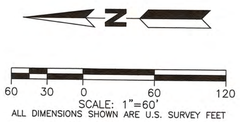
SHEET 17 OF 21

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001







NOTES:

1. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.
2. ALL EXISTING NON-CONFORMING LIGHTS SHALL BE RETRO-FITTED WITH SHIELDS IN ACCORDANCE WITH CURRENT DOUGLAS COUNTY STANDARDS.
3. THIS LIGHTING PLAN SHOWS BOTH ASPHALT PLANT AREA ILLUMINATION AND CIRCULATION ROADWAY LIGHTING AS PART OF A BUILD OUT PLAN. PLANT AREAS WILL BE THE FIRST PHASE OF LIGHT INSTALLATION. CIRCULATION ROADWAY LIGHTING WILL BE INSTALLED AT THE APPLICANT'S DISCRETION BASED ON OPERATIONAL EXPERIENCE AND NEED.
4. ALL "STREETWORKS" FLOODLIGHT FIXTURES (TYPES B, C, AND D AS NOTED HEREON) SHALL BE MOUNTED ON PLANT EQUIPMENT IN A HORIZONTAL POSITION TO BE CUTOFF. FIXTURE MOUNTING HEIGHTS ARE AS NOTED ON PLAN VIEW. ALL ADJUSTMENT CAPABILITIES OF THE FIXTURE SHALL BE MADE PERMANENTLY INOPERABLE BY WELDING OR OTHER MEANS.
5. ALL ASPHALT PLANT OPERATING AND MAINTENANCE LIGHTS SHALL BE TURNED OFF WHEN NO PRODUCTION OR MAINTENANCE IS OCCURRING AND WILL BE PROGRAMMED TO TURN OFF AT THE END OF NORMAL HOURS OF OPERATION.
6. LIGHTING IN AND AROUND THE CONCRETE PLANT AND WASHOUT, DESIGNATED ON THIS PLAN WITH LABELS *IN ITALICS TEXT*, ARE EXISTING AND ARE NOT INCLUDED IN THE PHOTOMETRIC ANALYSIS PRESENTED HEREIN. LIGHTING ON THE CONCRETE PLANT NOTED AS "MAINTENANCE" IS NOT NORMALLY ON. ALL OTHER LIGHTING IN THE CONCRETE PLANT IS OPERATED VIA A PHOTOCELL WITH MANUAL OVERRIDE.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TO 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LEASEE (IF APPLICABLE)		INITIALS/DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL PHOTOMETRIC PLAN - 2

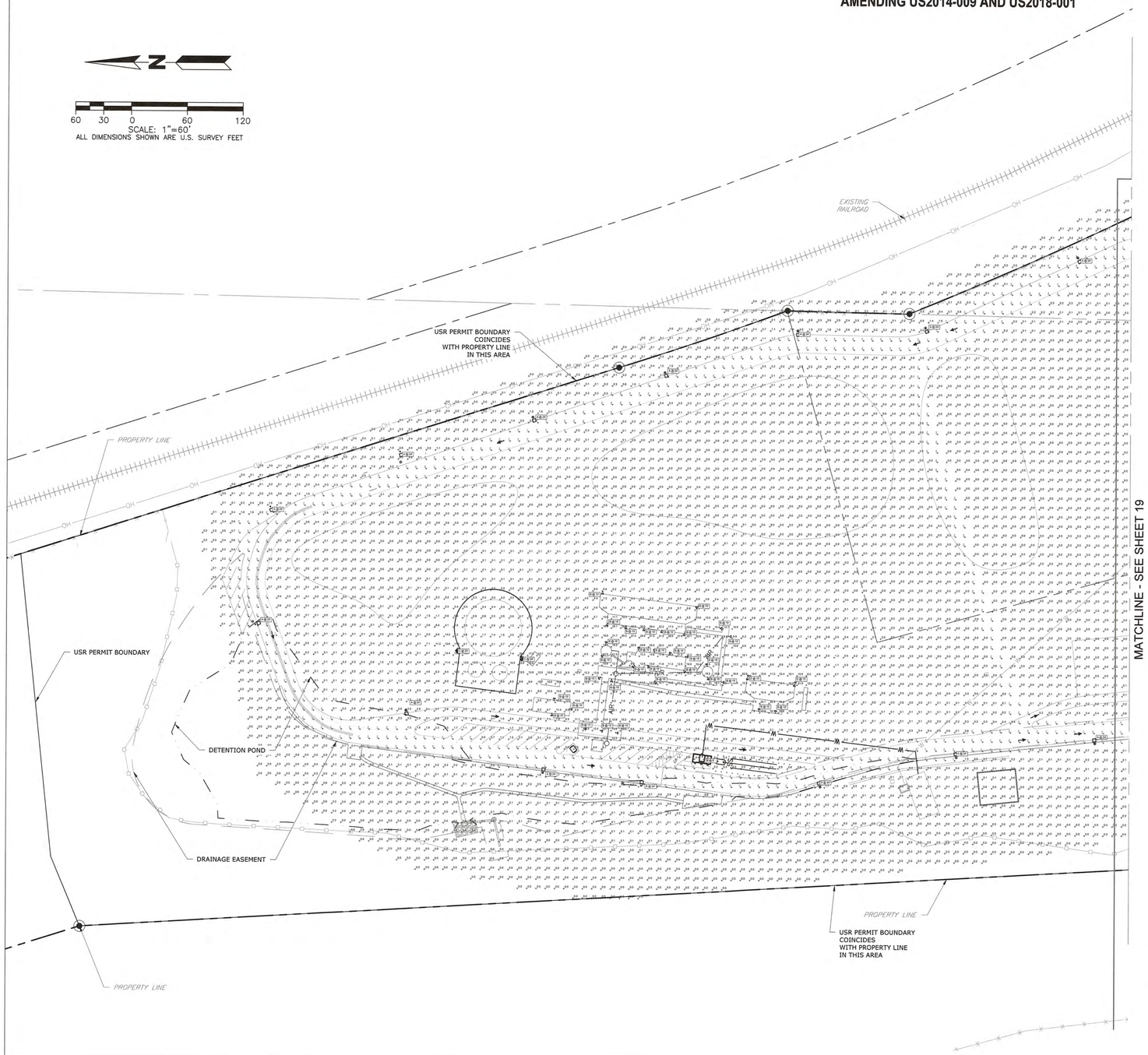
SHEET 19 OF 22

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

N

60 30 0 60 120
SCALE: 1"=60'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET



PROPOSED **LEGEND** *EXISTING*

- PROPERTY LINE
- PERMIT AREA
- EASEMENT
- LOT LINE
- DETENTION POND LIMITS
- FENCE
- RAILROAD
- ROADWAY LIGHT POLE
- +5.2 — CALCULTATED FOOTCANDLE AT GRADE
- B @15' — FIXTURE TYPE WITH MOUNTING HEIGHT

NOTES:

1. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.
2. ALL EXISTING NON-CONFORMING LIGHTS SHALL BE RETRO-FITTED WITH SHIELDS IN ACCORDANCE WITH CURRENT DOUGLAS COUNTY STANDARDS.
3. THIS LIGHTING PLAN SHOWS BOTH ASPHALT PLANT AREA ILLUMINATION AND CIRCULATION ROADWAY LIGHTING AS PART OF A BUILD OUT PLAN. PLANT AREAS WILL BE THE FIRST PHASE OF LIGHT INSTALLATION. CIRCULATION ROADWAY LIGHTING WILL BE INSTALLED AT THE APPLICANT'S DISCRETION BASED ON OPERATIONAL EXPERIENCE AND NEED.
4. ALL "STREETWORKS" FLOODLIGHT FIXTURES (TYPES B, C, AND D AS NOTED HEREON) SHALL BE MOUNTED ON PLANT EQUIPMENT IN A HORIZONTAL POSITION TO BE CUTOFF. FIXTURE MOUNTING HEIGHTS ARE AS NOTED ON PLAN VIEW. ALL ADJUSTMENT CAPABILITIES OF THE FIXTURE SHALL BE MADE PERMANENTLY INOPERABLE BY WELDING OR OTHER MEANS.
5. ALL ASPHALT PLANT OPERATING AND MAINTENANCE LIGHTS SHALL BE TURNED OFF WHEN NO PRODUCTION OR MAINTENANCE IS OCCURRING AND WILL BE PROGRAMMED TO TURN OFF AT THE END OF NORMAL HOURS OF OPERATION.

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	[signature] 10/28/24	INITIALS/DATE
OWNER	[signature]	INITIALS/DATE
LEASEE (IF APPLICABLE)	[signature]	INITIALS/DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

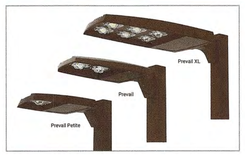
PARTIAL PHOTOMETRIC PLAN -1

SHEET 18 OF 22

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark
Prevail LED

Area / Site Luminaire

Product Features

Luminaire Technology

Product Certifications

DLC, DLC Premium, FC, IP66, IDA, 3 YEAR, BAA, RoHS

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Quick Facts

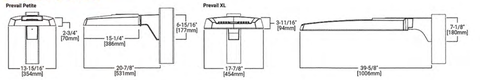
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

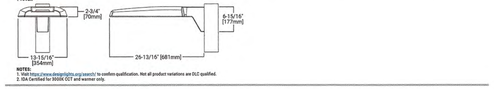
- WaveLinx

Dimensional Details

Prevail Petite



Prevail



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Lumark — Prevail LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1]	Light Engine [2]	Driver	Voltage	Distribution	Mounting	Color
PRV=Prevail Petite **BAA-PRV**=Prevail Petite BAA Compliant [3] **TAA-PRV**=Prevail Petite TAA Compliant [3]	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	8=Dimming (0-10V)	**UNV**=Universal (120-277V) **347-347V** [1] **480**=480V [1] **DV**=Dual-Volt (277-480V) [1,4]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **PA**=Pole Adapter **ASLA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 2in vertical tenon **ADJA-WM**=Adjustable Arm - Wall Mount	**BZ**=Bronze **AP**=Grey **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **TAA-PRV**=Prevail BAA Compliant [3] **TAA-PRV-K**=Prevail TAA Compliant [3]	**C15**=(1 LED) 7,100 Nominal Lumens **C20**=(1 LED) 10,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 26,000 Nominal Lumens					
PRV-XL=Prevail XL **BAA-PRV-XL**=Prevail XL BAA Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Compliant [3]	**C25**=(4 LED) 26,100 Nominal Lumens **C30**=(4 LED) 30,200 Nominal Lumens **C35**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,500 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [1]
7050=70 CRI / 5000K CCT [1]
HSS=House Side Shield [5]
RA=Round Arm Mount [6] 4"
RSS=Optics Rotated 90° Right
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=-50°C High Ambient [1]
CC=Coastal Construction [4]
PIR=NEMA 3-PIN Twistlock Photocontrol Receptacle [4]
PIR7=NEMA 7-PIN Twistlock Photocontrol R eceptacle [4]
MS/DIM-E=Dimming Motion and Daylight Sensor, 8' Mounting [4,7,8]
MS/DIM-L=Dimming Motion and Daylight Sensor, 15' Mounting [4,7,8]
MS/DIM-L40=Dimming Motion and Daylight Sensor, 40' Mounting [4,7,8]
SPB=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 15' Mounting [4,7,8]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 20' - 40' Mounting [4,7,8]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [4,7,8]
ZW=Wireless-enabled 4-PIN Twistlock Receptacle [4]
ZB=SB Driver-enabled 4-PIN Twistlock Receptacle [4]
ZW-DMPD4XX=WaveLinx, Dimming, Motion and Daylight, MAC Programmable, 8' - 15' Mounting [4,7,8,9]
ZW-DMPD4LXX=WaveLinx, Dimming, Motion and Daylight, MAC Programmable, 15' - 40' Mounting [4,7,8,9]
ZD-DMPD4XX=WaveLinx, SB Driver, Dimming Motion and Daylight, MAC Programmable, 8' - 15' Mounting [4,7,8,9]
ZD-DMPD4LXX=WaveLinx, SB Driver, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [4,7,8,9]
(See Table Below)=LumenSafe Integrated Network Security Camera [4,7]

P5VSA-XX=Standard Arm Mounting Kit [4]
P5VMA-XX=Mast Arm Mounting Kit [4]
P5VWM-BZ=Wall Mount Kit [4]
P5VPA-XX=Adjustable Arm - Pole Mount Kit [4]
P5V-ADJS-XX=Adjustable Arm - Slipfitter Kit [4]
P5V-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [4]
P5VASLA-XX=Standard Arm Mounting Kit [4]
P5V-ASLMA-XX=Mast Arm Mounting Kit [4]
P5VWM-BZ=Wall Mount Kit [4]
P5V-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [4]
P5V-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [4]
P5V-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [4]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA338=Tenon Adapter From 2-3/8" to 3" **PBVCCOB-F5V**=Full Drop Visor [4]
P8VXL/COB-F8V=Full Drop Visor [4]
HSS-F8V=House Side Shield [4]
VGS-F8V=Vandal Guard, Front/Back [4]
VGS-SIDE=Vandal Guard, Side Shield, Side [4]
GA/BA1013=Photocontrol Shorting Cap
GA/BA1016=NEMA Photocontrol - 120V
GA/BA1016-H=NEMA Photocontrol - Multi-Tap 105-305V
GA/BA1201=NEMA Photocontrol - 347V
GA/BA1027=NEMA Photocontrol - 480V
FSIB-10B=Wireless Configuration Tool for Occupancy Sensor [4]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [4,7,8,9]
SWPD4L-XX=WaveLinx Sensor, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [4,7,8,9]
WDLC-TP-10A=WaveLinx Outdoor Control Module (7-PIN) [4]

NOTES:
1. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions I8500002EN and pole white paper WP5300018EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to SCHEDULE PREFIXES/CODES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Not available in P8V-XL configurations.
5. ASSY not to be ordered with ungrounded or impedance grounded systems.
6. Durolast drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/durolast for more information.
7. See dedicated IES files in product website for non-standard CCTs.
8. Not available with P8V-XL configurations. Not available with P8V-CA3 fusion package.
9. Not available with P8V-CA3 fusion package. Not available with P8V-F-CZ3 lumen package.
10. Sold separately and to meet ILSTD 8117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended listed times may apply.
11. If Durolith (DF) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (WS, SPB, ZS, or ZW). Option not available with Durolith (DV) voltage option.
13. Not available with Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIB-10B accessory separately.
14. Utilizes the Wattstopper sensor FSP-XXX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configure via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Only available in P8V-XL configurations CT5, C100, C125, C150, or C175.
19. Not available with P8V-XL, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
20. Replace XX with paint color.
21. For BAA or TAA requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with P8V-XL configurations.
23. Only for use with P8V. Not available for use with P8V-P or P8V-XL configurations.
24. Must order one per option/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WDLC-T cannot be used in conjunction with other controls systems (WS, ZS, ZW or LWS). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology	**M**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card	**V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
P8VS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 26,000 Nominal Lumens	**UNV**=Universal (120-277V) **347-347V** [1]	**T2**=Type II **T4**=Type IV
P8VS-XL=Prevail XL	**C25**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 35,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,500 Nominal Lumens		

NOTES:
1. 530 stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in P8VS configurations C15, C25, C40 or C60.

TYPE A FIXTURES - ROADWAY LIGHTING
5000K TEMPERATURE
26' MOUNTING HEIGHT
24' ROUND POLE ON 2' EXPOSED CAISSON PEDESTAL

Project		Catalog #		Type	
Prepared by		Notes		Date	

Streetworks
IFLD Infrastructure Flood Series

Floodlight Luminaire

Product Features

Light Attitude™

Product Certifications

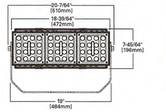
DLC, DLC Premium, FC, IP66, IDA, 3 YEAR, FADC, RoHS

Interactive Menu

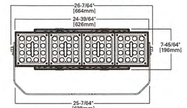
- Ordering Information page 2
- Product Specifications page 2
- Mounting Details page 3
- Optical Distributions page 5
- Energy and Performance Data page 6

Dimensional Details

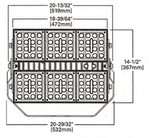
IFLD-S Small 3 Square - Yoke Mount



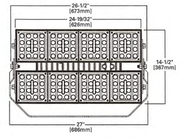
IFLD-M Medium 4 Square - Yoke Mount



IFLD-S Small 6 Square - Yoke Mount



IFLD-L Large 8 Square - Yoke Mount



TYPE B, C AND D FIXTURES - ASPHALT PLANT LIGHTING
5000K TEMPERATURE
MOUNTING HEIGHT VARIES - SEE PLAN
ALL FIXTURES TO BE RIGIDLY MOUNTED ON PLANT EQUIPMENT AND INSTALLED IN A HORIZONTAL POSITION TO BE FULL CUTOFF.
ALL ADJUSTMENT CAPABILITIES OF THE FIXTURE SHALL BE MADE PERMANENTLY INOPERABLE BY WELDING OR OTHER MEANS.

Streetworks — IFLD Infrastructure Flood Series

Ordering Information

SAMPLE ORDER NUMBER: **IFLD-S-SA3-A-940-U-66-Y-AP-10K-PR7**

Product Family	Light Engine	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Color
IFLD-S	**SA2**=2 Square **SA3**=3 Square **SA4**=4 Square	**A**=400mA **B**=800mA **C**=1000mA **D**=1200mA **E**=1500mA	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 5700K **827**=80CRI, 2700K **830**=80CRI, 3000K **835**=80CRI, 3500K **840**=80CRI, 4000K **850**=80CRI, 5000K **AMB**=Amber, 590nm [4,5,9]	**U**=120-277V **H**=347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [10] **9**=347V	**22**=NEMA 2H x 2V [4,5] **33**=NEMA 3H x 3V [4,5] **44**=NEMA 4H x 4V [4,5] **55**=NEMA 5H X 5V [4,5] **66**=NEMA 6H x 6V [4,5] **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **T5**=Type V Square **T5M**=Type V Square Medium [4] **T5W**=Type V Square Wide [4] **SL2**=Type II w/Split Control **SL3**=Type III w/Split Control **SL4**=Type IV w/Split Control **SLL**=90° Split Light Eliminator Left **SLR**=90° Split Light Eliminator Right **RW**=Rectangular Wide Type [11]	**ADJA**=Adjustable Arm Direct Pole Mount **C**=Slipfitter, 3" O.D. (Cord through housing) **S**=Slipfitter, 3" O.D. (Leads through slipfitter) **Y**=Yoke **P**=Pendant	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White
IFLD-M	**SA4**=4 Squares						
IFLD-L	**SA7**=7 Squares **SA8**=8 Squares [1]						

Options (Add as Suffix)

P=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
10K=10kV/10kA UL 1449 Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
20KI=Series 20kV UL 1449 Surge Protective Device with light indicator
10MSP=Parallel 10kV MOV Surge Protective Device
20MSP=Parallel 20kV MOV Surge Protective Device
DDC=Dimming Wiring Leads [2]
PIR=NEMA Photocontrol Receptacle
TR=Tool-less Door Hardware
HSS=Installed House Side Shield [4]
HA=50°C High Ambient [1]
CXXXX=Cord Type [6]
GNDM=Ground Mounted Application [12,13]
3G=3G Vibration rated [9]
LCP=Light Square Trim Painted to Match Housing [9]
SLTD=DALI drivers option

Controls

SPD1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [14]
SPD2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [14]
SPD4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [14]
ASD1/45=After Hours Dim, 5 Hours [15]
ASD2/45=After Hours Dim, 5 Hours [15]
ASD2/35=After Hours Dim, 7 Hours [15]
ASD1/35=After Hours Dim, 9 Hours [15]
PER=NEMA 5-PIN Photocontrol Receptacle
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [16]
PSC=Photocontrol Shorting Cap
MPC=NEMA Photocontrol - Multi-Tap
LLPC=Longlife Photocontrol Included
LLPC-PD=Longlife Photocontrol (Fail-Off)
FADC=Field Adjustable Dimming Controller [17]

Accessories (Order Separately)

GA/BA1013=Photocontrol Shorting Cap
GA3223=120/V Surge Module Replacement
SRA238=2-3/8" Tenon Sleeve Adapter
TYS-XX=Slipfitter Adapter for 2-3/8", 3" or 3-1/2" O.D. Tenon [18,19,20]
WBRSX=Wire guard for "X" LightSquare(s) [21]
VSWX=Vandal shield for "X" LightSquare(s) [21,22]
LSWX=Louversshield for "X" LightSquare(s) [21,23]

NOTES:
1. Not available with 1.5A drive current.
2. Not available with "HA" option.
3. Available only with SWG, SWQ, SL2, SL3, and SL4 distributions.
4. NEMA CCTs compatibility only.
5. HSS not available.
6. Can not be used with any of the "SPW" sensors.
7. Only available with 16 AWG leads. 18" leads brought outside of housing.
8. Not available with "HA" or 1.5A drive current options.
9. Reserved.
10. Not available with Tool-less door hardware (TR).
11. Not available with pole or pendant mounting.
12. Not available with pendant mounting.
13. Not available with GNDM) ground mount option. Smart device with Sensor Configuration mobile application required to change system defaults.
14. Can not be used with DALI drivers or FADC. Requires the use of NPC photocontrol or the PEC or PR photocontrol receptacle with photocontrol accessory.
15. Not available with DALI drivers, or motion sensors (SPB).
16. Only available at 500mA drive current. Use "A" drive current. Square bowl 590nm +/- 5nm for wildlife and observatory use.
17. Replace "X" with the number of lightsquares on luminaire.
18. Not available with SRA238.
19. Not available with "HA" or 1.5A drive current options.
20. Not available on NEMA fixed optics.
21. Only for use with 4@90° Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
22. Not available with slipfitter mount.
23. Coastal construction finish with spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
24. 3-conductor cord available in 12, 14, and 16 gauge with lengths of 5, 8, 10, 15, 25, and 25 feet. Specify cord gauge with the first 2 digits and cord length with the last 2 digits (ex: C1605 = 16 gauge, 5 feet length cord).
25. Not available with motion sensors.

Product Specifications

Construction

- Heavy-duty die cast aluminum housing, door, and heat sink
- A separate driver compartment and external fins provide optimal thermal management that result in longer LED and driver life
- 3 housing sizes (Small, Medium, and Large) ranging from 2 to 8 squares
- The housing, optical chamber and driver compartment are IP66 rated
- Access to the driver for maintenance is achieved with a removable driver door
- The fixture is optional 3G vibration rated (ANSI C136.31) to ensure durability in area and site lighting applications

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 20 optical distributions for flood, area site, and roadway applications
- Optics are precisely designed to shape the NEMA type flood distributions, maximizing efficiency and application spacing
- Louver shields, vandal shields, visors, and wire guard accessories available
- Various CCTs available, 2200K, 2700K, 3000K, 3500K, 4000K, 5000K, 5700K, and 590nm amber
- CCTs offered in 70 or 80 CRI for roadway optics and 90CRI for NEMA flood optics
- IDA Certified for 3000K CCT and warmer only

Electrical

- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- 10kV and 20kV surge or parallel surge protection options available
- 0-10V dimming driver is standard to accommodate controls capability such as dimming and occupancy
- Available with 3-PIN or 7-PIN NEMA photocontrol receptacles
- Suitable for ambient temperatures from -40°C to 40°C; Optional 50°C HA (high ambient) available
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

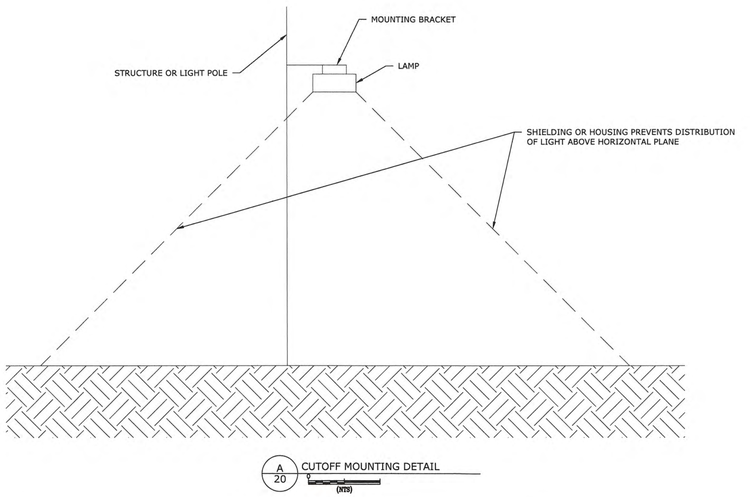
Mounting

- Mounting options include an integral die-cast aluminum slipfitter, galvanized steel yoke, and pendant mount (pendant supplied by others)
- The slipfitter fits standard 3" O.D. tenon.
- SRA238 adapter available for 2-3/8" OD applications
- The yoke mounting includes a polyester powder coated galvanized steel yoke with a 16/3 STW-A cord
- The yoke mount uses an interlocking slide adjustment that is locked in place with a set screw

Finish

- Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear
- Coastal construction finish option available

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		24	COOPER LIGHTING SOLUTIONS — LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T2-BZ-7050	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 5000K LED AND TYPE II OPTIC, BRONZE PAINTED FINISH	1	7252	1.0	52
	B		33	COOPER LIGHTING SOLUTIONS — STREETWORKS (FORMERLY EATON)	IFLD-S-SA2B-750-U-T4FT	Infrastructure Flood — Middle Tier Light Square Luminaire w/ T4FT distribution lens	32	374	1.0	82.4
	C		2	COOPER LIGHTING SOLUTIONS — STREETWORKS (FORMERLY EATON)	IFLD-S-SA6E-750-U-T4FT	Infrastructure Flood — Middle Tier Light Square Luminaire w/ T4FT distribution lens	96	577	1.0	464.2
	D		2	COOPER LIGHTING SOLUTIONS — STREETWORKS (FORMERLY EATON)	IFLD-S-SA2C-750-U-T4FT	Infrastructure Flood — Middle Tier Light Square Luminaire w/ T4FT distribution lens	32	465	1.0	216.4



APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TD	10/28/24 INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

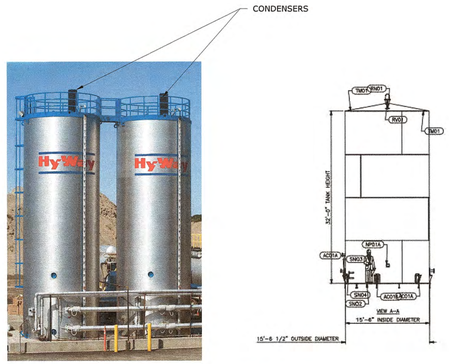
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

ASPHALT PLANT LIGHTING CUT SHEETS AND SCHEDULE

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



ASPHALT CEMENT TANKS - SMALL

Notes:

Two tanks (see site plan)

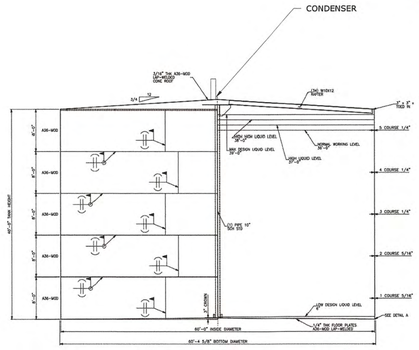
Painted: Beige

Height: 32' (tank)

4 - 7.5' (condensers)

36' - 7.5" (total)

Diameter: 15' - 6.5"



ASPHALT CEMENT TANK - LARGE

Notes:

One tank (see site plan)

Painted: Beige

Height: 40' (tank)

5' (condenser)

Diameter: 60'

BAGHOUSE

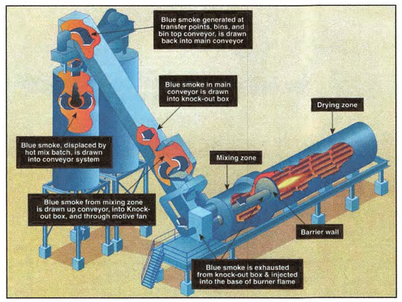
Notes:

Painted: Beige

Height: 32'

Length: 38' - 10"

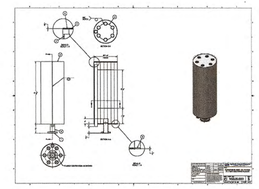
Width: 14'



BLUE SMOKE CAPTURE SYSTEM

Notes:

Captures emissions from asphalt mixing and silo loading process and returns them to be used as fuel.



CONDENSER

Notes:

Condenser will be located on top of each asphalt cement storage tank.

Color: Beige

Height: 4' - 7.5"

Diameter: 1' - 6"

FEEDBINS

Notes:

Painted: Beige

Two sets of feedbins (see site plan and elevations)

Six Virgin Aggregate Material Bins

Height: 19' - 2"

Length: 84'

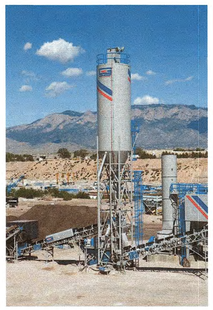
Width: 10' - 2"

Three Recycled Asphalt Pavement Bins

Height: 19' - 2"

Length: 47' - 11"

Width: 10' - 2"



LIME SILO

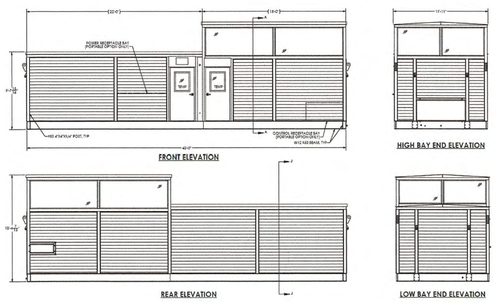
Notes:

Painted: Beige

Height: 71' - 8"

Width: 11' - 11"

Length: 11' - 11"



CONTROL ROOM PER SHEET 8

Notes:

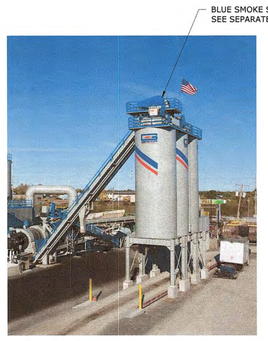
Painted: Beige

Height: 9' - 7 5/16"

13' - 4 7/16"

Length: 40'

Width: 11' - 11"



PRODUCT SILO

Notes:

Three product silos over single loading lane (see site plan and elevations)

Painted

Silo: Beige

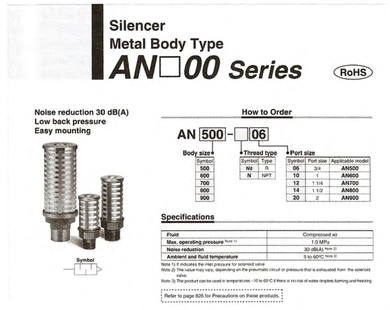
Support legs and structure: Beige

Height: 50' to top of silo

70' - 4" top of conveyor and blue smoke capture system equipment

Width: 15' - 11"

Length: 43' - 11"



PRODUCT SILO MUFFLERS

Notes:

Mufflers placed on product silo gates to lessen noise from opening and closing of gates.

BLUE SMOKE FAN

Notes:

Part of blue smoke capture system. Captures emissions from asphalt mixing and silo loading process and returns them to be used as fuel.

FUTURE SCALE HOUSE

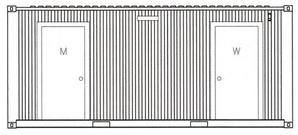
Notes:

Painted: Beige

Height: Approximately 11'

Width: Approximately 8'

Length: Approximately 20'



RESTROOM

Notes:

Painted: Beige

Height: Approximately 8'

Width: Approximately 8'

Length: Approximately 20'

GENERAL NOTES:

1. **ALL DIMENSIONS APPROXIMATE, FINAL DIMENSIONS MAY VARY BASED ON EQUIPMENT SOURCED.**
2. **GRAPHICS, LOGOS OR STRIPING WILL NOT BE ALLOWED ON EQUIPMENT.**

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TG 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

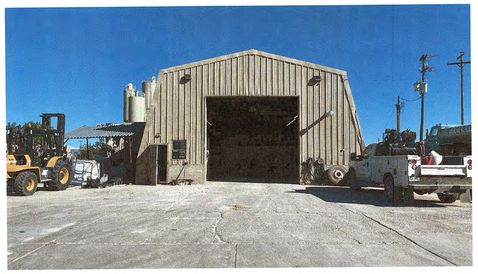
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

DETAILS - ASPHALT PLANT

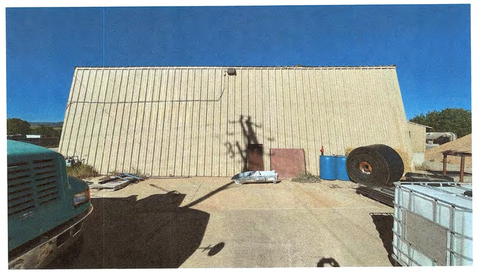
SHEET 21 OF 22

OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



EXISTING MAINTENANCE BUILDING AND OFFICE
SOUTH ELEVATION

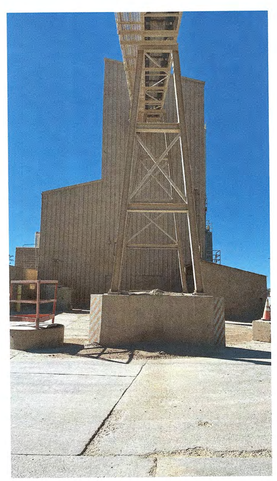


EXISTING MAINTENANCE BUILDING AND OFFICE
WEST ELEVATION

EXISTING TYPICAL MATERIALS BIN AND WASHOUT
FACING EAST

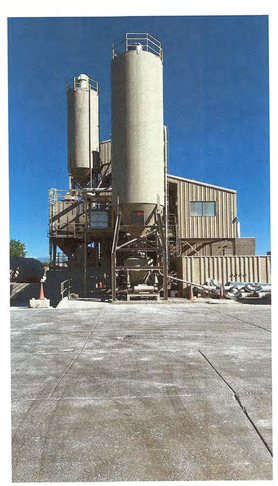
EXISTING TRUCK WASH OUT
FACING EAST

EXISTING FUEL TANKS IN CONTAINMENT
FACING EAST



EXISTING CONVEYOR PYLON
FACING SOUTH

EXISTING CONCRETE BATCH PLANT
EAST ELEVATION



EXISTING CONCRETE BATCH PLANT
SOUTH ELEVATION

APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TP 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

DETAILS - CONCRETE PLANT

SHEET 22 OF 22

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the County of Douglas for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Budget doc

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the County of Douglas for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc

Attachment(s) will be added as soon as they are available.

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Appropriating Funds for the County of Douglas, Colorado for the Fiscal Year 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Budget doc

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Appropriating Funds for the County of Douglas, Colorado for the Fiscal Year 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc

Attachment(s) will be added as soon as they are available.

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the County of Douglas, Colorado for the 2026 Fiscal Year

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Budget doc

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the County of Douglas, Colorado for the 2026 Fiscal Year

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc

Attachment(s) will be added as soon as they are available.

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the Douglas County Law Enforcement Authority for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Budget doc

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the Douglas County Law Enforcement Authority for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc

Attachment(s) will be added as soon as they are available.

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Appropriating Funds for the Douglas County Law Enforcement Authority for the Fiscal Year 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc
Cover Page

Attachment(s) will be added as soon as they are available.

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Appropriating Funds for the Douglas County Law Enforcement Authority for the Fiscal Year 2026

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the Douglas County Law Enforcement Authority for the 2026 Fiscal Year

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Budget doc

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Martha Marshall, Director of Budget

DESCRIPTION: Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the Douglas County Law Enforcement Authority for the 2026 Fiscal Year

RECOMMENDED ACTION: Adoption of the attached resolution.

REVIEW:

Martha Marshall	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Budget doc

Attachment(s) will be added as soon as they are available.