

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

OWNER

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 6501 Lowell Blvd.

City, State, Zip: Denver, CO, 80221

Area (acres or square feet): 7.154 ac

Tax Assessor Parcel Number: 0182506417188

Existing Zoning: R-1-A

Existing Land Use: Urban Residential

Proposed Land Use: Urban Residential

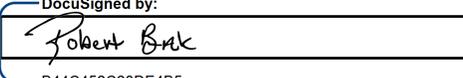
Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name: Core PBSFR Denver Lowell, LLC
By: Core PBSFR Developer, LLC,
its Development Manager
Robert Bak, Director
Owner's Printed Name

Date: 12/3/2024

Name: 
B44C452C28DE4B5...
Owner's Signature



DENVER • DALLAS/FORT WORTH

November 22, 2024

Attention:

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218

Project Name: Clear Creek Valley Subdivision

Subject: Easement Vacation Written Explanation

HKS Project No. 200917

I am writing on behalf the Owner, Core PBSFR Denver Lowell, LLC, to request the vacation of a portion of a 10-foot utility easement, dedicated by the Clear Creek Valley Subdivision Plat, Amendment NO. 1 (REC NO. 2024000014154), located in the southeast quarter of Section 6, Township 3 South, Range 68 West. The easement in question conflicts with our ongoing development project, and we seek its vacation due to the following reasons:

1. **Utility Routing:** After working with Xcel throughout the design process, no facilities are being proposed within the portion of the utility easement being requested to be relinquished. As such, the current utility easement is no longer necessary for utility placement. In addition, a separate dry utility easement has been provided to accommodate the necessary utility infrastructure outside of the area currently occupied by the proposed vacated easement. The relinquishment of this easement will not affect any existing utilities or their operation within the area.
2. **Grading and Wall Constraints:** Due to the adjacent topography within the existing single-family development, the proposed retaining wall required structural design, creating more space constraints than anticipated. This constraint results in a restriction of routing dry utilities through the easement.
3. **Encroachments:** As the project and building footprints evolved and progressed, buildings, patios, and overhangs now encroach upon the easement area.

November 22, 2024

Please contact me if you have any questions or require additional information at jstafford@hkseng.com
or 303-623-6300.

Sincerely,

John Stafford, P.E.

Harris Kocher Smith

A handwritten signature in blue ink, appearing to be 'John Stafford', written over the typed name.

EXHIBIT A

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF A 10 FOOT WIDE UTILITY EASEMENT AS SHOWN ON CLEAR CREEK VALLEY SUBDIVISION , AMENDMENT NO.1 AS RECORDED UNDER RECEPTION NUMBER 2024000014154 WITH THE ADAMS COUNTY CLERK AND RECORDER, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A FOUND 1.5 INCH AXLE WITH 2 INCH ALUMINUM CAP "ILLEGIBLE" IN A RANGE BOX AND AT THE EAST END BY A FOUND 1 INCH AXLE WITH NO CAP IN A RANGE BOX, ASSUMED TO BEAR SOUTH 89°35'27" WEST, WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO;

COMMENCING AT THE SAID SOUTHEAST CORNER OF SECTION 6;

THENCE NORTH 33°02'16" WEST, A DISTANCE OF 736.36 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT D OF SAID CLEAR CREEK VALLEY SUBDIVISION, AMENDMENT NO.1 AND THE **POINT OF BEGINNING**;

THENCE NORTHERLY ALONG THE SAID WEST BOUNDARY OF CLEAR CREEK VALLEY SUBDIVISION, AMENDMENT NO.1 THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 01°45'31" EAST, A DISTANCE OF 228.51 FEET;
- 2. NORTH 87°41'48" WEST, A DISTANCE OF 28.05 FEET;
- 3. NORTH 01°39'33" EAST, A DISTANCE OF 12.67 FEET;

THENCE DEPARTING THE SAID TRACT D WEST BOUNDARY SOUTH 88°20'27" EAST, A DISTANCE OF 10.01 FEET TO THE EAST LINE OF A 10 FOOT WIDE UTILITY EASEMENT AS DENOTED ON THE SAID CLEAR CREEK VALLEY SUBDIVISION, AMENDMENT NO.1 PLAT;

THENCE SOUTHERLY AND EASTERLY ALONG THE SAID EAST LINE OF THE 10 FOOT WIDE UTILITY EASEMENT THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 01°39'33" WEST, A DISTANCE OF 2.78 FEET;
- 2. SOUTH 87°41'48" EAST, A DISTANCE OF 18.16 FEET TO A POINT OF CURVATURE;

CONTINUED ON SHEET 2



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HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

DESCRIPTION FOR EASEMENT RELINQUISHMENT
CLEAR CREEK VALLEY SUBDIVISION, AMENDMENT NO.1 COUNTY OF ADAMS, STATE OF COLORADO

PROJECT #: 200917 SHEET NUMBER
1
1 OF 3

EXHIBIT A

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

CONTINUED FROM SHEET 1

3. ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 15.61 FEET, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°27'19", AND A CHORD WHICH BEARS SOUTH 42°58'09" EAST, A CHORD LENGTH OF 14.07 FEET;

4. SOUTH 01°45'31" WEST, A DISTANCE OF 228.51 FEET;

THENCE DEPARTING THE SAID EAST LINE OF THE 10 FOOT WIDE UTILITY EASEMENT NORTH 88°14'29" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,672 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

PREPARED BY: SHAWN D. CLARKE, PLS
COLORADO #38061
SCLARKE@HKSENG.COM

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

DESCRIPTION FOR EASEMENT RELINQUISHMENT

CLEAR CREEK VALLEY SUBDIVISION, AMENDMENT NO.1

COUNTY OF ADAMS, STATE OF COLORADO

PROJECT #: 200917
SHEET NUMBER

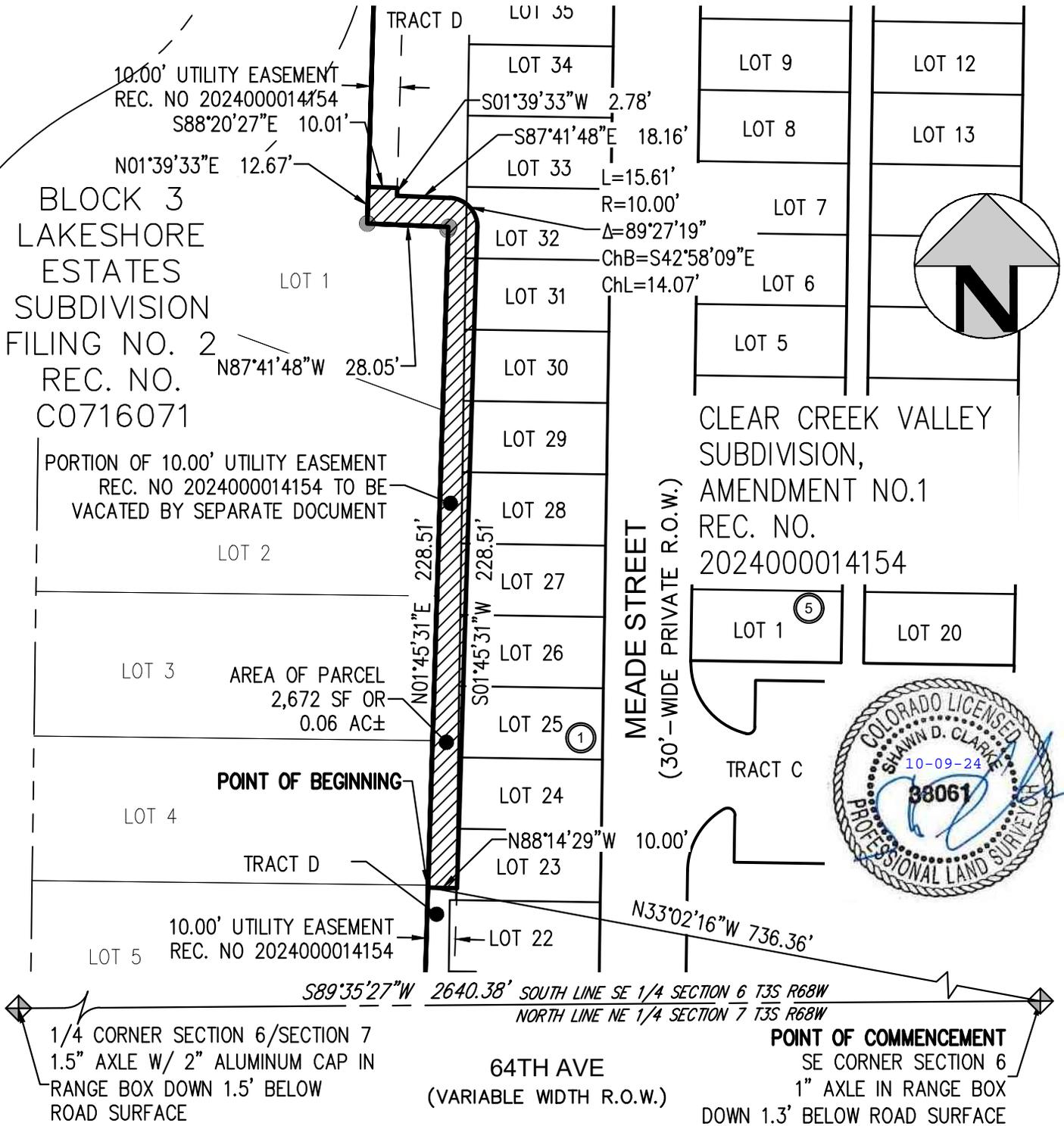
2

2 OF 3

EXHIBIT A

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

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HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

ILLUSTRATION FOR EASEMENT RELINQUISHMENT
CLEAR CREEK VALLEY SUBDIVISION, AMENDMENT NO.1
 COUNTY OF ADAMS, STATE OF COLORADO

PROJECT #: 200917
 SHEET NUMBER
3
 3 OF 3

SPECIAL WARRANTY DEED

THIS DEED is dated January 12, 2024, and is made between TTLC Denver – Lowell LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Colorado (“Grantor”), and Core PBSFR Denver Lowell, LLC, a Delaware limited liability company (“Grantee”) whose legal address is 1643 North Milwaukee Avenue, 5th Floor, Chicago, IL 60647, Attention: Clifford Payne.

WITNESS, that Grantor, for and in consideration of the sum of TWELVE MILLION SIXTY FIVE THOUSAND and no/100 DOLLARS (\$12,065,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto Grantee and Grantee’s successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Adams, and State of Colorado, described as follows:

See Property Description as set forth on Exhibit “A” attached hereto.

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee and Grantee’s successors and assigns forever. Grantor, for itself and its successors and assigns, does covenant and agree that Grantor shall and will WARRANT THE TITLE AND DEFEND the above-described premises, in the quiet and peaceable possession of Grantee and the successors and assigns of Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except and subject to the following matters:

See Permitted Exceptions as set forth on Exhibit “B” attached hereto.

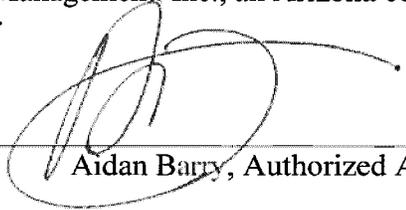
[Grantee’s signature appears on next page]

First American Title
National Commercial Services
NCS-1145047-CO

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor to be effective the day and year first above written.

TTLIC Denver – Lowell, LLC,
a Colorado limited liability company

By: TTLIC Management, Inc., an Arizona corporation
Its: Manager

By: 
Aidan Barry, Authorized Agent

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

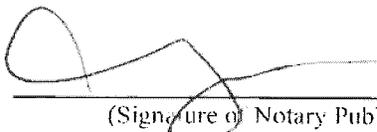
State of California)
County of Sacramento)ss.

On January 10, 2024, before me, Kim Sanfilippo, a Notary Public, personally appeared Aidan Barry, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




(Signature of Notary Public)

**Exhibit "A" to Special Warranty Deed
Property Description**

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

All of Block 1, inclusive Lots 1-36, Block 2, inclusive Lots 1-28, Block 3, inclusive Lots 1-20, Block 4, inclusive Lots 1-12, Block 5, inclusive Lots 1-20, Tract A, Tract B, Tract C, Tract D, Tract E and Tract F, CLEAR CREEK VALLEY SUBDIVISION, according to the plat thereof recorded October 16, 2023 at Reception No. 2023000058612, County of Adams, State of Colorado.

The foregoing having been formerly described by metes and bounds and in Grantor's vesting deed recorded at Reception #2022000077042 at the Adams County Recording Office, as follows:

PARCEL A:

That part of the Southeast one-quarter of the Southeast one-quarter of Section 6, Township 3 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado, described as: Beginning at the Northeast corner of the Southeast one-quarter of the Southeast one-quarter of said Section 6; thence South 00°52'48" West along the East line of the Southeast one-quarter a distance of 330.00 feet to a point on the Easterly extension of the South line of a parcel described in Book 2838 at Page 601, Adams County records; thence South 89°34'06" West along said Easterly extension a distance of 120.02 feet to the Southeast corner of said parcel, said corner also being the True Point of Beginning; thence continuing South 89°34'06" West along the South line of said parcel described in Book 2838 at Page 601, distance of 312.42 feet to a point on an old existing fence line as shown in Book 176 at Page 93, Adams County records; thence North 00°31'17" West along said old existing fence line a distance of 22.50 feet to an old existing (East-West) fence line; thence South 89°12'14" East along said old existing (East-West) fence line a distance of 312.89 feet to a point on the East line of a parcel described in Book 2838 at Page 601; thence South 00°52'48" West along said East line a distance of 15.80 feet to the True Point of Beginning, County of Adams, State of Colorado.

PARCEL B:

That part of the SE1/4 SE 1/4 of Section 6, Township 3 South, Range 68 West of the 6th P.M., described as follows:

Beginning at the Southeast corner of said Section 6; thence West, a distance of 420.58 feet, more or less, to the Southeast corner of Tract of land described in Decree recorded in Book 367 at Page 43; thence Northeasterly, along the East line of said tract described in Book 367 at Page 43, a distance of 849 feet to the terminal point of Course No. 5 of said tract described in Book 367 at Page 43; thence North 89°50' West, along said Course No. 5, a distance of 28.5 feet to the terminal point of Course No. 4 of said tract described in Book 367 at Page 43; thence North 0°40' East, along said Course No. 4, to a point 330 feet South of the North line of the SE 1/4 SE 1/4 of said Section 6; thence East, along a line 330 feet South of and parallel to the North line of the SE 1/4 SE 1/4 of said Section 6, to a point on the East line of said Section 6; thence South, along the East line of said Section 6, to the Point of Beginning, County of Adams, State of Colorado. Excluding

therefrom that portion as described in Rule, Order, Judgement and Decree recorded August 16, 1985 at Reception No. 593561.

Common Address: 6501 Lowell Boulevard, Denver, Colorado
APN: 0182506400046

**Exhibit "B" to Special Warranty Deed
Permitted Exceptions**

1. Taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.
2. Any water rights, claims of title to water, in, on or under the land.
3. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Permanent Drainage Easement recorded January 7, 2009 at Reception No. 2009000001130.
4. Any rights, interests, or claims which may exist or arise by reason of the following facts shown on the ALTA/NSPS Land Title Survey dated January 9, 2024, prepared by Shawn D. Clarke PLS of Harris Kocher Smith under Project NO. 230646, being:
 - a) Several occurrences of the adjoining property's fences encroaching into the surveyed property. The encroachments vary from 0.1' to 2.5' along the west and north property lines;
 - b) A stone retaining wall along the west property line that encroaches onto the property from 0.1' to 1.1'; and
 - c) An encroachment of a stucco wall along the north property line from 0.1' to 1.0.
5. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution approving the Application for Clear Creek Valley PUD recorded July 19, 2022 at Reception No. 2022000061715.
6. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution 2023-142 recorded June 8, 2023 at Reception No. 2023000032315.
7. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution Approving Application in Case #PRC2022-00014 Clear Creek Final Development and Final Plat recorded June 15, 2023 at Reception No. 2023000033704 and recorded June 15, 2023 at Reception No. 2023000033743.
8. Clear Creek Valley Planned Unit Development Final Development Plan recorded August 16, 2023 at Reception No. 2023000046751.
9. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution 2023-280 recorded July 25, 2023 at Reception No. 2023000042245 and recorded July 25, 2023 at Reception No. 2023000042246.
10. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Clear Creek Valley Subdivision, recorded October 16, 2023 at Reception No. 2023000058612.
11. Terms, conditions, provisions, obligations and agreements as set forth in the 2023-522 recorded November 9, 2023 at Reception No. 2023000063065.