Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Name/ Number: PRC2025-00020/Welby Junction

Case Manager: Nick Eagleson

Re-submitted Items:

- [ ] Development Plan/ Site Plan
- [X] Plat
- [X] Parking/ Landscape Plan
- [X] Engineering Documents
- [X] Subdivision Improvements Agreement
- [ ] Other: _

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 Bannock Street
Denver, Colorado 80204
303.892.1166

December 18, 2025

Nick Eagleson
Adams County Colorado
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

RE: WELBY JUNCTION – PRC2025- 00020

Dear Nick Eagleson:

Thank you for your first review of the Welby Junction development project. We have addressed the comments that were received on November 22, 2025, in the following pages.

Please feel free to reach out if you have any questions or any additional requests for information. I can be reached via phone at 303.892.1166 or by email, dbraswell@norris-design.com. We look forward to continuing to work with staff to make this new community a success.

Sincerely,
Norris Design



Daniel Braswell
Associate
(Applicant's Representative)

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PLANNER REVIEW- NICK EAGLESON

PLN01: 1.) Final Development Plan to propose 218 residential units; 2.) Final Plat to create 218 residential lots and 24 non-residential tracts on approximately 26 acres; and 3.) Roadway Vacation to vacate exiting right-of-way.

PLN02: Case number PRC2025-00020 can be placed at top right of FDP and Final Plat.

Response: Case number has been added to the FDP and Plat.

PLN03: An updated will-serve letter from North Washington Water and Sanitation District for the 218 units is required.

Response: A conditional letter of approval from Denver Water has been included as a part of this submittal.

PLN04: Sheet 5 of the FDP shows where the park amenities will be and a breakdown of the overall percentage of active recreation but doesn't go into detail about what the active recreation will consist of. Please provide more details about active recreation by labeling and provide a brief summary on either sheet 5 or sheet 9.

Response: Active recreation summary added to sheet 5. Active recreation areas are broken into 5 distinct areas with various amenities. Total acreages have been updated as well.

PLN05: If possible, please provide a colored landscape plan showing street landscaping, parks, trails, etc. This will help to illustrate the amount of open space and landscaping throughout the development.

Response: A site illustrative has been included as a part of this submittal.

PLN06: An Improvements Agreement will need to accompany the final plat. Please see attached template.

Response: Acknowledged, an Improvements agreement will be provided.

PLN07: Note: Reduction of four units overall from recently approved amended PDP.

Response: Comment noted, thank you.

PLN08: It's very important to have an access plan when the roadways are vacated, because property owners to the north rely on the existing roads.

Response: Comment noted, thank you. The developer with work with the county to develop a temporary access plan for adjacent property owners.

ROW REVIEW- THAYENG CHANG

ROW1: Revise the site plan to show (1) the record boundary with dimensions, (2) any existing and proposed easements, (3) location of existing public roads, and (4) existing and proposed structures with the dimensions and ties to the record boundary, existing structures, well and septic systems if applicable.

Response: Access plan has been submitted. Per virtual meeting on 12/11/2025 the project will be constructed in order according to the supplied exhibit and a temporary access easement will be utilized to keep access open to the properties on the north of the Site.

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ROW2: On the site plan, show the recorded information of the document providing right-of-way access to the site. Additionally, show all survey section corner information to help determine the location of the site boundary

Response: Revised as requested.

ROW3: Submit a title commitment dated within 30 days of application or more current to verify ownership, exceptions, and record chain of title. Provide hyperlinks to all cited documents or an abstract. It must have a current date, and this will revise the title NOTE.

Response: An updated title commitment has been included as a part of this submittal.

ROW4: York Street is classified as a Minor Arterial roadway; the right-of-way width for this classification is 120 feet. East 78th, East 79th, and Cleveland Street are classified as local roadways; the right-of-way width classification is 60 feet.

Response: In previous discussions with the County it was discussed that East 78th Street would need to be upgraded to a minor collector which requires an 80' ROW. The applicant is therefore dedicating 10' extra feet of ROW on the North side of East 78th Street. Agreed that York Street is a minor arterial with a 120' ROW, applicant proposes no changes to this.

ENVIRONMENTAL ANALYST REVIEW- MEGAN GRANT

ENV1. Applicant has addressed ENV comments with previous submittals. No additional ENV comments at this time.

Response: Comment noted. Thank you for your review.

DEVELOPMENT ENGINEERING REVIEW- MATTHEW EMMENS

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C06094H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

The applicant should be aware that the City of Thornton is preparing a new floodplain study for the Niver Creek. Although not approved yet, the new floodplain boundaries will affect this property. The applicant should work with the City of Thornton and the Mile High Flood District to insure there are no negative affects to this development.

Response: Acknowledged, thank you. Wright Water Engineers continues to be in contact with FEMA and is aware of the floodplain study being prepared. The Site model will take into account the latest floodplain mapping.

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

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The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

Response: Acknowledged, thank you. A SWQ permit will be submitted at the time of this EGR submittal.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review few can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

Please note: the Engineering Review requires a separate application. Do not include Engineering Review documents with land use application submittals.

The applicant has submitted for an Engineering Review (Case # EGR2025-00038). Review comment for the EGR case will be sent directly to the applicant when the review is complete.

Response: EGR comments received and will be revised accordingly.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Response: Acknowledged, a separate EGR will be provided for 79th Ave and the imprvements for 78th are within this EGR application and construction documents.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into an Improvements Agreement (IA) with the County and provide a security bond for all public improvements.

Response: Acknowledged, an Improvements agreement will be provided.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

Response: Acknowledged, thank you.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

Response: Acknowledged, thank you.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible. LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Response: LID standards have been utilized to the extent practical as requested, please see drainage report for further details.

ENG9: Development of this property will require vacation and dedication of street rights-of-way that is currently being used by the property owners to the North. Access to the properties to the North must be maintained at all times. The developer will need to include a plan showing how access will be maintained during construction and until all the infrastructure has been completed and accepted by Adams County. This plan should be included in the Engineering Review case (EGR2025-0038).

Response: A draft phasing plan has been provided with this submittal.

NEIGHBORHOOD SERVICES REVIEW- MEAGAN CORDOVA

There are no open violations at this location at this time. No comment.

Response: Comment noted. Thank you for your review.

ATTORNEY REVIEW- SALLY DAGGETT

1. See staff comments.
2. PUD FDP (Sheet 1 of 23): Change Planning Commission signature line to state "Reviewed by …" instead of "Recommended for Approval by …".

Response: Texted has been updated to state "Reviewed by".

PARKS REVIEW- ASHLEY COLEMAN

This will be a large development for this area close to NCT and Steele Street Park. Their design includes active pocket parks, but could we recommend a connection for their residents to the trail? It would alleviate parking at Steele Street and be a nice addition for that development.

Response: Once 79th Ave extension is completed, residents will have access to the Niver Creek Trail via sidewalk connections on 79th Ave and York St.

ACFR- CARLA GUTIERREZ

ACFR has no questions or concerns for referral PRC2025-00020.

Response: Comment noted. Thank you for your review.

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RTD- SCOTT WOODRUFF

Project Name: Welby Junction - PRC2025-00020 - 1st Submittal

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Response: Comment noted. Thank you for your review.

XCEL ENERGY- VIOLETA CIOCANU (CHOKANU)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Welby Junction.

Please be aware PSCo owns and operates existing natural gas and overhead electric distribution facilities within the development.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation and modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-WayAgent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: Acknowledged, thank you. An application has already been submitted and Xcel design has started.

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 1: COVER

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DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;
THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY O FEAST 78TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;
THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

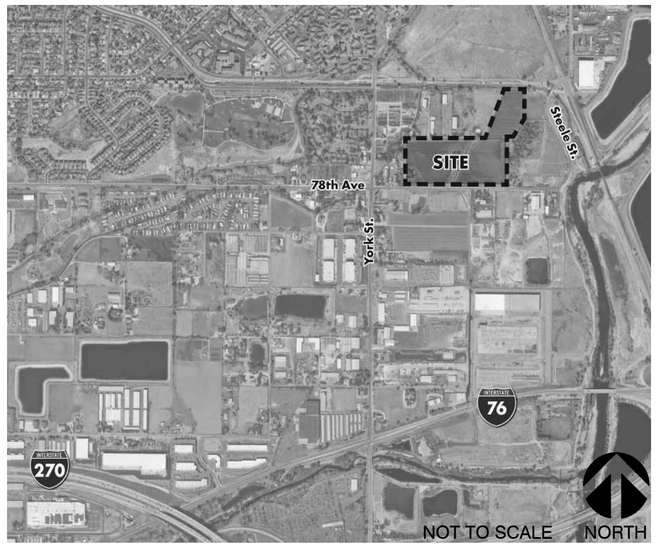
THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

VICINITY MAP



SHEET INDEX

01 - COVER
02 - WRITTEN NARRATIVE
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22 - LANDSCAPE DETAILS
23 - LOT TYPICALS

CERTIFICATE OF OWNERSHIP

EXECUTED THIS _____ DAY OF _____ A.D., 20_____ .

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE:_____

ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF: _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____ .

BY _____ AS AUTHORIZED SIGNATURE

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

PLANNING COMMISSION

REVIEWED BY ADAMS COUNTY PLANNING COMMISSION
THIS _____ DAY OF_____ 20_____ .

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _ DAY OF_____, A.D., 20_____.

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

DEVELOPER:
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

ARCHITECT:
MERITAGE HOMES
7900 E UNION AVE STE 400
DENVER, CO 80237
C: 720.737.1054

PLANNER / LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80202

ARCHITECT:
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

CIVIL ENGINEER:
REDLAND
1500 WEST CANAL CT
LITTLETON, CO 80120

TRAFFIC ENGINEER:
LANTZ ASSOCIATES, LLC
13335 W 72ND CIR
ARVADA, CO 80005

811

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
COVER

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 2: WRITTEN NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY. SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD, I-1, I-2, AND A-1.

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 218 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY.

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.3 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

B. PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT, PROVIDED BY ON STREET PARKING.

VISITOR PARKING WILL BE ON-STREET WITH PARKING ON BOTH SIDE OF THE STREET. SEE SHEET 06 FOR PARKING COUNTS

C. CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

D. TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

E. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND PROHIBITED USES

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD AND SINGLE-FAMILY ATTACHED (PAIRED HOMES) . ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

F. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

G. BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

H. LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A FIFTEEN (15) FOOT MINIMUM LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES, WHERE WALKS ARE DETACHED, SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES.

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL. SHRUBS MAY BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF THREE (3) GRASSES PER ONE (1) SHRUB.

AREAS IN WHICH TRACTS AND/OR LOTS ARE ENCUMBERED BY UTILITIES AND/OR RETAINING WALL STRUCTURES, TREE REQUIREMENTS CAN BE SUBSTITUTED WITH SHRUBS AT A RATE OF TEN (10) SHRUBS PER ONE (1) TREE.

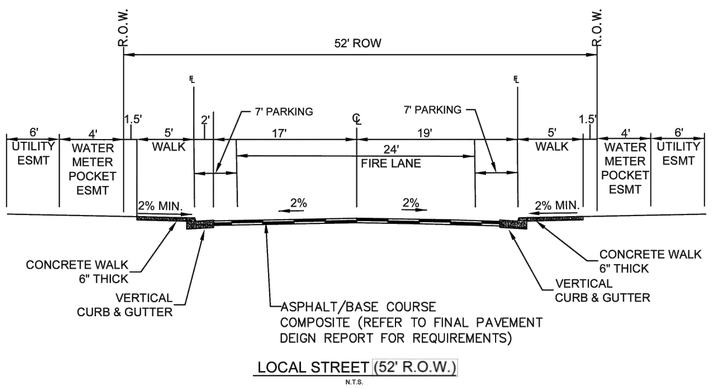
REFER TO SHEET 23 FOR LOT TYPICALS

I. FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES, AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 21 FOR FENCING DETAILS.



LOCAL STREET (52' R.O.W.)
N.T.S.

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBUQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
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12/12/2025 - FDP 02

SHEET TITLE:
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IN THE COUNTY OF ADAMS, COLORADO

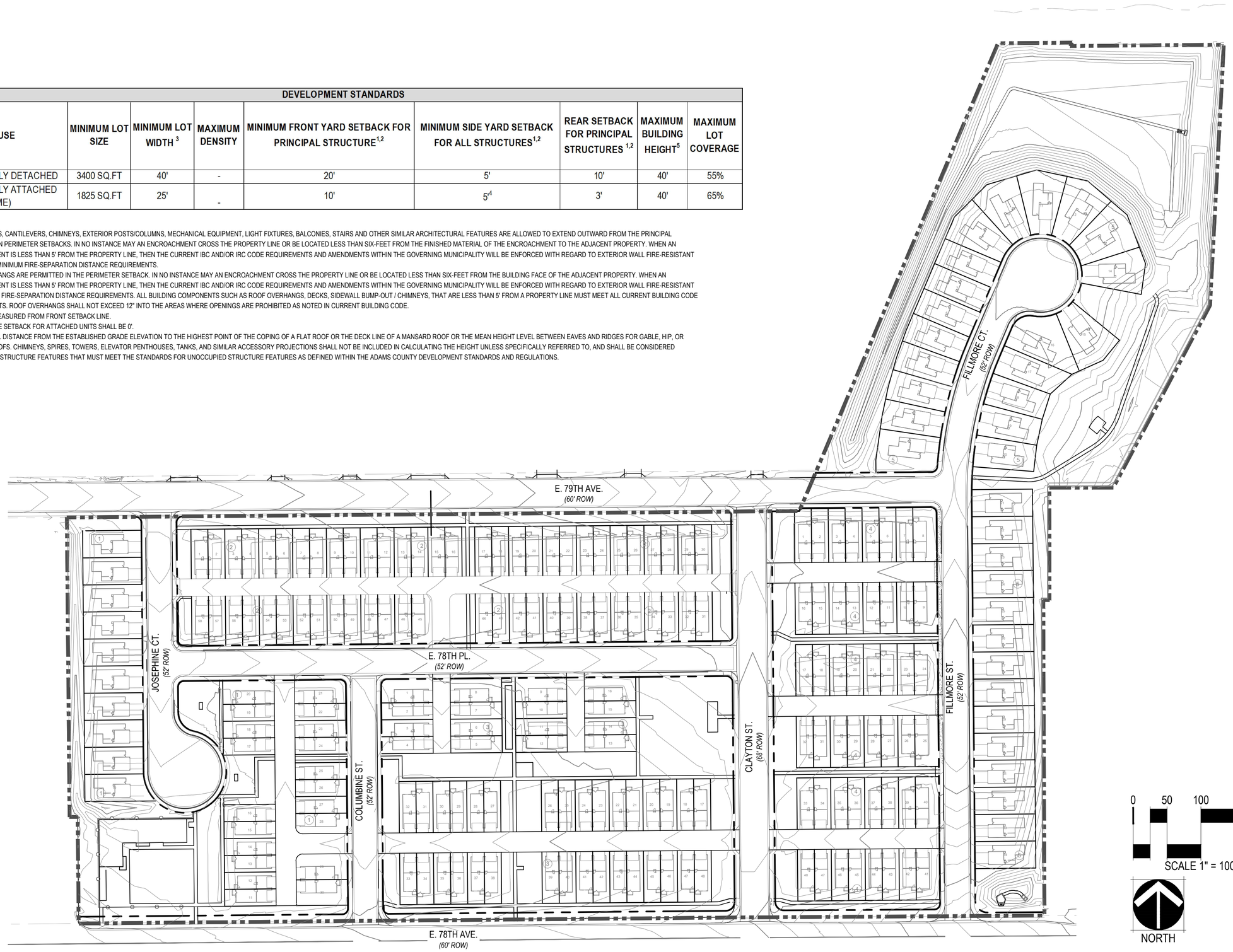
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SHEET 3: DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS								
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH [3]	MAXIMUM DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE[1,2]	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES[1,2]	REAR SETBACK FOR PRINCIPAL STRUCTURES [1,2]	MAXIMUM BUILDING HEIGHT[5]	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3400 SQ.FT	40'	-	20'	5'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1825 SQ.FT	25'	-	10'	5'[4]	3'	40'	65%

NOTES:

1. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS.
2. ROOF OVERHANGS ARE PERMITTED IN THE PERIMETER SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT / CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS SHALL NOT EXCEED 12" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT BUILDING CODE.
3. LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
4. INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'.
5. THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



0 50 100 200

SCALE 1" = 100'

NORTH

811

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DEVELOPMENT STANDARDS

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 4: ARCHITECTURAL STANDARDS

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL SIDE OF THE HOME FACING THE STREET.

B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.

C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.

D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.

B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.

C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.

D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

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ARCHITECTURAL STANDARDS

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IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 5: SITE PLAN

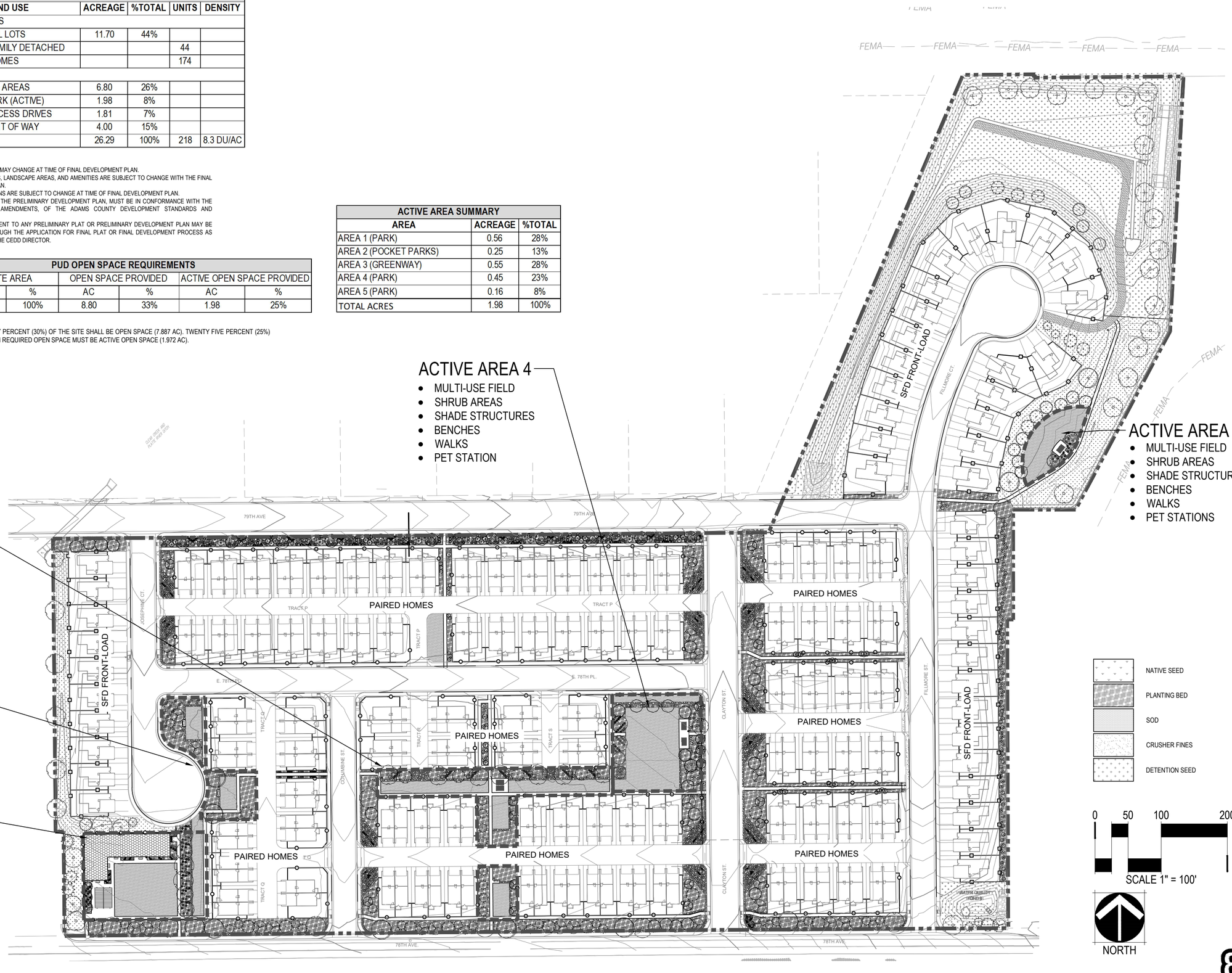
LAND USE SUMMARY				
LAND USE	ACREAGE	%TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	11.70	44%		
SINGLE-FAMILY DETACHED			44	
PARIED HOMES			174	
OPEN AREAS				
LANDSCAPE AREAS	6.80	26%		
POCKET PARK (ACTIVE)	1.98	8%		
PRIVATE ACCESS DRIVES	1.81	7%		
PUBLIC RIGHT OF WAY	4.00	15%		
TOTAL	26.29	100%	218	8.3 DU/AC

NOTES:
1. SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
3. SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
4. ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
5. A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.

PUD OPEN SPACE REQUIREMENTS					
TOTAL SITE AREA		OPEN SPACE PROVIDED		ACTIVE OPEN SPACE PROVIDED	
AC	%	AC	%	AC	%
26.291	100%	8.80	33%	1.98	25%

NOTES:
1. AT LEAST THIRTY PERCENT (30%) OF THE SITE SHALL BE OPEN SPACE (7.887 AC). TWENTY FIVE PERCENT (25%) OF THE MINIMUM REQUIRED OPEN SPACE MUST BE ACTIVE OPEN SPACE (1.972 AC).

ACTIVE AREA SUMMARY		
AREA	ACREAGE	%TOTAL
AREA 1 (PARK)	0.56	28%
AREA 2 (POCKET PARKS)	0.25	13%
AREA 3 (GREENWAY)	0.55	28%
AREA 4 (PARK)	0.45	23%
AREA 5 (PARK)	0.16	8%
TOTAL ACRES	1.98	100%



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SITE PLAN

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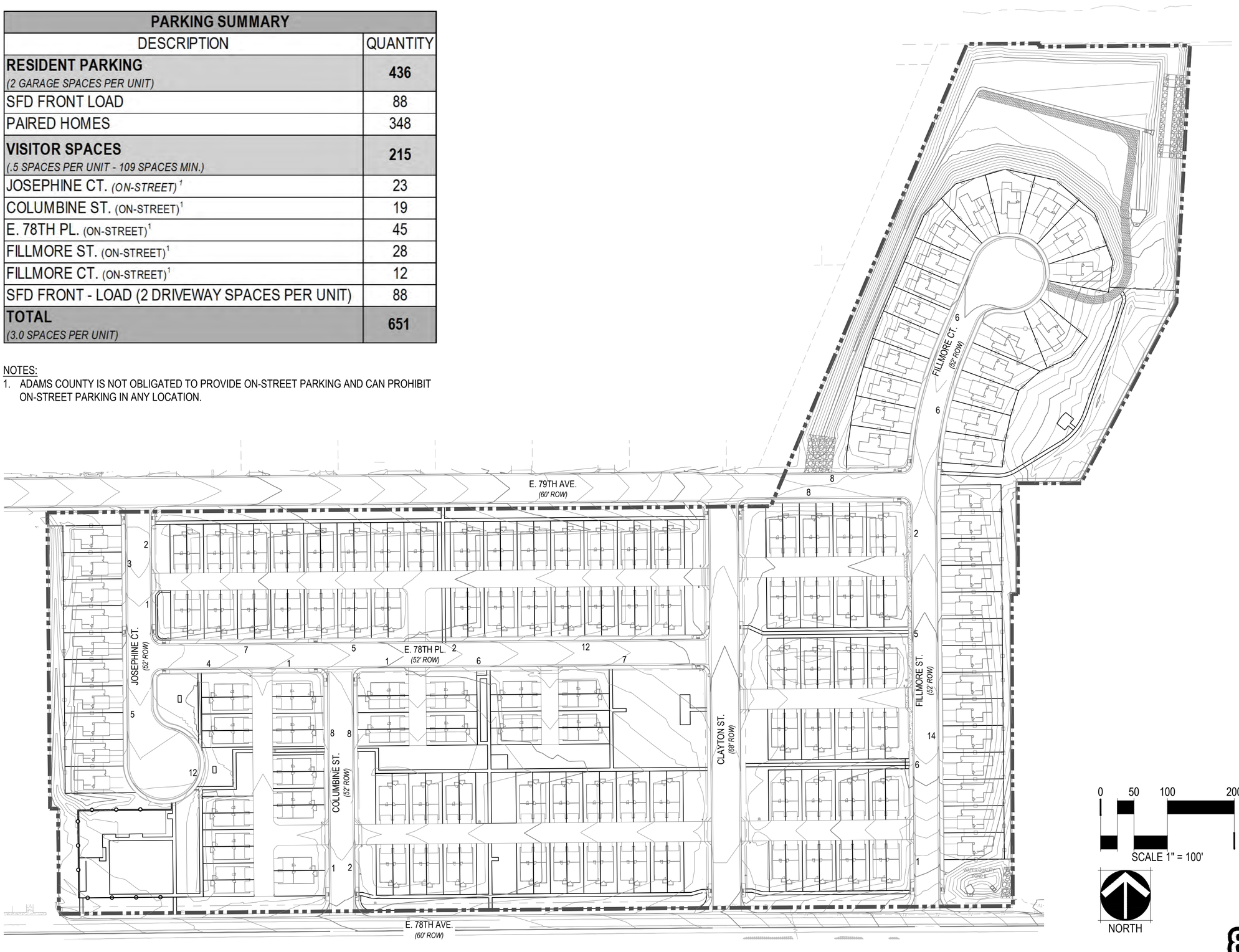
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 6: PARKING EXHIBIT

PARKING SUMMARY	
DESCRIPTION	QUANTITY
RESIDENT PARKING *(2 GARAGE SPACES PER UNIT)*	**436**
SFD FRONT LOAD	88
PAIRED HOMES	348
VISITOR SPACES *(.5 SPACES PER UNIT - 109 SPACES MIN.)*	**215**
JOSEPHINE CT. *(ON-STREET)* [1]	23
COLUMBINE ST. (ON-STREET)[1]	19
E. 78TH PL. (ON-STREET)[1]	45
FILLMORE ST. (ON-STREET)[1]	28
FILLMORE CT. (ON-STREET)[1]	12
SFD FRONT - LOAD (2 DRIVEWAY SPACES PER UNIT)	88
TOTAL *(3.0 SPACES PER UNIT)*	**651**

NOTES:

1. ADAMS COUNTY IS NOT OBLIGATED TO PROVIDE ON-STREET PARKING AND CAN PROHIBIT ON-STREET PARKING IN ANY LOCATION.



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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 07 - NOTES

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 1/4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1" - 2" RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH 3/4" RIVER ROCK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

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SHEET 08 - LANDSCAPE SCHEDULE

PRC2025-00020

PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	QTY	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	24	B & B	2"CAL	LOW	50`-60`	40`-50`
GL SH	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	19	B & B	2"CAL	LOW	40`-50`	30`-40`
GY DI	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	15	B & B	2" CAL.	LOW	50`-60`	40`-50`
QU RO	QUERCUS ROBUR	ENGLISH OAK	14	B & B	2"CAL	MOD	50`-60`	30`-40`
TI GR	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	19	B & B	2"CAL	MOD	30`-40`	25`-30`
EVERGREEN TREES								
JU ME	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	1	B & B	6` HEIGHT			
PI DE	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	22	B & B	6` HEIGHT	MOD	25`-30`	20`-25`
PI PU	PICEA PUNGENS	COLORADO SPRUCE	30	B & B	6` HEIGHT	MOD	50`-60`	25`-30`
PI HE	PINUS HELDREICHII	BOSNIAN PINE	58	B & B	6` HEIGHT	LOW	15`-25`	10`-15`
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	27	B & B	6` HEIGHT	LOW	50`-60`	30`-40`
ORNAMENTAL TREES								
AC HW	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	3	B & B	1.5"CAL	LOW	15`-20`	15`-20`
CE CA	CERCIS CANADENSIS	EASTERN REDBUD	3	B & B	6` CLUMP	MOD	25`-30`	25`-30`
MA SS	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	6	B & B	1.5"CAL	MOD	15`-25`	20`-25`
MA TH	MALUS X `THUNDERCHILD`	THUNDERCHILD CRAB APPLE	24	B & B	1.5"CAL	MOD	15`-20`	10`-15`
PY CA	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	28	B & B	1.5"CAL	MOD	25`-30`	15`-20`
DECIDUOUS SHRUBS								
AM SO	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM	STANDING OVATION SERVICEBERRY	3	CONT.	#5			
CA GL	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	81	CONT.	#5	LOW	3`-4`	2`-3`
CA DA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	101	CONT.				
LI LO	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	26	CONT.	#5	LOW	2`-3`	3`-4`
PE LS	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	201	CONT.	#5	VERY LOW	2`-3`	2`-3`
PH DI	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	6	CONT.	#5	LOW	7`-8`	7`-8`
PO MW	POTENTILLA FRUTICOSA `MCKAY`S WHITE`	MCKAY`S WHITE BUSH CINQUEFOIL	3	CONT.	#5			
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	3	CONT.	#5			
RH AU	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	21	CONT.	#5	VERY LOW	1`-2`	5`-6`
SP GO	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	141	CONT.				
SY MK	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	74	CONT.	#5	LOW	4`-5`	4`-5`
SY VU	SYRINGA VULGARIS	COMMON LILAC	22	CONT.				
VI AL	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	12	CONT.	#5	LOW	9`-12`	9`-10`
EVERGREEN SHRUBS								
EU EG	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	45	CONT.	#5	MOD	1`-2`	3`-4`
JU FO	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	62	CONT.				
JU BU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	20	CONT.	#5	LOW	1`-2`	7`-8`
PI BJ	PINUS MONOPHYLLA `BLUE JAZZ`	BLUE JAZZ PIñON PINE	3	CONT.	#5			
PI MO	PINUS MUGO `MOPS`	MUGO PINE	4	CONT.	#5			
ORNAMENTAL GRASSES								
BO BA	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	240	CONT.	#1	VERY LOW	2`-3`	1`-2`
CA KF	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	427	CONT.	#1	LOW	4`-5`	1`-2`
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	169	CONT.	#1	LOW	2`-3`	1`-2`
MI ML	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	153	CONT.	#1	MOD	4`-5`	2`-3`
NA TE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	3	CONT.	#1			
PE HA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	202	CONT.	#1	LOW	1`-2`	1`-2`
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3	CONT.	#1			
PERENNIALS								
AC MO	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5	CONT.	#1	LOW	30" MAX.	1`-2`
CE TO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	9	CONT.	#1	LOW	<1`	1`-2`
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	35	CONT.	#1	LOW	2`-3`	1`-2`
GA AR	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	3	CONT.	#1			
PE PP	PENSTEMON MEXICALI `PIKE`S PEAK PURPLE`	PIKES PEAK PURPLE PENSTEMON	6	CONT.	#1			
SA MN	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	54	CONT.	#1	LOW	1`-2`	1`-2`
SE AJ	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	76	CONT.	#1	LOW	1`-2`	1`-2`

TURFGRASS BLEND: SOD

DROUGHT RESISTANT TEXAS BLUEGRASS HYBRID BLEND APPROVED EQUAL.
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

COMMON NAME	% OF TOTAL
SPF30 TEXAS HYBRID	33%
SOLAR GREEN TEXAS HYBRID	34%
BANDERA TEXAS HYBRID	33%
TOTAL	100%

NATIVE LAWN MIX BY PAWNEE BUTTES SEED, INC.

COMMON NAME	
BUFFALOGRASS	90%
BLUE GRAMA	10%
TOTAL	100%

NATIVE SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL
BUFFALO GRASS	BUCHLOE DACYTLOIDES	20%
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	40%
BLUE GRAMA	BOUTELOUA GRACILIS	20%
	TOTAL	100%

DETENTION SEED MIX

COMMON NAME		% OF TOTAL
ALKILIGRASS	PUCCINELLIA DISTANS	5%
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	55%
SMOOTH BROME	BROMUS INERMIS	40%
APPLICATION RATE: 40.0 PLS POUNDS/AC. BROADCAST, RAKE TO COVER.	TOTAL	100%

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PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
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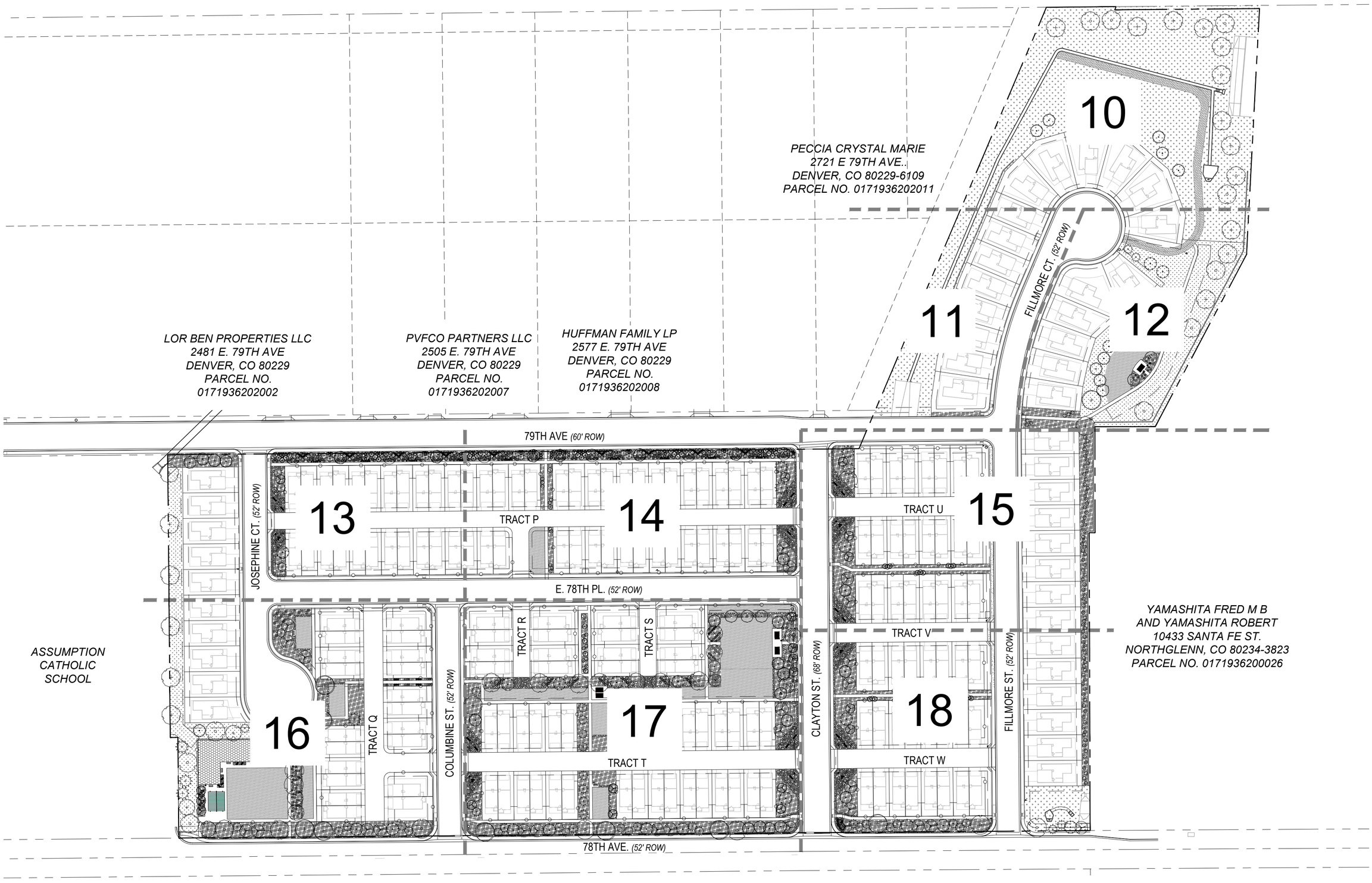
SHEET TITLE:
LANDSCAPE SCHEDULE

CHECKED BY: XX
DRAWN BY: XX

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 09 - OVERALL LANDSCAPE PLAN



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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
OVERALL LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

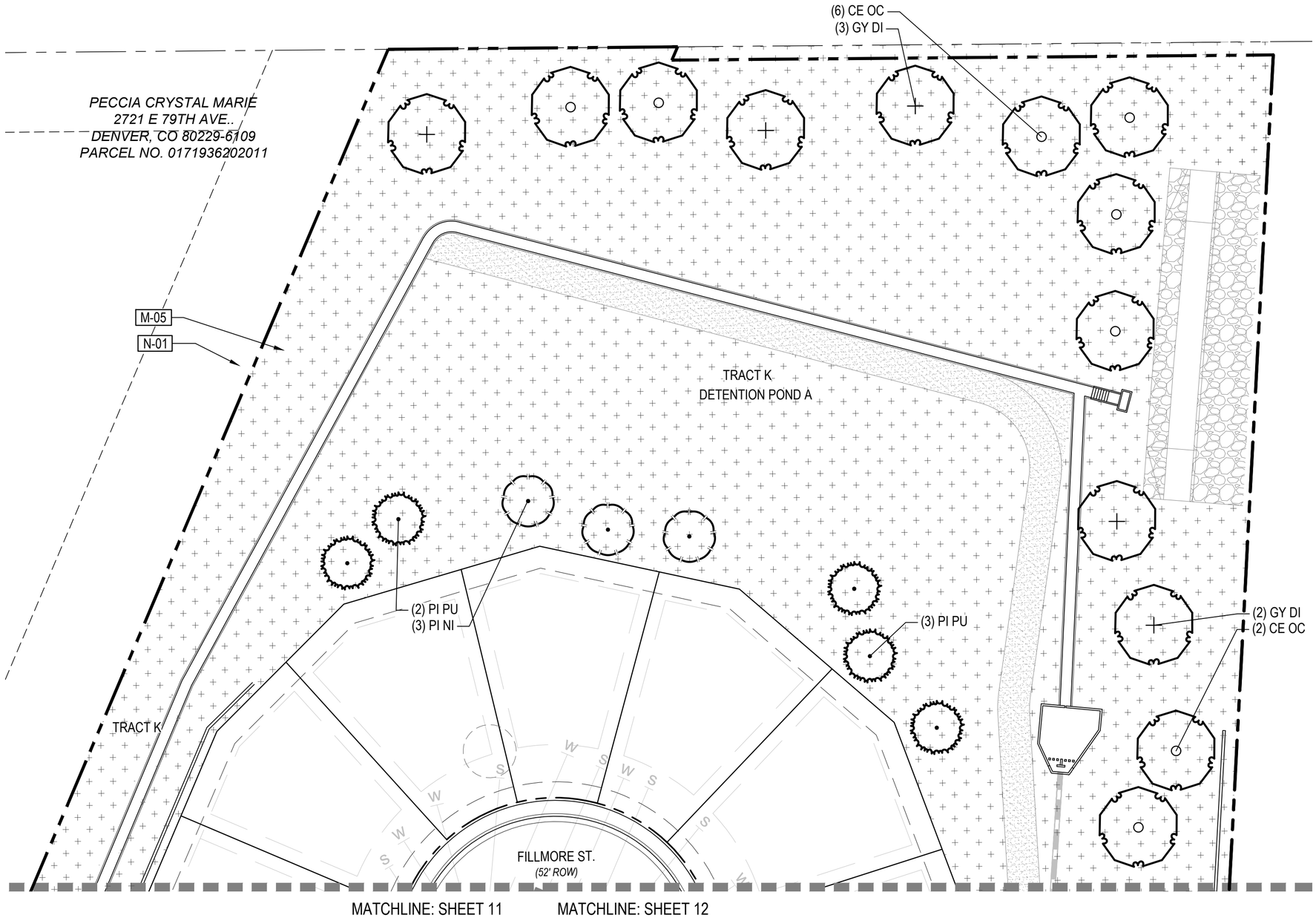
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IN THE COUNTY OF ADAMS, COLORADO

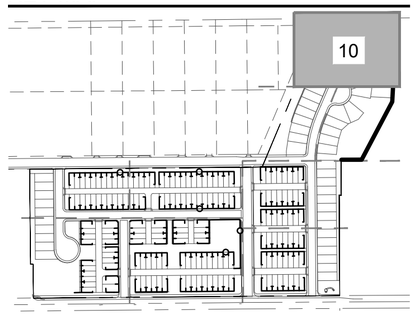
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 10 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

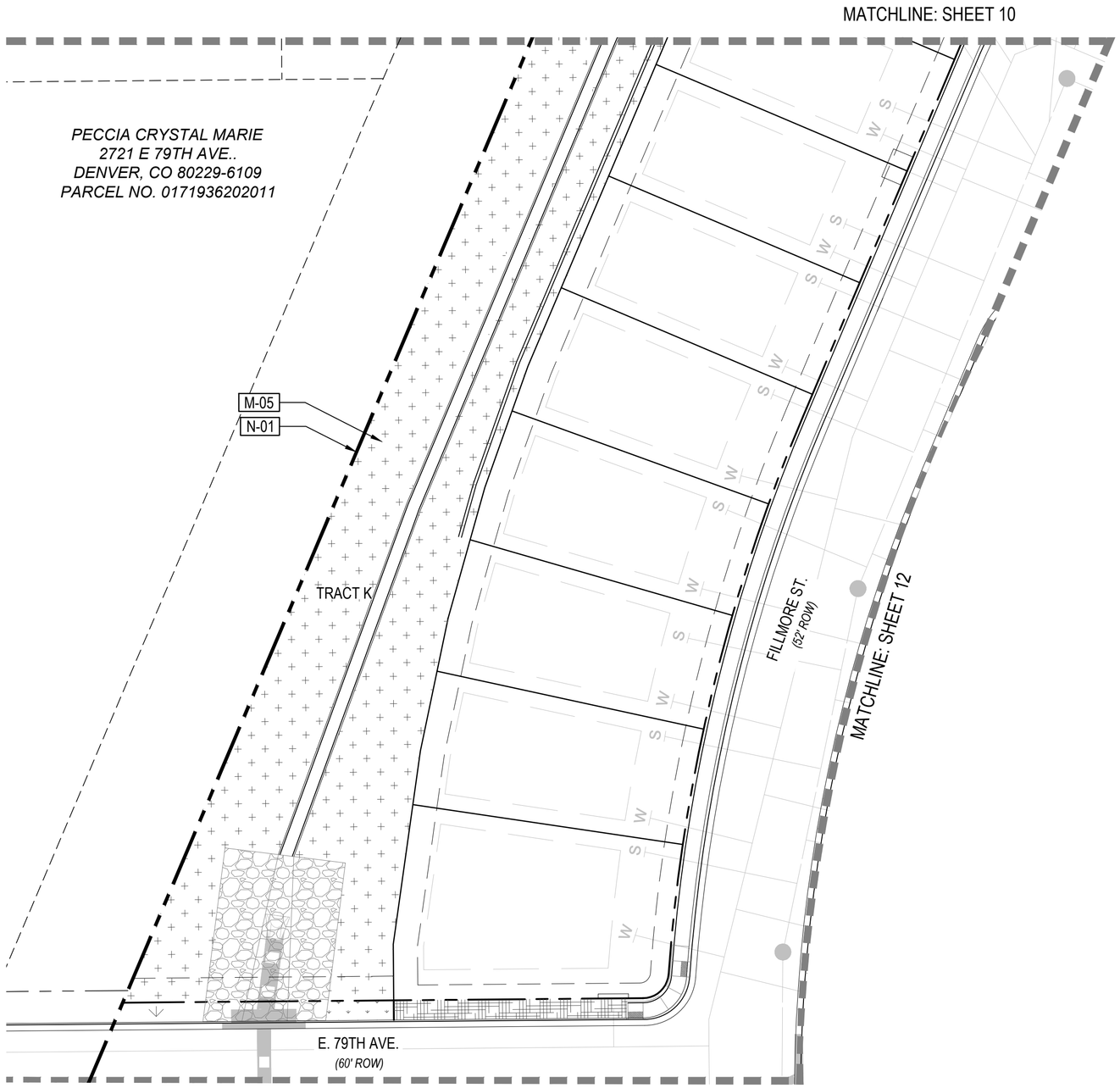
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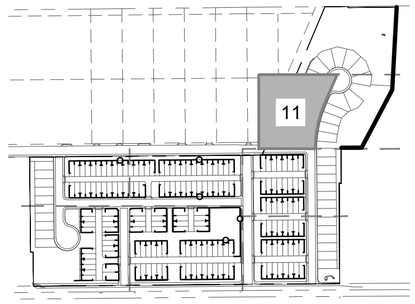
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 11 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
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12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

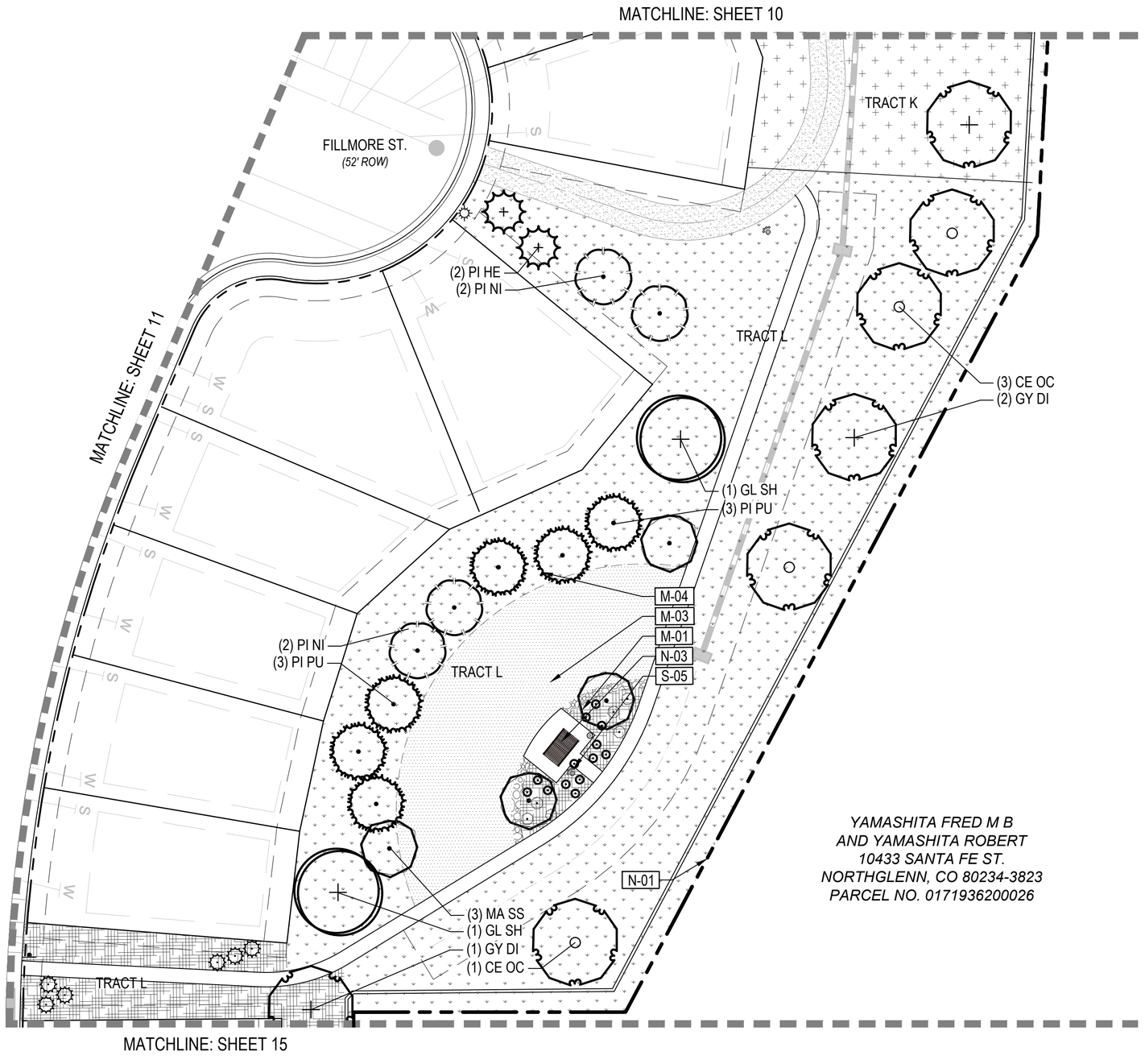
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

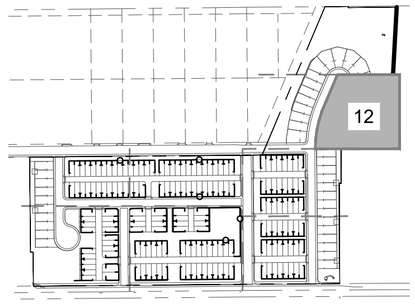
SHEET 12 - LANDSCAPE PLAN

PRC2025-00020



YAMASHITA FRED M B
AND YAMASHITA ROBERT
10433 SANTA FE ST.
NORTHGLENN, CO 80234-3823
PARCEL NO. 0171936200026

KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

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PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
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DATE:
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SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

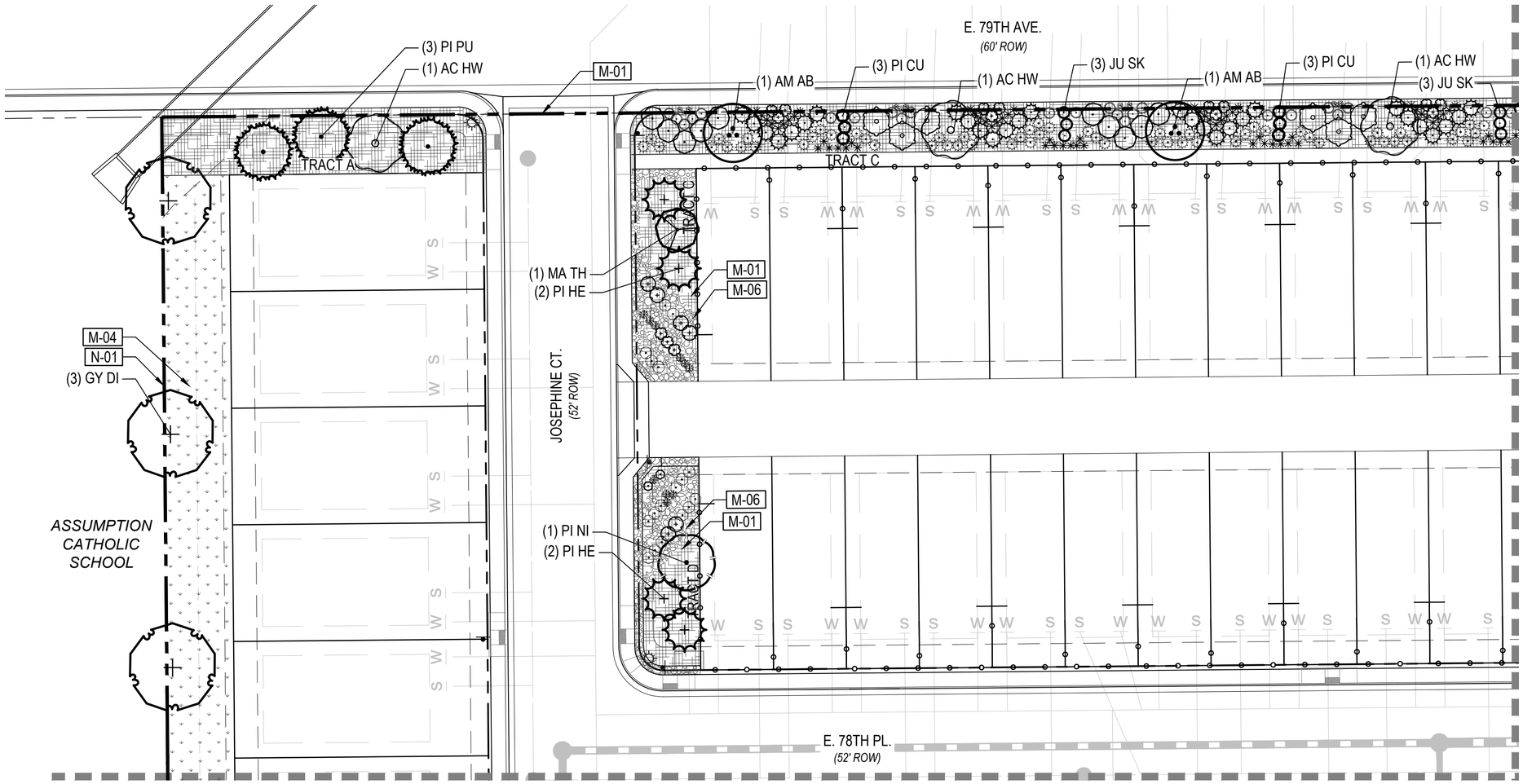
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IN THE COUNTY OF ADAMS, COLORADO

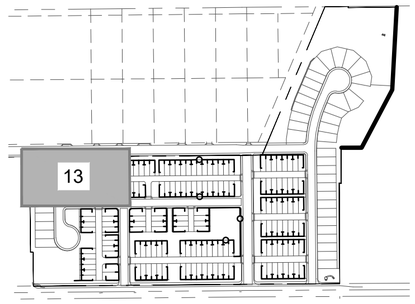
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 13 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

CANOPY TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

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DATE:
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SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

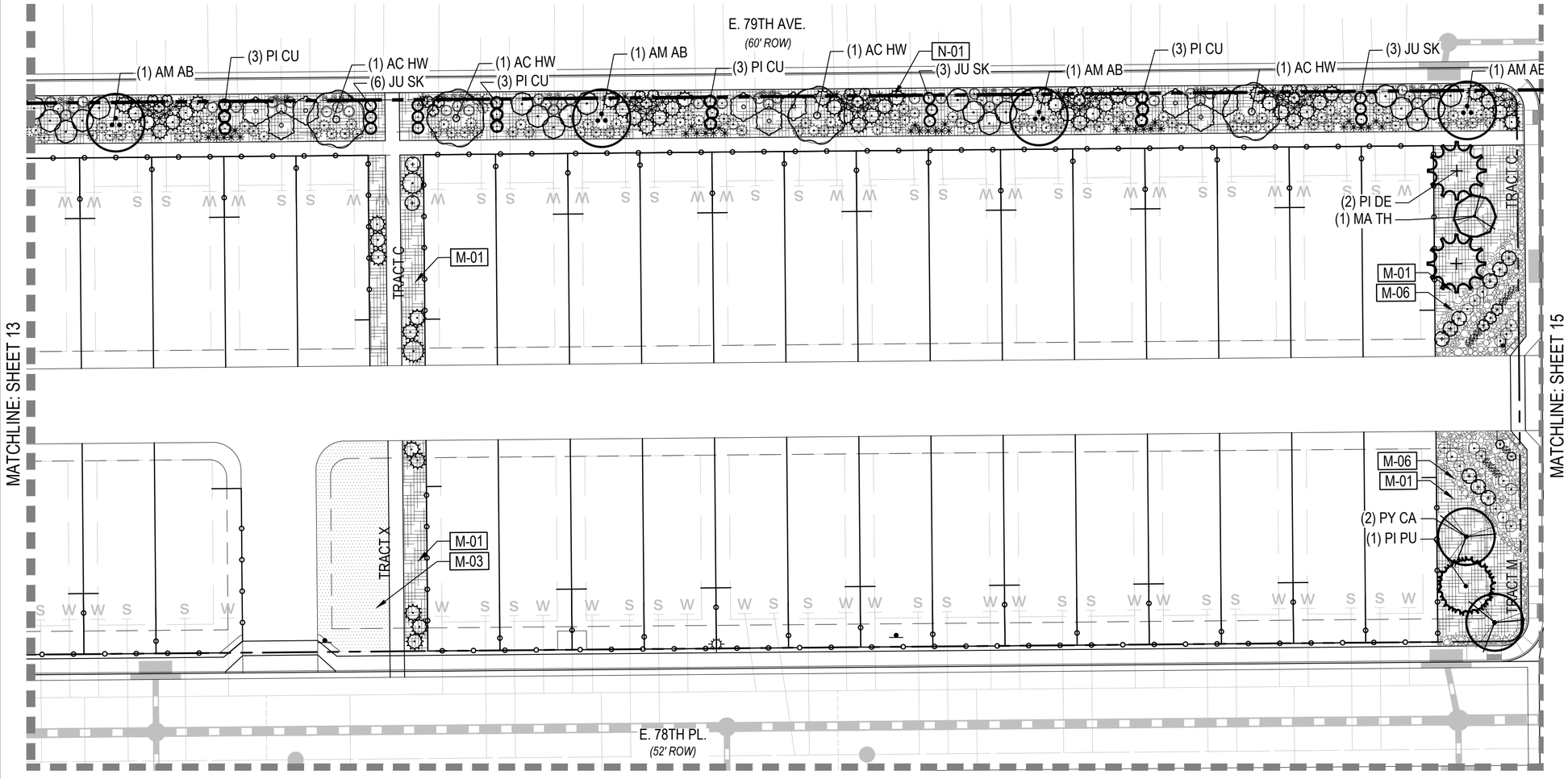
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IN THE COUNTY OF ADAMS, COLORADO

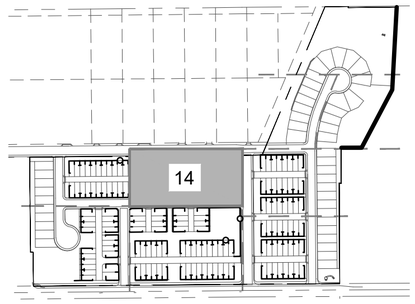
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 14 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

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NOT FOR CONSTRUCTION

DATE:
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12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
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WELBY JUNCTION

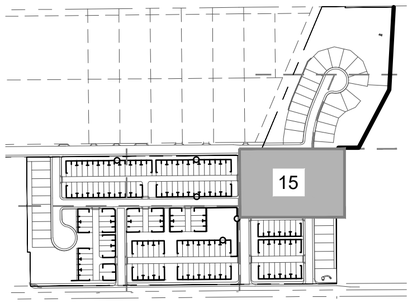
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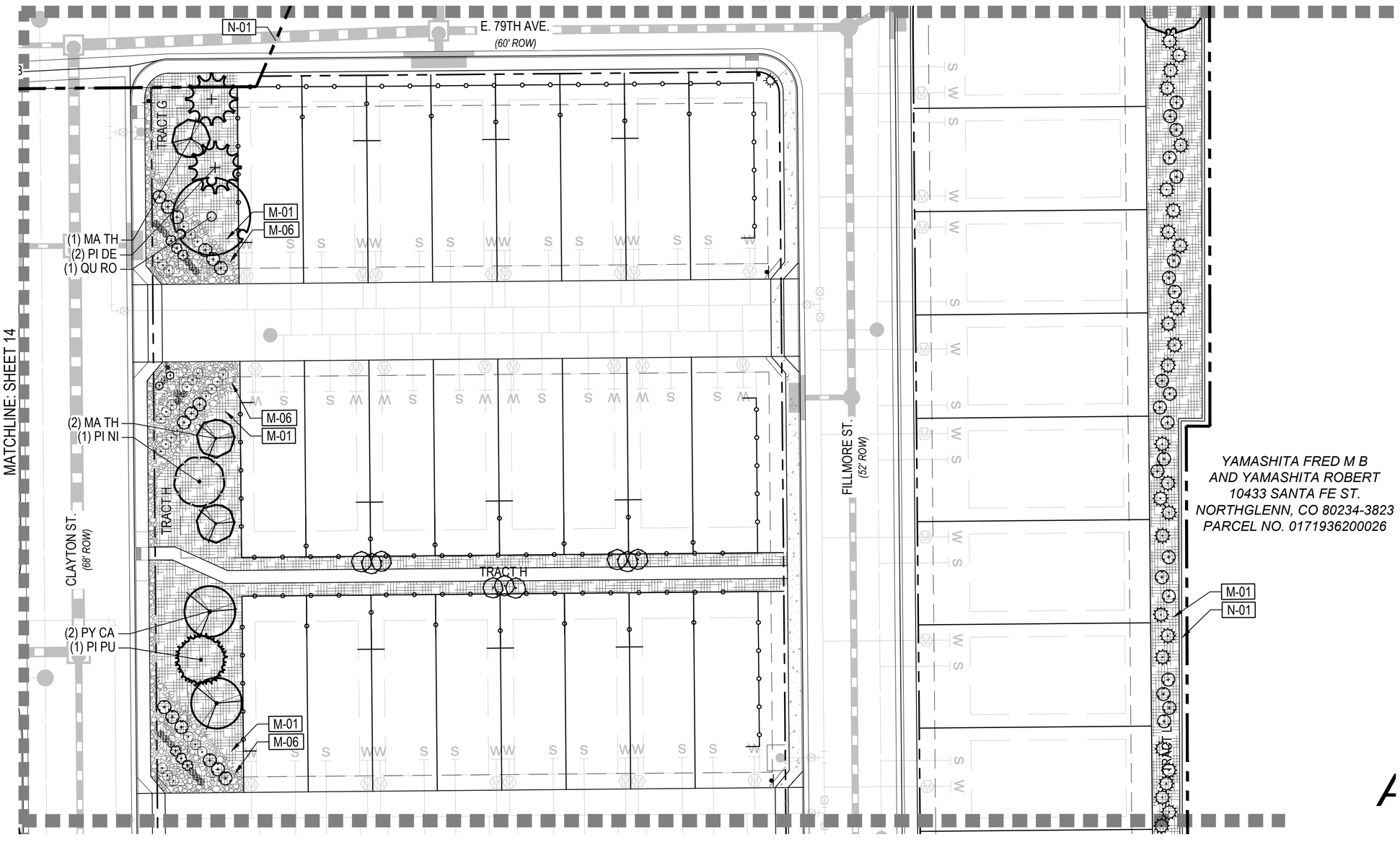
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 15 - LANDSCAPE PLAN

PRC2025-00020

KEY MAP





LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

CANOPY TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

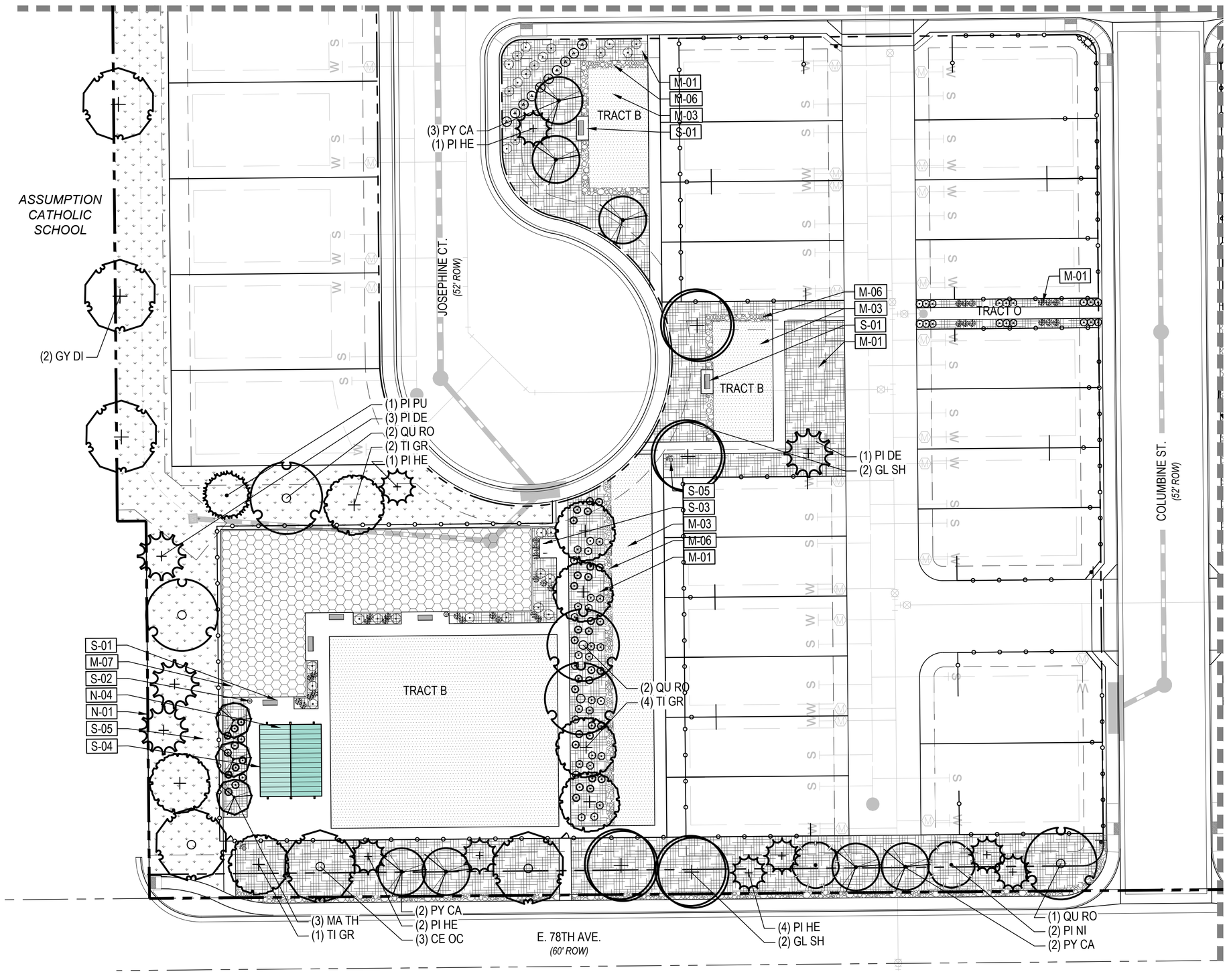
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 16 - LANDSCAPE PLAN

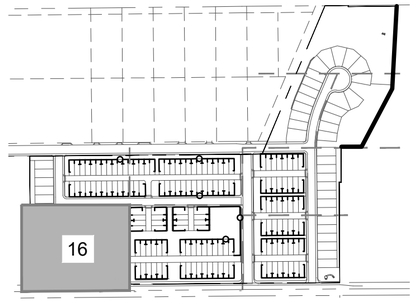
PRC2025-00020

MATCHLINE: SHEET 13



MATCHLINE: SHEET 17

KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
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SHEET TITLE:
LANDSCAPE PLAN

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IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

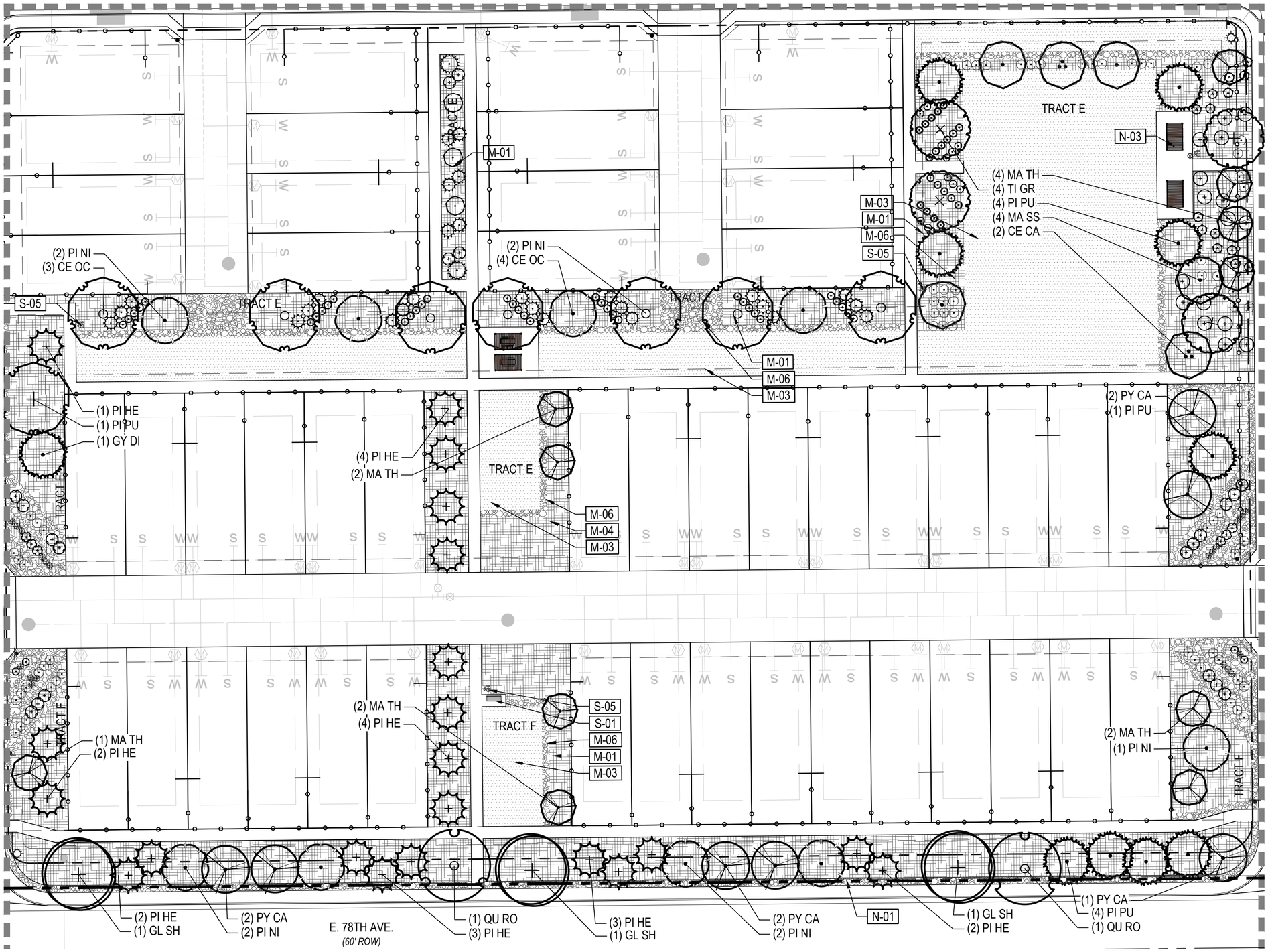
SHEET 17 - LANDSCAPE PLAN

PRC2025-00020

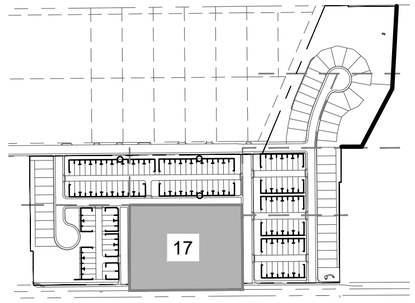
MATCHLINE: SHEET 14

MATCHLINE: SHEET 16

MATCHLINE: SHEET 18



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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SHEET TITLE:
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CHECKED BY: XX
DRAWN BY: XX

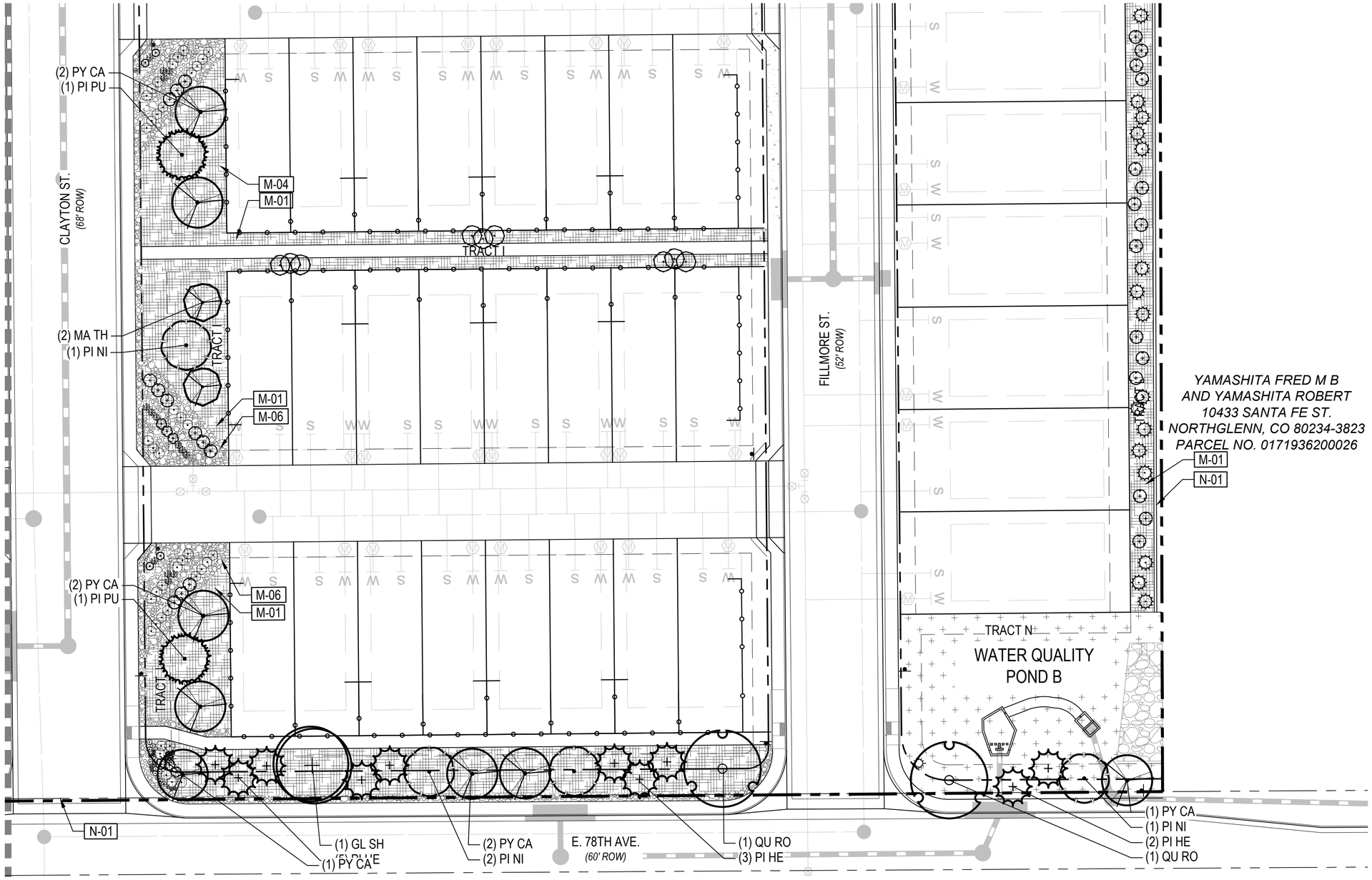
PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 18 - LANDSCAPE PLAN

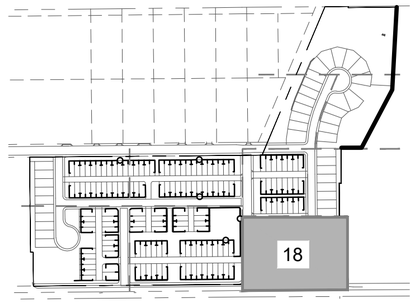
MATCHLINE: SHEET 15

MATCHLINE: SHEET 17



YAMASHITA FRED M B AND YAMASHITA ROBERT
10433 SANTA FE ST.
NORTHGLENN, CO 80234-3823
PARCEL NO. 0171936200026

KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60
SCALE 1" = 30'

811

CHECKED BY: XX
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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

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SHEET TITLE:
LANDSCAPE PLAN

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 19 - LANDSCAPE DETAILS

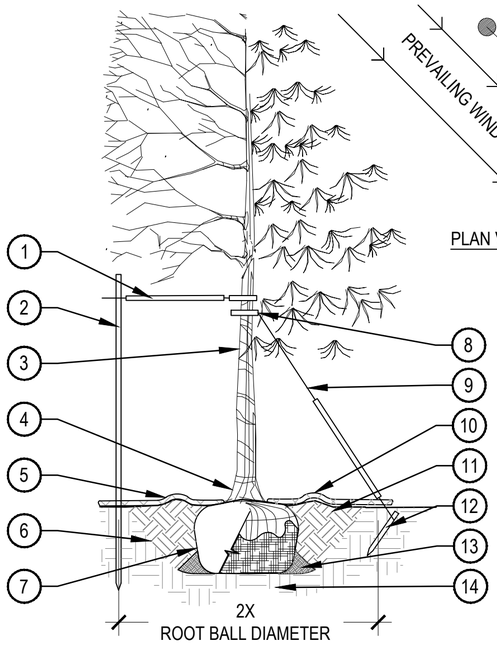
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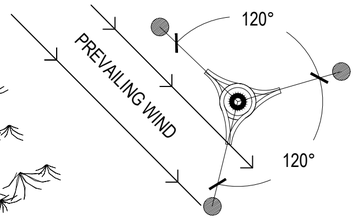
PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



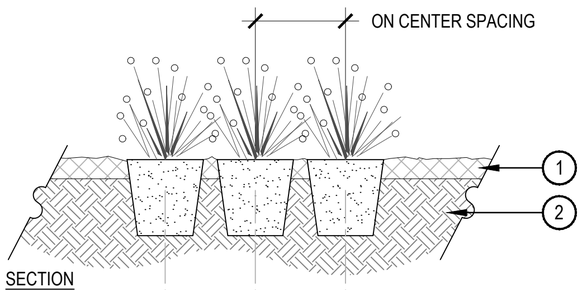


PLAN VIEW - THREE STAKES

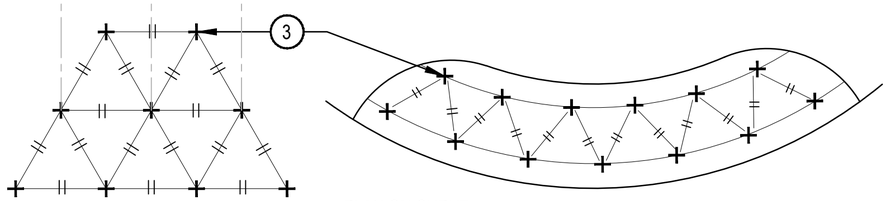
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



SECTION



PLAN

PLAN ON CURVE

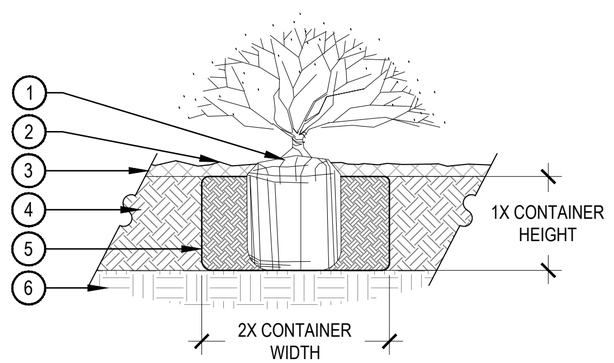
1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

3 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

OWNER:

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ALBEQUERQUE, NM 87120

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DATE:
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SHEET TITLE:
LANDSCAPE DETAILS

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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

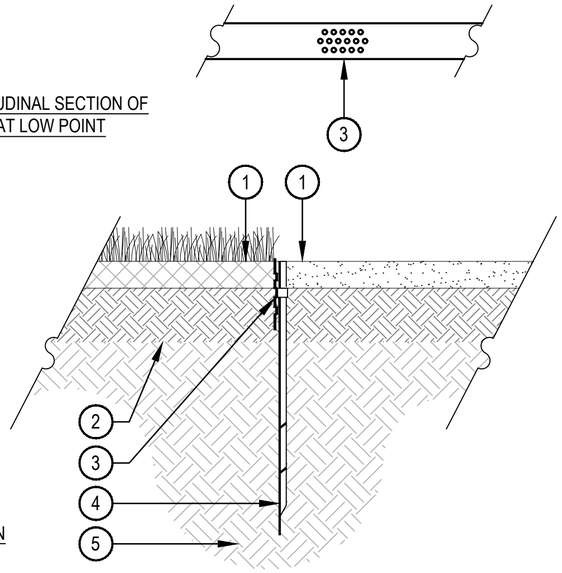
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SHEET 20 - LANDSCAPE DETAILS

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LONGITUDINAL SECTION OF EDGER AT LOW POINT



SECTION

1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

1 METAL EDGER

SCALE: 1" = 1'-0"



MAGLIN (OR APPROVED EQUAL)

PRODUCT: 510 TABLE

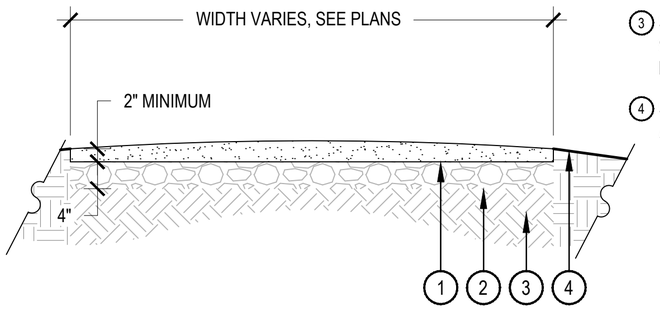
MATERIALS: POWDERCOATED STEEL

COLOR: BLACK

SURFACE MOUNT

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. SLOPE ADJACENT GRADE AWAY FROM TRAIL

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

2 CRUSHER FINES TRAIL/PAVING

SCALE: 3/4" = 1'-0"



POLIGON (OR APPROVED EQUAL)

PRODUCT: REK-15X25 OR REK-18x30

MATERIALS: POWDERCOATED STEEL, WOOD UNDER TRIM

COLOR: BLACK CHERRY FRAME, NEW REDWOOD CEILING

EMBEDDED

https://www.poligon.com/products/square/

ROOF: COMPOSITION

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

3 PICNIC TABLE

NTS

4 SHELTER

NTS

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WELBY JUNCTION
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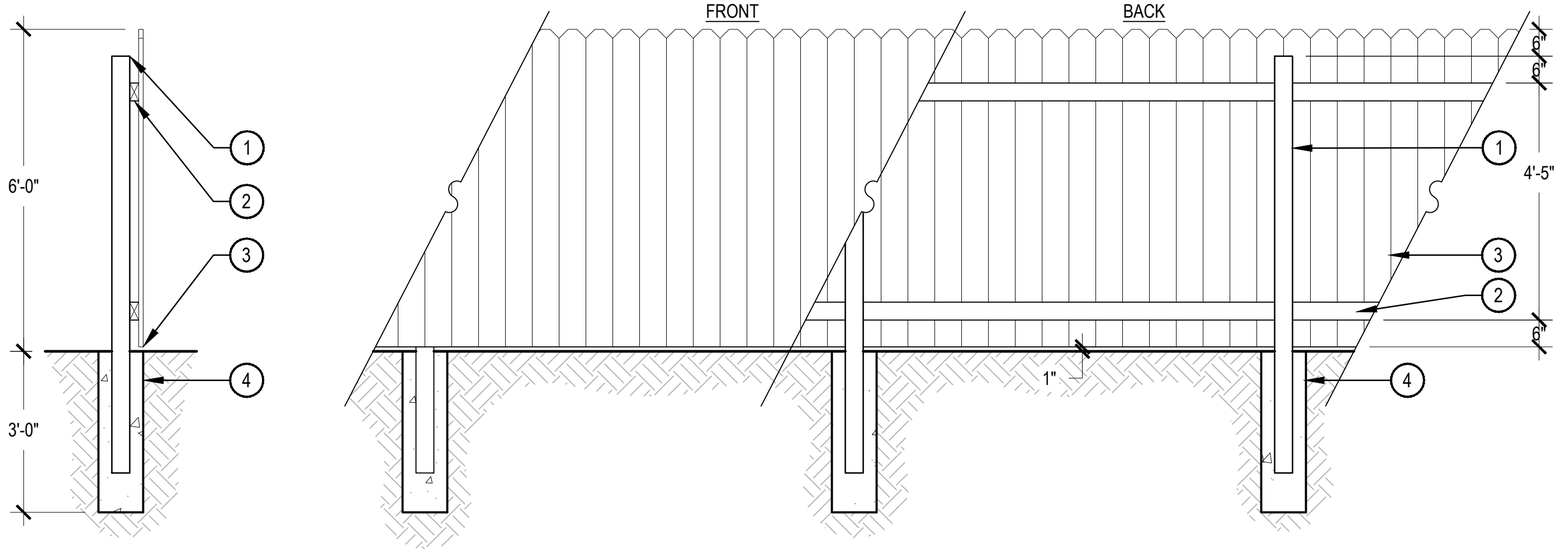
SHEET TITLE:
LANDSCAPE DETAILS

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 21 - LANDSCAPE DETAILS



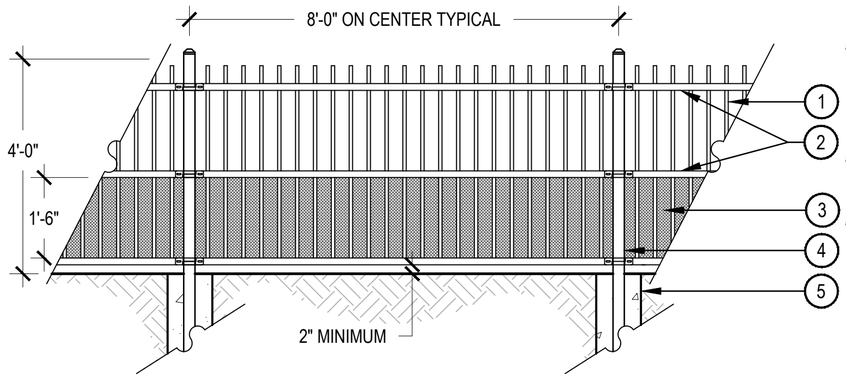
1. 4" X 4" CEDAR POSTS ON BACK OF FENCE, 8'-0" ON CENTER
2. (3) 2" X 4" CEDAR RAILS ON BACK OF FENCE (TOP, AND BOTTOM)
3. 1" X 6" CEDAR PICKETS WITH 'DOG EAR TOPS'
4. POSTS SET IN CONCRETE 10" DIAMETER CAISSON

NOTES:

1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
4. REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

1 6' WOOD FENCE

SCALE: 1/2" = 1'-0"



1. 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
2. ACCENT RAILS, PICKETS TO RUN THROUGH CENTER OF RAIL
3. EXPANDED / PERFORATED METAL SCREEN, SHEET FORM. 1/4" TOLERANCE TO ACCENT RAILS (OPTIONAL)
4. 2" MINIMUM SQUARE METAL POST
5. CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

NOTES:

1. REFER TO AMENITY SCHEDULE, SHEET L-XXX, FOR MORE INFORMATION ON FENCE STYLE AND MANUFACTURER.

2 4' METAL FENCE

SCALE: 1/2" = 1'-0"

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SHEET TITLE:
LANDSCAPE DETAILS

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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 22 - LANDSCAPE DETAILS

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MAGLIN (OR APPROVED EQUAL)

PRODUCT: 200 TRASH CONTAINER

MATERIALS: POWDERCOATED STEEL

COLOR: BLACK

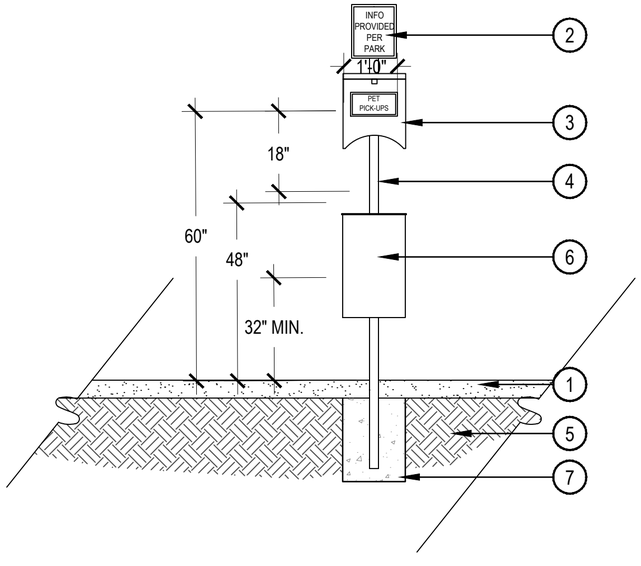
SURFACE MOUNT

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

1 TRASH RECEPTACLE

NTS



1. TURF OR PLANTING BED REF: PLANS
2. REFLECTIVE ALUMINUM SIGN
3. TRASH BAG DISPENSER
4. SQUARE TUBING
5. COMPACTED SUBGRADE
6. PET WASTE RECEPTACLE
7. SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: ALUMINUM PET STATION - DL-1003-L-DP - OR APPROVED EQUAL
COLOR TO MATCH FEDERAL GREEN (RAL 6012)

3 PET WASTE STATION

SCALE: 1/2" = 1'-0"



MAGLIN (OR APPROVED EQUAL)

PRODUCT: 450 BENCH

MATERIALS: POWDERCOATED STEEL AND IPE WOOD

COLOR: BLACK

SURFACE MOUNT

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

2 BENCH

NTS



MAGLIN
(OR APPROVED EQUAL)

PRODUCT: 500 BIKE RACK

MATERIALS: POWDERCOATED STEEL

COLOR: BLACK

EMBEDDED

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

4 BIKE RACK

NTS

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE DETAILS

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

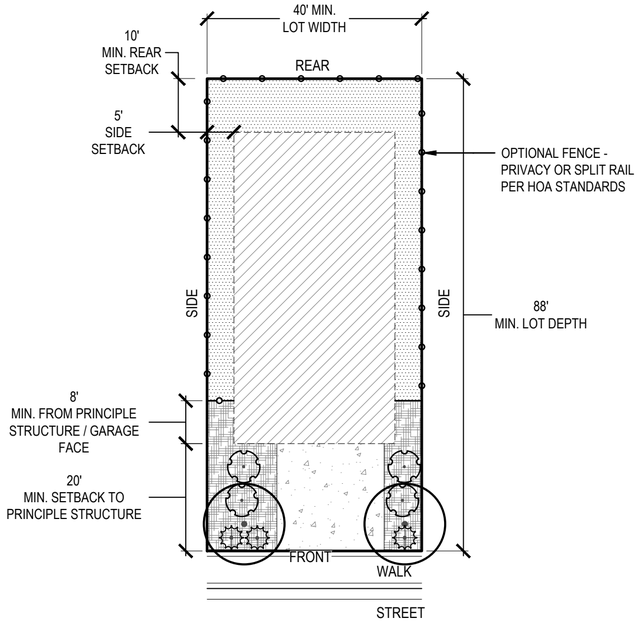
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

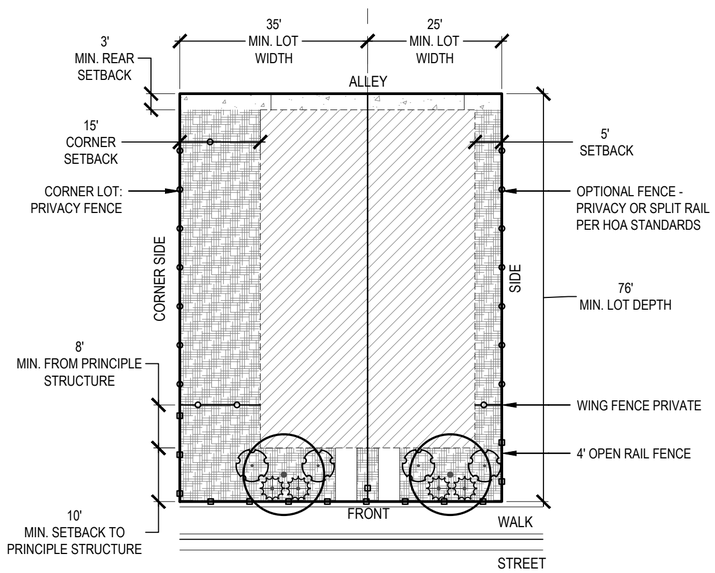
SHEET 23 - LOT TYPICALS

PRC2025-00020

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM



SINGLE FAMILY DETACHED - FRONT LOADED



SINGLE FAMILY ATTATCHED - PAIRED HOME

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY DETACHED
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

SINGLE FAMILY ATTACHED - PAIRED HOME
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

*NOTE: IN AREAS WHERE LOT ENCUMBERED BY UTILITIES, TREE REQUIREMENT IS TO BE REPLACED WITH SHRUBS AT A RATE OF 10 SHRUBS TO 1 TREE.

0 10 20 40
SCALE 1" = 20'

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LOT TYPICALS

23 OF 23

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 15

FINAL PLAT

PURPOSE STATEMENT

TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

OWNERSHIP AND DEDICATION CERTIFICATE

SEE SHEET 2

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°30'16" EAST, A DISTANCE OF 1,307.22 FEET.

2. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

3. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

4. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION COMMITMENT NO. ABC70842263.1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 04/01/2025, 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OF EXISTING EASEMENTS AND RIGHTS-OF-WAY.

6. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

7. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0604H, MAP REVISED MARCH 5, 2007.

8. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

9. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.

10. TRACTS, EASEMENTS, AND PRIVATE ACCESSES WITHIN THE ACCESS EASEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSOR'S AND ASSIGNS.

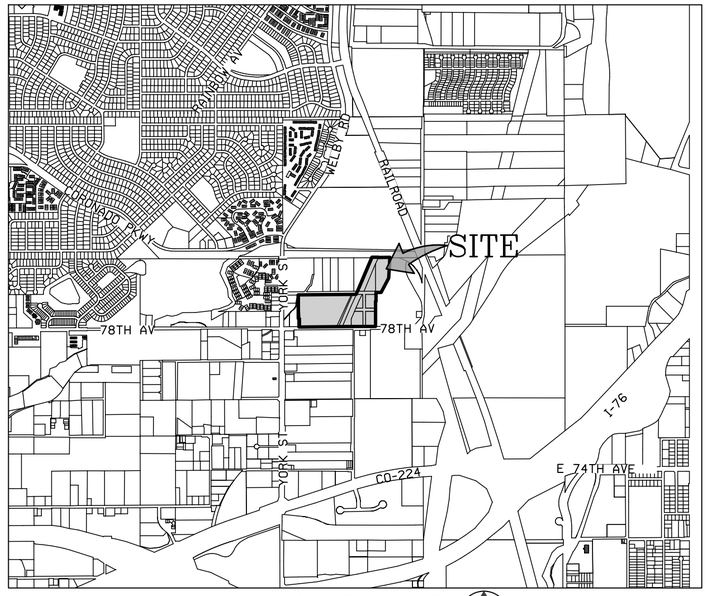
11. NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

12. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

13. GENERALLY THERE ARE 5', 6' AND 8' WIDE UTILITY EASEMENTS ALONG THE FRONTS, SIDES AND REARS OF LOTS, WITH THESE EASEMENTS BEING GRAPHICALLY SHOWN HEREON AND ARE HEREBY DEDICATED BY THIS PLAT FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY THE TRACT OWNER. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

14. PROSPECTIVE AND CURRENT PROPERTY OWNERS WITHIN WELBY JUNCTION ARE HEREBY NOTIFIED THAT AN EXISTING CHURCH, ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH, LOCATED IN PROXIMITY TO THIS COMMUNITY, OPERATES A CHURCH BELL. THE OPERATION OF THIS CHURCH BELL PREDATES THE ESTABLISHMENT OF THIS COMMUNITY, AND ITS CONTINUED OPERATION IS ANTICIPATED. THIS BELL MAY SOUND AT VARIOUS TIMES THROUGHOUT THE DAY, INCLUDING BUT NOT LIMITED TO HOURLY CHIMES, RELIGIOUS SERVICES, AND SPECIAL EVENTS.

15. ANY UTILITIES INSTALLED WITHIN THE REQUESTED VACATED RIGHT-OF-WAYS, AS SHOWN HEREON, WILL BE RELOCATED AT THE OWNER/DEVELOPERS COST WITHIN A NEW EASEMENT, OR A NEW EASEMENT WILL BE PROVIDED IN PLACE.



VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

FOR REVIEW
DO NOT RECORD

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____A.D. 2025

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____A.D., 2025

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT ____M. ON THE ____ DAY OF _____, 2025, RECEPTION NO._____.

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DATE	BY	REVISION DESCRIPTION
2025/12/17	TP	REVISED EASEMENTS
2025/09/09	BAM	REVISED ROW, LOTS, TRACTS, EASEMENTS

REVISION TABLE

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 1 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING THE FOLLOWING:

PARCEL I:
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, AND LOTS 11 THROUGH 17, BLOCK 2, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19,

EXCEPT THAT PORTION OF LOT 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET;
THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE **POINT OF BEGINNING**, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:
LOTS 22 AND 23, BLOCK 1, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:
THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°35" WEST 385.7 FEET; THENCE SOUTH 28°30" WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE **POINT OF BEGINNING**.
EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 6, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:
THAT PORTION OF THE FORMER LAND AND RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 14 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23°31" WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS,
STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE
NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF CLEVELAND AVENUE LYING SOUTH OF EAST 79TH AVENUE (FORMALLY KNOWN AS CLINE STREET) AND NORTH OF EAST 78TH AVENUE AS DEDICATED ON THE PLAT OF THE TOWN OF WELBY, SECOND FILING AS RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26.516 ACRES, (1,155,044 SQUARE FEET), MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WELBY JUNCTION** FINAL PLAT AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

EXECUTED THIS _____ DAY OF _____ A.D., 2025,

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ AS: GENERAL PARTNER
RONALD A. COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RONALD A. COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 2 OF 15	

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LAND SUMMARY CHART

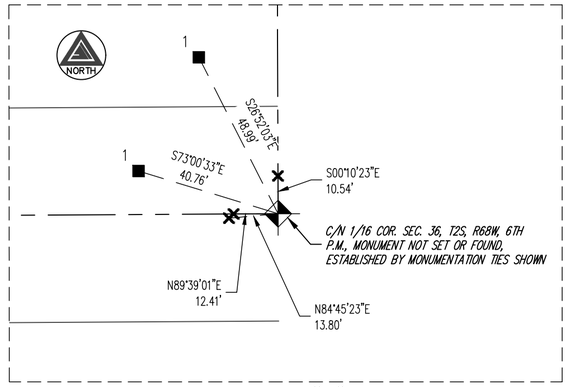
TRACT/ALLEY	AREA (S.F.±)	AREA (AC)	USE	OWNER
TRACT A	2,186	0.050	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT B	59,242	1.360	OPEN SPACE/UTILITIES/DRAINAGE/IRRIGATION	COSIMI FARMS, LP
TRACT C	20,698	0.475	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT D	1,517	0.035	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT E	48,435	1.112	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT F	15,982	0.367	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT G	2,556	0.059	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT H	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT I	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT J	5,878	0.135	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT K	117,842	2.705	OPEN SPACE/UTILITIES/RETAINING WALL/DRAINAGE	COSIMI FARMS, LP
TRACT L	53,345	1.225	OPEN SPACE/UTILITIES/DRAINAGE/RETAINING WALL	COSIMI FARMS, LP
TRACT M	2,112	0.048	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT N	6,577	0.151	OPEN SPACE/UTILITIES/DRAINAGE	COSIMI FARMS, LP
TRACT O	936	0.021	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT P	23,239	0.533	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT Q	12,322	0.283	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT R	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT S	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT T	15,575	0.358	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT U	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT V	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT W	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT X	2,764	0.063	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TOTAL TRACT AREA	436,325	10.018		
TOTAL LOT AREA	509,951	11.705		
TOTAL ROW AREA	208,768	4.793		
TOTAL SITE AREA	**1,155,044**	**26.516**		

*THIS SUBDIVISION PLAT CONTAINS 218 RESIDENTIAL LOTS & 24 TRACTS

DETAIL A
MONUMENT SYMBOL LEGEND

1 ■ DEFINED EDGE OF CONCRETE PER MONUMENT RECORD DATED JUNE 04, 1987 FILED BY CHARLES H. RUSSELL

× CHISELED CROSS IN HEADWALL



DETAIL "A"
SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'42"E	170.40'
L2	N89°50'03"W	9.18'
L3	N00°30'58"W	157.50'
L4	S89°28'21"W	12.00'
L5	S00°30'58"E	38.24'
L6	S00°30'05"E	18.52'
L7	N07°59'56"E	64.37'
L8	N11°50'42"E	44.72'
L9	N15°41'28"E	44.72'
L10	N19°32'13"E	42.55'
L11	S47°34'26"W	43.40'
L12	S65°53'44"W	50.38'
L13	N39°27'19"E	38.48'
L14	N47°19'47"E	46.12'
L15	N39°38'41"E	4.70'
L16	S50°50'24"E	28.38'
L17	N39°09'36"E	20.00'
L18	S50°50'24"E	33.22'
L19	S89°28'21"W	7.23'
L20	S40°18'33"E	10.32'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S39°16'37"W	10.32'
L22	S50°43'23"E	10.33'
L23	N49°41'27"E	10.33'
L24	N49°41'27"E	10.34'
L25	S50°43'23"E	10.33'
L26	S50°43'23"E	10.34'
L27	N49°41'27"E	10.33'
L28	S50°43'23"E	10.34'
L29	N49°41'27"E	10.33'
L30	S39°16'37"W	8.75'
L31	S40°18'33"E	8.75'
L32	S40°18'33"E	9.54'
L33	S39°16'37"W	9.54'
L34	S40°18'33"E	8.75'
L35	S39°16'37"W	8.75'
L36	S39°16'37"W	10.32'
L37	S40°18'33"E	10.32'
L38	S40°18'33"E	10.32'
L39	S39°16'37"W	10.32'
L40	S39°16'37"W	8.75'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S40°18'33"E	8.75'
L42	S40°18'33"E	8.75'
L43	S39°16'37"W	8.75'
L44	S39°16'37"W	10.32'
L45	S40°18'33"E	10.32'
L46	S41°59'59"W	9.94'
L47	S43°01'16"E	9.93'
L48	S39°16'37"W	10.32'
L49	S40°18'33"E	10.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'07"	8.50'	13.35'
C2	90°00'53"	8.50'	13.35'
C3	90°00'00"	8.50'	13.35'
C4	90°00'00"	8.50'	13.35'
C5	77°40'24"	28.00'	37.96'
C6	90°00'00"	8.50'	13.35'
C7	90°00'00"	8.50'	13.35'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	9.00'	14.14'
C11	90°00'00"	5.00'	7.85'
C12	89°59'07"	5.00'	7.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	89°59'07"	8.50'	13.35'
C14	89°59'10"	10.00'	15.71'
C15	90°00'53"	10.00'	15.71'
C16	89°59'19"	8.50'	13.35'
C17	90°00'41"	8.50'	13.35'
C18	89°59'19"	13.00'	20.42'
C19	89°50'01"	13.00'	20.38'
C20	90°09'59"	8.50'	13.38'
C21	89°50'01"	18.00'	28.22'
C22	85°23'59"	8.50'	12.67'
C23	77°40'24"	28.00'	37.96'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 3 OF 15	

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

MONUMENT SYMBOL LEGEND

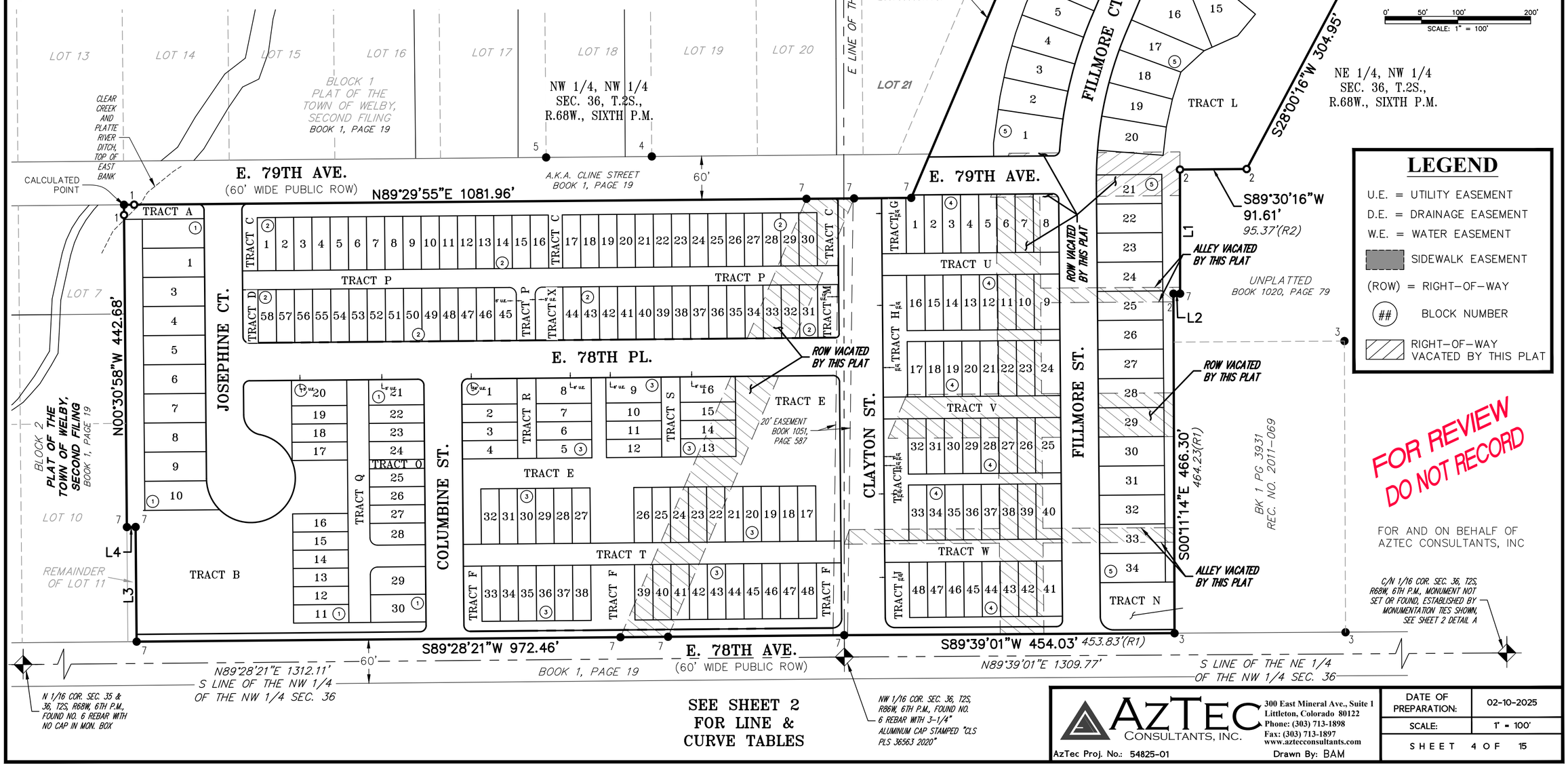
1. SET NO. 5 X 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "14' WITNESS CORNER AZTEC PLS 39636"
2. SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLATIC CAP STAMPED "AZTEC PLS 38636"
1. FOUND NO. 3 REBAR WITH NO CAP
2. FOUND BENT NO. 3 REBAR WITH NO CAP
3. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "RW BAYER LS 6973"
4. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973"
5. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
6. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
7. FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38158"

FOUND SECTION CORNER AS DESCRIBED HEREON

(R1) TOWN OF WELBY BK. 1 PG. 19

(R2) COSIMI FARMS, LP, REC. NO. C0479374

(ROW) RIGHT-OF-WAY



LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
SIDEWALK EASEMENT
(ROW) = RIGHT-OF-WAY
(##) BLOCK NUMBER
RIGHT-OF-WAY VACATED BY THIS PLAT

FOR REVIEW
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SEE SHEET 2 FOR LINE & CURVE TABLES

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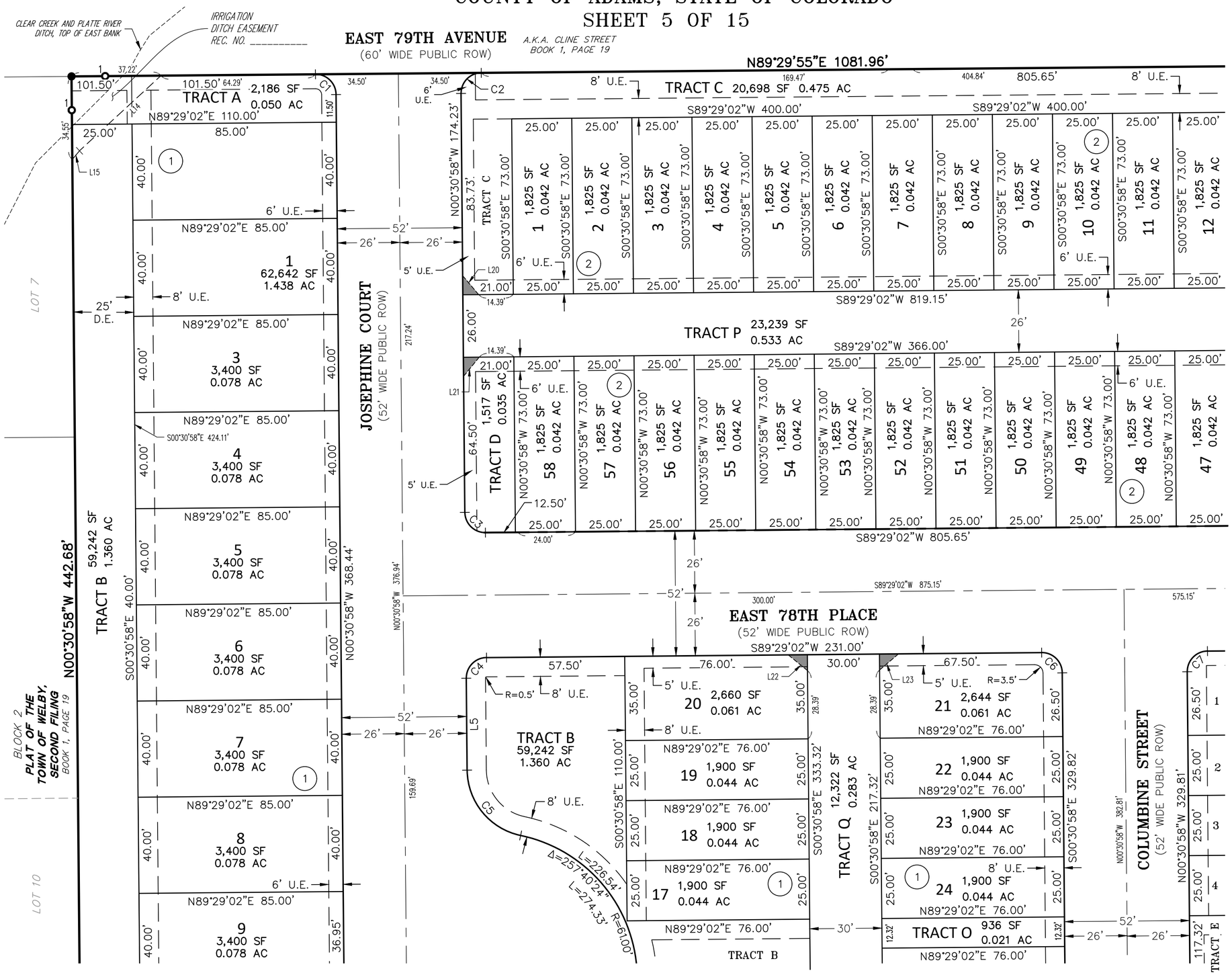
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 100'
SHEET 4 OF 15	

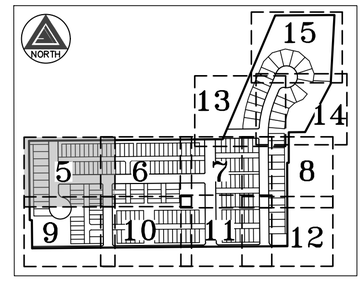
CASE NO. PRC2025-00001

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 15





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

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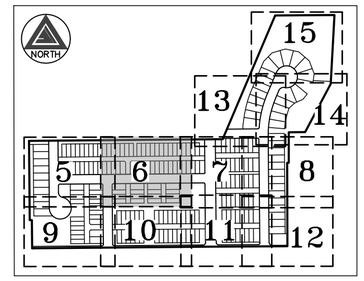
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 5 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
SIDEWALK EASEMENT
(ROW) = RIGHT-OF-WAY
(##) BLOCK NUMBER
RIGHT-OF-WAY VACATED BY THIS PLAT

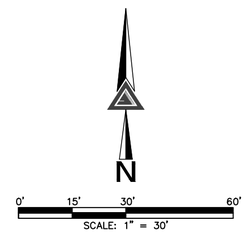
EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET
BOOK 1, PAGE 19

N89°29'55"E 1081.96'
404.84'
805.65'
211.34'
TRACT C 20,698 SF 0.475 AC
8' U.E.
S89°29'02"W 350.00'
S89°29'02"W 819.15'
S89°29'02"W 366.00'
S89°29'02"W 407.15'
S89°29'02"W 805.65'
TRACT P 23,239 SF 0.533 AC
TRACT X 2,764 SF 0.063 AC
TRACT R 2,860 SF 0.066 AC
TRACT S 2,860 SF 0.066 AC
TRACT E 48,435 SF 1.112 AC
S89°29'02"W 875.15'
575.15'
S89°29'02"W 501.65'
S89°29'02"W 178.00'
N89°29'02"E 178.00'
60' ROW VACATION

EAST 78TH PLACE
(52' WIDE PUBLIC ROW)

COLUMBINE STREET
(52' WIDE PUBLIC ROW)

SEE SHEET 5
SEE SHEET 7
SEE SHEET 10
SEE SHEET 10



FOR REVIEW
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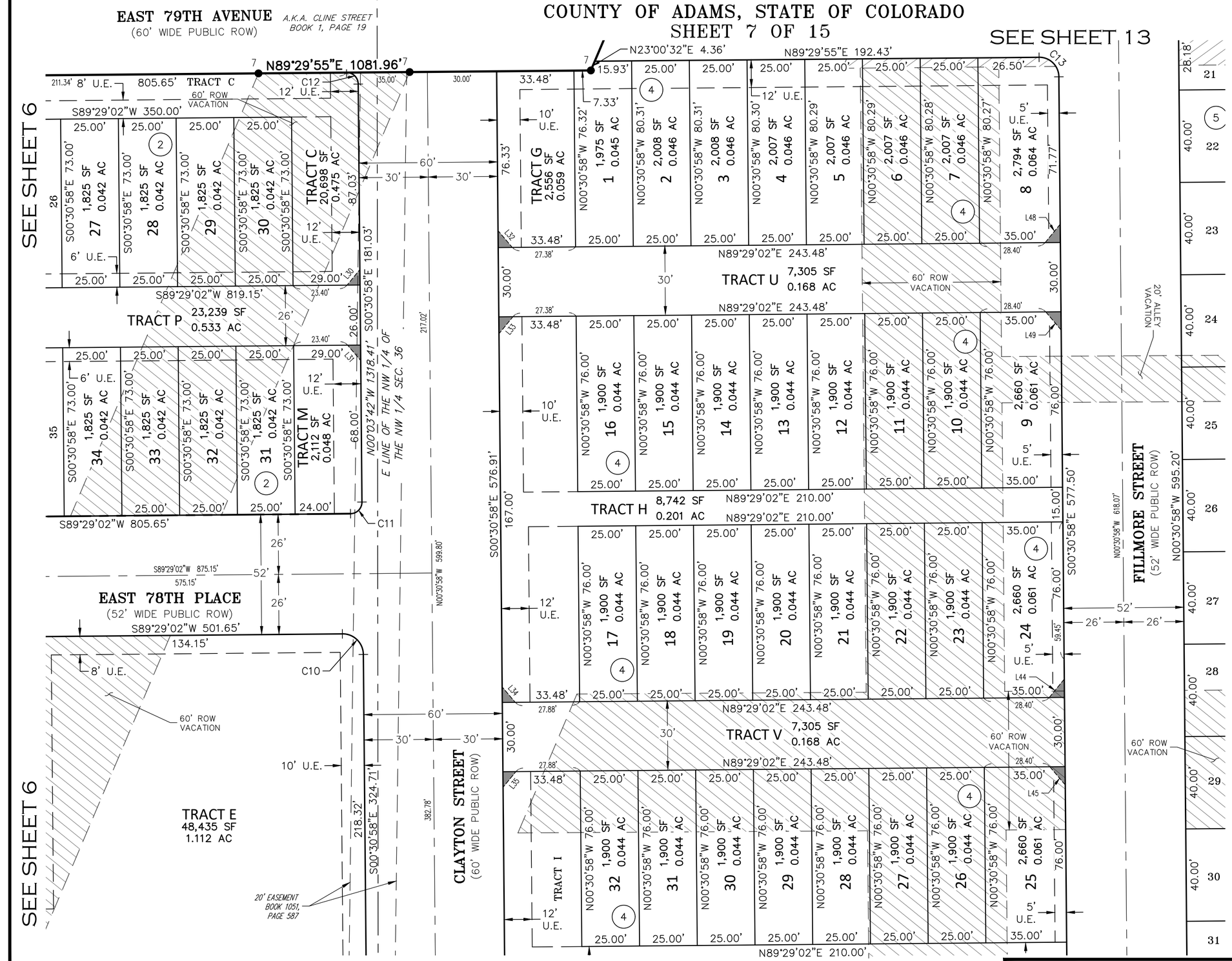
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 6 OF 15	

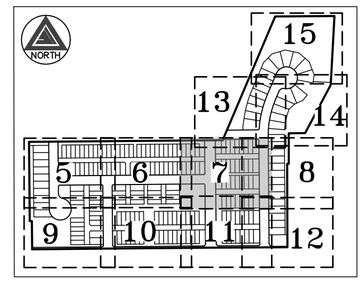
WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 15

CASE NO. PRC2025-00001





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
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- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

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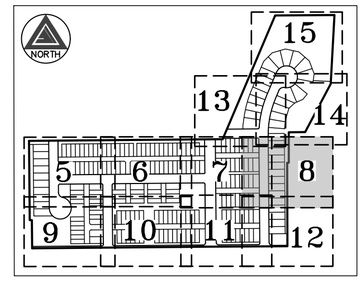
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 7 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 14

SEE SHEET 7

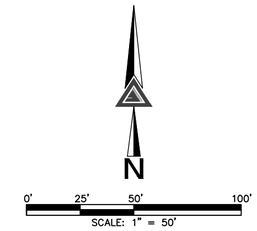
SEE SHEET 12

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

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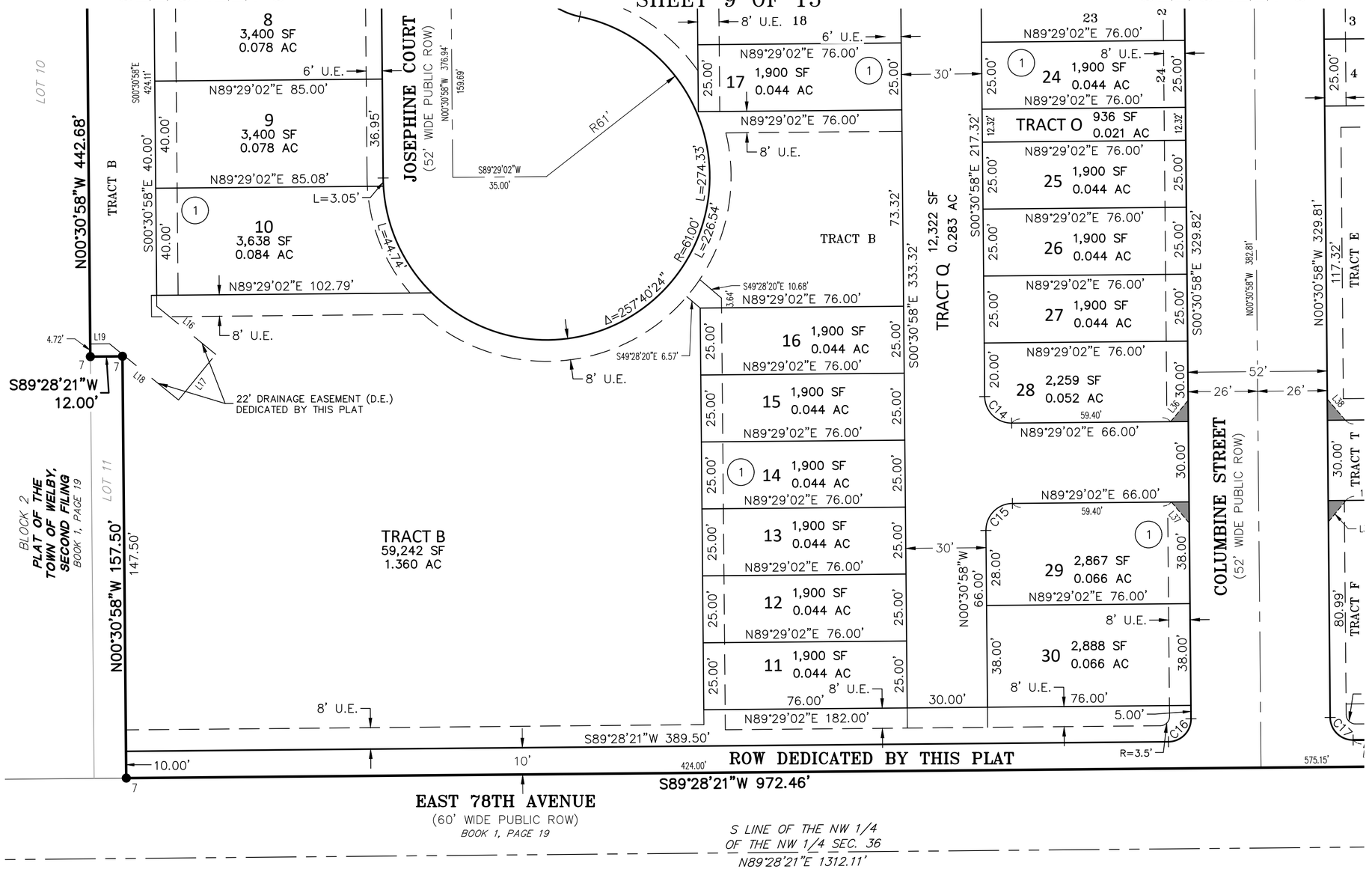
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 8 OF 15	

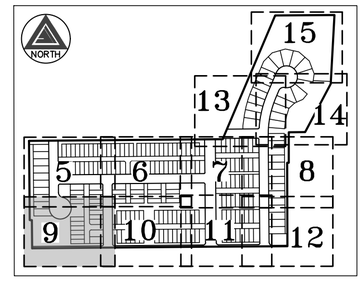
CASE NO. PRC2025-00001

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 15





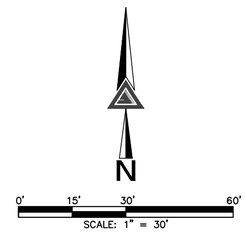
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

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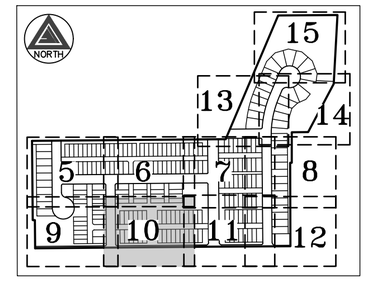
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SHEET 9 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 11

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N
0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

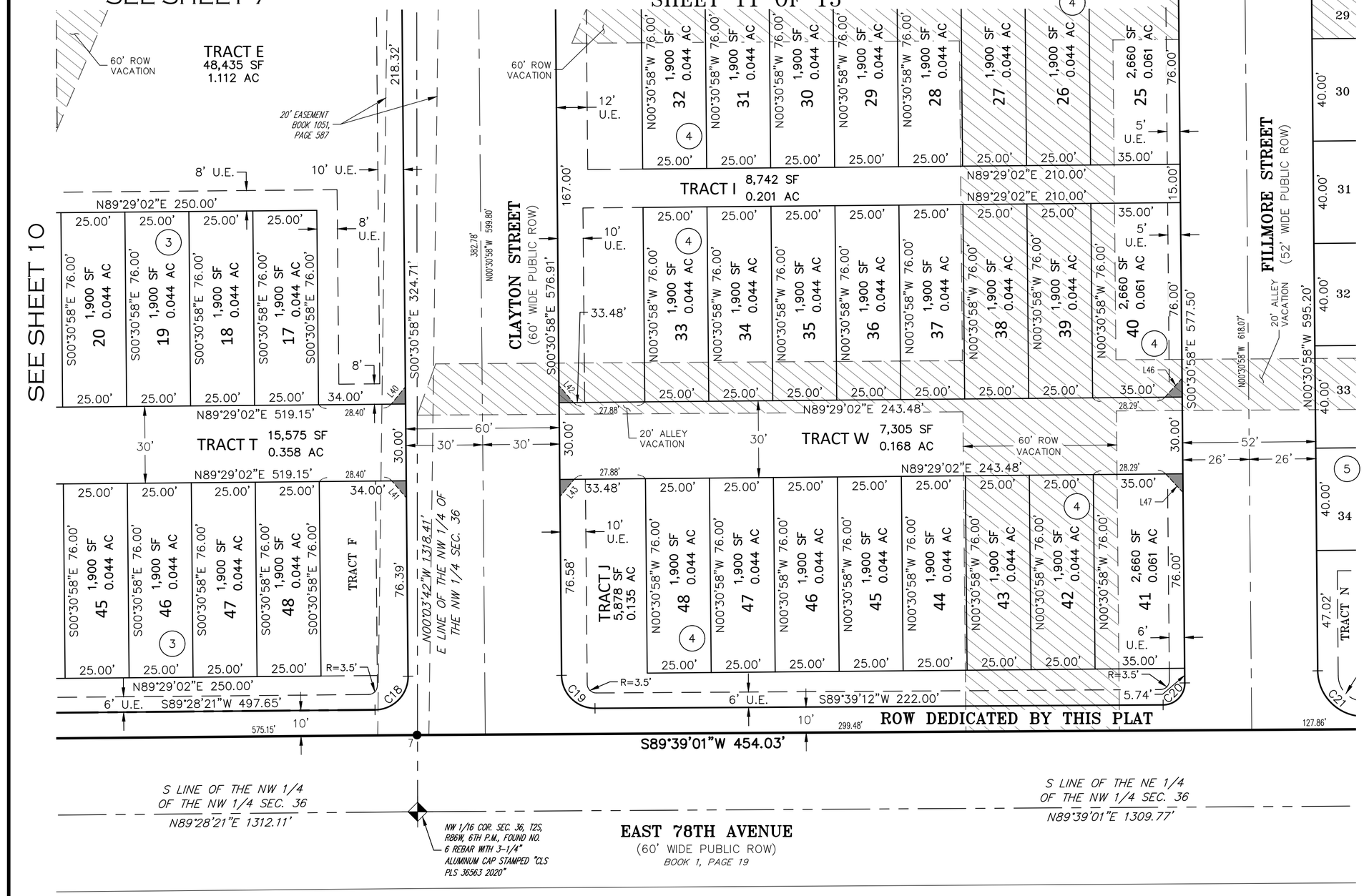
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 10 OF 15	

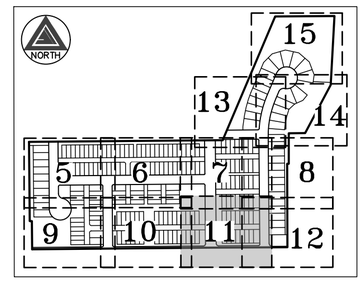
WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 15

CASE NO. PRC2025-00001





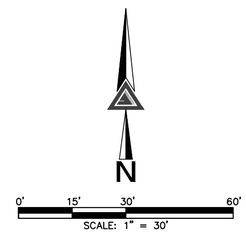
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

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- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
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- RIGHT-OF-WAY VACATED BY THIS PLAT



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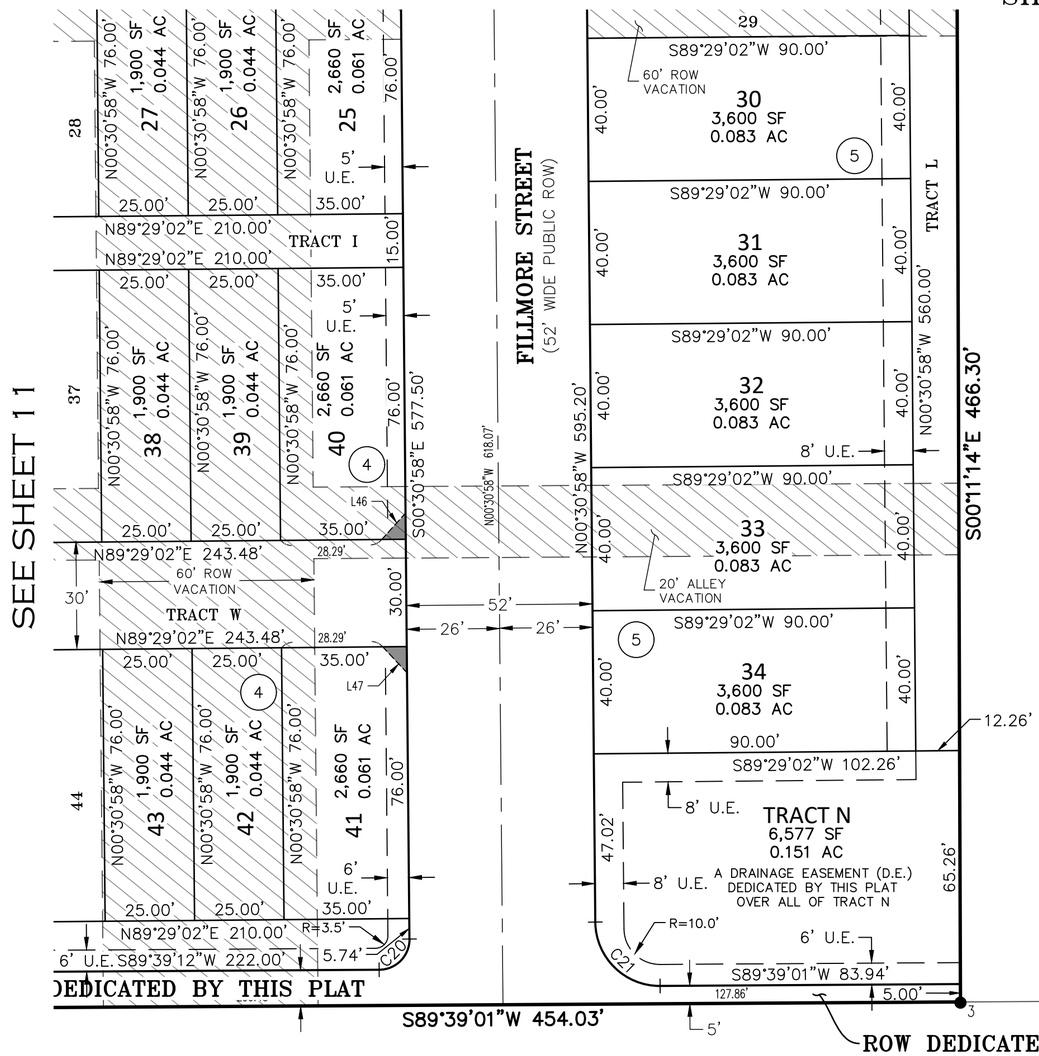
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 11 OF 15	

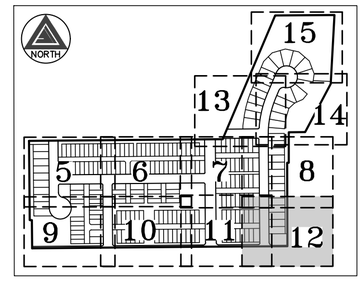
WELBY JUNCTION

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LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001

SHEET 12 OF 15





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
DO NOT RECORD

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AzTec Proj. No.: 54825-01
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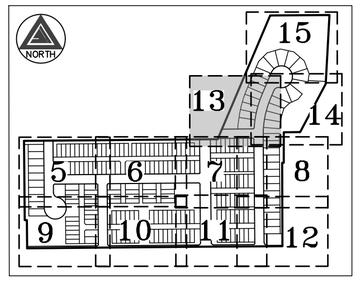
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 12 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 15

SEE SHEET 14

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

CLEVELAND AVE. VACATED BY REC NO. 20070000017707

LOT 1 BLOCK 1 **A & M STEEL INC. SUBDIVISION** REC. NO. 2007000017707

N00°03'42"W 1318.41' E LINE OF THE NW 1/4 OF THE NW 1/4 SEC. 36

N23°00'32"E 750.94' 689.87'

TRACT K
117,842 SF
2.705 AC
A DRAINAGE EASEMENT (D.E.) DEDICATED BY THIS PLAT OVER ALL OF TRACT K

EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET BOOK 1, PAGE 19

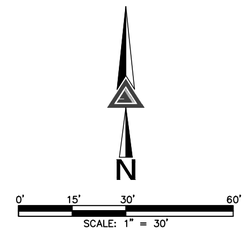
EAST 79TH AVENUE
(52' WIDE PUBLIC ROW)

FILLMORE COURT
(52' WIDE PUBLIC ROW)

1	5,228 SF, 0.120 AC
2	3,757 SF, 0.086 AC
3	3,757 SF, 0.086 AC
4	3,757 SF, 0.086 AC
5	3,726 SF, 0.086 AC
6	3,600 SF, 0.083 AC
7	3,600 SF, 0.083 AC
16	
17	4,142 SF, 0.095 AC
18	3,897 SF, 0.089 AC
19	3,897 SF, 0.089 AC
20	3,904 SF, 0.090 AC
21	3,599 SF, 0.083 AC
22	3,600 SF, 0.083 AC

N89°29'55"E 1081.96' | N23°00'32"E 4.36' | S89°29'55"W 215.76' | N89°29'55"E 171.69' | S66°59'28"E 90.00' | S70°04'39"E 90.02' | S73°55'25"E 90.02' | S77°46'11"E 90.02' | S81°36'57"E 90.02' | N23°00'32"E 182.65' | N23°00'32"E 133.20' | S23°00'32"W 133.20' | S23°00'32"W 46.25' | N66°59'2 | N70°00'26"W 90.00' | N75°10'15"W 90.00' | N80°20'03"W 90.00' | S85°29'52"E 90.37' | S89°29'02"W 89.87' | S89°29'02"W 90.00' | N00°30'58"W 595.20' | N00°30'58"W 560.00' | N00°30'58"W 618.07'

ROW VACATION | S89°12'42"E (RADIAL) | L=12.52' | 60' ROW VACATION



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SEE SHEET 7

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

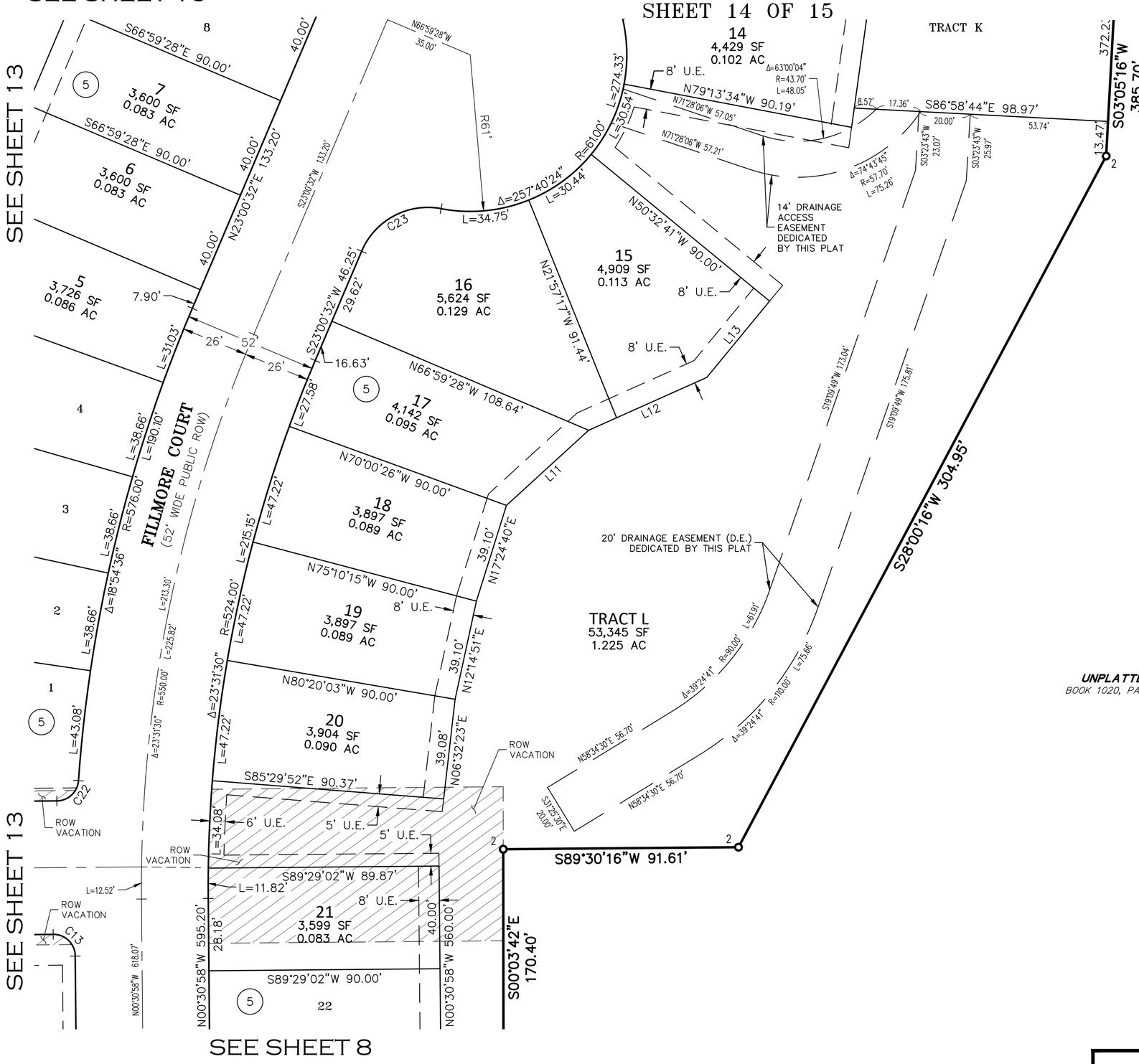
AzTec Proj. No.: 54825-01
Drawn By: BAM

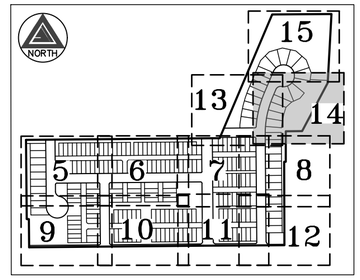
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 13 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
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SHEET 14 OF 15

CASE NO. PRC2025-00001





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

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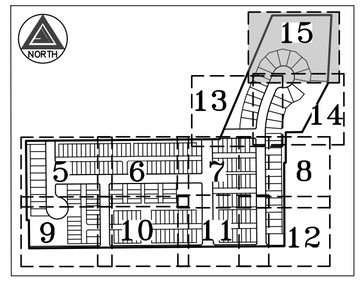
AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 14 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

N89°30'16"E 331.46'

CLEVELAND AVE.
VACATED BY REC NO.
20070000017707

LOT 1
BLOCK 1
A & M STEEL INC. SUBDIVISION
REC. NO. 2007000017707

N23°00'32"E 750.94'
689.87'

TRACT K
117,842 SF
2.705 AC
A DRAINAGE EASEMENT (D.E.) DEDICATED BY THIS PLAT OVER ALL OF TRACT K

UNPLATTED
BOOK 1020, PAGE 79

372.23'
S03°05'16"W 385.70'

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N
0' 15' 30' 60'
SCALE: 1" = 30'

FILLMORE COURT
(52' WIDE PUBLIC ROW)

10
4,881 SF
0.112 AC

11
4,881 SF
0.112 AC

12
4,881 SF
0.112 AC

13
5,333 SF
0.122 AC

14
4,429 SF
0.102 AC

9
4,663 SF
0.107 AC

8
3,600 SF
0.083 AC

N73°32'08"E 76.95'
30.88'
46.07'
S77°52'28"E 76.95'
30.88'
46.07'
S49°17'04"E 76.95'
30.88'
46.07'
S44°56'45"W 67.74'
30.88'
36.86'
S42°10'32"E 90.19'
S13°35'09"E 90.19'
S15°00'15"W 90.19'
S43°35'38"W 90.19'
8' U.E.
34.56'
L=30.44'
Δ=257°40'24"
R=61.00'
L=30.44'
L=274.33'
L=35.44'
L=26.42'
S66°59'28"E 90.00'
5.30'
40.00'
N23°00'32"E 182.65'
40.00'
N23°00'32"E 133.20'
26'
N66°59'28"W 35.00'
R61'
S23°00'32"W 133.20'
L=25.43'
8' U.E.
N79°13'34"W 90.19'
N71°28'06"W 57.05'
L=30.54'
S20°41'41"E 76.95'
51.07'
25.88'
S72°11'02"W 90.65'
38.48'
S07°53'43"W
8.52'
17.36'
S86°58'44"E 98.97'
20.00'
53.74'

SEE SHEET 13

SEE SHEET 14

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 15 OF 15	

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABC70842263.1-2** Date: **12/05/2025**

Property Address: **2401 E 78TH AVE, DENVER, CO 80229**

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE, SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com
Company License: CO44565

Closer's Assistant

Rachel Roberts
3033 EAST FIRST AVENUE, SUITE 600
DENVER, CO 80206
(303) 331-6260 (Work)
(303) 393-3858 (Work Fax)
rroberts@ltgc.com
Company License: CO44565

For Title Assistance

Scott Bennetts 5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111 (303) 850-4175 (Work)
sbennetts@ltgc.com Company License: CO44565

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES
Attention: JEANNE MALYS
18655 NORTH CLARET DRIVE SUITE 400
SCOTTSDALE, AZ 85255
(480) 515-8972 (Work)
(480) 452-0621 (Work Fax)
jeanne.malys@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: Joshua Botts
Joshua.Botts@meritagehomes.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: ABC70842263.1-2 **Date:** 12/05/2025

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; AND COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06	TBD
TOTAL	**TBD**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560

Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31

Plat Map(s):

Adams county recorded 03/07/1910 at book 1 page 19/

ALTA COMMITMENT

First American Title Insurance Company

Schedule A

Order Number: ABC70842263.1-2

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. **Effective Date:**

   12/02/2025 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 06-17-06 TBD
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6;
   AND
   COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

5. **The Land referred to in this Commitment is described as follows:**

   A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXCEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AN UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

   THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

   THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

   THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

   1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;

2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;

3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;

2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;

3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;

2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT

First American Title Insurance Company

Schedule A

Order Number: ABC70842263.1-2

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ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABC70842263.1-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **Any and all unpaid taxes, assessments and unredeemed tax sales.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE **19**.
10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE **396**.
11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE **451**.
12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE **408**.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20, 1951, IN BOOK 427 AT PAGE **548**.

    NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE **334**. JULY 22, 1954 IN BOOK 506 AT PAGE **46**. AUGUST 16, 1967 IN BOOK 1382 AT PAGE **201**. MARCH 6, 1968 IN BOOK 1420 AT PAGE **483**.

    NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE **587**.

16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE **421**.

17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE **326**; SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE **332**; AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE **339**.

18. (THIS ITEM WAS INTENTIONALLY DELETED)

19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. **2023000048071** AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. **2023000048082**.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 2025-329 RECORDED JULY 22, 2025 UNDER RECEPTION NO. **2025000042250**.

21. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ RECORDED _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ UNDER RECEPTION NO. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:

A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.

B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.

C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.

D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.

SAID SURVEY STORED AS IMAGE **70034188**

Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



First American Title™

Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of “cookie” technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).
NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

(a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
(b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
(c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
(d) The Company must receive payment of the appropriate premium.
(e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.
NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.
NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may

include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

First American Title Insurance Company

First American Title™

Commitment For Title Insurance
Issued by First American Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

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

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880

Craig B. Rants, Senior Vice President



First American Title Insurance Company

Dennis J. Gilmore
President

Lisa W. Cornehl, Secretary

AMERICAN LAND TITLE ASSOCIATION

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DENVER WATER

1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

DISTRIBUTOR CONDITIONAL WATER PLAN APPROVAL

Project Name: Welby Junction

Conditional Approval Date (invalid after six (6) months of inactivity):

District Representative

District area Approval Signature: North Washington Street W&S District — Mike DeMattee **Print:** Mike DeMattee

Email: mdemattee@nwswsd.com **Phone:** 303-288-6664

CONDITIONS OF APPROVAL:

1) The Applicant is responsible for obtaining **District/Distributor** approval on all plans before submitting to Denver Water.

2) The Applicant is responsible for notifying the **District/Distributor** of any changes made to the submitted plans while they are being reviewed by Denver Water. The Applicant also gives Denver Water the authority to share its comments with the **District/Distributor**. These revisions to the plans may include but are not limited to: pipe alignment changes, materials changes, property and overall site layout.

3) At time of final plan submittal to Denver Water and before Denver Water Approval, the Applicant shall provide a PDF plan set to **District/Distributor**. **District/Distributor** reserves the right to delay final approval if **District/Distributor** finds that plans have changed and those changes have not been conveyed to **District/Distributor** as required under item #1 above. The changes will be reviewed and a determination made for the acceptance or denial of those changes.

4) If applicable, review and execution of easement documents (Easement Agreement, Legal Description, and Exhibit) will be processed through **District/Distributor**. **District/Distributor** will provide a copy of the recorded easement documents and electronic files to Denver Water for their records once available and prior to final Denver Water approval for construction. Note: Format of the Legal Description and Exhibit shall follow both Denver Water's CAD standards and Engineering Standards.

(www.denverwater.org/contractors/construction-information/plan-reviews/water-plan-submittal *)*

5) **Denver Water** will provide Final Plan Approval, and, thereafter, the **Contractor** shall be responsible for scheduling a pre-construction meeting **with both** the **District/Distributor and Denver Water** prior to construction**.**

I UNDERSTAND AND ACCEPT THE CONDITIONS OF APPROVAL AS DESCRIBED ABOVE

OWNER SIGNATURE: Joshua Botts DATE: 11/11/2025

PRINT NAME: Joshua Botts

TITLE: Forward Planning Manager

COMPANY: Meritage Homes of Colorado

Please contact Denver Water for their procedures regarding plan reviews: Denver Water, 1600 West 12th Avenue, Denver, Colorado 80204-3412, (303) 628-6100 #3. The information is also available on their website: www.denverwater.org/contractors/construction-information/plan-reviews

IMPROVEMENTS AGREEMENT

This Improvements Agreement (the "Agreement") is made and entered into as of the ____ day of _____, 20___ (the "Effective Date"), by and between Meritage Homes Of Colorado Inc., An Arizona Corporaiton a qualified to do business in Colorado ("Developer"), whose address is 7900 East Union Avenue, Suite 400, Denver, CO 80237, and the Board of County Commissioners of the County of Adams, State of Colorado ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601. County and Developer may be referred to in this Agreement collectively as the "Parties."

I. General

I.1 Purpose. The purpose of this Agreement is to provide for the completion of the Improvements as hereinafter defined, for the Welby Junction development as hereinafter defined.

I.2 Recitals and Definitions.

a. Developer is the owner and subdivider of the Welby Junction development and has presented a Final Plat for residential development to the County for approval.

b. The subdivision statutes of the State of Colorado, C.R.S. § 30-28-137, and the Adams County Development Standards and Regulations (the "County Regulations"), as both may be amended from time to time, authorize the execution of an agreement with the County to construct required improvements, to provide security for completion of said improvements, and deed land for public purposes or rights-of-way.

c. Adams County Development Standards and Regulations (the "County Regulations"), as may be amended from time to time, authorize the execution of an agreement with the County to construct required improvements, to provide security for completion of said improvements, and deed land for public purposes or rights-of-way.

d. This Agreement will provide for the completion of the Improvements, as defined herein, within the Welby Junction development and will protect the County from having to pay the cost of completing the Improvements in the event that Developer fails to do so.

e. The recitals in this Agreement constitute an integral part of the agreement of the Parties and are legally binding to the same extent as if set forth elsewhere in this Agreement.

I.3 The term "Subdivision" shall mean PRC2025-00020/Welby Junction on the property described in Exhibit A attached hereto (the "Property"), and by this reference made part hereof.

I.4 The "Development" shall mean PRC2025-00020/Welby Junction on the property described in Exhibit A attached hereto (the "Property"), and by this reference made part hereof.

I.5 Improvements. The "Improvements" shall mean the street (pavement, curbing, and sidewalk), drainage and stormwater, utilities, monumentation, and other improvements listed on Exhibit B-1 and Exhibit B-2 attached hereto and by this reference made part hereof. The improvements listed on Exhibit B-1 are considered public improvements that will be inspected and accepted as County maintained facilities once completed (the "Public Improvements"). The improvements listed on Exhibit B-2 are considered public improvements that must be constructed according to the approved construction plans and, upon completion, certified by the project engineer and subject to a County site and drainage system certification (the "Other Improvements"); however, the County shall not be responsible for the maintenance of the Other Improvements once completed. For the avoidance of doubt, any water quality features within the public right-of-way that serve the development's Municipal Separate Storm Sewer System (MS4) obligations are to be privately maintained. The Public Improvements and the Other Improvements are hereinafter collectively referred to as the "Improvements".

I.6 Plans. The "Plans" shall mean the Improvements plans approved by the County in Case No. EGR2025-00038.

I.7 Developer As-Built Submittal & Certification of the Public Improvements. See Section IV.1 of this Agreement.

I.8 Developer As-Built Submittal & Certification of the Other Improvements. See Section IV.2 of this Agreement.

I.9 As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2. See Section IV.2(b) of this Agreement.

II. Design and Construction of Improvements

II.1 Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the Improvements.

II.2 As-Built Drawings; Cost Estimates. Developer shall furnish one full set of reproducible "as-built" drawings of the Public Improvements at such time as set forth in Section IV.1. Developer shall furnish one full set of reproducible "as-built" drawings of the Other Improvements at such time as set forth in Section IV.2. All such "as-built" drawings, whether of the Public Improvements or of the Other Improvements, shall be stamped and signed by both the Engineer of Record and the Land Surveyor who performed the "as-built" survey, shall include all hard surface structures and the complete drainage system (including detention pond [if applicable], piping and drainage structures), and shall otherwise comply with County requirements at the time of submittal. Upon request, Developer shall furnish a final statement of construction costs to the County.

II.3 Cash-in-Lieu [To be used if active CIP Project]. Developer shall furnish to the County a cash escrow deposit with sufficient funds to cover the cost of the Public Improvements required pursuant to this Agreement in the amount of $_____ at the time of approval of the Welby Junction development Said improvements shall be designed in accordance with County Standards as further described in Exhibit C.

II.4 Construction. Developer shall furnish and construct, at its own expense, the Improvements. The Improvements shall be constructed in accordance with the Plans approved by the County, and to the extent not otherwise provided in the Plans, in accordance with the County's ordinances, resolutions and regulations.

II.5 Right to Access. At all times during construction/installation of the Improvements, and any warranty period therefor, the County, and its employees, contractors, and agents, shall have the right to access the Property to inspect the Improvements and conduct any other inspections required hereunder.

II.6 Time for Completion. The Improvements shall be completed according to the terms of this Agreement within the respective "Construction Completion Dates" appearing in Exhibits B-1 and B-2. The Director of the Community and Economic Development Department may, for good cause shown, grant an extension of the time for completion of the Public Improvements and/or the Other Improvements. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only. In determining good cause, the Director of the Community and Economic Development Department will consider risks beyond the reasonable control of Developer, incurred not as a product or result of the negligence of Developer, that have a materially adverse effect on the ability of Developer to perform its obligations under this Agreement.

II.7 Warranty of Developer. Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. As relates to the Public Improvements, this warranty of the Developer shall remain in effect until Final Acceptance of the Public Improvements by the County. As relates to the Other Improvements, this warranty of the Developer shall remain in effect through and including the date of the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 as set forth in Section IV.2 of this Agreement.

III. Guarantee of Completion of Improvements

III.1 Deposit of Collateral. To secure performance of the obligations of the Developer under this Agreement to complete the Improvements, Developer shall deposit with the County a cash escrow deposit or other acceptable collateral deemed adequate by the County, including, without limitation, cash, letter of credit, an irrevocable letter of credit, or a performance surety bond payable to the County. Said collateral shall be in the amount of $___16,419,517.00_____ for the Public Improvements (see "Public Improvements Total" shown on Exhibit B-1), which amount shall include twenty percent (20%) to cover administration plus five percent (5%) per year based on the respective Construction Completion Date to cover inflation. Said collateral shall be in the amount of $_____ for the Other Improvements (see "Other Improvements Total" shown on Exhibit B-2), which amount shall include twenty percent (20%) to cover administration plus five percent (5%) per year based on the respective Construction Completion Date to cover inflation. If a Construction Completion Date is amended pursuant to Section II.6 of this Agreement, Developer shall deposit additional collateral to cover inflation in the amount of five percent (5%) per year.

a. Collateral shall be furnished in the amounts required and in a form acceptable to the Board of County Commissioners prior to the approval of the Final Plat.

III.2 Recording of Agreement. After approval of the Welby Junction Final Plat by the County, this Agreement shall be recorded in the office of the Clerk and Recorder of Adams County. Following both (a) the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 as set forth in Section IV.2 of this Agreement, and (b) the Final Acceptance of all Public Improvements by the County, acting by and through its Board of County Commissioners, the County shall record a resolution notating said Final Acceptance and thereby releasing Developer from the obligations under this Agreement.

III.3 Building Permits/Certificates of Occupancy.

a. ~~For~~ a Residential Subdivision]~~No~~ building permits shall be issued until the Final Plat is approved; the fire district having jurisdiction over the Welby Junction development confirms to the County that emergency services can be provided to the Property; and all Public Improvements listed in Exhibit B-1 have been preliminarily accepted by the Director of the Public Works Department or their designee in accordance with Section IV.1 of this Agreement. No certificate of occupancy for any building within the Welby Junction shall be issued until the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 has occurred as set forth in Section IV.2 of this Agreement.

b. INTENTIONALLY OMMITTED

c. In the event Developer desires to seek and obtain building permits when only the base course of pavement has been completed as part of the Public Improvements but all other Public Improvements have been completed, the Director of the Public Works Department or their designee may, in writing, indicate that an inspection of the base course of pavement and all other Public Improvements has been satisfactorily completed and that the Developer has been approved for a delayed Preliminary Acceptance until such time as the wear/top course of pavement and all other Public Improvements are complete ("Public Works Basecoat Inspection/Preliminary Acceptance Delay"). If such Public Works Basecoat Inspection/Preliminary Acceptance Delay is approved in writing by the Director of the Public Works Department or their designee, notwithstanding any other provision of this Agreement to the contrary, the following shall apply:

(i) Building permits may be issued under this Public Works Basecoat Inspection/Preliminary Acceptance Delay provision ***only if*** all Public Improvements listed in Exhibit B-1 other than the wear/top course of pavement have been completed by Developer and satisfactorily inspected by Director of the Public Works Department or their designee;

(ii) The guaranty period with respect to the Public Improvements does not begin until Preliminary Acceptance of all Public Improvements, including the wear/top course of pavement, by the Director of the Public Works Department or their designee;

(iii) No certificates of occupancy shall be issued unless and until all Public Improvements listed in Exhibit B-1 have been preliminarily accepted by the Director of the Public Works Department or their designee in accordance with Section IV.1 of this Agreement; and

(iv) There shall be no partial release of ***any*** collateral that might otherwise be allowed pursuant to Section IV.3(a) or (b) of this

Agreement prior to Final Acceptance of all the Public Improvements.

The Director of the Public Works Department or their designee shall recite all of the above-listed (i) through (iv) terms and conditions in the written approval of Public Works Basecoat Inspection/Preliminary Acceptance Delay and provide a copy to Developer. Failure of Developer receive a copy of said writing shall not affect the validity of any of the above-listed terms and conditions.

IV. Acceptance and Maintenance of Public Improvements; As-Built Submittal and Dual Certification of Other Improvements as Listed in Exhibit B-2

IV.1 Preliminary Acceptance of the Public Improvements. Upon the satisfactory completion of all the Public Improvements listed in Exhibit B-1 such that all the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, Developer may request preliminary acceptance ("Preliminary Acceptance") be granted by the Director of the Public Works Department or their designee. At the time Developer requests Preliminary Acceptance of the Public Improvements, Developer shall provide to the County one full set of reproducible "as-built" drawings of the Public Improvements and a certification letter for the completed Public Improvements ("Developer As-Built Submittal & Certification of the Public Improvements") that comply with County requirements as set forth in Section II.2 of this Agreement. Developer may request Preliminary Acceptance of the Public Improvements listed in Exhibit B-1 separately than for the Other Improvements but in conformance with the Public Improvements Construction Completion Date.

a. Upon request for Preliminary Acceptance, the County shall inspect the completed Public Improvements, and if the County finds that the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, the Director of the Public Works Department or their designee shall issue Preliminary Acceptance and notify Developer in writing of the date of Preliminary Acceptance, with a copy provided to the Finance Director or their designee. The determination of whether the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

b. Upon issuance of Preliminary Acceptance, the one (1) year guaranty period begins with respect to the Public Improvements. During the guaranty period, Developer shall be responsible for all maintenance and repairs to the Public Improvements. Failure of Developer to maintain and repair the Public

Improvements during this period shall be cause for the Director of the Public Works Department or their designee to extend the guaranty period until such work is completed and be cause for the County to continue to retain the collateral for the Public Improvements.

IV.2 As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2. Upon the completion of all the Other Improvements listed in Exhibit B-2 such that all the Other Improvements have been completed as shown on the approved Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues and deficiencies, Developer shall provide to the County one full set of reproducible "as-built" drawings of the Other Improvements and a certification letter for the completed Other Improvements that comply with County requirements as set forth in Section II.2 of this Agreement. In addition to any requirements set forth in Section II.2 of this Agreement, the "as-built" drawing and certification letter shall include the following information:

(a) All design elevations and grades as shown on the approved construction Plans.
(b) As-built elevations and grades for all design elevations and grades shown on the approved construction Plans.
(c) Any detention pond as-built drawing shall include:
    1. a volume table showing pond elevations in 1' intervals;
    2. water quality capture volume;
    3. major storm event water surface elevations; and
    4. minor storm event water surface elevations.
(d) As-built drawings shall be stamped and signed by both the Engineer of Record and the Land Surveyor who performed the "as-built" survey.

The "as-built" drawings of the Other Improvements and the certification letter that includes the above-listed information for the completed Other Improvements are hereinafter collectively called the "Developer As-Built Submittal & Certification of the Other Improvements".

a. Developer may submit the Developer As-Built Submittal & Certification of the Other Improvements listed in Exhibit B-2 separately than submitting the Public Improvements for Preliminary Acceptance but in conformance with the Other Improvements Construction Completion Date.

b. Upon submittal of Developer As-Built Submittal & Certification of the Other Improvements, the County, acting by and through its Community and Economic Development Department's Engineering team, shall complete a review of the completed Other Improvements, and if the County finds that the Other Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, the Community and Economic Development Department's Engineering team shall complete a site and drainage system

certification and notify Developer in writing of the date of said certification, with a copy provided to the Finance Director or their designee. Completion of this certification constitutes the "As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2." The determination of whether the Other Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

IV.3 Release of Collateral.

a. Partial Release of Collateral Related to Public Improvements. Except as provided in Section III.3(c)(iv) above, upon Preliminary Acceptance in accordance with this Agreement and Section 5-02-05-01 of the County Regulations, as may be amended from time to time, twenty-five percent (25%) of the collateral for the completed Public Improvements may be released to Developer. The remaining seventy-five percent (75%) of the collateral for the completed Public Improvements shall be retained to guarantee maintenance of the Public Improvements for a period of at least one year from the date of Preliminary Acceptance and up until Final Acceptance. If Developer has posted collateral in two separate forms of 25% and 75% to total the full collateral amount related to the Public Improvements shown on Exhibit B-1, the County may simply release the 25% collateral; otherwise, Developer must provide substitute collateral in a form deemed acceptable and adequate by the County in the amount of 75% of the Public Improvements, which substitute collateral must include the twenty percent (20%) to cover administration plus five percent (5%) per year based on the Construction Completion Date to cover inflation.

b. Release of Collateral Related to Other Improvements. Except as provided in Section III.3(c)(iv) above, upon Developer's satisfactory submittal of the As-Built Submittal and Certification as set forth in Section IV.2 of this Agreement and the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 (*i.e.*, the Community and Economic Development Department Engineering team's completion of its site and drainage system certification), the collateral for the completed Other Improvements shall be released to Developer.

IV.4 Final Acceptance of Public Improvements. Upon the completion of the one-year guarantee period, Developer may request Final Acceptance of the Public Improvements.

a. Upon request for the Final Acceptance of the Public Improvements, the County shall inspect the Public Improvements and all repairs or replacements of

failed materials, specifications, or workmanship that have been completed. If after inspection, the condition of the Public Improvements listed in Exhibit B-1 meets County standards, as determined solely by the County, the Director of the Public Works Department or their designee shall recommend that the Board of County Commissioners grant Final Acceptance of the Public Improvements listed in Exhibit B-1.

b. Upon Final Acceptance by the Board of County Commissioners, all Public Improvements listed on Exhibit B-1 shall be public facilities and become property of the County or other public agencies upon acceptance.

c. Only upon Final Acceptance by the Board of County Commissioners of the Public Improvements listed on Exhibit B-1 shall the remaining collateral for the Public Improvements be released to Developer.

V. Defaults and Remedies

V.1 Default by Developer. A default by Developer shall exist if: (a) Developer fails to construct the Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Public or Other Improvements by the Construction Completion Dates provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; or (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

V.2 Remedies of County. If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County to complete the work, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the collateral; and (b) sue Developer for recovery of any amount necessary to cure the default over and above the amount available in the collateral provided. Nothing herein shall limit the remedies of the County or its Board of County Commissioners pursuant to C.R.S. § 30-28-137, as may be amended from time to time, or the remedies of any purchaser of any lot, lots, tract, or tracts of land in any recorded plat pursuant to C.R.S. § 30-28-137, as may be amended from time to time.

V.3 County Right to Completion of Improvements. The right of the County to complete or cause completion of the Improvements as herein provided shall include the right to complete the Improvements, in substantial accordance with the Plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party, or by

assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise.

V.4 Use of Funds by County. Any funds obtained by the County through collateral or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and other requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by the Developer, including its reasonable attorneys' fees.

VI. Miscellaneous

VI.1 Indemnifications. Developer shall indemnify and save harmless the County from (a) any and all suits, actions, claims, judgments, obligations, or liabilities of every nature and description which arise from an event or occurrence prior to the date of Final Acceptance or As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2, whichever is later, and which are caused by, arise from or on account of the construction and installation of the Improvements; and (b) any and all suits, actions, claims or judgments which both arise from an event or occurrence prior to the date of Final Acceptance or As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2, whichever is later, and are asserted by or on behalf of contractors or subcontractors working in the Welby Junction development, lot owners in the Welby Junction development, or third parties claiming injuries to the extent resulting from defective improvements constructed by the Developer. This indemnification shall not apply to claims arising from the negligent acts or omissions of the County. Developer shall pay any and all judgments rendered against the County on account of any such suit, action, or claim, together with all reasonable costs, expenses and attorneys' fees incurred by the County in defending such suit, action, or claim. The County shall, within fifteen days after being served with any such claim, suit, or action, provide Developer with a copy of the complaint. The County agrees that Developer may also, on its own behalf, become a party to any such action, and the County agrees to execute any documents as may be necessary to allow Developer to be a party.

VI.2 No Third Party Beneficiaries. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including, without limitation, any agent, sub-consultant or subcontractor of Developer; lenders; lot or home buyers; and materialmen, laborers or others providing work, services, or materials for the Improvements. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

VI.3 Notices. Any and all notices, demands, or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email address as follows (provided that such notice addresses may be revised from time to time by written notice):

To Developer:
Meritage Homes of Colorado Inc, An Arizona Corporation
7900 East Union Avenue
Suite 400
Denver CO 80237
Pat Iffrig
Vice President of Land Development
303-406-4388
Pat.Iffrig@meritagehomes.com

To Adams County:
Director, Adams County Community and Economic Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

With a Copy to:
Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601

VI.4 Successors and Assigns. This Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of Developer and shall be deemed a covenant running with the real property described in Exhibit A. Notwithstanding the foregoing, Developer may, upon written notice to the County evidencing the proposed assignee's technical and financial capacity to complete the Improvements in accordance with the design and time specifications herein as well as the prior written approval of the County, acting by and through its Board of County Commissioners, assign its rights and obligations under this Agreement, in whole or in part, to (a) one or more districts organized to serve the Property pursuant to Title 32, C.R.S., and/or (b) any successor developer for any portion of the Property. Only if (a) written evidence of such assignment and assumption by such assignee is delivered to the County and such assignment is approved in advance by the County, and (b) the assignee posts sufficient substitute collateral pursuant to Section III.1 of this Agreement to secure the obligations of the assignee under this Agreement, will

Developer be relieved of any obligations and liabilities so assigned, and only then will the County accept performance of the obligations set forth in this Agreement by the party so assigned such obligations in accordance with this Section.

VI.5 Governmental Immunity. Nothing herein shall be deemed by a waiver of the rights, defenses, and limitations afforded to the County in accordance with the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq*., as may be amended from time to time.

VI.6 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado without regard to its principles of conflict of laws.

VI.7 Waiver. No waiver of one or more terms of this Agreement shall constitute a waiver of the other terms. No waiver of any provision of this Agreement in any instance shall constitute a waiver of such provision in other instances.

VI.8 Severability. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, it shall not affect the validity of this Agreement as a whole, or any part thereof, other than the part declared to be invalid.

VI.9 Consent to Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement with respect to this Agreement shall be proper only if such action is commenced in the District Court for Adams County, Colorado.

VI.10 Amendment. This Agreement may only be modified, amended, or changed in whole or in part by a separate agreement in writing duly authorized and executed by the Parties hereto with the same formality as this Agreement.

Meritage Homes of Colorado Inc. An Arizona Corporation

By: _____
Pat Iffrig, Vice President of Land Development

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____.

My commission expires:_____

Address: _____ _____
_____ Notary Public

APPROVED BY resolution at the meeting of _____, 20__.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

_____
Clerk of the Board

_____
Chair

Approved as to form:

_____
Adams County Attorney's Office

EXHIBIT A

Legal Description:

EXHIBIT B-1

EXHIBIT B-2

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

Common Costs

Item	Quantity	Unit Cost	Unit	Cost
Remove Existing Pavement	11,800	$1.33	SF	$15,733
Remove Existing Gravel Driveway	1,985	$0.67	SF	$1,330
Remove 6" Concrete Storm Pipe	11	$20.00	LF	$220
Remove 8" PVC Storm Pipe	19	$20.00	LF	$380
Remove 12" PVC Storm Pipe	88	$30.00	LF	$2,640
Remove 12" CMP Storm Pipe	114	$30.00	LF	$3,420
Remove 15" CMP Storm Pipe	113	$45.00	LF	$5,085
Remove 24" RCP Storm Pipe	24	$55.00	LF	$1,320
Remove Fire Hydrant	2	$1,438.52	EA	$2,877
Remove Fencing and Concrete	80	$5.00	LF	$400
Remove Water Service Line	225	$15.00	LF	$3,375
Remove 8" Waterline	675	$35.00	LF	$23,625
Remove 8" Sanitary Line	221	$40.00	LF	$8,840
Remove 12' Sanitary Line	670	$55.00	LF	$36,850
Remove Overhead Electric Lines	1,195	$30.00	LF	$35,850
Remove Power Poles	10	$1,000.00	EA	$10,000
Remove Gas Line	1,724	$15.00	LF	$25,860
Remove Existing Structures and Trees	1	$75,000.00	LS	$75,000
Remove Fiber Line	860	$2.40	LF	$2,064
Remove Telephone Line	750	$12.53	LF	$9,398
		Subtotal:		$264,267

Josephine Ct. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	2,643	$1.48	SY	$3,911
Aggregate Base Course (12" Section)	2,643	$21.79	SY	$57,584
Asphalt Grade S (6" Section)	13,414	$9.08	SY-IN	$121,799
6" Vertical Curb w/ 2' Gutter	176	$34.68	LF	$6,104
6" Mountable Curb w/ 2' Gutter	702	$34.68	LF	$24,345
Subgrade Prep - Concrete Walk	455	$1.48	SY	$673
5' Concrete Walk	455	$81.72	SY	$37,155
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	3	$467.87	EA	$1,404
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	63	$218.69	LF	$13,734
24" RCP (0-8' depth)	184	$302.21	LF	$55,516
5' Dia. Manhole	2	$8,670.00	EA	$17,340
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
		Subtotal		$365,640

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

E. 78th Pl. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	3,803	$1.48	SY	$5,628
Aggregate Base Course (12" Section)	45,631	$21.79	SY	$994,292
Asphalt Grade S (6" Section)	18,899	$9.08	SY-IN	$171,606
6" Vertical Curb w/ 2' Gutter	1,631	$34.68	LF	$56,563
8' Concrete Crosspan	1	$9,027.77	EA	$9,028
Subgrade Prep - Concrete Walk	761	$1.48	SY	$1,126
5' Concrete Walk	761	$81.72	SY	$62,189
Alley Curb Cut / Approach	4	$3,439.48	EA	$13,758
Handicap Ramp	4	$4,016.09	EA	$16,064
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	6	$467.87	EA	$2,807
Street Light (Local)	3	$4,199.00	EA	$12,597
Adjust Manhole	4	$1,269.13	EA	$5,077
18" RCP (0-8' depth)	111	$218.69	LF	$24,275
24" RCP (0-8' depth)	283	$302.21	LF	$85,525
30" RCP (0-8' depth)	523	$395.93	LF	$207,111
36" RCP (0-8' depth)	29	$513.87	LF	$14,902
5' Dia. Manhole	3	$8,670.00	EA	$26,010
6' Dia. Manhole	1	$9,500.00	EA	$9,500
10' Type 'R' Inlet	5	$16,999.27	EA	$84,996
		Subtotal		$1,804,962

Columbine St. Public improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	1,582	$1.48	SY	$2,341
Aggregate Base Course (12" Section)	18,981	$21.79	SY	$413,603
Asphalt Grade S (6" Section)	7,725	$9.08	SY-IN	$70,146
6" Vertical Curb w/ 2' Gutter	710	$34.68	LF	$24,623
8' Concrete Crosspan	1	$9,027.77	EA	$9,028
Subgrade Prep - Concrete Walk	306	$1.48	SY	$454
5' Concrete Walk	306	$81.72	SY	$25,043
Handicap Ramp	4	$4,016.09	EA	$16,064
Alley Curb Cut / Approach	2	$3,439.48	EA	$6,879
Signage	5	$467.87	EA	$2,339
Street Light (Local)	1	$4,199.00	EA	$4,199
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	302	$218.69	LF	$66,023
5' Dia. Manhole	2	$8,670.00	EA	$17,340
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
		Subtotal		$682,249

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

Clayton St. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	3,018	$1.48	SY	$4,467
Aggregate Base Course (12" Section)	36,219	$21.79	SY-IN	$789,205
Asphalt Grade S (6" Section)	15,407	$9.08	SY-IN	$139,899
6" Vertical Curb w/ 2' Gutter	1,088	$34.68	LF	$37,732
Alley Curb Cut / Approach	5	$3,439.48	EA	$17,197
Subgrade Prep - Concrete Walk	477	$1.48	SY	$706
5' Concrete Walk	477	$81.72	SY	$38,999
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	8	$467.87	EA	$3,743
Adjust Manhole	4	$1,269.13	EA	$5,077
18" RCP (0-8' depth)	66	$218.69	LF	$14,434
24" RCP (0-8' depth)	322	$302.21	LF	$97,312
36" RCP (0-8' depth)	24	$513.87	LF	$12,333
29" x 45" Elliptical RCP	157	$513.87	LF	$80,780
34" x 53" Elliptical RCP	78	$1,706.67	LF	$133,120
5' Dia. Manhole	2	$8,670.00	EA	$17,340
6' Dia. Manhole	2	$9,500.00	EA	$19,000
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
20' Type 'R' Inlet	1	$25,000.00	EA	$25,000
		Subtotal		$1,476,879

Fillmore St. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	5,415	$1.48	SY	$8,015
Aggregate Base Course (12" Section)	64,983	$21.79	SY-IN	$1,415,972
Asphalt Grade S (6" Section)	27,237	$9.08	SY-IN	$247,309
6" Vertical Curb w/ 2' Gutter	602	$34.68	LF	$20,877
6" Mountable Curb w/ 2' Gutter	1,502	$34.68	LF	$52,089
Alley Curb Cut / Approach	3	$3,439.48	EA	$10,318
Subgrade Prep - Concrete Walk	1,062	$1.48	SY	$1,571
5' Concrete Walk	1,062	$81.72	SY	$86,759
Handicap Ramp	4	$4,016.09	EA	$16,064
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	7	$467.87	EA	$3,275
Street Light (Local)	2	$4,199.00	EA	$8,398
Adjust Manhole	3	$1,269.13	EA	$3,807
18" RCP (0-8' depth)	58	$218.69	LF	$12,684
24" RCP (0-8' depth)	277	$302.21	LF	$83,712
30" RCP (0-8' depth)	178	$395.93	LF	$70,421
14" x 23" Elliptical RCP	20	$350.37	LF	$7,007

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

5' Dia. Flat Top Manhole	1	$8,670.00	EA	$8,670
5' Dia. Manhole	1	$8,670.00	EA	$8,670
6' Dia. Manhole	1	$9,500.00	EA	$9,500
5' Type 'R' Inlet	1	$9,637.79	EA	$9,638
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
20' Type 'R' Inlet	1	$25,000.00	EA	$25,000
		Subtotal		$2,150,295

79th Ave. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	8,208	$1.48	SY	$12,148
Aggregate Base Course (12" Section)	98,501	$21.79	SY-IN	$2,146,344
Asphalt Grade S (6" Section)	41,552	$9.08	SY-IN	$377,292
6" Vertical Curb w/ 2' Gutter	3,122	$34.68	LF	$108,271
8' Concrete Crosspan	2	$9,027.77	EA	$18,056
Subgrade Prep - Concrete Walk	832	$1.48	SY	$1,231
5' Concrete Walk	832	$81.72	SY	$67,973
Subgrade Prep - Driveways along 79th Ave.	233	$3.00	SY	$698
Concrete Alley (8" Section) - Driveways along 7th Ave.	1,786	$13.03	SY-IN	$23,269
Handicap Ramp	6	$4,016.09	EA	$24,097
Signage	3	$467.87	EA	$1,404
Street Light (Local)	7	$4,199.00	EA	$29,393
Adjust Manhole	3	$1,269.13	EA	$3,807
18" RCP (0-8' depth)	63	$218.69	LF	$13,777
30" RCP (0-8' depth)	164	$395.93	LF	$64,933
34" x 53" Elliptical RCP	248	$1,706.67	LF	$423,254
Box Base Manhole	2	$35,213.87	EA	$70,428
5' Dia. Manhole	1	$8,670.00	EA	$8,670
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	2	$21,629.10	EA	$43,258
4' X 10' RCBC	129	$2,371.09	CY	$305,871
42" Flared End Section	1	$4,000.00	EA	$4,000
		Subtotal		$3,765,172

78th Ave. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	4,400	$1.48	SY	$6,513
Aggregate Base Course (12" Section)	52,805	$21.79	SY-IN	$1,150,628
Asphalt Grade S (6" Section)	21,673	$9.08	SY-IN	$196,794
6" Vertical Curb w/ 2' Gutter	1,837	$34.68	LF	$63,707
8' Concrete Crosspan	3	$9,027.77	EA	$27,083
Subgrade Prep - Concrete Walk	761	$1.48	SY	$1,127

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

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Date: 12/15/2025

JN: 21027.001

5' Concrete Walk	761	$81.72	SY	$62,216
Handicap Ramp	1	$4,016.09	EA	$4,016
Signage	1	$467.87	EA	$468
Street Light (Local)	3	$4,199.00	EA	$12,597
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	198	$218.69	LF	$43,301
24" RCP (0-8' depth)	23	$302.21	LF	$6,951
5' Dia. Manhole	2	$8,670.00	EA	$17,340
20' Type 'R' Inlet	2	$25,000.00	EA	$50,000
		Subtotal		$1,645,279

Pond A Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
18" RCP (0-8' depth)	183	$218.69	LF	$40,020
Gravel Access Road	6,993	$2.42	SF	$16,923
18" Flared End Section	1	$2,400.00	EA	$2,400
4' Pond Trickle Channel	945	$263.45	LF	$248,960
Outlet Structure	1	$39,842.01	EA	$39,842
Forebay	1	$17,982.07	EA	$17,982
Type 'H' Rip Rap	280	$165.39	CY	$46,309
		Subtotal		$412,437

Pond B Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
18" RCP (0-8' depth)	201	$218.69	LF	$43,957
5' Dia. Manhole	1	$8,670.00	EA	$8,670
18" Flared End Section	1	$2,400.00	EA	$2,400
4' Pond Trickle Channel	96	$263.45	LF	$25,291
Outlet Structure	1	$39,842.01	EA	$39,842
Forebay	1	$17,982.07	EA	$17,982
Type 'H' Rip Rap	57	$165.39	CY	$9,433
		Subtotal		$147,575

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

Cost Total

Common Costs		$264,267
Josephine Ct. Public Improvements		$1,804,962
E. 78th Pl. Public Improvements		$682,249
Columbine St. Public improvements		$682,249
Clayton St. Public Improvements		$1,476,879
Fillmore St. Public Improvements		$2,150,295
79th Ave. Public Improvements		$3,765,172
78th Ave. Public Improvements		$1,645,279
Pond A Public Improvements		$412,437
Pond B Public Improvements		$147,575
	Subtotal:	$13,031,363
	20% Administration Cost	$2,606,273
	Subtotal:	$15,637,636
	5% per year Inflation	$781,882
	Grand Total:	**$16,419,517**

Construction Completion Date: 5/1/2027

Number of Year for Completion: 1
(Round up to nearest year)

Notes:

1) This estimate is prepared based on in-progress construction design documents dated 12/12/2025, prepared by Redland.

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Name/ Number: PRC2025-00020/Welby Junction

Case Manager: Nick Eagleson

Re-submitted Items:

- [ ] Development Plan/ Site Plan
- [X] Plat
- [X] Parking/ Landscape Plan
- [X] Engineering Documents
- [X] Subdivision Improvements Agreement
- [ ] Other: _

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

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1101 Bannock Street
Denver, Colorado 80204
303.892.1166

December 18, 2025

Nick Eagleson
Adams County Colorado
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

RE: WELBY JUNCTION – PRC2025- 00020

Dear Nick Eagleson:

Thank you for your first review of the Welby Junction development project. We have addressed the comments that were received on November 22, 2025, in the following pages.

Please feel free to reach out if you have any questions or any additional requests for information. I can be reached via phone at 303.892.1166 or by email, dbraswell@norris-design.com. We look forward to continuing to work with staff to make this new community a success.

Sincerely,
Norris Design



Daniel Braswell
Associate
(Applicant's Representative)

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PLANNER REVIEW- NICK EAGLESON

PLN01: 1.) Final Development Plan to propose 218 residential units; 2.) Final Plat to create 218 residential lots and 24 non-residential tracts on approximately 26 acres; and 3.) Roadway Vacation to vacate exiting right-of-way.

PLN02: Case number PRC2025-00020 can be placed at top right of FDP and Final Plat.

Response: Case number has been added to the FDP and Plat.

PLN03: An updated will-serve letter from North Washington Water and Sanitation District for the 218 units is required.

Response: A conditional letter of approval from Denver Water has been included as a part of this submittal.

PLN04: Sheet 5 of the FDP shows where the park amenities will be and a breakdown of the overall percentage of active recreation but doesn't go into detail about what the active recreation will consist of. Please provide more details about active recreation by labeling and provide a brief summary on either sheet 5 or sheet 9.

Response: Active recreation summary added to sheet 5. Active recreation areas are broken into 5 distinct areas with various amenities. Total acreages have been updated as well.

PLN05: If possible, please provide a colored landscape plan showing street landscaping, parks, trails, etc. This will help to illustrate the amount of open space and landscaping throughout the development.

Response: A site illustrative has been included as a part of this submittal.

PLN06: An Improvements Agreement will need to accompany the final plat. Please see attached template.

Response: Acknowledged, an Improvements agreement will be provided.

PLN07: Note: Reduction of four units overall from recently approved amended PDP.

Response: Comment noted, thank you.

PLN08: It's very important to have an access plan when the roadways are vacated, because property owners to the north rely on the existing roads.

Response: Comment noted, thank you. The developer with work with the county to develop a temporary access plan for adjacent property owners.

ROW REVIEW- THAYENG CHANG

ROW1: Revise the site plan to show (1) the record boundary with dimensions, (2) any existing and proposed easements, (3) location of existing public roads, and (4) existing and proposed structures with the dimensions and ties to the record boundary, existing structures, well and septic systems if applicable.

Response: Access plan has been submitted. Per virtual meeting on 12/11/2025 the project will be constructed in order according to the supplied exhibit and a temporary access easement will be utilized to keep access open to the properties on the north of the Site.

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ROW2: On the site plan, show the recorded information of the document providing right-of-way access to the site. Additionally, show all survey section corner information to help determine the location of the site boundary

Response: Revised as requested.

ROW3: Submit a title commitment dated within 30 days of application or more current to verify ownership, exceptions, and record chain of title. Provide hyperlinks to all cited documents or an abstract. It must have a current date, and this will revise the title NOTE.

Response: An updated title commitment has been included as a part of this submittal.

ROW4: York Street is classified as a Minor Arterial roadway; the right-of-way width for this classification is 120 feet. East 78th, East 79th, and Cleveland Street are classified as local roadways; the right-of-way width classification is 60 feet.

Response: In previous discussions with the County it was discussed that East 78th Street would need to be upgraded to a minor collector which requires an 80' ROW. The applicant is therefore dedicating 10' extra feet of ROW on the North side of East 78th Street. Agreed that York Street is a minor arterial with a 120' ROW, applicant proposes no changes to this.

ENVIRONMENTAL ANALYST REVIEW- MEGAN GRANT

ENV1. Applicant has addressed ENV comments with previous submittals. No additional ENV comments at this time.

Response: Comment noted. Thank you for your review.

DEVELOPMENT ENGINEERING REVIEW- MATTHEW EMMENS

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C06094H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

The applicant should be aware that the City of Thornton is preparing a new floodplain study for the Niver Creek. Although not approved yet, the new floodplain boundaries will affect this property. The applicant should work with the City of Thornton and the Mile High Flood District to insure there are no negative affects to this development.

Response: Acknowledged, thank you. Wright Water Engineers continues to be in contact with FEMA and is aware of the floodplain study being prepared. The Site model will take into account the latest floodplain mapping.

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

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The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

Response: Acknowledged, thank you. A SWQ permit will be submitted at the time of this EGR submittal.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review few can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

Please note: the Engineering Review requires a separate application. Do not include Engineering Review documents with land use application submittals.

The applicant has submitted for an Engineering Review (Case # EGR2025-00038). Review comment for the EGR case will be sent directly to the applicant when the review is complete.

Response: EGR comments received and will be revised accordingly.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Response: Acknowledged, a separate EGR will be provided for 79th Ave and the imprvements for 78th are within this EGR application and construction documents.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into an Improvements Agreement (IA) with the County and provide a security bond for all public improvements.

Response: Acknowledged, an Improvements agreement will be provided.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

Response: Acknowledged, thank you.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

Response: Acknowledged, thank you.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible. LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Response: LID standards have been utilized to the extent practical as requested, please see drainage report for further details.

ENG9: Development of this property will require vacation and dedication of street rights-of-way that is currently being used by the property owners to the North. Access to the properties to the North must be maintained at all times. The developer will need to include a plan showing how access will be maintained during construction and until all the infrastructure has been completed and accepted by Adams County. This plan should be included in the Engineering Review case (EGR2025-0038).

Response: A draft phasing plan has been provided with this submittal.

NEIGHBORHOOD SERVICES REVIEW- MEAGAN CORDOVA

There are no open violations at this location at this time. No comment.

Response: Comment noted. Thank you for your review.

ATTORNEY REVIEW- SALLY DAGGETT

1. See staff comments.
2. PUD FDP (Sheet 1 of 23): Change Planning Commission signature line to state "Reviewed by …" instead of "Recommended for Approval by …".

Response: Texted has been updated to state "Reviewed by".

PARKS REVIEW- ASHLEY COLEMAN

This will be a large development for this area close to NCT and Steele Street Park. Their design includes active pocket parks, but could we recommend a connection for their residents to the trail? It would alleviate parking at Steele Street and be a nice addition for that development.

Response: Once 79th Ave extension is completed, residents will have access to the Niver Creek Trail via sidewalk connections on 79th Ave and York St.

ACFR- CARLA GUTIERREZ

ACFR has no questions or concerns for referral PRC2025-00020.

Response: Comment noted. Thank you for your review.

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RTD- SCOTT WOODRUFF

Project Name: Welby Junction - PRC2025-00020 - 1st Submittal

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Response: Comment noted. Thank you for your review.

XCEL ENERGY- VIOLETA CIOCANU (CHOKANU)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Welby Junction.

Please be aware PSCo owns and operates existing natural gas and overhead electric distribution facilities within the development.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation and modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-WayAgent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: Acknowledged, thank you. An application has already been submitted and Xcel design has started.

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 1: COVER

NORRIS DESIGN
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DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;
THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY O FEAST 78TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;
THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION OF EAST 79TH/ AVENUE FORMALLY KNOWN AS CLINE STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID DENVER LARAMIE AND NORTHWESTERN RAILWAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID EAST 79TH/ AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 131.50 FEET;

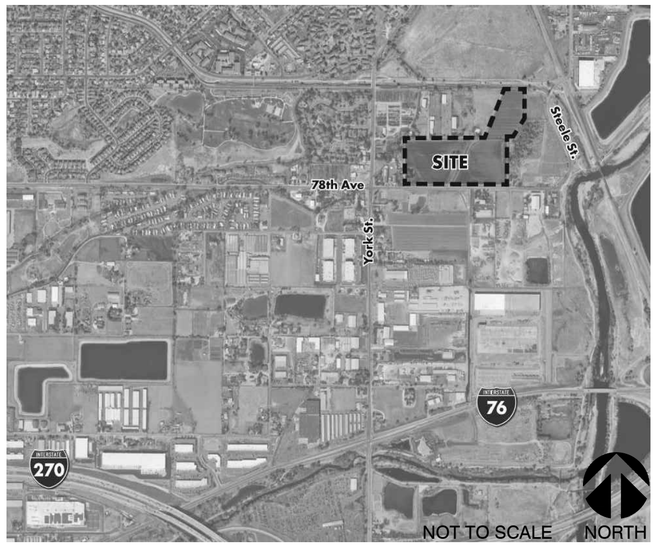
THENCE SOUTH 00°30'58" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 79TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" WEST, A DISTANCE OF 157.62 FEET TO SAID EASTERLY RIGHT-OF-WAY OF THE DENVER LARAMIE AND NORTHWESTERN RAILWAY

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 23°00'32" EAST, A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING.

RESULTING IN A NET AREA OF 26.291 ACRES, (1,145,253 SQUARE FEET), MORE OR LESS.

VICINITY MAP



SHEET INDEX

01 - COVER
02 - WRITTEN NARRATIVE
03 - DEVELOPMENT STANDARDS
04 - ARCHITECTURAL STANDARDS
05 - SITE PLAN
06 - PARKING EXHIBIT
07 - NOTES
08 - LANDSCAPE SCHEDULE
09 - OVERALL LANDSCAPE PLAN
10 - LANDSCAPE PLAN
11 - LANDSCAPE PLAN
12 - LANDSCAPE PLAN
13 - LANDSCAPE PLAN
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15 - LANDSCAPE PLAN
16 - LANDSCAPE PLAN
17 - LANDSCAPE PLAN
18 - LANDSCAPE PLAN
19 - LANDSCAPE DETAILS
20 - LANDSCAPE DETAILS
21 - LANDSCAPE DETAILS
22 - LANDSCAPE DETAILS
23 - LOT TYPICALS

CERTIFICATE OF OWNERSHIP

EXECUTED THIS _____ DAY OF _____ A.D., 20_____ .

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ TITLE:_____

ACKNOWLEDGMENT

STATE OF COLORADO)

COUNTY OF: _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____ .

BY _____ AS AUTHORIZED SIGNATURE

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

PLANNING COMMISSION

REVIEWED BY ADAMS COUNTY PLANNING COMMISSION
THIS _____ DAY OF_____ 20_____ .

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _ DAY OF_____, A.D., 20_____.

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

DEVELOPER:
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

ARCHITECT:
MERITAGE HOMES
7900 E UNION AVE STE 400
DENVER, CO 80237
C: 720.737.1054

PLANNER / LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK ST
DENVER, CO 80202

ARCHITECT:
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647

CIVIL ENGINEER:
REDLAND
1500 WEST CANAL CT
LITTLETON, CO 80120

TRAFFIC ENGINEER:
LANTZ ASSOCIATES, LLC
13335 W 72ND CIR
ARVADA, CO 80005

811

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:
COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
COVER

01 OF 23

CHECKED BY: XX
DRAWN BY: XX

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 2: WRITTEN NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA

THE SUBJECT PROPERTY IS APPROXIMATELY 26.2 ACRES AND IS LOCATED GENERALLY NORTHEAST OF THE INTERSECTION OF YORK STREET AND 78TH AVENUE. THE PROPERTY IS BORDERED TO THE EAST BY THE ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH AND SCHOOL AND IS LOCATED IN UNINCORPORATED ADAMS COUNTY. SURROUNDING PROPERTIES ARE ZONED R-1-C, PUD, I-1, I-2, AND A-1.

THIS PLANNED UNIT DEVELOPMENT AMENDMENT (PUD) PROPOSES A MAXIMUM OF 218 INFILL DWELLING UNITS THAT WILL HELP TO SUPPORT THE COUNTY'S CURRENT HOUSING DEMAND, SPECIFICALLY WITHIN AN UNDER-HOUSED AREA OF THE COUNTY.

THE PUD IS PROPOSED TO PERMIT RESIDENTIAL LAND USES AND TO ESTABLISH DEVELOPMENT STANDARDS THAT RESULT IN A COMPATIBLE COMMUNITY. THE PROPOSAL DRAWS FROM NEIGHBORING ZONE DISTRICTS TO ENSURE COMPATIBILITY. THE PUD PROPOSES A DENSITY OF 8.3 DU/AC.

THE PROPOSED COMMUNITY HAS CONVENIENT ACCESS TO VEHICULAR AND PEDESTRIAN TRANSPORTATION NETWORKS AND IS LOCATED WITHIN A MILE AND A HALF OF TWO RTD STATIONS ON THE N LINE.

B. PROVISIONS FOR PARKING

A MINIMUM OF TWO (2) RESIDENT PARKING SPACES PER HOME, WITHIN ATTACHED GARAGES, ARE PROPOSED.

FRONT-LOADED HOMES INCLUDE TWO (2) VISITOR PARKING SPACES PER HOME, LOCATED IN THE DRIVEWAY. ALLEY-LOADED HOMES INCLUDE 0.25 VISITOR PARKING SPACES PER UNIT, PROVIDED BY ON STREET PARKING.

VISITOR PARKING WILL BE ON-STREET WITH PARKING ON BOTH SIDE OF THE STREET. SEE SHEET 06 FOR PARKING COUNTS

C. CIRCULATION AND ROAD PATTERNS

THE PRIMARY ENTRANCE INTO THE SITE IS FROM 78TH AVENUE. TWO ADDITIONAL SECONDARY ACCESS POINTS FROM 78TH AVENUE ARE PROPOSED. A NETWORK OF INTERNAL PUBLIC STREETS AND PRIVATE ALLEYS PROVIDE VEHICULAR CIRCULATION WITHIN THE COMMUNITY. RIGHTS-OF-WAY 52' ROW WITHIN THE PLAN INCORPORATE ATTACHED SIDEWALKS. REFER TO THIS SHEET FOR ROAD SECTION. PRIVATE ALLEYS WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

THE PEDESTRIAN NETWORK IS DESIGNED TO PROVIDE CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE SITE AND IS INTENDED TO DRAW RESIDENTS INTO THE SITE'S GREENWAYS, AND POCKET PARKS. REFER TO SHEET 4 OF THE PDP FOR A DETAILED CONNECTIVITY GRAPHIC.

D. TYPE, LOCATION, EXAMPLES OF COPY AND MONUMENT SIGNS

THE COMMUNITY PROPOSES SIGNAGE AT KEY LOCATIONS AND WILL INCLUDE PRIMARY MONUMENTATION. FINAL SIGNAGE DESIGN SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN. EACH SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.

E. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USES PERMITTED AFTER AMENDMENT TO THE PUD, AND PROHIBITED USES

THIS PUD ALLOWS FOR A VARIETY OF HOUSING TYPES INCLUDING: SINGLE-FAMILY DETACHED FRONT-LOAD AND SINGLE-FAMILY ATTACHED (PAIRED HOMES) . ITEMS NOT ADDRESSED WITHIN THIS PUD SHALL FOLLOW ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS FOR THE R-3 ZONE DISTRICT.

F. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

COMMON LANDSCAPING AND SITE AMENITIES WILL BE CONSTRUCTED BY THE DEVELOPER, DEDICATED TO AND MAINTAINED BY THE METROPOLITAN DISTRICT OR HOMEOWNER ASSOCIATION.

G. BUFFERYARD REQUIREMENTS

EXTERIOR PROPERTY BOUNDARIES, NOT ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL HAVE A FIVE (5) FOOT BUFFERYARD. BUFFERYARD TO BE LANDSCAPED WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.

H. LANDSCAPING REQUIREMENTS

78TH AND 79TH AVENUE STREET FRONTAGE SHALL HAVE A FIFTEEN (15) FOOT MINIMUM LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. LANDSCAPE AREAS SHALL HAVE A MINIMUM OF TWO (2) TREES AND FIVE (5) SHRUBS PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES AND ROADS SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.

STREETSCAPES, WHERE WALKS ARE DETACHED, SHALL BE LANDSCAPED WITH ONE (1) TREE AND TWO (2) SHRUBS PER FORTY (40) LINEAR FEET; MEASURED FIFTY (50) FEET FROM THE STOP SIGN, EXCLUDING CURB CUTS.

COMMON LANDSCAPE AREAS AND INTERNAL STREET FRONTAGE SHALL HAVE A MINIMUM OF ONE (1) LARGE TREE AND THREE (3) SHRUBS, OR TWO (2) ORNAMENTAL TREES AND THREE (3) SHRUBS PER FIFTEEN HUNDRED (1,500) SQUARE FEET. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

DETENTION AREAS SHALL UTILIZE NATIVE LANDSCAPE MATERIAL AND APPROPRIATE SEED MIXES.

MINIMUM PLANT SIZE REQUIRED IN STREETSCAPES, LANDSCAPE AREAS, AND DETENTION AREAS SHALL BE 2 1/2" CALIPER DECIDUOUS OR ORNAMENTAL TREES, MIN. 6' TALL EVERGREENS, AND 5-GALLON SHRUBS/GRASSES. THE CALIPER OF ALL TREES SHALL BE MEASURED AT ONE (1) FOOT ABOVE GRADE LEVEL. SHRUBS MAY BE SUBSTITUTED WITH ORNAMENTAL GRASSES AT A RATE OF THREE (3) GRASSES PER ONE (1) SHRUB.

AREAS IN WHICH TRACTS AND/OR LOTS ARE ENCUMBERED BY UTILITIES AND/OR RETAINING WALL STRUCTURES, TREE REQUIREMENTS CAN BE SUBSTITUTED WITH SHRUBS AT A RATE OF TEN (10) SHRUBS PER ONE (1) TREE.

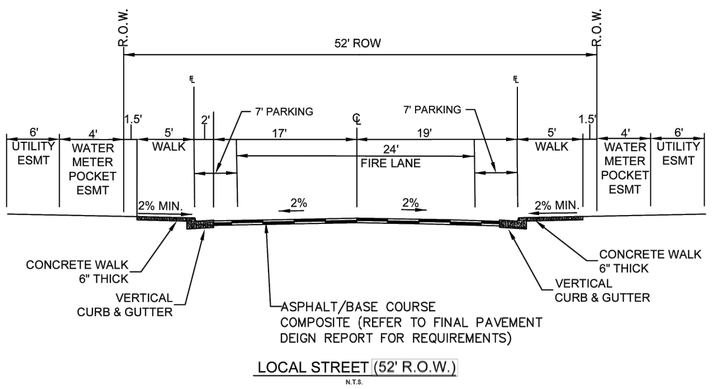
REFER TO SHEET 23 FOR LOT TYPICALS

I. FENCING

A 4' TALL, 3 RAIL OPEN STYLE FENCE MAY BE USED TO DISTINGUISH THE DEVELOPMENT BOUNDARY FROM NEIGHBORING PROPERTIES, HOA MAINTAINED FACILITIES, AND PUBLIC ROW.

A PRIVACY FENCE TO BE UTILIZED ALONG REAR PROPERTY LINES OR TO PROVIDE ADDITIONAL SCREENING BETWEEN UNITS WHERE NECESSARY.

REFER TO SHEET 21 FOR FENCING DETAILS.



LOCAL STREET (52' R.O.W.)
N.T.S.

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
WRITTEN NARRATIVE

CHECKED BY: XX
DRAWN BY: XX

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

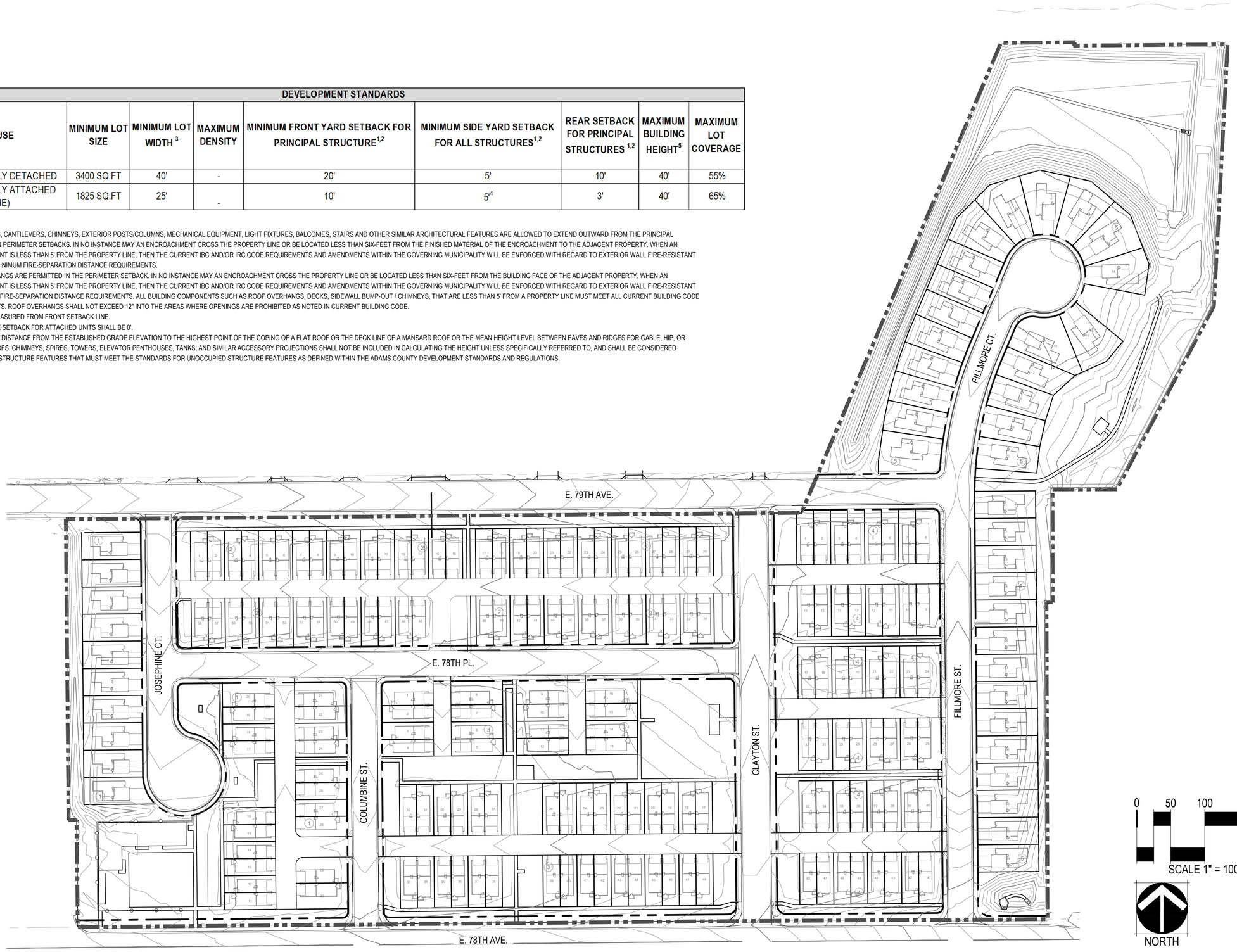
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 3: DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS								
USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH [3]	MAXIMUM DENSITY	MINIMUM FRONT YARD SETBACK FOR PRINCIPAL STRUCTURE[1,2]	MINIMUM SIDE YARD SETBACK FOR ALL STRUCTURES[1,2]	REAR SETBACK FOR PRINCIPAL STRUCTURES [1,2]	MAXIMUM BUILDING HEIGHT[5]	MAXIMUM LOT COVERAGE
SINGLE FAMILY DETACHED	3400 SQ.FT	40'	-	20'	5'	10'	40'	55%
SINGLE FAMILY ATTACHED (PAIRED HOME)	1825 SQ.FT	25'	-	10'	5'[4]	3'	40'	65%

NOTES:

1. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, BALCONIES, STAIRS AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN PERIMETER SETBACKS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE FINISHED MATERIAL OF THE ENCROACHMENT TO THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS.
2. ROOF OVERHANGS ARE PERMITTED IN THE PERIMETER SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THEN THE CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT / CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS SHALL NOT EXCEED 12" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT BUILDING CODE.
3. LOT WIDTH MEASURED FROM FRONT SETBACK LINE.
4. INTERIOR SIDE SETBACK FOR ATTACHED UNITS SHALL BE 0'.
5. THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE ELEVATION TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF OR THE DECK LINE OF A MANSARD ROOF OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE, HIP, OR GAMBREL ROOFS. CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, AND SIMILAR ACCESSORY PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO, AND SHALL BE CONSIDERED UNOCCUPIED STRUCTURE FEATURES THAT MUST MEET THE STANDARDS FOR UNOCCUPIED STRUCTURE FEATURES AS DEFINED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.



0 50 100 200

SCALE 1" = 100'

NORTH

811

CHECKED BY: XX
DRAWN BY: XX

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P 303.892.1166
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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
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SHEET TITLE:
DEVELOPMENT STANDARDS

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
SHEET 4: ARCHITECTURAL STANDARDS

1. SINGLE-FAMILY DETACHED

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL SIDE OF THE HOME FACING THE STREET.

B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.

C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.

D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

2. SINGLE-FAMILY DETACHED AND ATTACHED – PAIRED HOME

A SINGLE-FAMILY RESIDENCE LOCATED WITHIN THIS DISTRICT SHALL BE COMPATIBLE IN ARCHITECTURAL DESIGN WITH THE ADJACENT PROPERTIES, AND NOT MONOTONOUS IN APPEARANCE TO ADJACENT PROPERTIES.

A. THE HOME SHOULD BE DISPLAYED TOWARD THE STREET OR A GREEN COURT IN A COMPATIBLE MANNER WITH SURROUNDING HOMES THROUGH THE LOCATION OF WINDOWS, DOORS, OTHER ARCHITECTURAL FEATURES, OR LANDSCAPING. THIS WILL BE REVIEWED THROUGH AN EXAMINATION OF THE SIDE OF THE HOME FACING THE STREET OR GREEN COURT.

B. BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE PUD NEIGHBORHOOD, OR IF DISSIMILAR MATERIALS ARE BEING PROPOSED, OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTIONS, FORM, ARCHITECTURAL DETAILING, COLOR, AND TEXTURE SHALL BE UTILIZED TO ENSURE ENOUGH SIMILARITY EXISTS FOR THE STRUCTURE TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.

C. THE HOME MUST NOT HAVE A MONOTONOUS APPEARANCE IN RELATION TO THE ADJACENT PROPERTIES. THIS WILL BE DETERMINED BY EXAMINING APPLICATION MATERIALS. CONSIDERATION WILL BE GIVEN TO THE VARIATION IN SETBACKS, ARCHITECTURAL FEATURES, LANDSCAPING ACCENTS, OR ACCESSORY STRUCTURES PROPOSED TO ACHIEVE THE REQUIRED APPEARANCE.

D. EACH HOUSING MODEL SHALL HAVE AT LEAST THREE (3) CHARACTERISTICS WHICH CLEARLY DISTINGUISH IT FROM THE OTHER HOUSING MODELS, INCLUDING DIFFERENT FLOOR PLANS, EXTERIOR MATERIALS, ROOFLINES, GARAGE PLACEMENT, PLACEMENT OF THE FOOTPRINT ON THE LOT, AND/OR BUILDING FACE.

CHECKED BY: XX
DRAWN BY: XX

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SHEET TITLE:
ARCHITECTURAL STANDARDS

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 5: SITE PLAN

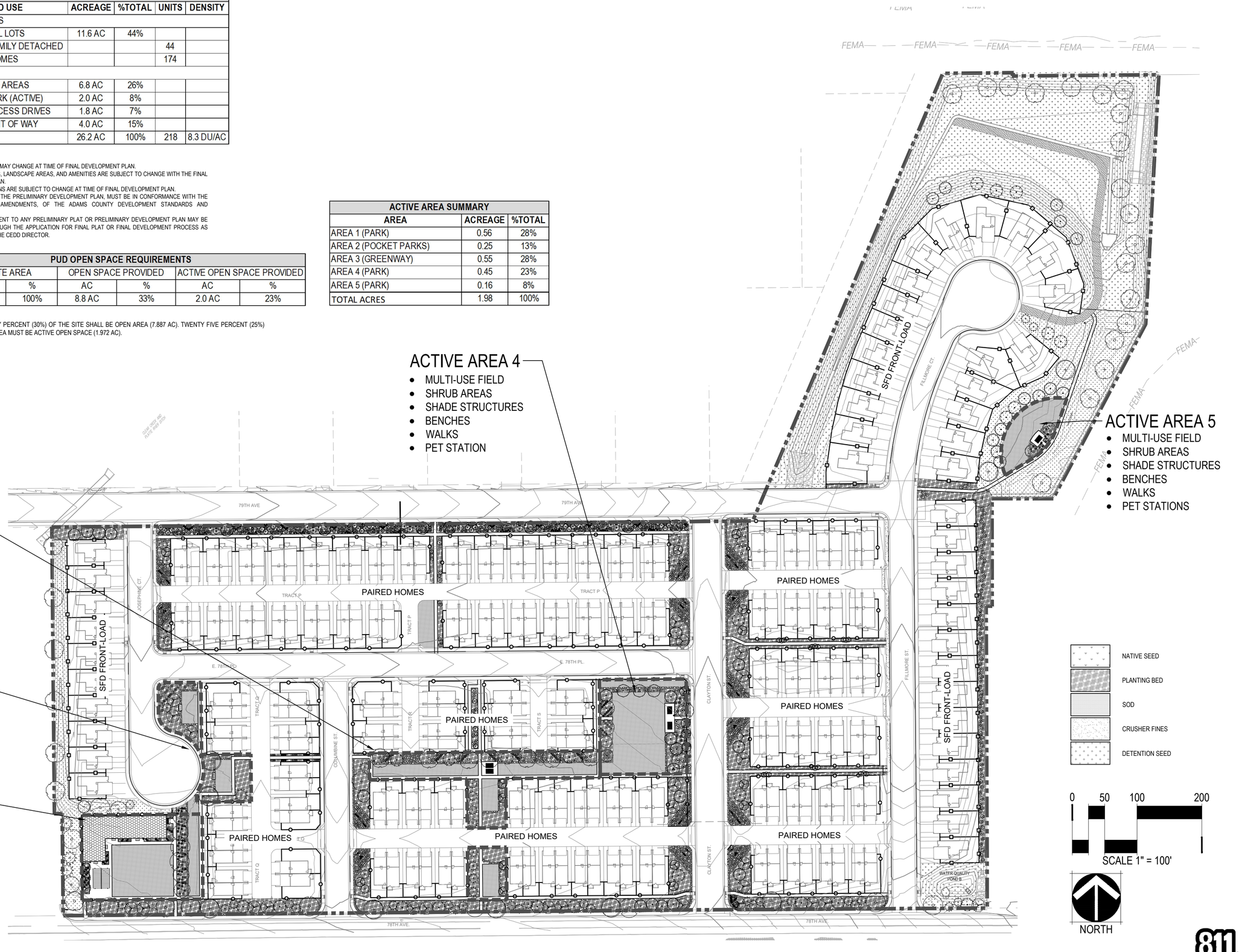
LAND USE SUMMARY				
LAND USE	ACREAGE	%TOTAL	UNITS	DENSITY
BUILDING AREAS				
RESIDENTIAL LOTS	11.6 AC	44%		
SINGLE-FAMILY DETACHED			44	
PARIED HOMES			174	
OPEN AREAS				
LANDSCAPE AREAS	6.8 AC	26%		
POCKET PARK (ACTIVE)	2.0 AC	8%		
PRIVATE ACCESS DRIVES	1.8 AC	7%		
PUBLIC RIGHT OF WAY	4.0 AC	15%		
TOTAL	26.2 AC	100%	218	8.3 DU/AC

NOTES:
1. SITE PLAN SHOWN MAY CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
2. ACTIVE LAND USES, LANDSCAPE AREAS, AND AMENITIES ARE SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLAN.
3. SIGNAGE LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DEVELOPMENT PLAN.
4. ANY CHANGES TO THE PRELIMINARY DEVELOPMENT PLAN, MUST BE IN CONFORMANCE WITH THE SECTION 2-01-10 AMENDMENTS, OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
5. A MINOR AMENDMENT TO ANY PRELIMINARY PLAT OR PRELIMINARY DEVELOPMENT PLAN MAY BE PROCESSED THROUGH THE APPLICATION FOR FINAL PLAT OR FINAL DEVELOPMENT PROCESS AS DETERMINED BY THE CEDD DIRECTOR.

PUD OPEN SPACE REQUIREMENTS					
TOTAL SITE AREA		OPEN SPACE PROVIDED		ACTIVE OPEN SPACE PROVIDED	
AC	%	AC	%	AC	%
26.291	100%	8.8 AC	33%	2.0 AC	23%

NOTES:
1. AT LEAST THIRTY PERCENT (30%) OF THE SITE SHALL BE OPEN AREA (7.887 AC). TWENTY FIVE PERCENT (25%) OF THE OPEN AREA MUST BE ACTIVE OPEN SPACE (1.972 AC).

ACTIVE AREA SUMMARY		
AREA	ACREAGE	%TOTAL
AREA 1 (PARK)	0.56	28%
AREA 2 (POCKET PARKS)	0.25	13%
AREA 3 (GREENWAY)	0.55	28%
AREA 4 (PARK)	0.45	23%
AREA 5 (PARK)	0.16	8%
TOTAL ACRES	1.98	100%



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SHEET TITLE:
SITE PLAN

05 OF 23

CHECKED BY: XX
DRAWN BY: XX

PRC2025-00020

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

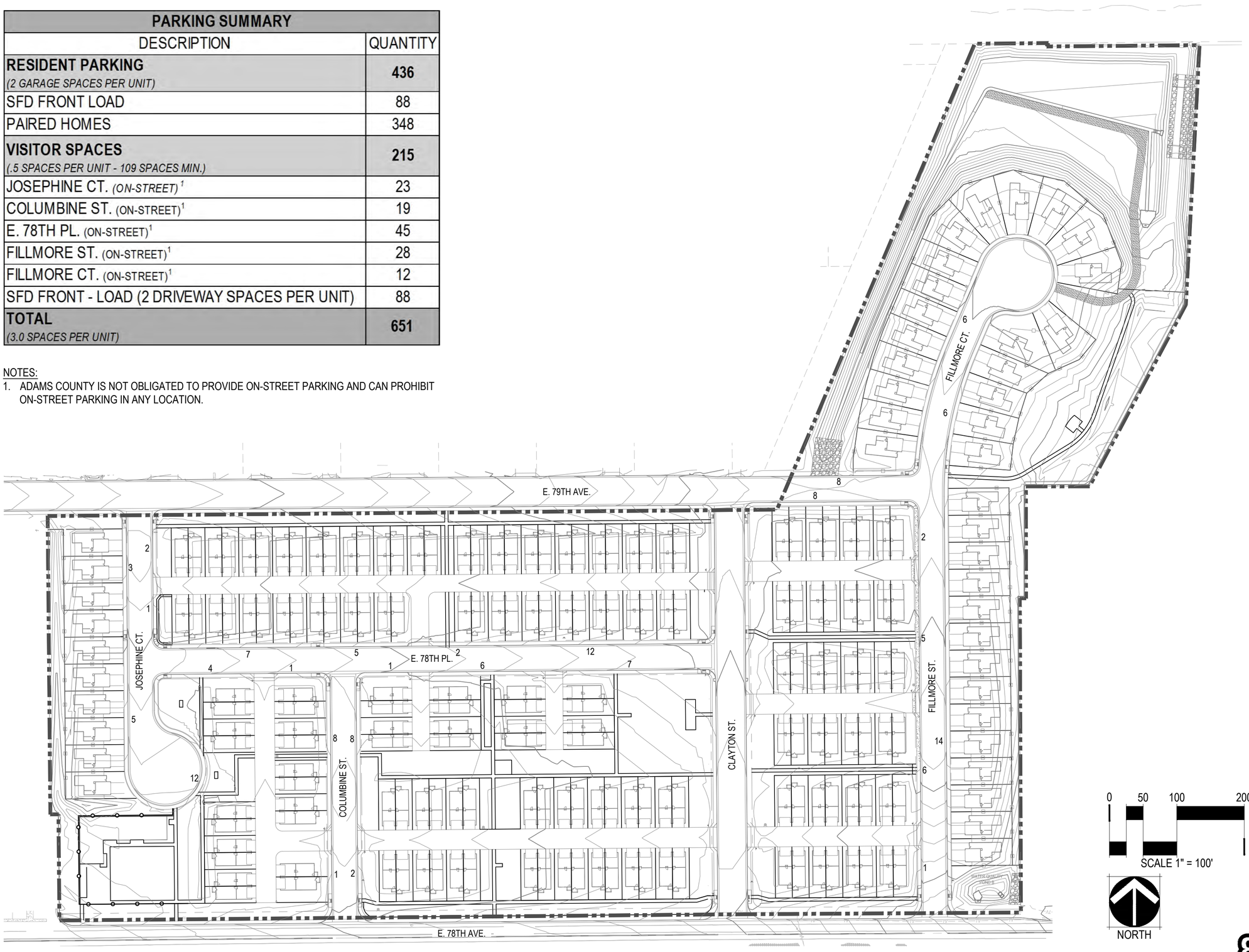
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 6: PARKING EXHIBIT

PARKING SUMMARY	
DESCRIPTION	QUANTITY
RESIDENT PARKING *(2 GARAGE SPACES PER UNIT)*	**436**
SFD FRONT LOAD	88
PAIRED HOMES	348
VISITOR SPACES *(.5 SPACES PER UNIT - 109 SPACES MIN.)*	**215**
JOSEPHINE CT. *(ON-STREET)* [1]	23
COLUMBINE ST. (ON-STREET)[1]	19
E. 78TH PL. (ON-STREET)[1]	45
FILLMORE ST. (ON-STREET)[1]	28
FILLMORE CT. (ON-STREET)[1]	12
SFD FRONT - LOAD (2 DRIVEWAY SPACES PER UNIT)	88
TOTAL *(3.0 SPACES PER UNIT)*	**651**

NOTES:

1. ADAMS COUNTY IS NOT OBLIGATED TO PROVIDE ON-STREET PARKING AND CAN PROHIBIT ON-STREET PARKING IN ANY LOCATION.



0 50 100 200

SCALE 1" = 100'

NORTH

811

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
PARKING EXHIBIT

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 07 - NOTES

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 1/4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1" - 2" RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH 3/4" RIVER ROCK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 08 - LANDSCAPE SCHEDULE

PLANT LEGEND

CODE	BOTANICAL NAME	COMMON NAME	QTY	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	24	B & B	2"CAL	LOW	50`-60`	40`-50`
GL SH	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	19	B & B	2"CAL	LOW	40`-50`	30`-40`
GY DI	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	15	B & B	2" CAL.	LOW	50`-60`	40`-50`
QU RO	QUERCUS ROBUR	ENGLISH OAK	14	B & B	2"CAL	MOD	50`-60`	30`-40`
TI GR	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	19	B & B	2"CAL	MOD	30`-40`	25`-30`
EVERGREEN TREES								
JU ME	JUNIPERUS SCOPULORUM `MEDORA`	MEDORA JUNIPER	1	B & B	6` HEIGHT			
PI DE	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	22	B & B	6` HEIGHT	MOD	25`-30`	20`-25`
PI PU	PICEA PUNGENS	COLORADO SPRUCE	30	B & B	6` HEIGHT	MOD	50`-60`	25`-30`
PI HE	PINUS HELDREICHII	BOSNIAN PINE	58	B & B	6` HEIGHT	LOW	15`-25`	10`-15`
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	27	B & B	6` HEIGHT	LOW	50`-60`	30`-40`
ORNAMENTAL TREES								
AC HW	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	3	B & B	1.5"CAL	LOW	15`-20`	15`-20`
CE CA	CERCIS CANADENSIS	EASTERN REDBUD	3	B & B	6` CLUMP	MOD	25`-30`	25`-30`
MA SS	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	6	B & B	1.5"CAL	MOD	15`-25`	20`-25`
MA TH	MALUS X `THUNDERCHILD`	THUNDERCHILD CRAB APPLE	24	B & B	1.5"CAL	MOD	15`-20`	10`-15`
PY CA	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	28	B & B	1.5"CAL	MOD	25`-30`	15`-20`
DECIDUOUS SHRUBS								
AM SO	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM	STANDING OVATION SERVICEBERRY	3	CONT.	#5			
CA GL	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	81	CONT.	#5	LOW	3`-4`	2`-3`
CA DA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	101	CONT.				
LI LO	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	26	CONT.	#5	LOW	2`-3`	3`-4`
PE LS	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	201	CONT.	#5	VERY LOW	2`-3`	2`-3`
PH DI	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	6	CONT.	#5	LOW	7`-8`	7`-8`
PO MW	POTENTILLA FRUTICOSA `MCKAY`S WHITE`	MCKAY`S WHITE BUSH CINQUEFOIL	3	CONT.	#5			
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	3	CONT.	#5			
RH AU	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	21	CONT.	#5	VERY LOW	1`-2`	5`-6`
SP GO	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	141	CONT.				
SY MK	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	74	CONT.	#5	LOW	4`-5`	4`-5`
SY VU	SYRINGA VULGARIS	COMMON LILAC	22	CONT.				
VI AL	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	12	CONT.	#5	LOW	9`-12`	9`-10`
EVERGREEN SHRUBS								
EU EG	EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	45	CONT.	#5	MOD	1`-2`	3`-4`
JU FO	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	62	CONT.				
JU BU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	20	CONT.	#5	LOW	1`-2`	7`-8`
PI BJ	PINUS MONOPHYLLA `BLUE JAZZ`	BLUE JAZZ PIñON PINE	3	CONT.	#5			
PI MO	PINUS MUGO `MOPS`	MUGO PINE	4	CONT.	#5			
ORNAMENTAL GRASSES								
BO BA	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	240	CONT.	#1	VERY LOW	2`-3`	1`-2`
CA KF	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	427	CONT.	#1	LOW	4`-5`	1`-2`
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	169	CONT.	#1	LOW	2`-3`	1`-2`
MI ML	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	153	CONT.	#1	MOD	4`-5`	2`-3`
NA TE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	3	CONT.	#1			
PE HA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	202	CONT.	#1	LOW	1`-2`	1`-2`
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3	CONT.	#1			
PERENNIALS								
AC MO	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5	CONT.	#1	LOW	30" MAX.	1`-2`
CE TO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	9	CONT.	#1	LOW	<1`	1`-2`
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	35	CONT.	#1	LOW	2`-3`	1`-2`
GA AR	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	3	CONT.	#1			
PE PP	PENSTEMON MEXICALI `PIKE`S PEAK PURPLE`	PIKES PEAK PURPLE PENSTEMON	6	CONT.	#1			
SA MN	SALVIA X SYLVESTRIS `MAY NIGHT`	MAY NIGHT SALVIA	54	CONT.	#1	LOW	1`-2`	1`-2`
SE AJ	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	76	CONT.	#1	LOW	1`-2`	1`-2`

TURFGRASS BLEND: SOD

DROUGHT RESISTANT TEXAS BLUEGRASS HYBRID BLEND APPROVED EQUAL.
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

COMMON NAME	% OF TOTAL
SPF30 TEXAS HYBRID	33%
SOLAR GREEN TEXAS HYBRID	34%
BANDERA TEXAS HYBRID	33%
TOTAL	100%

NATIVE LAWN MIX BY PAWNEE BUTTES SEED, INC.

COMMON NAME	
BUFFALOGRASS	90%
BLUE GRAMA	10%
TOTAL	100%

NATIVE SEED MIX

COMMON NAME	BOTANICAL NAME	% OF TOTAL
BUFFALO GRASS	BUCHLOE DACYTLOIDES	20%
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	40%
BLUE GRAMA	BOUTELOUA GRACILIS	20%
	TOTAL	100%

DETENTION SEED MIX

COMMON NAME		% OF TOTAL
ALKILIGRASS	PUCCINELLIA DISTANS	5%
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	55%
SMOOTH BROME	BROMUS INERMIS	40%
APPLICATION RATE: 40.0 PLS POUNDS/AC. BROADCAST, RAKE TO COVER.	TOTAL	100%

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SHEET TITLE:
LANDSCAPE SCHEDULE

CHECKED BY: XX
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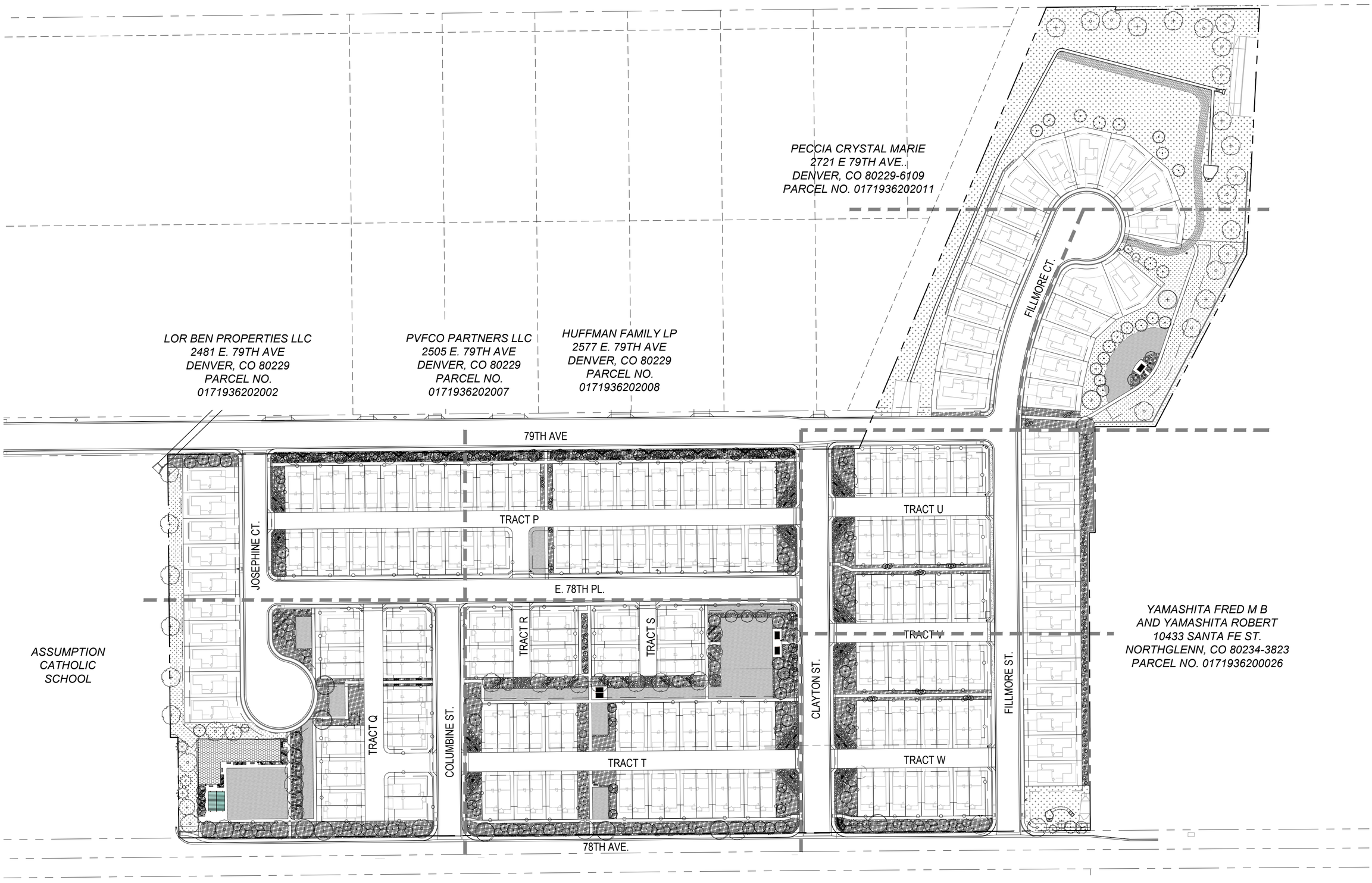
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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 09 - OVERALL LANDSCAPE PLAN



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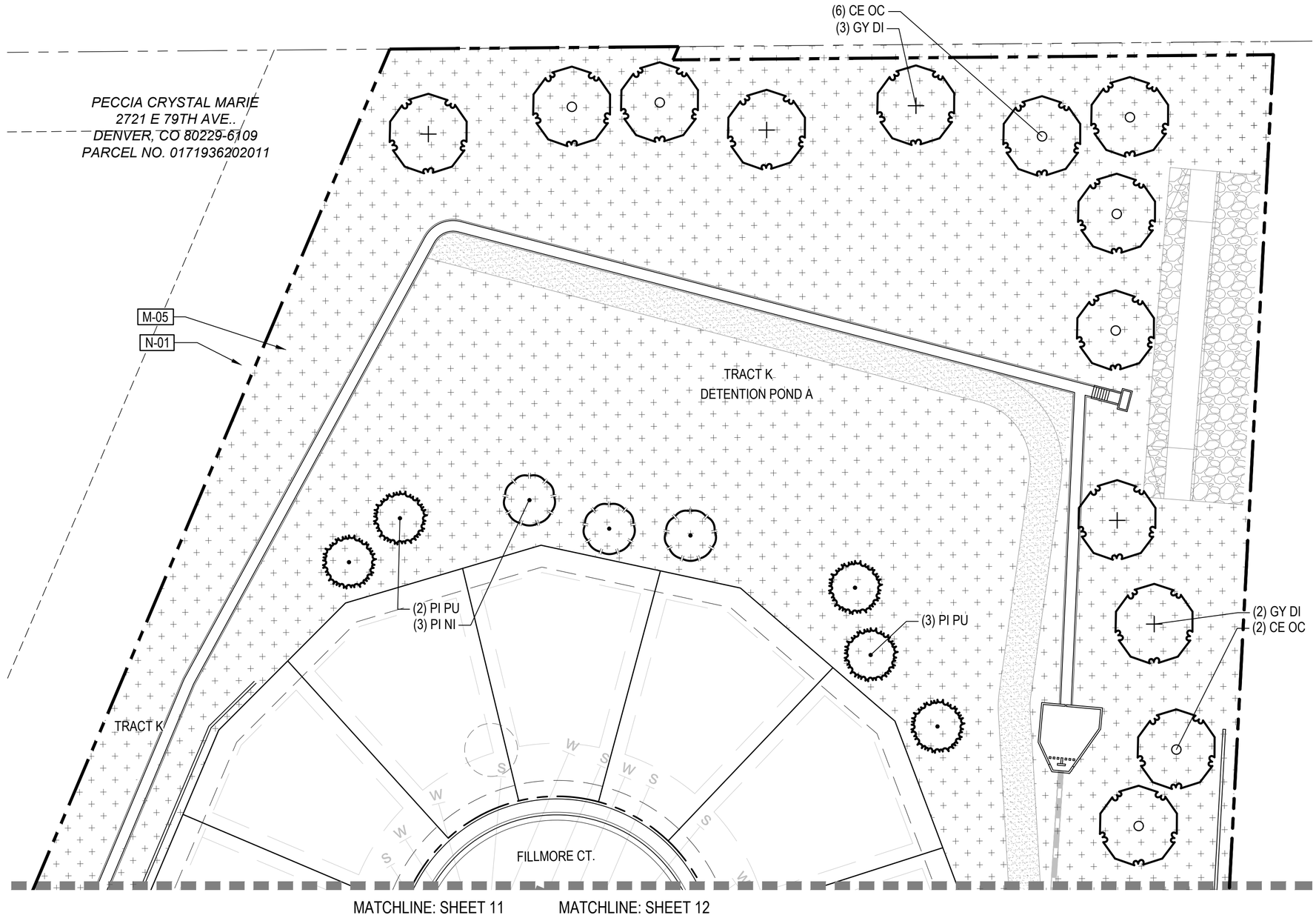
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IN THE COUNTY OF ADAMS, COLORADO

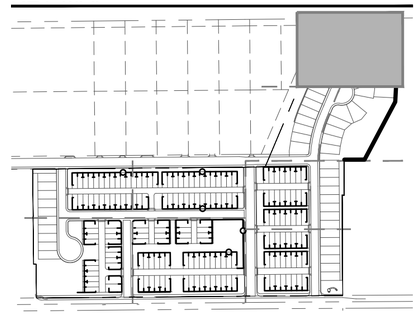
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 10 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

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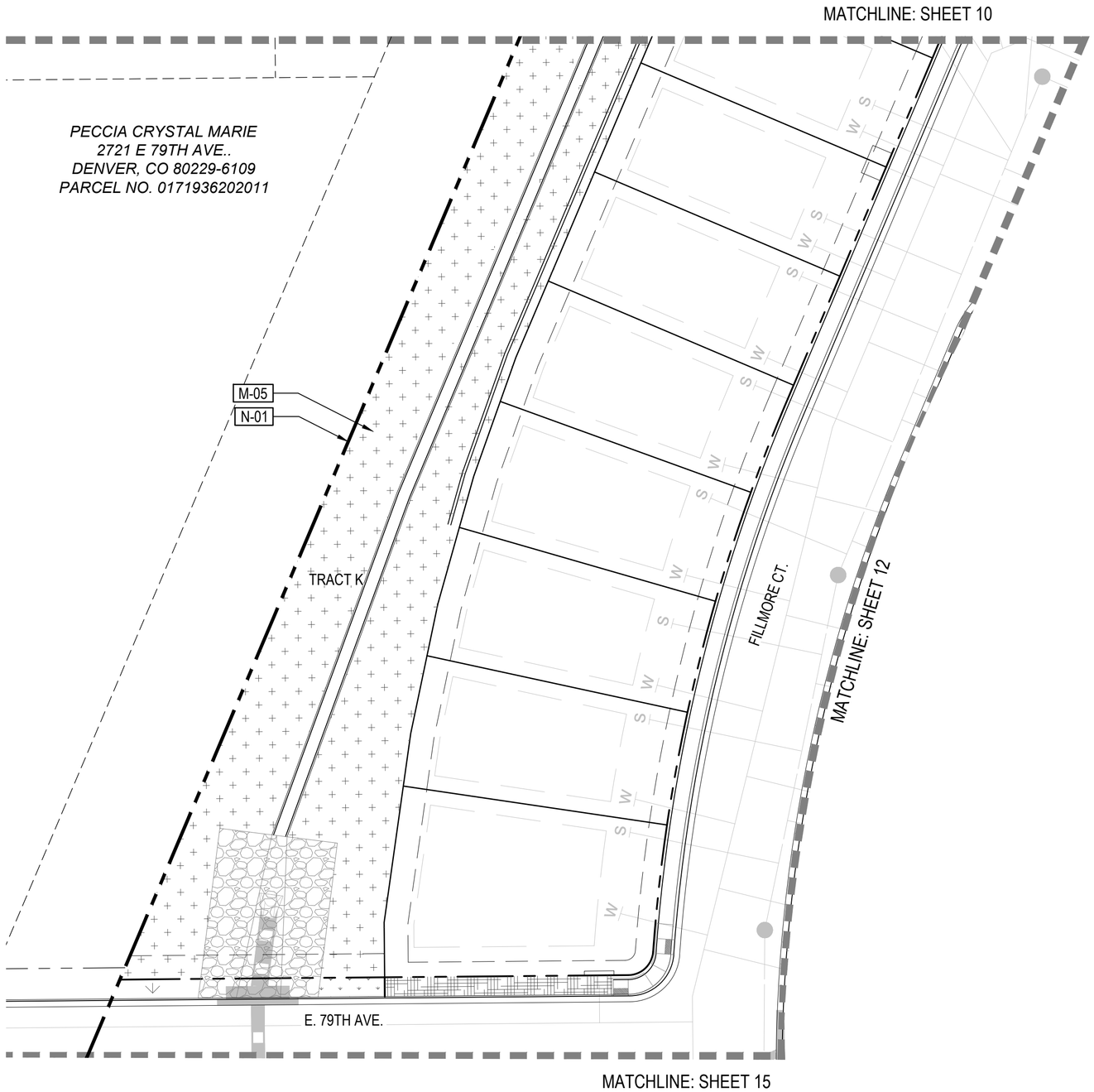
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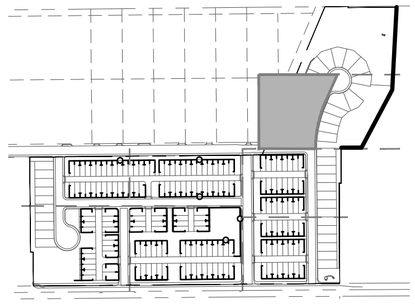
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 11 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

CANOPY TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

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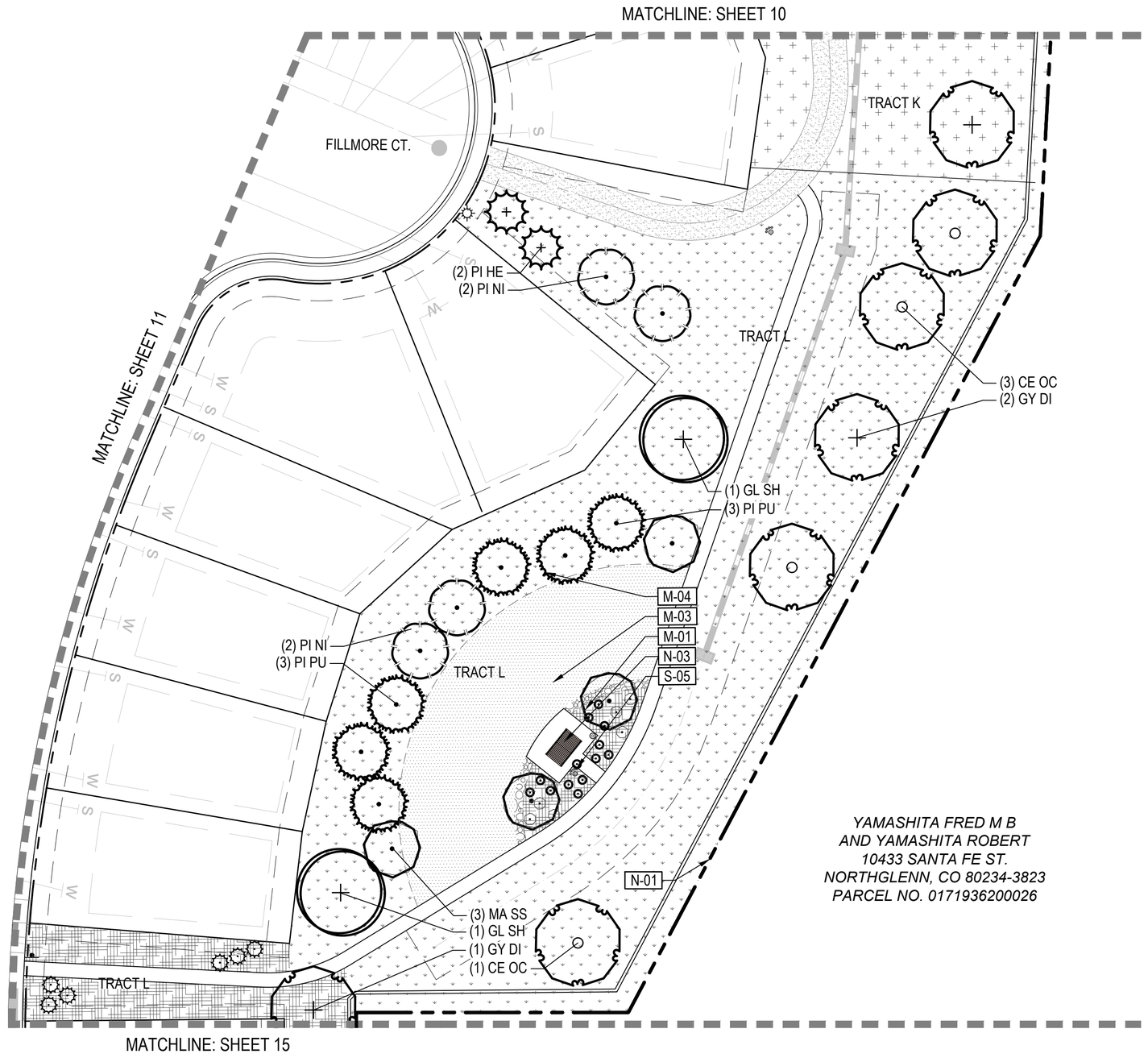
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

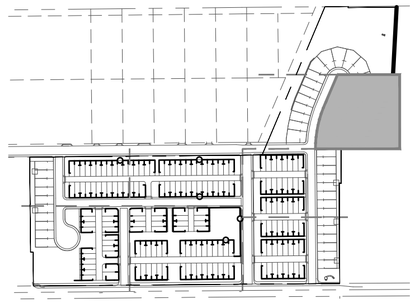
SHEET 12 - LANDSCAPE PLAN

PRC2025-00020



YAMASHITA FRED M B
AND YAMASHITA ROBERT
10433 SANTA FE ST.
NORTHGLENN, CO 80234-3823
PARCEL NO. 0171936200026

KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

NORRIS DESIGN
PEOPLE + PLACEMAKING
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P 303.892.1166
NORRIS-DESIGN.COM

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

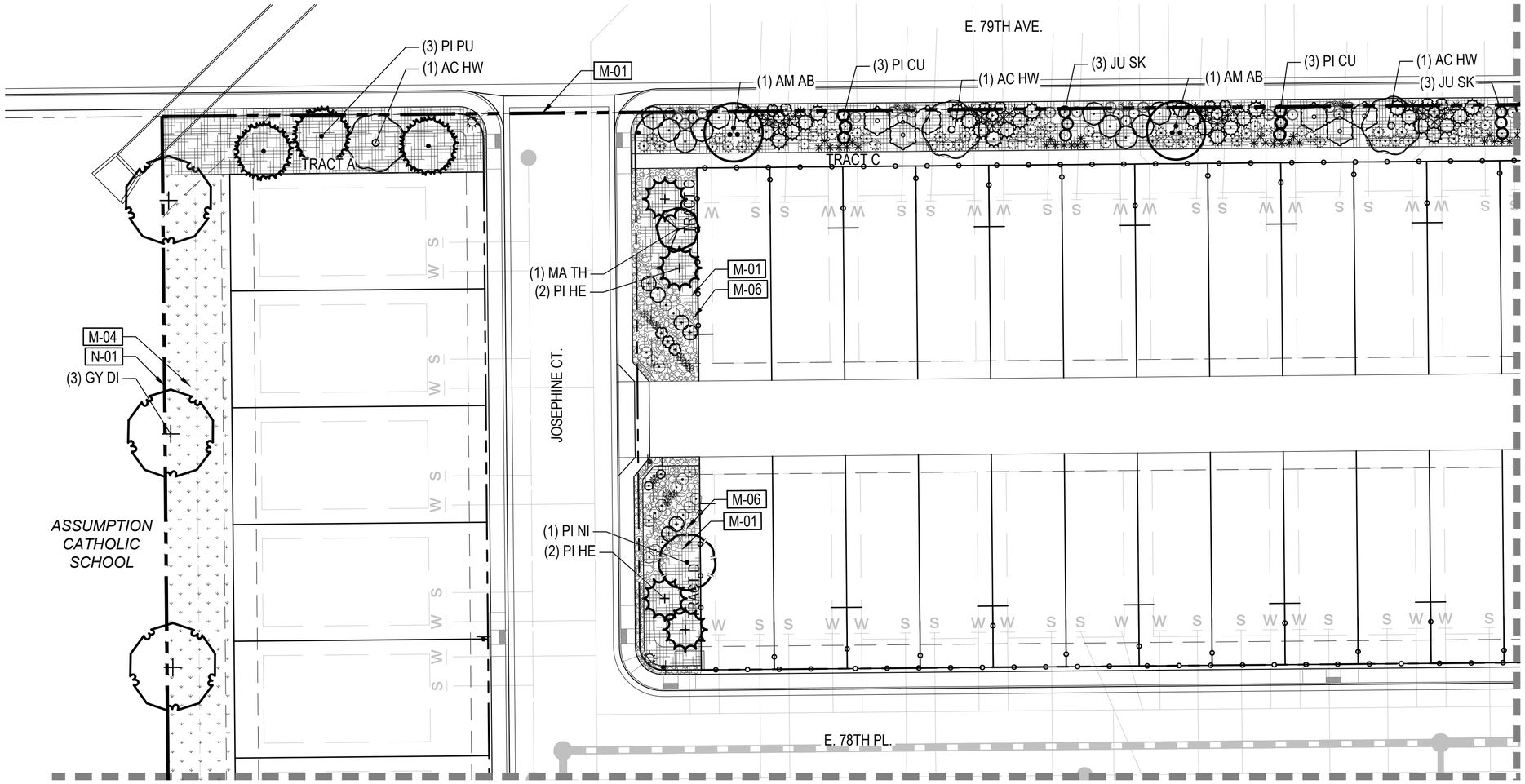
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

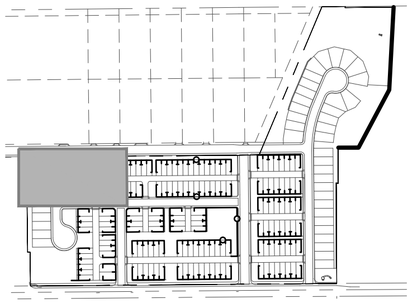
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 13 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

CANOPY TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

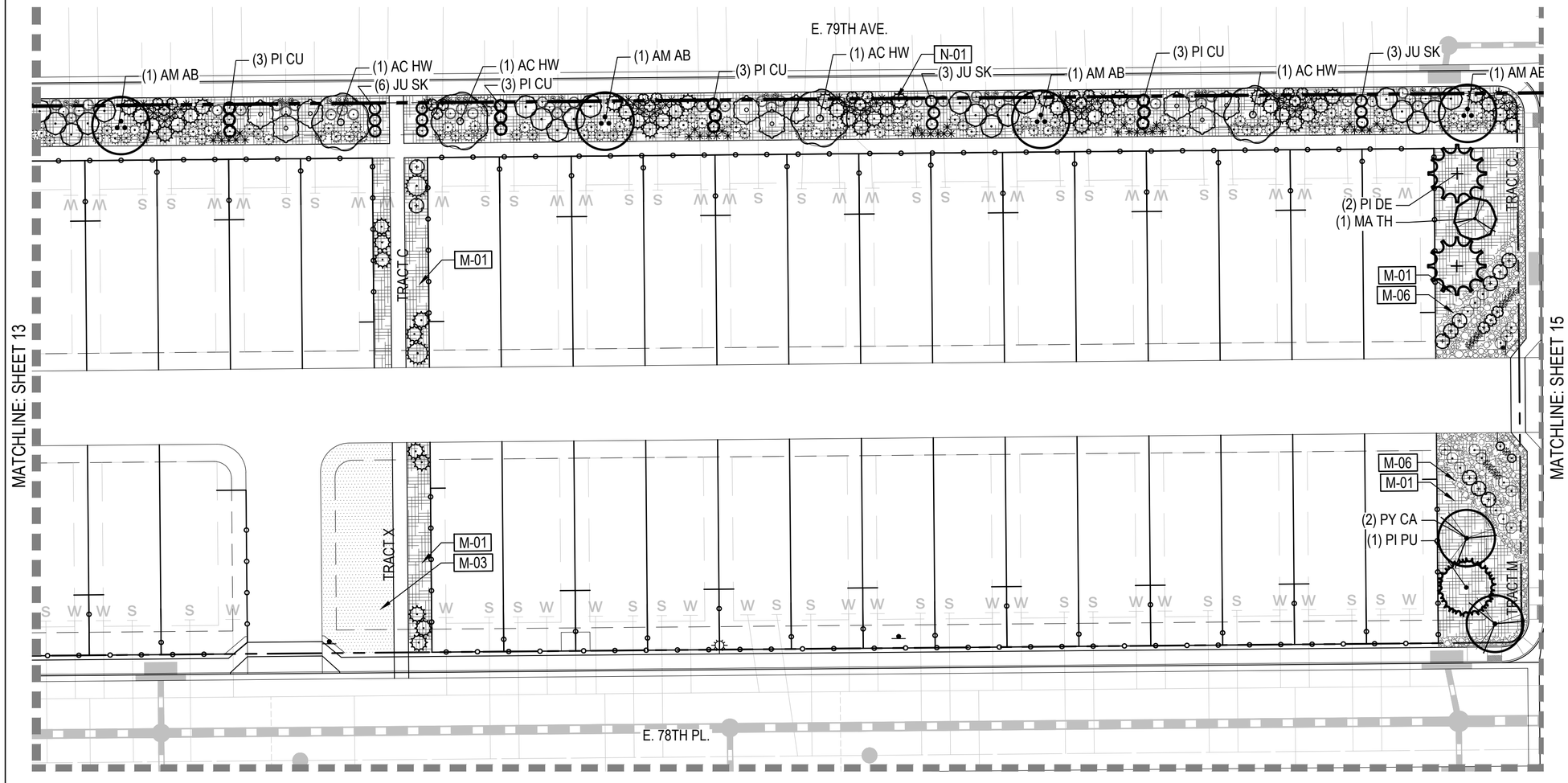
WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

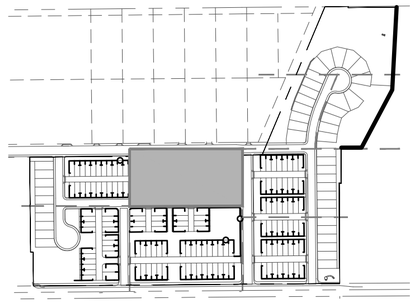
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 14 - LANDSCAPE PLAN

PRC2025-00020



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION

CANOPY TREES

EVERGREEN TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
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IN THE COUNTY OF ADAMS, COLORADO

OWNER:

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NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

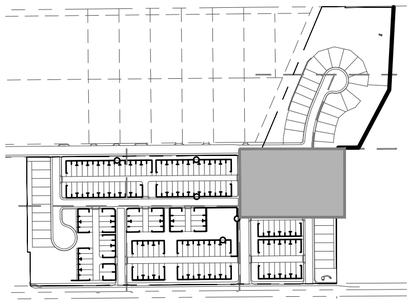
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 15 - LANDSCAPE PLAN

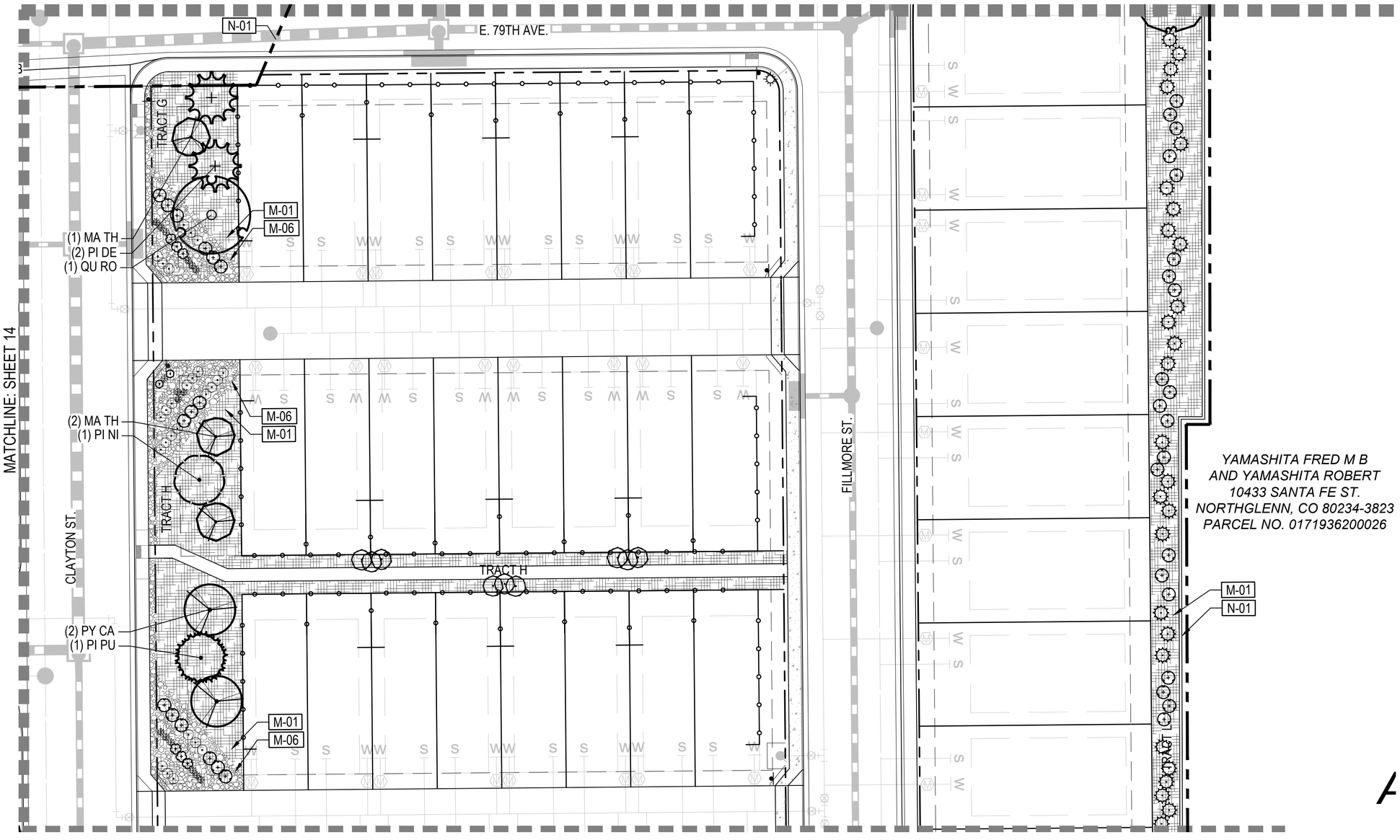
PRC2025-00020

KEY MAP



MATCHLINE: SHEET 11

MATCHLINE: SHEET 12



MATCHLINE: SHEET 14

MATCHLINE: SHEET 18

LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
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	M-08	STEEL EDGER
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KEY NOTES		
	N-01	PROPERTY LINE
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AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: XX
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SHEET TITLE:
LANDSCAPE PLAN

WELBY JUNCTION

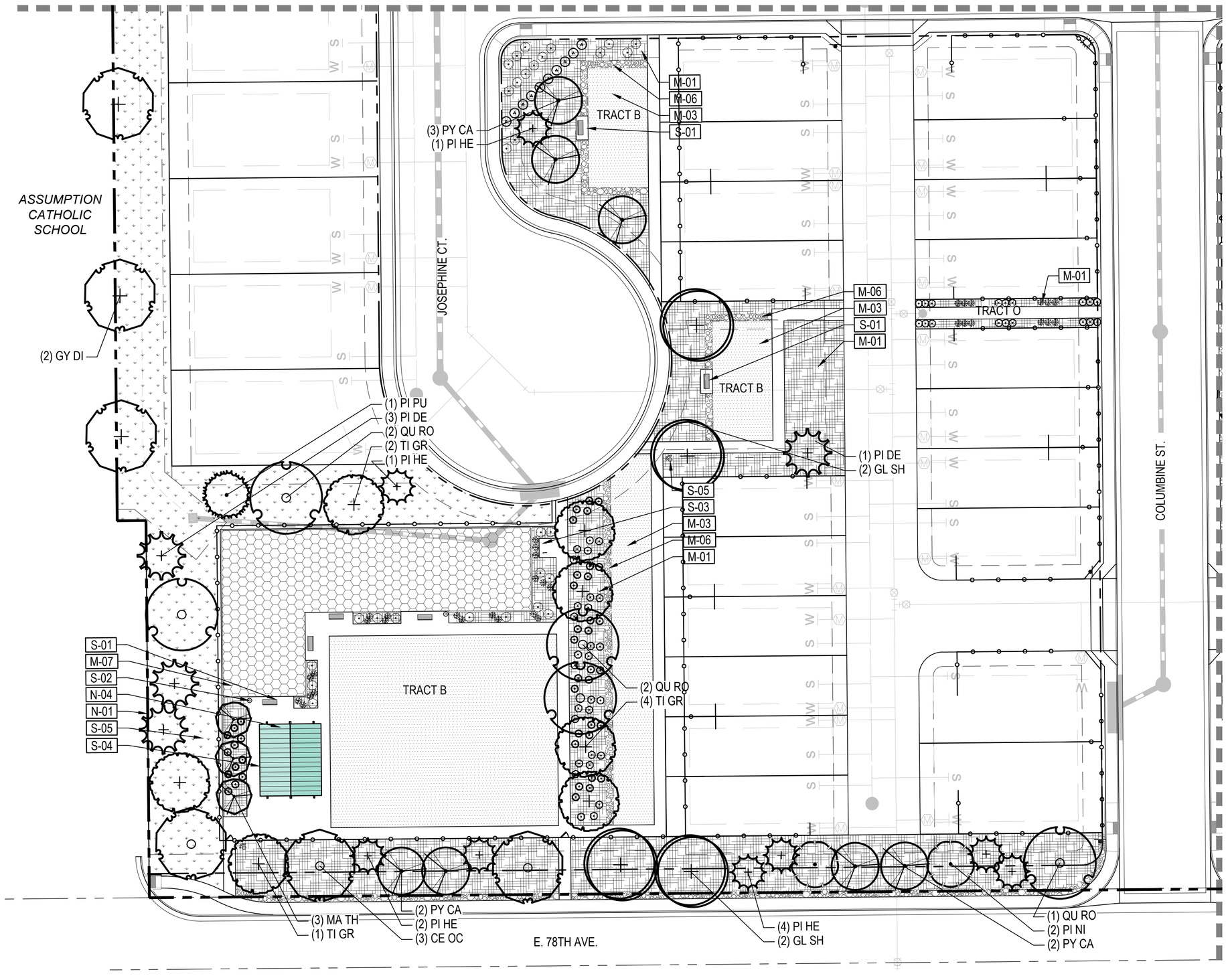
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

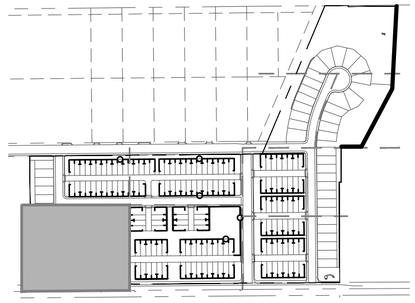
SHEET 16 - LANDSCAPE PLAN

PRC2025-00020

MATCHLINE: SHEET 13



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
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NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

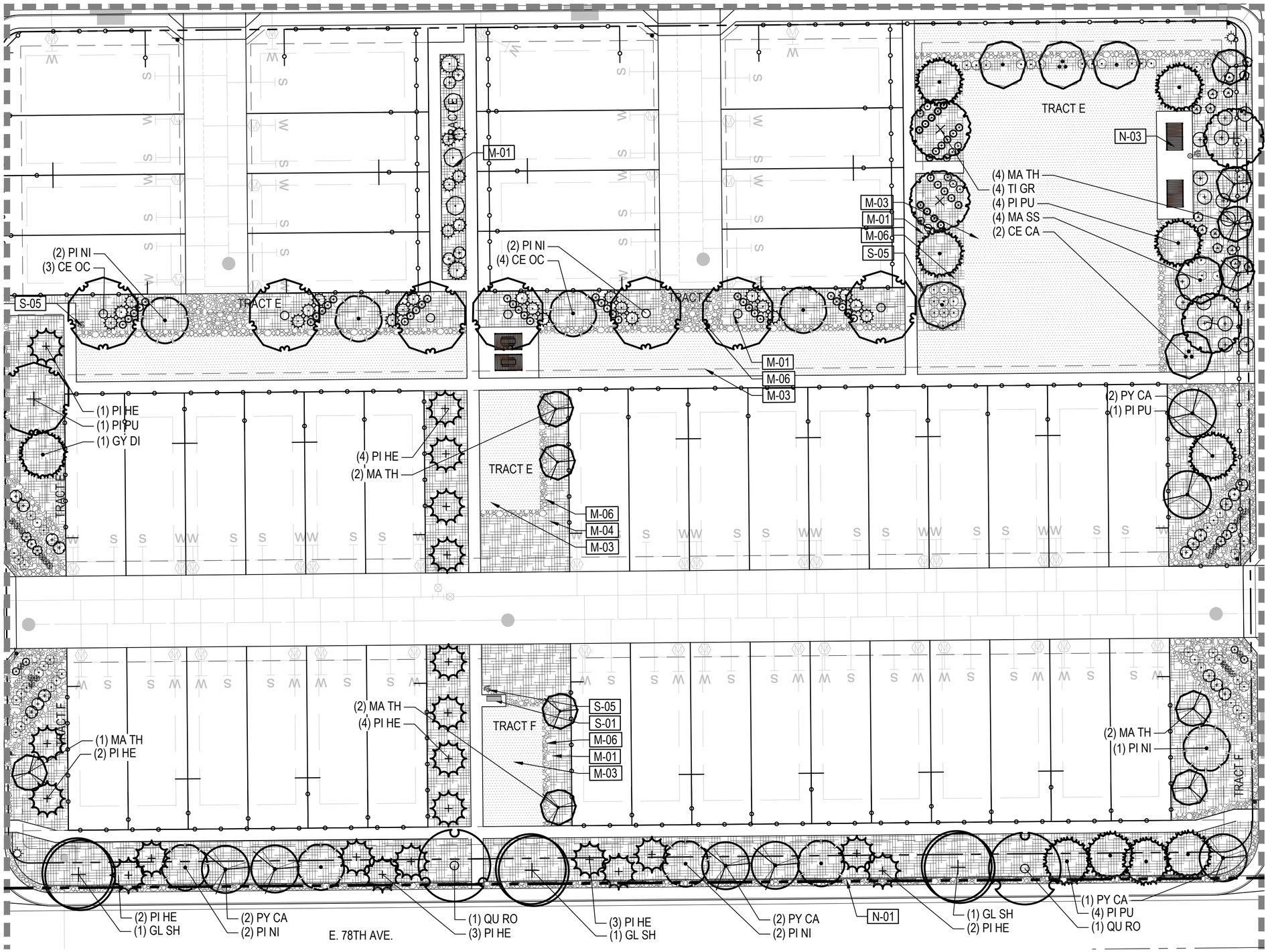
SHEET 17 - LANDSCAPE PLAN

PRC2025-00020

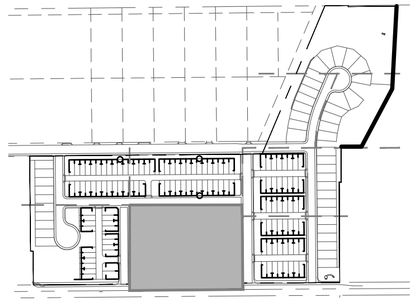
MATCHLINE: SHEET 14

MATCHLINE: SHEET 16

MATCHLINE: SHEET 18



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
	M-09	SPADE CUT EDGE
	M-10	4' METAL FENCE
	M-11	6' WOOD PRIVACY FENCE
KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
	N-04	SHADE SHELTER B
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
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DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

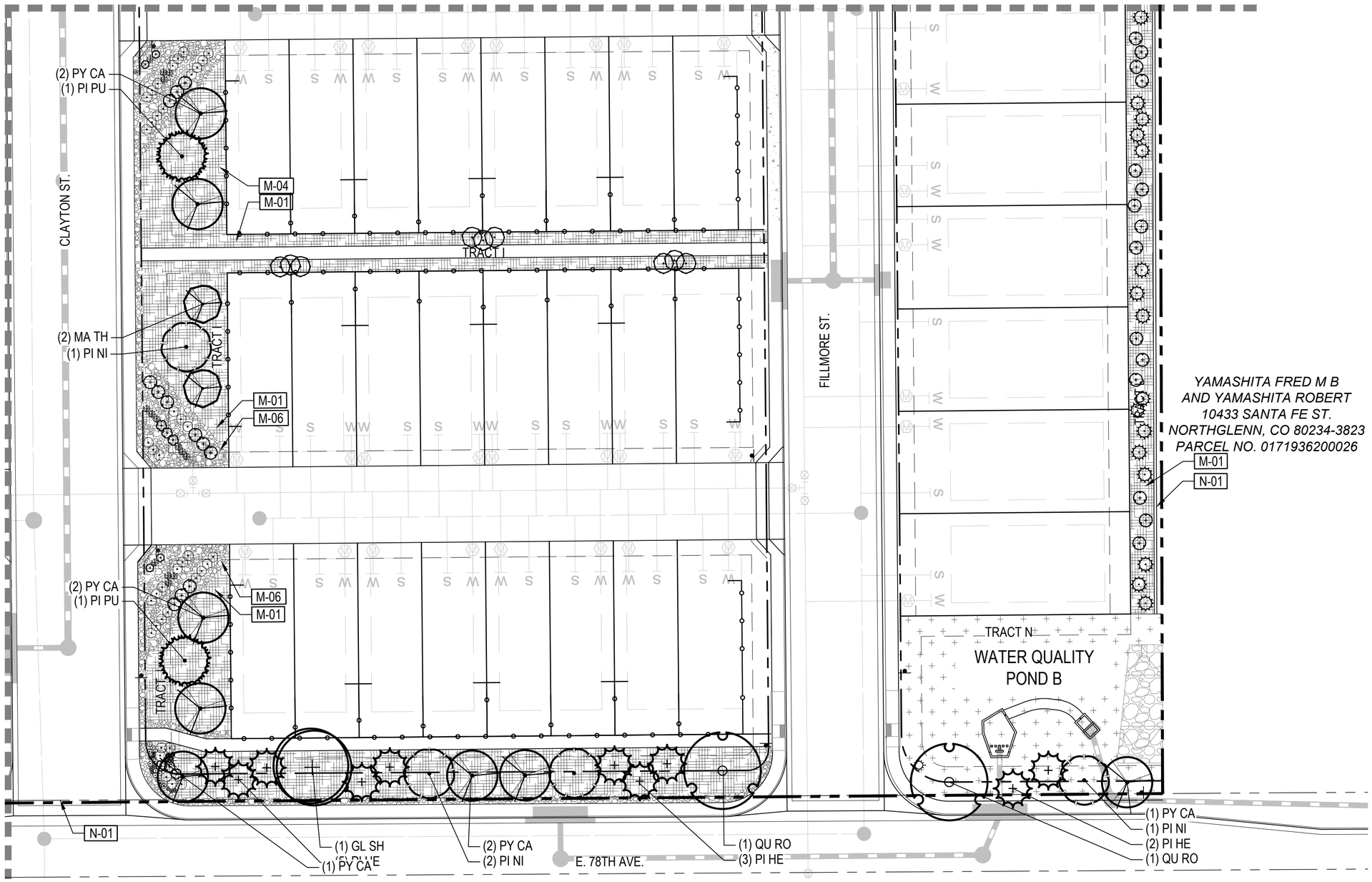
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 18 - LANDSCAPE PLAN

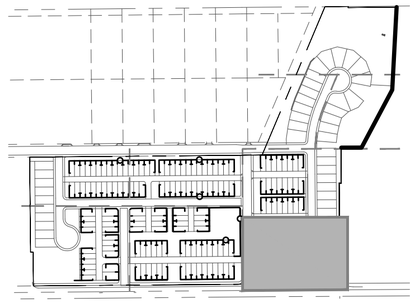
PRC2025-00020

MATCHLINE: SHEET 15

MATCHLINE: SHEET 17



KEY MAP



LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	SHRUB BED AREA
	M-02	CRUSHER FINES
	M-03	TURFGRASS BLEND - SOD
	M-04	NATIVE PRAIRIE MIX
	M-05	DETENTION SEED MIX
	M-06	COBBLE
	M-07	PLAY SURFACE
	M-08	STEEL EDGER
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	M-10	4' METAL FENCE
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KEY NOTES		
	N-01	PROPERTY LINE
	N-03	SHADE SHELTER A
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AMENITY SCHEDULE		
	S-01	BENCH
	S-02	TRASH RECEPTACLE
	S-03	BIKE RACKS
	S-04	PICNIC TABLE
	S-05	PET STATION
		CANOPY TREES
		EVERGREEN TREES
		ORNAMENTAL TREES
		DECIDUOUS SHRUBS
		EVERGREEN SHRUBS
		ORNAMENTAL GRASSES
		PERENNIALS

NORTH

0 15 30 60

SCALE 1" = 30'

811

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DATE:
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SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: XX
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WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 19 - LANDSCAPE DETAILS

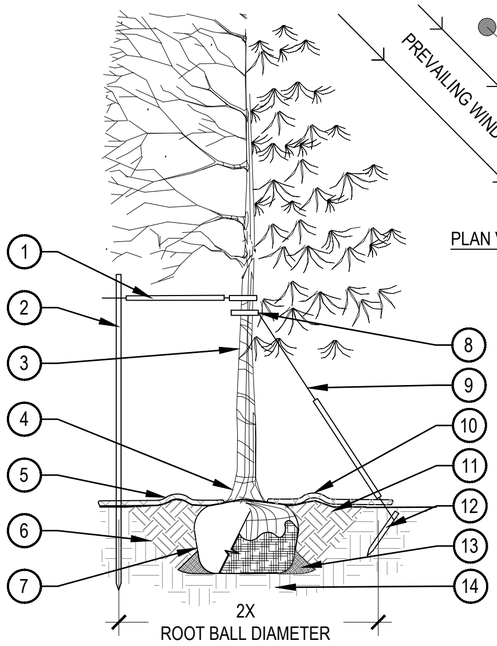
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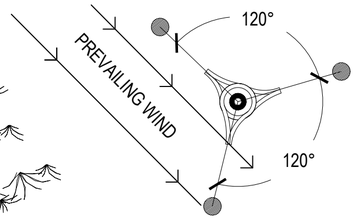
PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



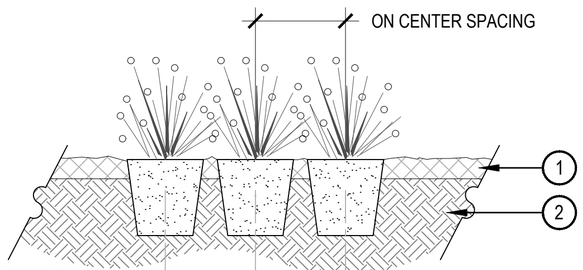


PLAN VIEW - THREE STAKES

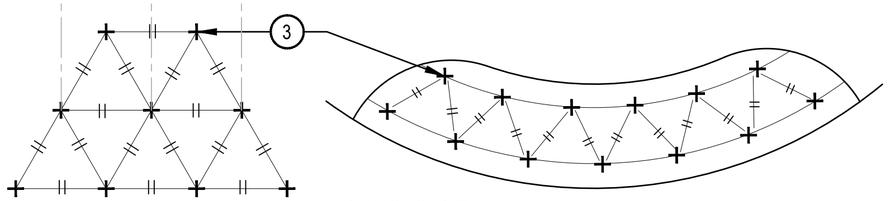
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



SECTION



PLAN

PLAN ON CURVE

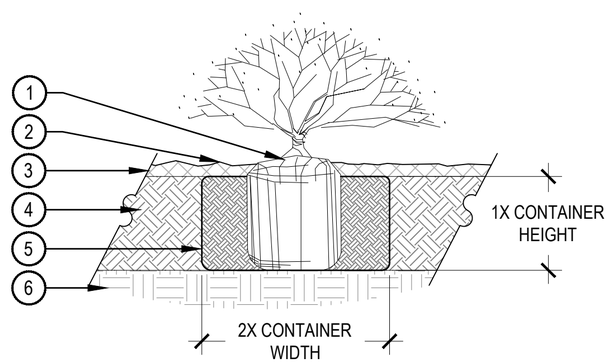
1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

3 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE DETAILS

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

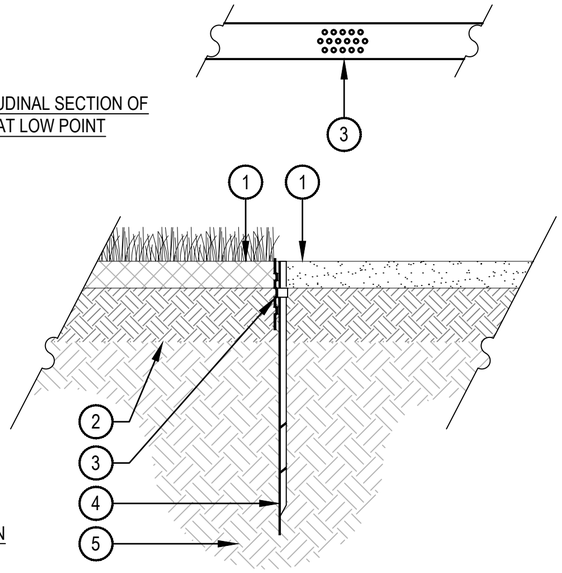
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 20 - LANDSCAPE DETAILS

PRC2025-00020

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P 303.892.1166
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LONGITUDINAL SECTION OF EDGER AT LOW POINT



SECTION

1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

1 METAL EDGER

SCALE: 1" = 1'-0"



MAGLIN (OR APPROVED EQUAL)

PRODUCT: 510 TABLE

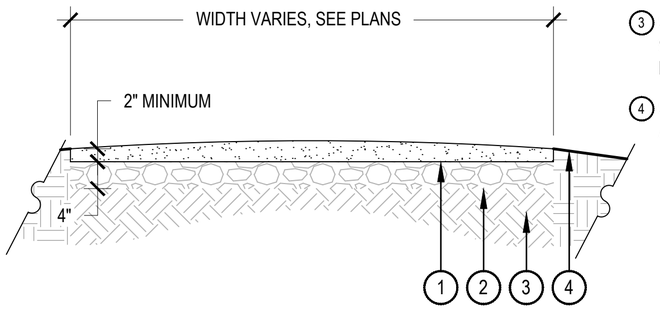
MATERIALS: POWDERCOATED STEEL

COLOR: BLACK

SURFACE MOUNT

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS



1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. SLOPE ADJACENT GRADE AWAY FROM TRAIL

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

2 CRUSHER FINES TRAIL/PAVING

SCALE: 3/4" = 1'-0"



POLIGON (OR APPROVED EQUAL)

PRODUCT: REK-15X25 OR REK-18x30

MATERIALS: POWDERCOATED STEEL, WOOD UNDER TRIM

COLOR: BLACK CHERRY FRAME, NEW REDWOOD CEILING

EMBEDDED

https://www.poligon.com/products/square/

ROOF: COMPOSITION

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

3 PICNIC TABLE

NTS

4 SHELTER

NTS

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
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SHEET TITLE:
LANDSCAPE DETAILS

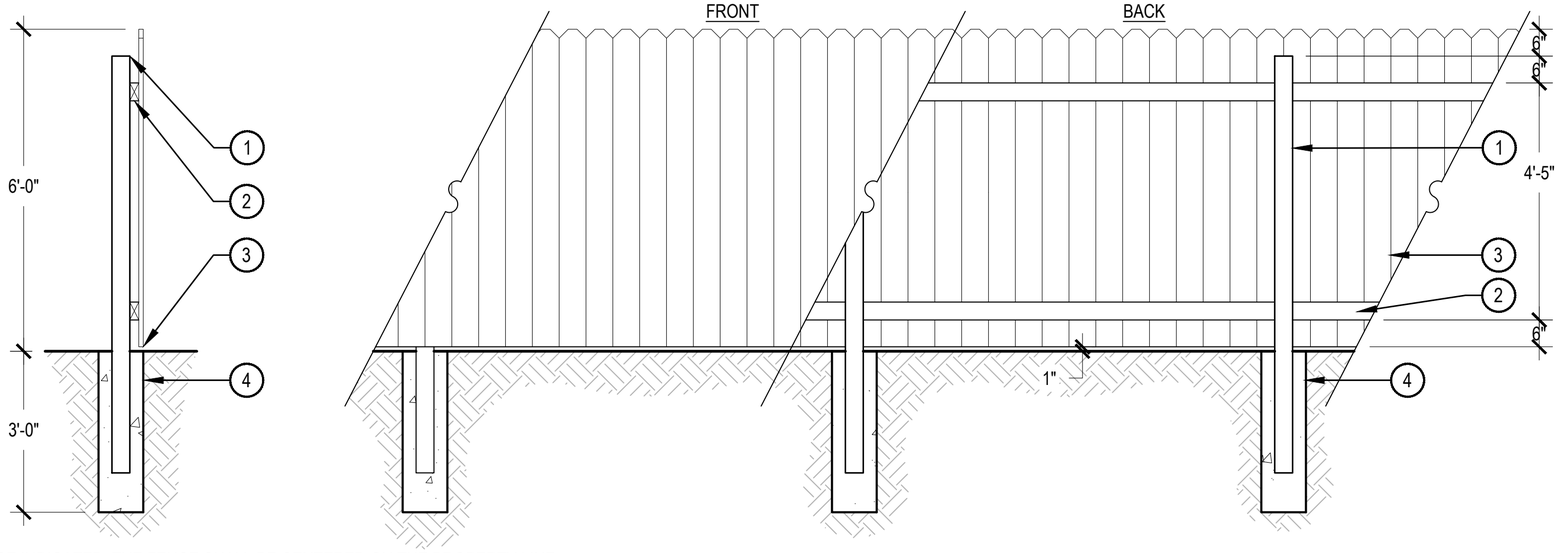
CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 21 - LANDSCAPE DETAILS



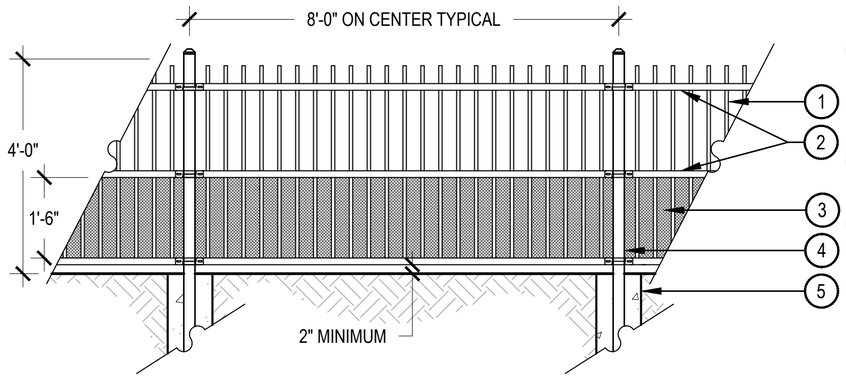
1. 4" X 4" CEDAR POSTS ON BACK OF FENCE, 8'-0" ON CENTER
2. (3) 2" X 4" CEDAR RAILS ON BACK OF FENCE (TOP, AND BOTTOM)
3. 1" X 6" CEDAR PICKETS WITH 'DOG EAR TOPS'
4. POSTS SET IN CONCRETE 10" DIAMETER CAISSON

NOTES:

1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
3. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE HALF WAY INTO THE SECURING MEMBER.
4. REFER TO THE MATERIAL SCHEDULE, SHEET L-XXX, FOR HOW WOOD IS TO BE TREATED.
5. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.

1 6' WOOD FENCE

SCALE: 1/2" = 1'-0"



1. 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
2. ACCENT RAILS, PICKETS TO RUN THROUGH CENTER OF RAIL
3. EXPANDED / PERFORATED METAL SCREEN, SHEET FORM. 1/4" TOLERANCE TO ACCENT RAILS (OPTIONAL)
4. 2" MINIMUM SQUARE METAL POST
5. CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

NOTES:

1. REFER TO AMENITY SCHEDULE, SHEET L-XXX, FOR MORE INFORMATION ON FENCE STYLE AND MANUFACTURER.

2 4' METAL FENCE

SCALE: 1/2" = 1'-0"

CHECKED BY: XX
DRAWN BY: XX

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LANDSCAPE DETAILS

WELBY JUNCTION

IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

SHEET 22 - LANDSCAPE DETAILS



MAGLIN (OR APPROVED EQUAL)

PRODUCT: 200 TRASH CONTAINER

MATERIALS: POWDERCOATED STEEL

COLOR: BLACK

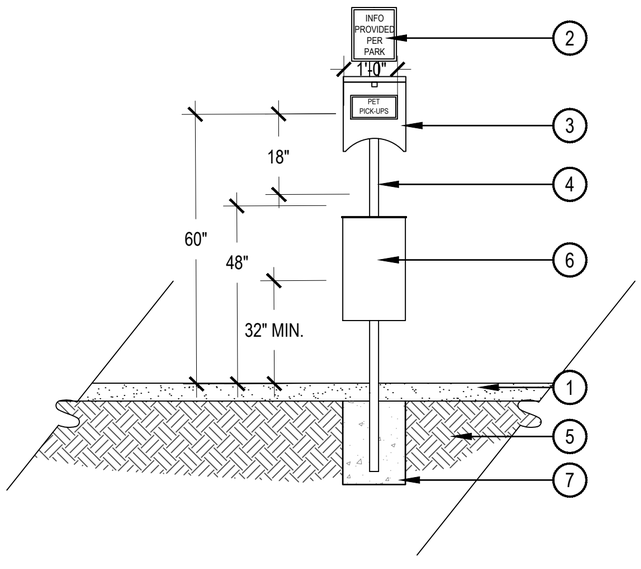
SURFACE MOUNT

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

1 TRASH RECEPTACLE

NTS



1. TURF OR PLANTING BED REF: PLANS
2. REFLECTIVE ALUMINUM SIGN
3. TRASH BAG DISPENSER
4. SQUARE TUBING
5. COMPACTED SUBGRADE
6. PET WASTE RECEPTACLE
7. SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: ALUMINUM PET STATION - DL-1003-L-DP - OR APPROVED EQUAL
COLOR TO MATCH FEDERAL GREEN (RAL 6012)

3 PET WASTE STATION

SCALE: 1/2" = 1'-0"



MAGLIN (OR APPROVED EQUAL)

PRODUCT: 450 BENCH

MATERIALS: POWDERCOATED STEEL AND IPE WOOD

COLOR: BLACK

SURFACE MOUNT

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

2 BENCH

NTS



MAGLIN
(OR APPROVED EQUAL)

PRODUCT: 500 BIKE RACK

MATERIALS: POWDERCOATED STEEL

COLOR: BLACK

EMBEDDED

https://www.maglin.com/

NOTE: MOUNT AND INSTALL PER MANUFACTURE'S SPECIFICATIONS

4 BIKE RACK

NTS

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WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

COSIMI FARMS LP
6728 SEVILLE PLACE NW
ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
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SHEET TITLE:
LANDSCAPE DETAILS

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

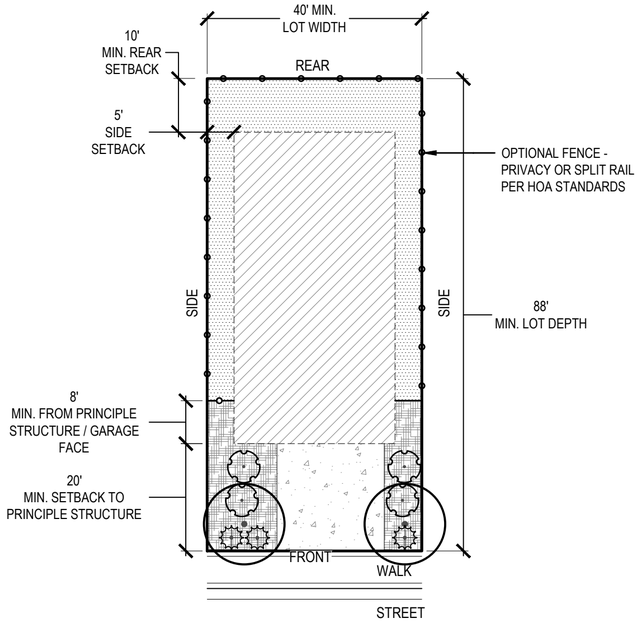
IN THE COUNTY OF ADAMS, COLORADO

PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN

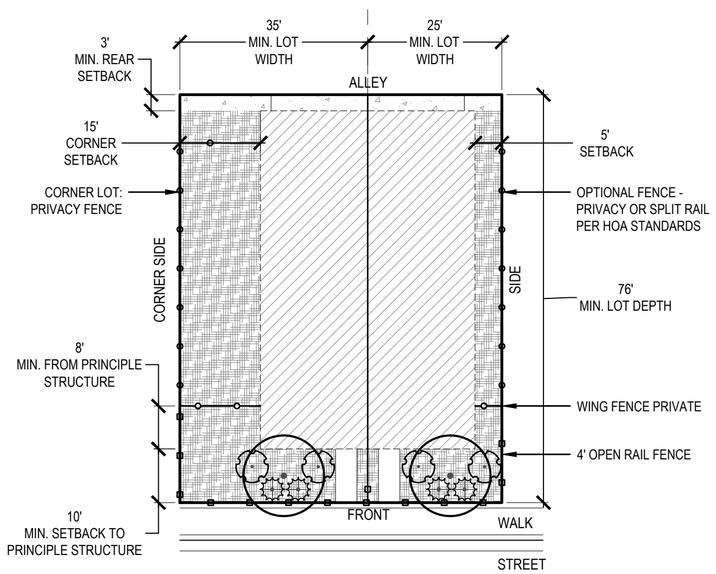
SHEET 23 - LOT TYPICALS

PRC2025-00020

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SINGLE FAMILY DETACHED - FRONT LOADED



SINGLE FAMILY ATTATCHED - PAIRED HOME

LOT LANDSCAPE REQUIREMENTS

SINGLE FAMILY DETACHED
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

SINGLE FAMILY ATTACHED - PAIRED HOME
REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS, OR TWO ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.

*NOTE: IN AREAS WHERE LOT ENCUMBERED BY UTILITIES, TREE REQUIREMENT IS TO BE REPLACED WITH SHRUBS AT A RATE OF 10 SHRUBS TO 1 TREE.

0 10 20 40
SCALE 1" = 20'

WELBY JUNCTION
PLANNED UNIT DEVELOPMENT / FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OWNER:

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ALBEQUERQUE, NM 87120

NOT FOR CONSTRUCTION

DATE:
10/01/2025 - FDP 01
12/12/2025 - FDP 02

SHEET TITLE:
LOT TYPICALS

CHECKED BY: XX
DRAWN BY: XX

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 15

FINAL PLAT

PURPOSE STATEMENT

TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

OWNERSHIP AND DEDICATION CERTIFICATE

SEE SHEET 2

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°30'16" EAST, A DISTANCE OF 1,307.22 FEET.

2. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

3. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

4. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION COMMITMENT NO. ABC70842263.1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 04/01/2025, 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OF EXISTING EASEMENTS AND RIGHTS-OF-WAY.

6. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

7. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0604H, MAP REVISED MARCH 5, 2007.

8. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

9. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.

10. TRACTS, EASEMENTS, AND PRIVATE ACCESSES WITHIN THE ACCESS EASEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSOR'S AND ASSIGNS.

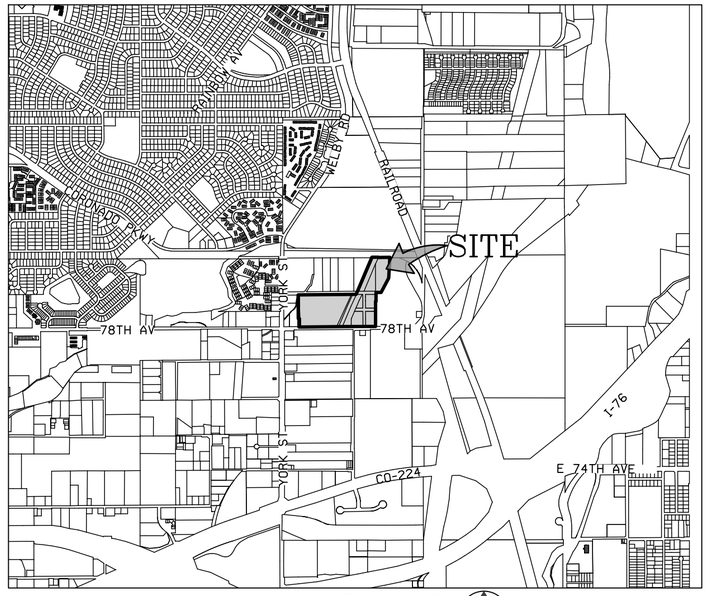
11. NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

12. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

13. GENERALLY THERE ARE 5', 6' AND 8' WIDE UTILITY EASEMENTS ALONG THE FRONTS, SIDES AND REARS OF LOTS, WITH THESE EASEMENTS BEING GRAPHICALLY SHOWN HEREON AND ARE HEREBY DEDICATED BY THIS PLAT FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY THE TRACT OWNER. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

14. PROSPECTIVE AND CURRENT PROPERTY OWNERS WITHIN WELBY JUNCTION ARE HEREBY NOTIFIED THAT AN EXISTING CHURCH, ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH, LOCATED IN PROXIMITY TO THIS COMMUNITY, OPERATES A CHURCH BELL. THE OPERATION OF THIS CHURCH BELL PREDATES THE ESTABLISHMENT OF THIS COMMUNITY, AND ITS CONTINUED OPERATION IS ANTICIPATED. THIS BELL MAY SOUND AT VARIOUS TIMES THROUGHOUT THE DAY, INCLUDING BUT NOT LIMITED TO HOURLY CHIMES, RELIGIOUS SERVICES, AND SPECIAL EVENTS.

15. ANY UTILITIES INSTALLED WITHIN THE REQUESTED VACATED RIGHT-OF-WAYS, AS SHOWN HEREON, WILL BE RELOCATED AT THE OWNER/DEVELOPERS COST WITHIN A NEW EASEMENT, OR A NEW EASEMENT WILL BE PROVIDED IN PLACE.



VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

FOR REVIEW
DO NOT RECORD

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____A.D. 2025

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____A.D., 2025

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT ____M. ON THE ____ DAY OF _____, 2025, RECEPTION NO._____.

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DATE	BY	REVISION DESCRIPTION
2025/12/17	TP	REVISED EASEMENTS
2025/09/09	BAM	REVISED ROW, LOTS, TRACTS, EASEMENTS

REVISION TABLE

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 1 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING THE FOLLOWING:

PARCEL I:
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, AND LOTS 11 THROUGH 17, BLOCK 2, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19,

EXCEPT THAT PORTION OF LOT 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET;
THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE **POINT OF BEGINNING**, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:
LOTS 22 AND 23, BLOCK 1, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:
THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°35" WEST 385.7 FEET; THENCE SOUTH 28°30" WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE **POINT OF BEGINNING**.
EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 6, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:
THAT PORTION OF THE FORMER LAND AND RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 14 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23°31" WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS,
STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE
NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF CLEVELAND AVENUE LYING SOUTH OF EAST 79TH AVENUE (FORMALLY KNOWN AS CLINE STREET) AND NORTH OF EAST 78TH AVENUE AS DEDICATED ON THE PLAT OF THE TOWN OF WELBY, SECOND FILING AS RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26.516 ACRES, (1,155,044 SQUARE FEET), MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WELBY JUNCTION** FINAL PLAT AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

EXECUTED THIS _____ DAY OF _____ A.D., 2025,

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ AS: GENERAL PARTNER
RONALD A. COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RONALD A. COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 2 OF 15	

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LAND SUMMARY CHART

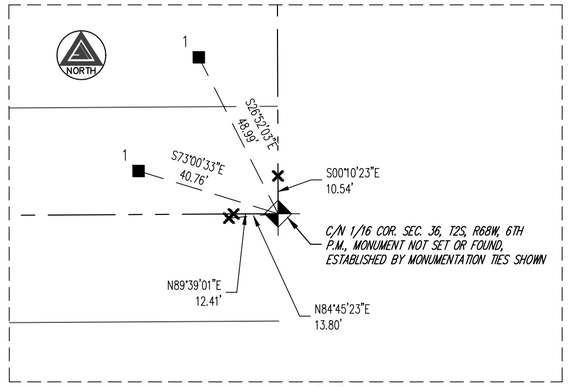
TRACT/ALLEY	AREA (S.F.±)	AREA (AC)	USE	OWNER
TRACT A	2,186	0.050	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT B	59,242	1.360	OPEN SPACE/UTILITIES/DRAINAGE/IRRIGATION	COSIMI FARMS, LP
TRACT C	20,698	0.475	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT D	1,517	0.035	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT E	48,435	1.112	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT F	15,982	0.367	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT G	2,556	0.059	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT H	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT I	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT J	5,878	0.135	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT K	117,842	2.705	OPEN SPACE/UTILITIES/RETAINING WALL/DRAINAGE	COSIMI FARMS, LP
TRACT L	53,345	1.225	OPEN SPACE/UTILITIES/DRAINAGE/RETAINING WALL	COSIMI FARMS, LP
TRACT M	2,112	0.048	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT N	6,577	0.151	OPEN SPACE/UTILITIES/DRAINAGE	COSIMI FARMS, LP
TRACT O	936	0.021	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT P	23,239	0.533	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT Q	12,322	0.283	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT R	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT S	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT T	15,575	0.358	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT U	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT V	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT W	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT X	2,764	0.063	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TOTAL TRACT AREA	436,325	10.018		
TOTAL LOT AREA	509,951	11.705		
TOTAL ROW AREA	208,768	4.793		
TOTAL SITE AREA	**1,155,044**	**26.516**		

*THIS SUBDIVISION PLAT CONTAINS 218 RESIDENTIAL LOTS & 24 TRACTS

DETAIL A
MONUMENT SYMBOL LEGEND

1 ■ DEFINED EDGE OF CONCRETE PER MONUMENT RECORD DATED JUNE 04, 1987 FILED BY CHARLES H. RUSSELL

× CHISELED CROSS IN HEADWALL



DETAIL "A"
SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'42"E	170.40'
L2	N89°50'03"W	9.18'
L3	N00°30'58"W	157.50'
L4	S89°28'21"W	12.00'
L5	S00°30'58"E	38.24'
L6	S00°30'05"E	18.52'
L7	N07°59'56"E	64.37'
L8	N11°50'42"E	44.72'
L9	N15°41'28"E	44.72'
L10	N19°32'13"E	42.55'
L11	S47°34'26"W	43.40'
L12	S65°53'44"W	50.38'
L13	N39°27'19"E	38.48'
L14	N47°19'47"E	46.12'
L15	N39°38'41"E	4.70'
L16	S50°50'24"E	28.38'
L17	N39°09'36"E	20.00'
L18	S50°50'24"E	33.22'
L19	S89°28'21"W	7.23'
L20	S40°18'33"E	10.32'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S39°16'37"W	10.32'
L22	S50°43'23"E	10.33'
L23	N49°41'27"E	10.33'
L24	N49°41'27"E	10.34'
L25	S50°43'23"E	10.33'
L26	S50°43'23"E	10.34'
L27	N49°41'27"E	10.33'
L28	S50°43'23"E	10.34'
L29	N49°41'27"E	10.33'
L30	S39°16'37"W	8.75'
L31	S40°18'33"E	8.75'
L32	S40°18'33"E	9.54'
L33	S39°16'37"W	9.54'
L34	S40°18'33"E	8.75'
L35	S39°16'37"W	8.75'
L36	S39°16'37"W	10.32'
L37	S40°18'33"E	10.32'
L38	S40°18'33"E	10.32'
L39	S39°16'37"W	10.32'
L40	S39°16'37"W	8.75'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S40°18'33"E	8.75'
L42	S40°18'33"E	8.75'
L43	S39°16'37"W	8.75'
L44	S39°16'37"W	10.32'
L45	S40°18'33"E	10.32'
L46	S41°59'59"W	9.94'
L47	S43°01'16"E	9.93'
L48	S39°16'37"W	10.32'
L49	S40°18'33"E	10.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'07"	8.50'	13.35'
C2	90°00'53"	8.50'	13.35'
C3	90°00'00"	8.50'	13.35'
C4	90°00'00"	8.50'	13.35'
C5	77°40'24"	28.00'	37.96'
C6	90°00'00"	8.50'	13.35'
C7	90°00'00"	8.50'	13.35'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	9.00'	14.14'
C11	90°00'00"	5.00'	7.85'
C12	89°59'07"	5.00'	7.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	89°59'07"	8.50'	13.35'
C14	89°59'10"	10.00'	15.71'
C15	90°00'53"	10.00'	15.71'
C16	89°59'19"	8.50'	13.35'
C17	90°00'41"	8.50'	13.35'
C18	89°59'19"	13.00'	20.42'
C19	89°50'01"	13.00'	20.38'
C20	90°09'59"	8.50'	13.38'
C21	89°50'01"	18.00'	28.22'
C22	85°23'59"	8.50'	12.67'
C23	77°40'24"	28.00'	37.96'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
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AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 3 OF 15	

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

MONUMENT SYMBOL LEGEND

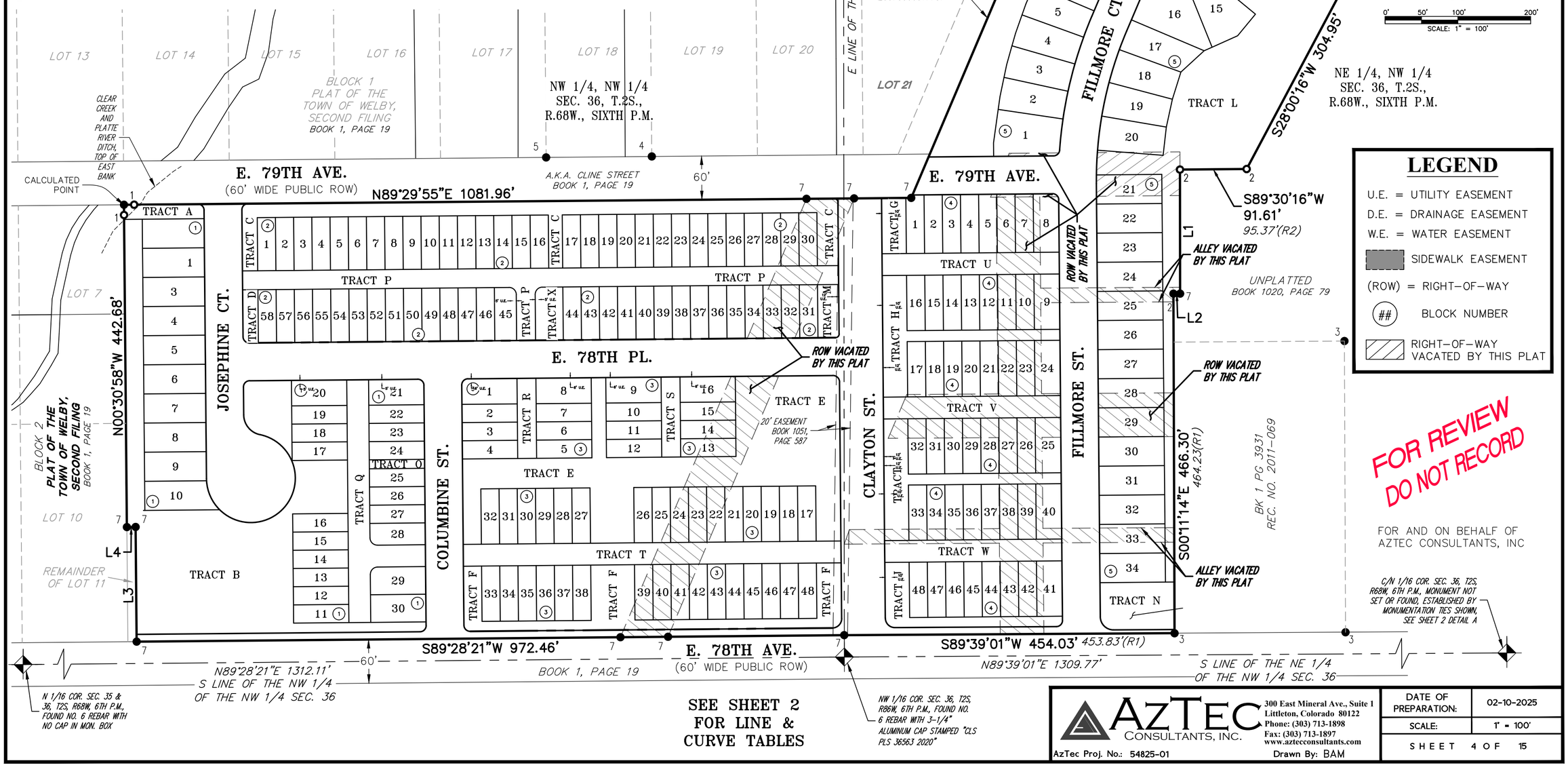
1. SET NO. 5 X 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "14' WITNESS CORNER AZTEC PLS 39636"
2. SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLATIC CAP STAMPED "AZTEC PLS 38636"
1. FOUND NO. 3 REBAR WITH NO CAP
2. FOUND BENT NO. 3 REBAR WITH NO CAP
3. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "RW BAYER LS 6973"
4. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973"
5. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
6. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
7. FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38158"

FOUND SECTION CORNER AS DESCRIBED HEREON

(R1) TOWN OF WELBY BK. 1 PG. 19

(R2) COSIMI FARMS, LP, REC. NO. C0479374

(ROW) RIGHT-OF-WAY



LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
SIDEWALK EASEMENT
(ROW) = RIGHT-OF-WAY
(##) BLOCK NUMBER
RIGHT-OF-WAY VACATED BY THIS PLAT

FOR REVIEW
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 2 FOR LINE & CURVE TABLES

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AzTec Proj. No.: 54825-01
Drawn By: BAM

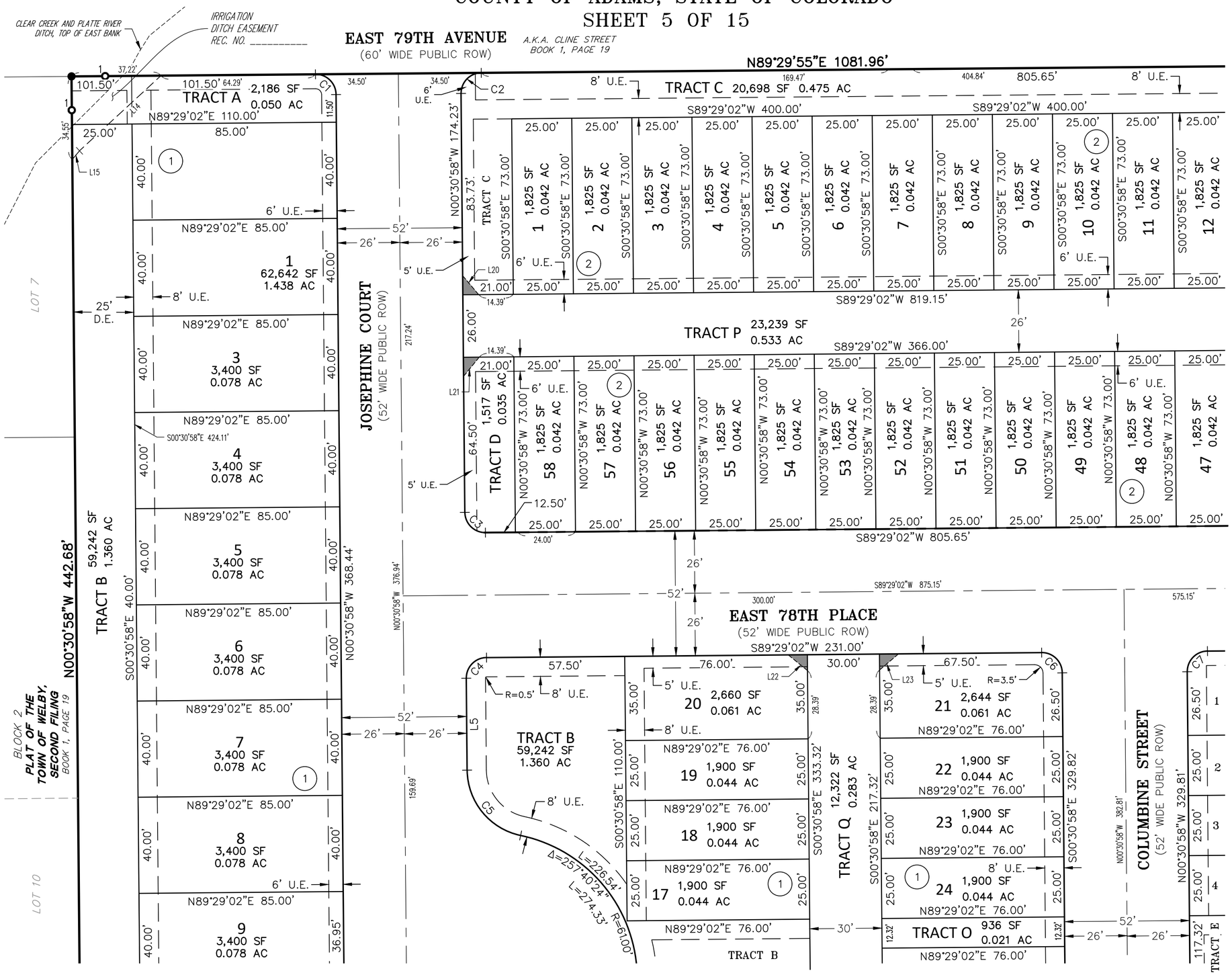
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 100'
SHEET 4 OF 15	

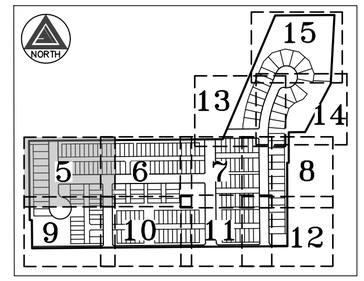
CASE NO. PRC2025-00001

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 15





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 54825-01
Drawn By: BAM

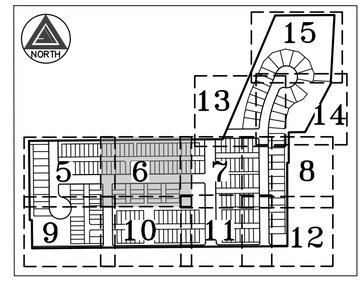
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 5 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
SIDEWALK EASEMENT
(ROW) = RIGHT-OF-WAY
(##) BLOCK NUMBER
RIGHT-OF-WAY VACATED BY THIS PLAT

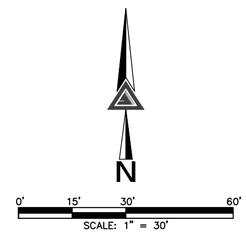
EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET
BOOK 1, PAGE 19

N89°29'55"E 1081.96'
404.84'
805.65'
211.34'
TRACT C 20,698 SF 0.475 AC
8' U.E.
S89°29'02"W 350.00'
S89°29'02"W 819.15'
S89°29'02"W 366.00'
S89°29'02"W 407.15'
S89°29'02"W 805.65'
TRACT P 23,239 SF 0.533 AC
TRACT X 2,764 SF 0.063 AC
TRACT R 2,860 SF 0.066 AC
TRACT S 2,860 SF 0.066 AC
TRACT E 48,435 SF 1.112 AC
S89°29'02"W 875.15'
575.15'
S89°29'02"W 501.65'
S89°29'02"W 178.00'
N89°29'02"E 178.00'
60' ROW VACATION

EAST 78TH PLACE
(52' WIDE PUBLIC ROW)

COLUMBINE STREET
(52' WIDE PUBLIC ROW)

SEE SHEET 5
SEE SHEET 7
SEE SHEET 10
SEE SHEET 10



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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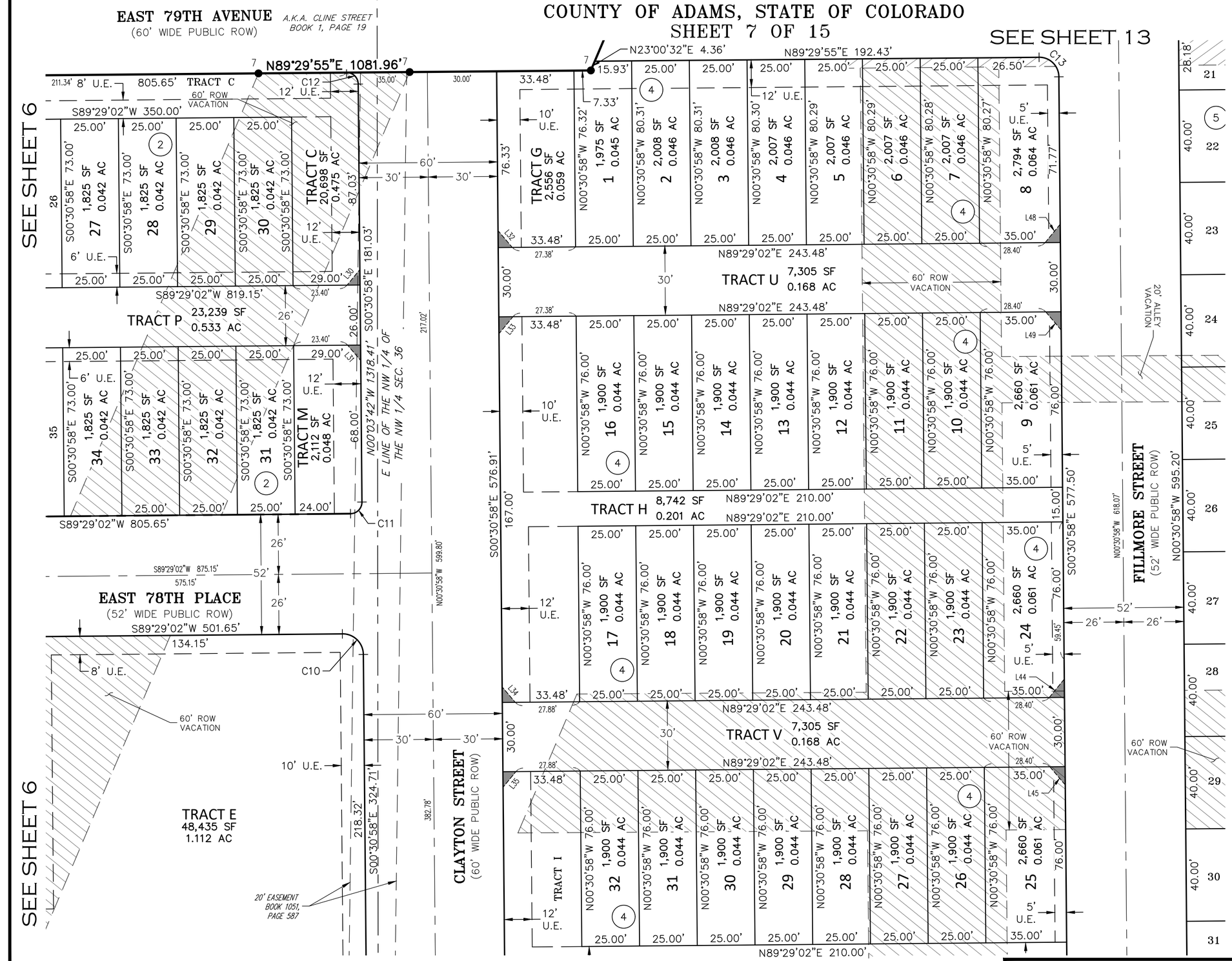
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 6 OF 15	

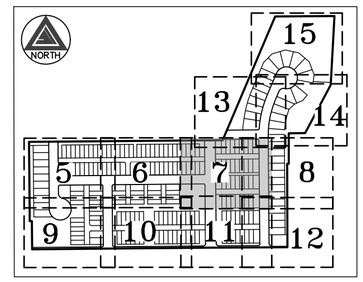
WELBY JUNCTION

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SHEET 7 OF 15

CASE NO. PRC2025-00001





KEY MAP
SCALE: 1" = 600'

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- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
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FOR AND ON BEHALF OF
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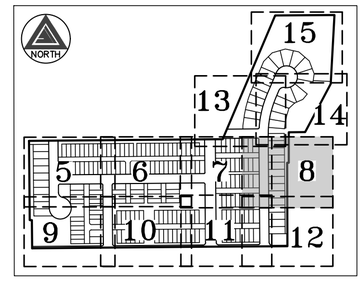
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 7 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
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SHEET 8 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 14

SEE SHEET 7

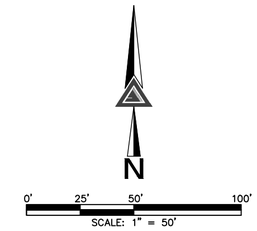
SEE SHEET 12

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
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LEGEND

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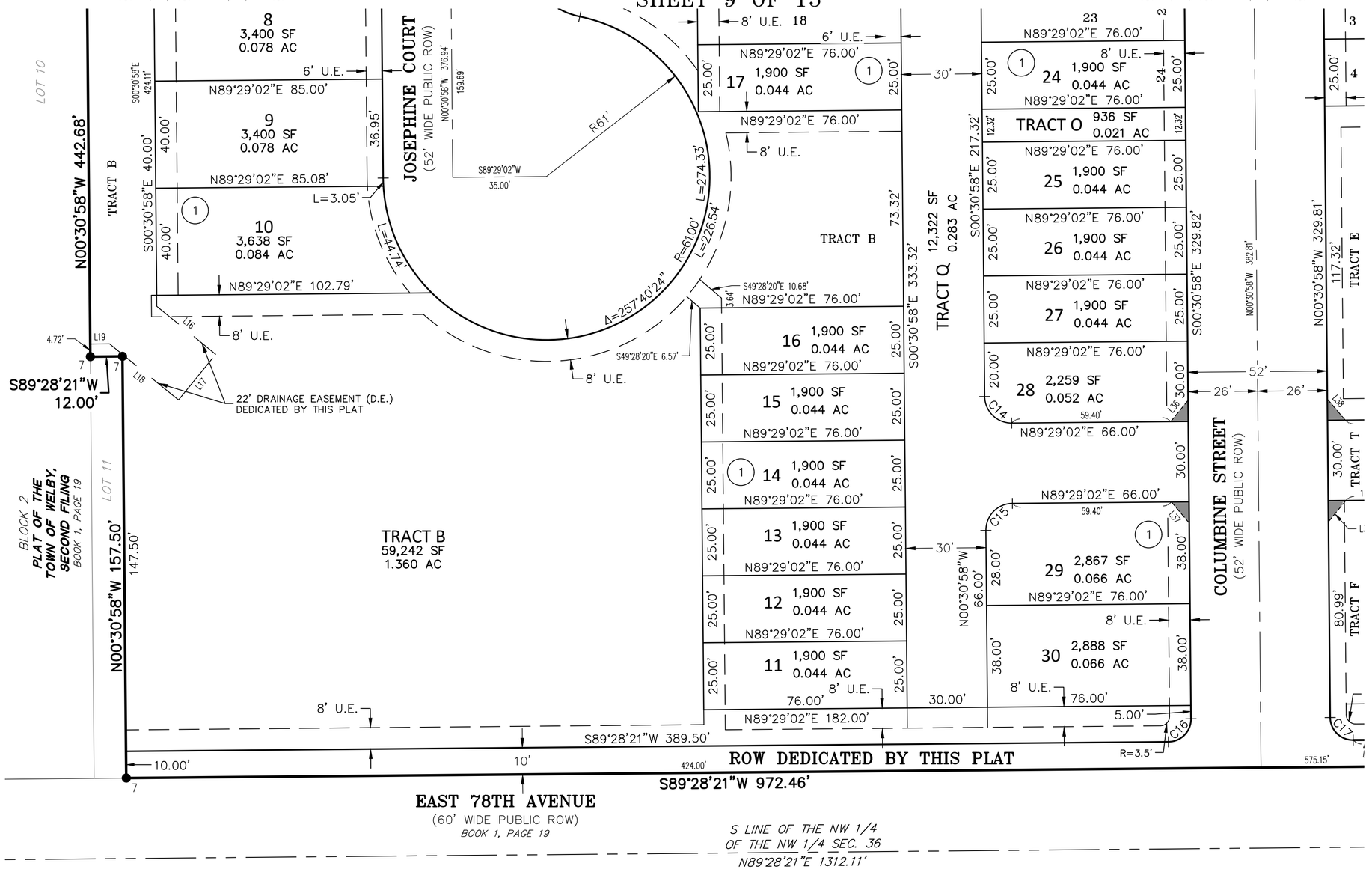
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 8 OF 15	

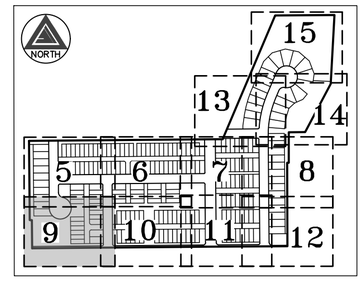
CASE NO. PRC2025-00001

WELBY JUNCTION

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SHEET 9 OF 15





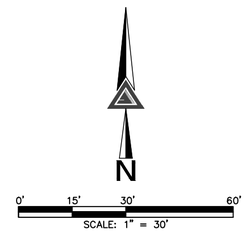
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SCALE: 1" = 600'

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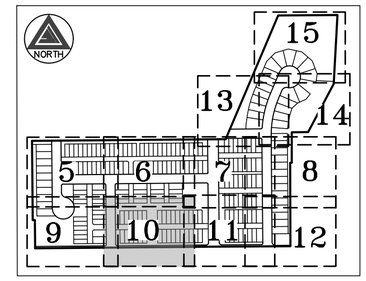
AzTec Proj. No.: 54825-01
Drawn By: BAM

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SHEET 9 OF 15	

WELBY JUNCTION

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TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 11

SEE SHEET 4
FOR MONUMENT
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N
0' 15' 30' 60'
SCALE: 1" = 30'

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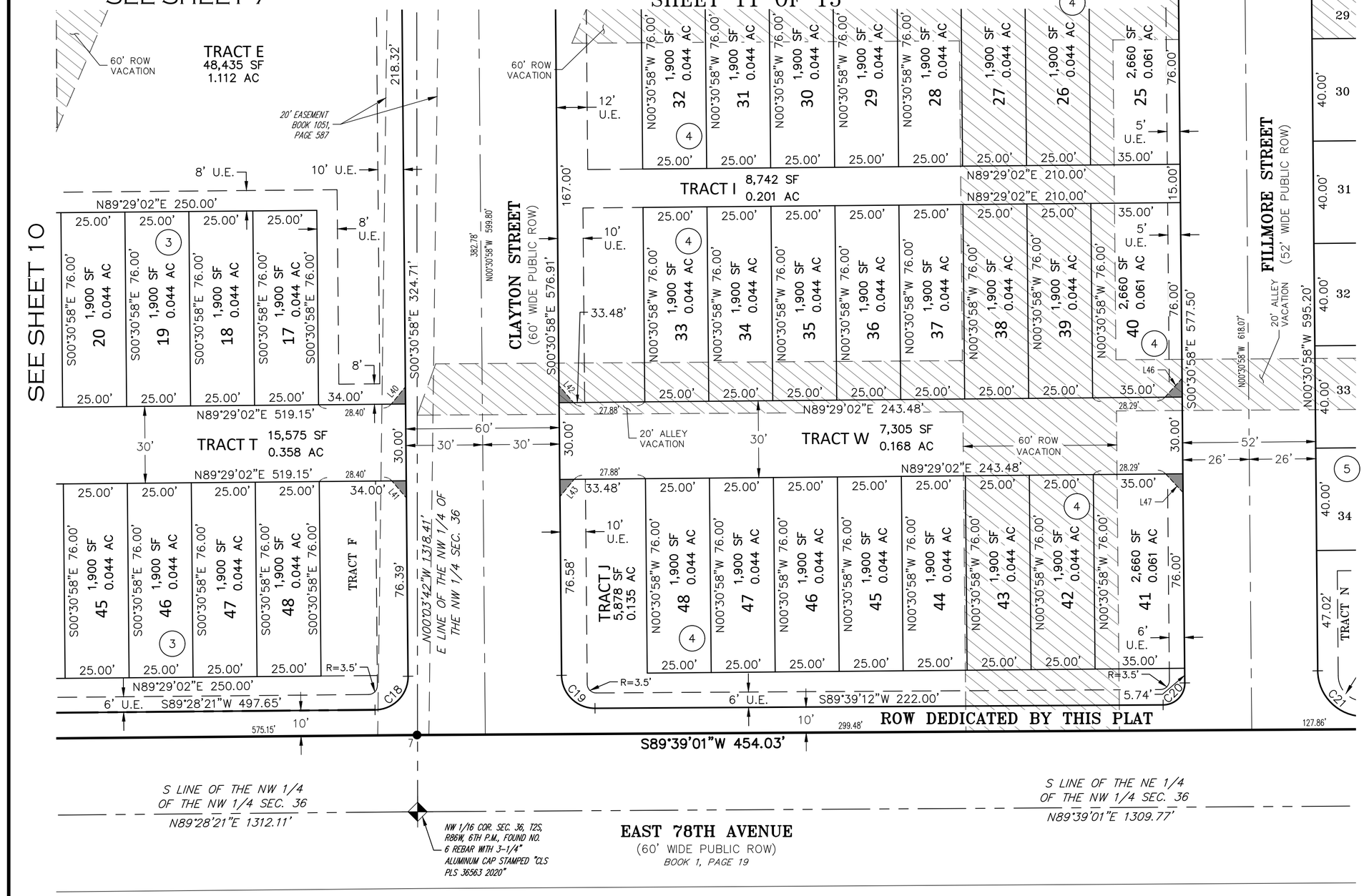
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SHEET 10 OF 15	

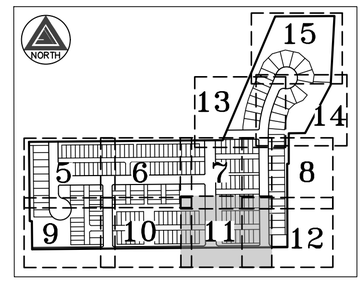
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SHEET 11 OF 15

CASE NO. PRC2025-00001





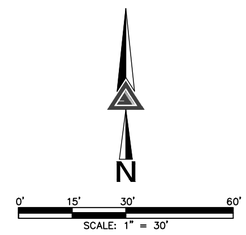
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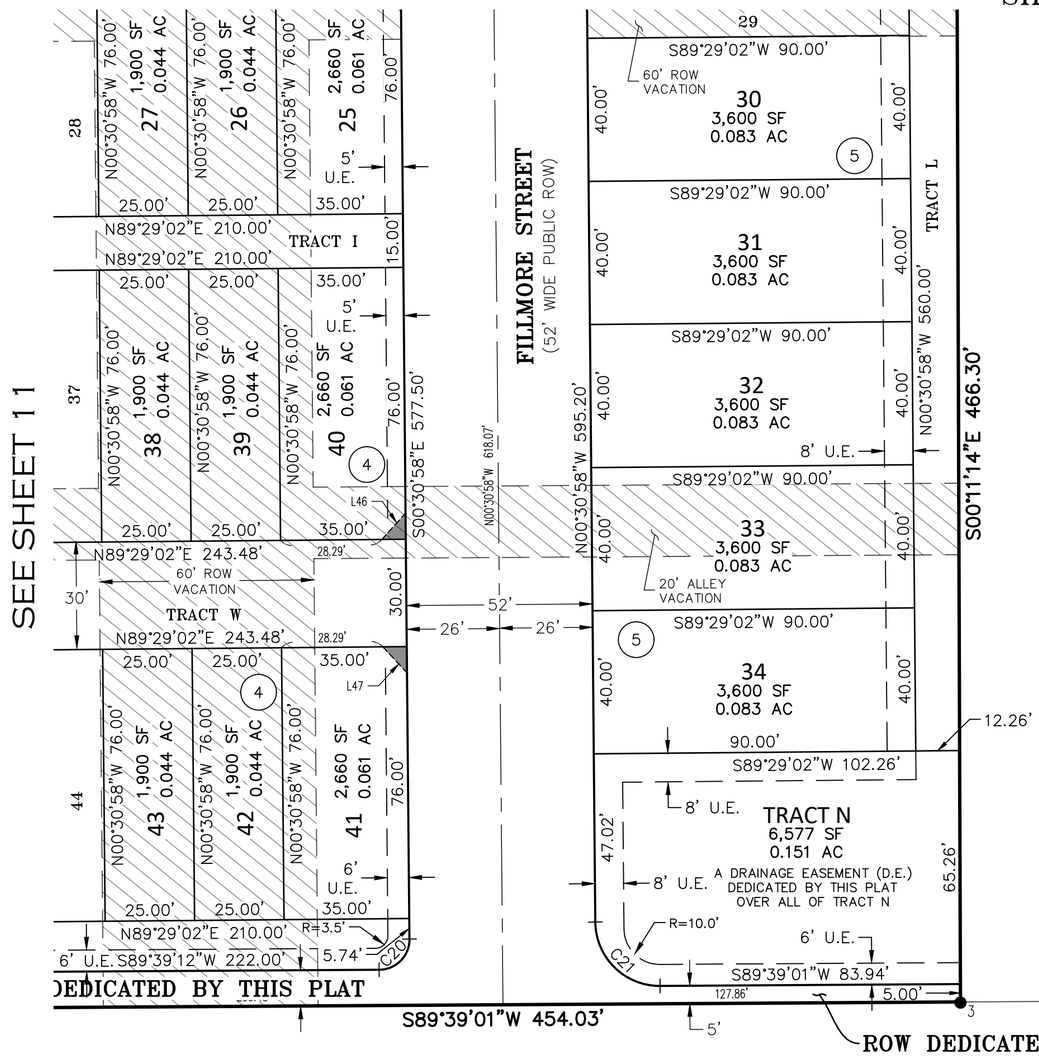
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SHEET 11 OF 15	

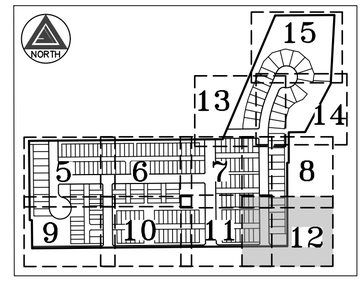
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CASE NO. PRC2025-00001

SHEET 12 OF 15





KEY MAP
SCALE: 1" = 600'

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N

0' 15' 30' 60'
SCALE: 1" = 30'

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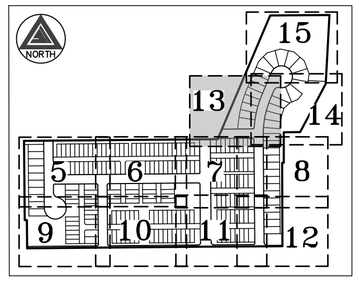
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SHEET 12 OF 15	

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SHEET 13 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 15

SEE SHEET 14

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CLEVELAND AVE. VACATED BY REC NO. 20070000017707

LOT 1 BLOCK 1 **A & M STEEL INC. SUBDIVISION** REC. NO. 2007000017707

N00°03'42"W 1318.41' E LINE OF THE NW 1/4 OF THE NW 1/4 SEC. 36

N23°00'32"E 750.94' 689.87'

TRACT K
117,842 SF
2.705 AC
A DRAINAGE EASEMENT (D.E.) DEDICATED BY THIS PLAT OVER ALL OF TRACT K

EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET BOOK 1, PAGE 19

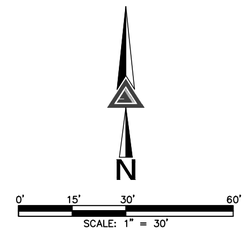
EAST 79TH AVENUE
(52' WIDE PUBLIC ROW)

FILLMORE COURT
(52' WIDE PUBLIC ROW)

1	5,228 SF, 0.120 AC
2	3,757 SF, 0.086 AC
3	3,757 SF, 0.086 AC
4	3,757 SF, 0.086 AC
5	3,726 SF, 0.086 AC
6	3,600 SF, 0.083 AC
7	3,600 SF, 0.083 AC
16	
17	4,142 SF, 0.095 AC
18	3,897 SF, 0.089 AC
19	3,897 SF, 0.089 AC
20	3,904 SF, 0.090 AC
21	3,599 SF, 0.083 AC
22	3,600 SF, 0.083 AC

N89°29'55"E 1081.96' | N23°00'32"E 4.36' | S89°29'55"W 215.76' | N89°29'55"E 171.69' | S66°59'28"E 90.00' | S70°04'39"E 90.02' | S73°55'25"E 90.02' | S77°46'11"E 90.02' | S81°36'57"E 90.02' | N23°00'32"E 182.65' | N23°00'32"E 133.20' | S23°00'32"W 133.20' | S23°00'32"W 46.25' | N66°59'2 | N70°00'26"W 90.00' | N75°10'15"W 90.00' | N80°20'03"W 90.00' | S85°29'52"E 90.37' | S89°29'02"W 89.87' | S89°29'02"W 90.00' | N00°30'58"W 595.20' | N00°30'58"W 560.00' | N00°30'58"W 618.07'

ROW VACATION | S89°12'42"E (RADIAL) | L=12.52' | 60' ROW VACATION



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SEE SHEET 7

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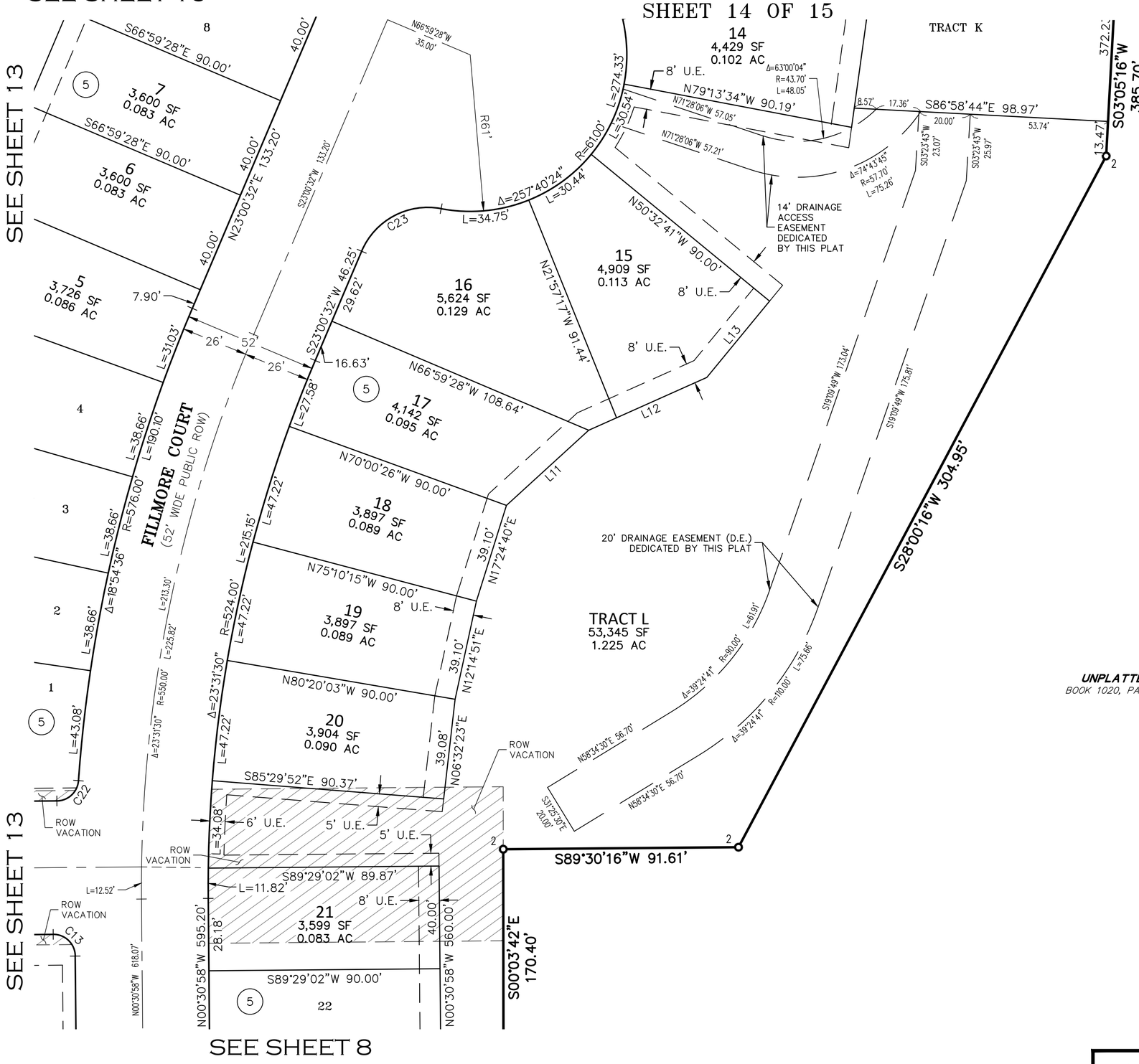
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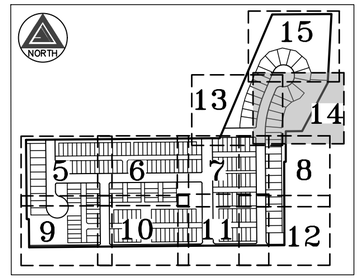
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 13 OF 15	

WELBY JUNCTION

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SHEET 14 OF 15

CASE NO. PRC2025-00001





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
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CURVE TABLES

LEGEND

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0' 15' 30' 60'
SCALE: 1" = 30'

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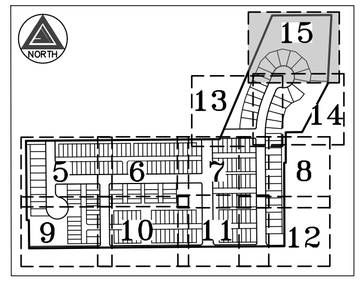
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SHEET 15 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

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FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

N89°30'16"E 331.46'

CLEVELAND AVE.
VACATED BY REC NO.
20070000017707

LOT 1
BLOCK 1
A & M STEEL INC. SUBDIVISION
REC. NO. 2007000017707

N23°00'32"E 750.94'
689.87'

TRACT K
117,842 SF
2.705 AC
A DRAINAGE EASEMENT (D.E.) DEDICATED BY THIS PLAT OVER ALL OF TRACT K

UNPLATTED
BOOK 1020, PAGE 79

372.23'
S03°05'16"W 385.70'

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N
0' 15' 30' 60'
SCALE: 1" = 30'

FILLMORE COURT
(52' WIDE PUBLIC ROW)

10
4,881 SF
0.112 AC

11
4,881 SF
0.112 AC

12
4,881 SF
0.112 AC

13
5,333 SF
0.122 AC

14
4,429 SF
0.102 AC

9
4,663 SF
0.107 AC

8
3,600 SF
0.083 AC

N73°32'08"E 76.95'
30.88'
46.07'
S77°52'28"E 76.95'
30.88'
46.07'
S49°17'04"E 76.95'
30.88'
46.07'
S44°56'45"W 67.74'
30.88'
36.86'
S42°10'32"E 90.19'
S13°35'09"E 90.19'
S15°00'15"W 90.19'
S43°35'38"W 90.19'
8' U.E.
34.56'
L=30.44'
Δ=257°40'24"
R=61.00'
L=30.44'
L=274.33'
L=35.44'
L=26.42'
S66°59'28"E 90.00'
5.30'
40.00'
N23°00'32"E 182.65'
40.00'
N23°00'32"E 133.20'
26'
N66°59'28"W 35.00'
R61'
S23°00'32"W 133.20'
L=25.43'
8' U.E.
N79°13'34"W 90.19'
N71°28'06"W 57.05'
L=30.54'
S20°41'41"E 76.95'
51.07'
25.88'
S72°11'02"W 90.65'
38.48'
S07°53'43"W
8.52'
17.36'
S86°58'44"E 98.97'
20.00'
53.74'

SEE SHEET 13

SEE SHEET 14

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 15 OF 15	

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABC70842263.1-2** Date: **12/05/2025**

Property Address: **2401 E 78TH AVE, DENVER, CO 80229**

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE, SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com
Company License: CO44565

Closer's Assistant

Rachel Roberts
3033 EAST FIRST AVENUE, SUITE 600
DENVER, CO 80206
(303) 331-6260 (Work)
(303) 393-3858 (Work Fax)
rroberts@ltgc.com
Company License: CO44565

For Title Assistance

Scott Bennetts 5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111 (303) 850-4175 (Work)
sbennetts@ltgc.com Company License: CO44565

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES
Attention: JEANNE MALYS
18655 NORTH CLARET DRIVE SUITE 400
SCOTTSDALE, AZ 85255
(480) 515-8972 (Work)
(480) 452-0621 (Work Fax)
jeanne.malys@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: Joshua Botts
Joshua.Botts@meritagehomes.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: ABC70842263.1-2 **Date:** 12/05/2025

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; AND COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06	TBD
TOTAL	**TBD**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560

Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31

Plat Map(s):

Adams county recorded 03/07/1910 at book 1 page 19/

ALTA COMMITMENT

First American Title Insurance Company

Schedule A

Order Number: ABC70842263.1-2

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. **Effective Date:**

   12/02/2025 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 06-17-06 TBD
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6;
   AND
   COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

5. **The Land referred to in this Commitment is described as follows:**

   A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXCEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AN UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

   THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

   THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

   THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

   1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;

2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;

3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;

2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;

3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;

2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT

First American Title Insurance Company

Schedule A

Order Number: ABC70842263.1-2

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ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABC70842263.1-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **Any and all unpaid taxes, assessments and unredeemed tax sales.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE **19**.
10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE **396**.
11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE **451**.
12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE **408**.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20, 1951, IN BOOK 427 AT PAGE **548**.

    NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE **334**. JULY 22, 1954 IN BOOK 506 AT PAGE **46**. AUGUST 16, 1967 IN BOOK 1382 AT PAGE **201**. MARCH 6, 1968 IN BOOK 1420 AT PAGE **483**.

    NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE **587**.

16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE **421**.

17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE **326**; SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE **332**; AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE **339**.

18. (THIS ITEM WAS INTENTIONALLY DELETED)

19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. **2023000048071** AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. **2023000048082**.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 2025-329 RECORDED JULY 22, 2025 UNDER RECEPTION NO. **2025000042250**.

21. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ RECORDED _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ UNDER RECEPTION NO. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:

A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.

B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.

C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.

D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.

SAID SURVEY STORED AS IMAGE **70034188**

Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



First American Title™

Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of “cookie” technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).
NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

(a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
(b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
(c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
(d) The Company must receive payment of the appropriate premium.
(e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.
NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.
NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may

include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

First American Title Insurance Company

First American Title™

Commitment For Title Insurance
Issued by First American Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

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

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880

Craig B. Rants, Senior Vice President



First American Title Insurance Company

Dennis J. Gilmore
President

Lisa W. Cornehl, Secretary

AMERICAN LAND TITLE ASSOCIATION

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DENVER WATER

1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

DISTRIBUTOR CONDITIONAL WATER PLAN APPROVAL

Project Name: Welby Junction

Conditional Approval Date (invalid after six (6) months of inactivity):

District Representative

District area Approval Signature: North Washington Street W&S District — Mike DeMattee **Print:** Mike DeMattee

Email: mdemattee@nwswsd.com **Phone:** 303-288-6664

CONDITIONS OF APPROVAL:

1) The Applicant is responsible for obtaining **District/Distributor** approval on all plans before submitting to Denver Water.

2) The Applicant is responsible for notifying the **District/Distributor** of any changes made to the submitted plans while they are being reviewed by Denver Water. The Applicant also gives Denver Water the authority to share its comments with the **District/Distributor**. These revisions to the plans may include but are not limited to: pipe alignment changes, materials changes, property and overall site layout.

3) At time of final plan submittal to Denver Water and before Denver Water Approval, the Applicant shall provide a PDF plan set to **District/Distributor**. **District/Distributor** reserves the right to delay final approval if **District/Distributor** finds that plans have changed and those changes have not been conveyed to **District/Distributor** as required under item #1 above. The changes will be reviewed and a determination made for the acceptance or denial of those changes.

4) If applicable, review and execution of easement documents (Easement Agreement, Legal Description, and Exhibit) will be processed through **District/Distributor**. **District/Distributor** will provide a copy of the recorded easement documents and electronic files to Denver Water for their records once available and prior to final Denver Water approval for construction. Note: Format of the Legal Description and Exhibit shall follow both Denver Water's CAD standards and Engineering Standards.

(www.denverwater.org/contractors/construction-information/plan-reviews/water-plan-submittal *)*

5) **Denver Water** will provide Final Plan Approval, and, thereafter, the **Contractor** shall be responsible for scheduling a pre-construction meeting **with both** the **District/Distributor and Denver Water** prior to construction**.**

I UNDERSTAND AND ACCEPT THE CONDITIONS OF APPROVAL AS DESCRIBED ABOVE

OWNER SIGNATURE: Joshua Botts DATE: 11/11/2025

PRINT NAME: Joshua Botts

TITLE: Forward Planning Manager

COMPANY: Meritage Homes of Colorado

Please contact Denver Water for their procedures regarding plan reviews: Denver Water, 1600 West 12th Avenue, Denver, Colorado 80204-3412, (303) 628-6100 #3. The information is also available on their website: www.denverwater.org/contractors/construction-information/plan-reviews

IMPROVEMENTS AGREEMENT

This Improvements Agreement (the "Agreement") is made and entered into as of the ____ day of _____, 20___ (the "Effective Date"), by and between Meritage Homes Of Colorado Inc., An Arizona Corporaiton a qualified to do business in Colorado ("Developer"), whose address is 7900 East Union Avenue, Suite 400, Denver, CO 80237, and the Board of County Commissioners of the County of Adams, State of Colorado ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601. County and Developer may be referred to in this Agreement collectively as the "Parties."

I. General

I.1 Purpose. The purpose of this Agreement is to provide for the completion of the Improvements as hereinafter defined, for the Welby Junction development as hereinafter defined.

I.2 Recitals and Definitions.

a. Developer is the owner and subdivider of the Welby Junction development and has presented a Final Plat for residential development to the County for approval.

b. The subdivision statutes of the State of Colorado, C.R.S. § 30-28-137, and the Adams County Development Standards and Regulations (the "County Regulations"), as both may be amended from time to time, authorize the execution of an agreement with the County to construct required improvements, to provide security for completion of said improvements, and deed land for public purposes or rights-of-way.

c. Adams County Development Standards and Regulations (the "County Regulations"), as may be amended from time to time, authorize the execution of an agreement with the County to construct required improvements, to provide security for completion of said improvements, and deed land for public purposes or rights-of-way.

d. This Agreement will provide for the completion of the Improvements, as defined herein, within the Welby Junction development and will protect the County from having to pay the cost of completing the Improvements in the event that Developer fails to do so.

e. The recitals in this Agreement constitute an integral part of the agreement of the Parties and are legally binding to the same extent as if set forth elsewhere in this Agreement.

I.3 The term "Subdivision" shall mean PRC2025-00020/Welby Junction on the property described in Exhibit A attached hereto (the "Property"), and by this reference made part hereof.

I.4 The "Development" shall mean PRC2025-00020/Welby Junction on the property described in Exhibit A attached hereto (the "Property"), and by this reference made part hereof.

I.5 Improvements. The "Improvements" shall mean the street (pavement, curbing, and sidewalk), drainage and stormwater, utilities, monumentation, and other improvements listed on Exhibit B-1 and Exhibit B-2 attached hereto and by this reference made part hereof. The improvements listed on Exhibit B-1 are considered public improvements that will be inspected and accepted as County maintained facilities once completed (the "Public Improvements"). The improvements listed on Exhibit B-2 are considered public improvements that must be constructed according to the approved construction plans and, upon completion, certified by the project engineer and subject to a County site and drainage system certification (the "Other Improvements"); however, the County shall not be responsible for the maintenance of the Other Improvements once completed. For the avoidance of doubt, any water quality features within the public right-of-way that serve the development's Municipal Separate Storm Sewer System (MS4) obligations are to be privately maintained. The Public Improvements and the Other Improvements are hereinafter collectively referred to as the "Improvements".

I.6 Plans. The "Plans" shall mean the Improvements plans approved by the County in Case No. EGR2025-00038.

I.7 Developer As-Built Submittal & Certification of the Public Improvements. See Section IV.1 of this Agreement.

I.8 Developer As-Built Submittal & Certification of the Other Improvements. See Section IV.2 of this Agreement.

I.9 As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2. See Section IV.2(b) of this Agreement.

II. Design and Construction of Improvements

II.1 Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the Improvements.

II.2 As-Built Drawings; Cost Estimates. Developer shall furnish one full set of reproducible "as-built" drawings of the Public Improvements at such time as set forth in Section IV.1. Developer shall furnish one full set of reproducible "as-built" drawings of the Other Improvements at such time as set forth in Section IV.2. All such "as-built" drawings, whether of the Public Improvements or of the Other Improvements, shall be stamped and signed by both the Engineer of Record and the Land Surveyor who performed the "as-built" survey, shall include all hard surface structures and the complete drainage system (including detention pond [if applicable], piping and drainage structures), and shall otherwise comply with County requirements at the time of submittal. Upon request, Developer shall furnish a final statement of construction costs to the County.

II.3 Cash-in-Lieu [To be used if active CIP Project]. Developer shall furnish to the County a cash escrow deposit with sufficient funds to cover the cost of the Public Improvements required pursuant to this Agreement in the amount of $_____ at the time of approval of the Welby Junction development Said improvements shall be designed in accordance with County Standards as further described in Exhibit C.

II.4 Construction. Developer shall furnish and construct, at its own expense, the Improvements. The Improvements shall be constructed in accordance with the Plans approved by the County, and to the extent not otherwise provided in the Plans, in accordance with the County's ordinances, resolutions and regulations.

II.5 Right to Access. At all times during construction/installation of the Improvements, and any warranty period therefor, the County, and its employees, contractors, and agents, shall have the right to access the Property to inspect the Improvements and conduct any other inspections required hereunder.

II.6 Time for Completion. The Improvements shall be completed according to the terms of this Agreement within the respective "Construction Completion Dates" appearing in Exhibits B-1 and B-2. The Director of the Community and Economic Development Department may, for good cause shown, grant an extension of the time for completion of the Public Improvements and/or the Other Improvements. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only. In determining good cause, the Director of the Community and Economic Development Department will consider risks beyond the reasonable control of Developer, incurred not as a product or result of the negligence of Developer, that have a materially adverse effect on the ability of Developer to perform its obligations under this Agreement.

II.7 Warranty of Developer. Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. As relates to the Public Improvements, this warranty of the Developer shall remain in effect until Final Acceptance of the Public Improvements by the County. As relates to the Other Improvements, this warranty of the Developer shall remain in effect through and including the date of the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 as set forth in Section IV.2 of this Agreement.

III. Guarantee of Completion of Improvements

III.1 Deposit of Collateral. To secure performance of the obligations of the Developer under this Agreement to complete the Improvements, Developer shall deposit with the County a cash escrow deposit or other acceptable collateral deemed adequate by the County, including, without limitation, cash, letter of credit, an irrevocable letter of credit, or a performance surety bond payable to the County. Said collateral shall be in the amount of $___16,419,517.00_____ for the Public Improvements (see "Public Improvements Total" shown on Exhibit B-1), which amount shall include twenty percent (20%) to cover administration plus five percent (5%) per year based on the respective Construction Completion Date to cover inflation. Said collateral shall be in the amount of $_____ for the Other Improvements (see "Other Improvements Total" shown on Exhibit B-2), which amount shall include twenty percent (20%) to cover administration plus five percent (5%) per year based on the respective Construction Completion Date to cover inflation. If a Construction Completion Date is amended pursuant to Section II.6 of this Agreement, Developer shall deposit additional collateral to cover inflation in the amount of five percent (5%) per year.

a. Collateral shall be furnished in the amounts required and in a form acceptable to the Board of County Commissioners prior to the approval of the Final Plat.

III.2 Recording of Agreement. After approval of the Welby Junction Final Plat by the County, this Agreement shall be recorded in the office of the Clerk and Recorder of Adams County. Following both (a) the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 as set forth in Section IV.2 of this Agreement, and (b) the Final Acceptance of all Public Improvements by the County, acting by and through its Board of County Commissioners, the County shall record a resolution notating said Final Acceptance and thereby releasing Developer from the obligations under this Agreement.

III.3 Building Permits/Certificates of Occupancy.

a. ~~For~~ a Residential Subdivision]~~No~~ building permits shall be issued until the Final Plat is approved; the fire district having jurisdiction over the Welby Junction development confirms to the County that emergency services can be provided to the Property; and all Public Improvements listed in Exhibit B-1 have been preliminarily accepted by the Director of the Public Works Department or their designee in accordance with Section IV.1 of this Agreement. No certificate of occupancy for any building within the Welby Junction shall be issued until the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 has occurred as set forth in Section IV.2 of this Agreement.

b. INTENTIONALLY OMMITTED

c. In the event Developer desires to seek and obtain building permits when only the base course of pavement has been completed as part of the Public Improvements but all other Public Improvements have been completed, the Director of the Public Works Department or their designee may, in writing, indicate that an inspection of the base course of pavement and all other Public Improvements has been satisfactorily completed and that the Developer has been approved for a delayed Preliminary Acceptance until such time as the wear/top course of pavement and all other Public Improvements are complete ("Public Works Basecoat Inspection/Preliminary Acceptance Delay"). If such Public Works Basecoat Inspection/Preliminary Acceptance Delay is approved in writing by the Director of the Public Works Department or their designee, notwithstanding any other provision of this Agreement to the contrary, the following shall apply:

(i) Building permits may be issued under this Public Works Basecoat Inspection/Preliminary Acceptance Delay provision ***only if*** all Public Improvements listed in Exhibit B-1 other than the wear/top course of pavement have been completed by Developer and satisfactorily inspected by Director of the Public Works Department or their designee;

(ii) The guaranty period with respect to the Public Improvements does not begin until Preliminary Acceptance of all Public Improvements, including the wear/top course of pavement, by the Director of the Public Works Department or their designee;

(iii) No certificates of occupancy shall be issued unless and until all Public Improvements listed in Exhibit B-1 have been preliminarily accepted by the Director of the Public Works Department or their designee in accordance with Section IV.1 of this Agreement; and

(iv) There shall be no partial release of ***any*** collateral that might otherwise be allowed pursuant to Section IV.3(a) or (b) of this

Agreement prior to Final Acceptance of all the Public Improvements.

The Director of the Public Works Department or their designee shall recite all of the above-listed (i) through (iv) terms and conditions in the written approval of Public Works Basecoat Inspection/Preliminary Acceptance Delay and provide a copy to Developer. Failure of Developer receive a copy of said writing shall not affect the validity of any of the above-listed terms and conditions.

IV. Acceptance and Maintenance of Public Improvements; As-Built Submittal and Dual Certification of Other Improvements as Listed in Exhibit B-2

IV.1 Preliminary Acceptance of the Public Improvements. Upon the satisfactory completion of all the Public Improvements listed in Exhibit B-1 such that all the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, Developer may request preliminary acceptance ("Preliminary Acceptance") be granted by the Director of the Public Works Department or their designee. At the time Developer requests Preliminary Acceptance of the Public Improvements, Developer shall provide to the County one full set of reproducible "as-built" drawings of the Public Improvements and a certification letter for the completed Public Improvements ("Developer As-Built Submittal & Certification of the Public Improvements") that comply with County requirements as set forth in Section II.2 of this Agreement. Developer may request Preliminary Acceptance of the Public Improvements listed in Exhibit B-1 separately than for the Other Improvements but in conformance with the Public Improvements Construction Completion Date.

a. Upon request for Preliminary Acceptance, the County shall inspect the completed Public Improvements, and if the County finds that the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, the Director of the Public Works Department or their designee shall issue Preliminary Acceptance and notify Developer in writing of the date of Preliminary Acceptance, with a copy provided to the Finance Director or their designee. The determination of whether the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

b. Upon issuance of Preliminary Acceptance, the one (1) year guaranty period begins with respect to the Public Improvements. During the guaranty period, Developer shall be responsible for all maintenance and repairs to the Public Improvements. Failure of Developer to maintain and repair the Public

Improvements during this period shall be cause for the Director of the Public Works Department or their designee to extend the guaranty period until such work is completed and be cause for the County to continue to retain the collateral for the Public Improvements.

IV.2 As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2. Upon the completion of all the Other Improvements listed in Exhibit B-2 such that all the Other Improvements have been completed as shown on the approved Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues and deficiencies, Developer shall provide to the County one full set of reproducible "as-built" drawings of the Other Improvements and a certification letter for the completed Other Improvements that comply with County requirements as set forth in Section II.2 of this Agreement. In addition to any requirements set forth in Section II.2 of this Agreement, the "as-built" drawing and certification letter shall include the following information:

(a) All design elevations and grades as shown on the approved construction Plans.
(b) As-built elevations and grades for all design elevations and grades shown on the approved construction Plans.
(c) Any detention pond as-built drawing shall include:
    1. a volume table showing pond elevations in 1' intervals;
    2. water quality capture volume;
    3. major storm event water surface elevations; and
    4. minor storm event water surface elevations.
(d) As-built drawings shall be stamped and signed by both the Engineer of Record and the Land Surveyor who performed the "as-built" survey.

The "as-built" drawings of the Other Improvements and the certification letter that includes the above-listed information for the completed Other Improvements are hereinafter collectively called the "Developer As-Built Submittal & Certification of the Other Improvements".

a. Developer may submit the Developer As-Built Submittal & Certification of the Other Improvements listed in Exhibit B-2 separately than submitting the Public Improvements for Preliminary Acceptance but in conformance with the Other Improvements Construction Completion Date.

b. Upon submittal of Developer As-Built Submittal & Certification of the Other Improvements, the County, acting by and through its Community and Economic Development Department's Engineering team, shall complete a review of the completed Other Improvements, and if the County finds that the Other Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, the Community and Economic Development Department's Engineering team shall complete a site and drainage system

certification and notify Developer in writing of the date of said certification, with a copy provided to the Finance Director or their designee. Completion of this certification constitutes the "As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2." The determination of whether the Other Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

IV.3 Release of Collateral.

a. Partial Release of Collateral Related to Public Improvements. Except as provided in Section III.3(c)(iv) above, upon Preliminary Acceptance in accordance with this Agreement and Section 5-02-05-01 of the County Regulations, as may be amended from time to time, twenty-five percent (25%) of the collateral for the completed Public Improvements may be released to Developer. The remaining seventy-five percent (75%) of the collateral for the completed Public Improvements shall be retained to guarantee maintenance of the Public Improvements for a period of at least one year from the date of Preliminary Acceptance and up until Final Acceptance. If Developer has posted collateral in two separate forms of 25% and 75% to total the full collateral amount related to the Public Improvements shown on Exhibit B-1, the County may simply release the 25% collateral; otherwise, Developer must provide substitute collateral in a form deemed acceptable and adequate by the County in the amount of 75% of the Public Improvements, which substitute collateral must include the twenty percent (20%) to cover administration plus five percent (5%) per year based on the Construction Completion Date to cover inflation.

b. Release of Collateral Related to Other Improvements. Except as provided in Section III.3(c)(iv) above, upon Developer's satisfactory submittal of the As-Built Submittal and Certification as set forth in Section IV.2 of this Agreement and the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 (*i.e.*, the Community and Economic Development Department Engineering team's completion of its site and drainage system certification), the collateral for the completed Other Improvements shall be released to Developer.

IV.4 Final Acceptance of Public Improvements. Upon the completion of the one-year guarantee period, Developer may request Final Acceptance of the Public Improvements.

a. Upon request for the Final Acceptance of the Public Improvements, the County shall inspect the Public Improvements and all repairs or replacements of

failed materials, specifications, or workmanship that have been completed. If after inspection, the condition of the Public Improvements listed in Exhibit B-1 meets County standards, as determined solely by the County, the Director of the Public Works Department or their designee shall recommend that the Board of County Commissioners grant Final Acceptance of the Public Improvements listed in Exhibit B-1.

b. Upon Final Acceptance by the Board of County Commissioners, all Public Improvements listed on Exhibit B-1 shall be public facilities and become property of the County or other public agencies upon acceptance.

c. Only upon Final Acceptance by the Board of County Commissioners of the Public Improvements listed on Exhibit B-1 shall the remaining collateral for the Public Improvements be released to Developer.

V. Defaults and Remedies

V.1 Default by Developer. A default by Developer shall exist if: (a) Developer fails to construct the Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Public or Other Improvements by the Construction Completion Dates provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; or (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

V.2 Remedies of County. If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County to complete the work, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the collateral; and (b) sue Developer for recovery of any amount necessary to cure the default over and above the amount available in the collateral provided. Nothing herein shall limit the remedies of the County or its Board of County Commissioners pursuant to C.R.S. § 30-28-137, as may be amended from time to time, or the remedies of any purchaser of any lot, lots, tract, or tracts of land in any recorded plat pursuant to C.R.S. § 30-28-137, as may be amended from time to time.

V.3 County Right to Completion of Improvements. The right of the County to complete or cause completion of the Improvements as herein provided shall include the right to complete the Improvements, in substantial accordance with the Plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party, or by

assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise.

V.4 Use of Funds by County. Any funds obtained by the County through collateral or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and other requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by the Developer, including its reasonable attorneys' fees.

VI. Miscellaneous

VI.1 Indemnifications. Developer shall indemnify and save harmless the County from (a) any and all suits, actions, claims, judgments, obligations, or liabilities of every nature and description which arise from an event or occurrence prior to the date of Final Acceptance or As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2, whichever is later, and which are caused by, arise from or on account of the construction and installation of the Improvements; and (b) any and all suits, actions, claims or judgments which both arise from an event or occurrence prior to the date of Final Acceptance or As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2, whichever is later, and are asserted by or on behalf of contractors or subcontractors working in the Welby Junction development, lot owners in the Welby Junction development, or third parties claiming injuries to the extent resulting from defective improvements constructed by the Developer. This indemnification shall not apply to claims arising from the negligent acts or omissions of the County. Developer shall pay any and all judgments rendered against the County on account of any such suit, action, or claim, together with all reasonable costs, expenses and attorneys' fees incurred by the County in defending such suit, action, or claim. The County shall, within fifteen days after being served with any such claim, suit, or action, provide Developer with a copy of the complaint. The County agrees that Developer may also, on its own behalf, become a party to any such action, and the County agrees to execute any documents as may be necessary to allow Developer to be a party.

VI.2 No Third Party Beneficiaries. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including, without limitation, any agent, sub-consultant or subcontractor of Developer; lenders; lot or home buyers; and materialmen, laborers or others providing work, services, or materials for the Improvements. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

VI.3 Notices. Any and all notices, demands, or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email address as follows (provided that such notice addresses may be revised from time to time by written notice):

To Developer:
Meritage Homes of Colorado Inc, An Arizona Corporation
7900 East Union Avenue
Suite 400
Denver CO 80237
Pat Iffrig
Vice President of Land Development
303-406-4388
Pat.Iffrig@meritagehomes.com

To Adams County:
Director, Adams County Community and Economic Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

With a Copy to:
Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601

VI.4 Successors and Assigns. This Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of Developer and shall be deemed a covenant running with the real property described in Exhibit A. Notwithstanding the foregoing, Developer may, upon written notice to the County evidencing the proposed assignee's technical and financial capacity to complete the Improvements in accordance with the design and time specifications herein as well as the prior written approval of the County, acting by and through its Board of County Commissioners, assign its rights and obligations under this Agreement, in whole or in part, to (a) one or more districts organized to serve the Property pursuant to Title 32, C.R.S., and/or (b) any successor developer for any portion of the Property. Only if (a) written evidence of such assignment and assumption by such assignee is delivered to the County and such assignment is approved in advance by the County, and (b) the assignee posts sufficient substitute collateral pursuant to Section III.1 of this Agreement to secure the obligations of the assignee under this Agreement, will

Developer be relieved of any obligations and liabilities so assigned, and only then will the County accept performance of the obligations set forth in this Agreement by the party so assigned such obligations in accordance with this Section.

VI.5 Governmental Immunity. Nothing herein shall be deemed by a waiver of the rights, defenses, and limitations afforded to the County in accordance with the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq*., as may be amended from time to time.

VI.6 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado without regard to its principles of conflict of laws.

VI.7 Waiver. No waiver of one or more terms of this Agreement shall constitute a waiver of the other terms. No waiver of any provision of this Agreement in any instance shall constitute a waiver of such provision in other instances.

VI.8 Severability. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, it shall not affect the validity of this Agreement as a whole, or any part thereof, other than the part declared to be invalid.

VI.9 Consent to Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement with respect to this Agreement shall be proper only if such action is commenced in the District Court for Adams County, Colorado.

VI.10 Amendment. This Agreement may only be modified, amended, or changed in whole or in part by a separate agreement in writing duly authorized and executed by the Parties hereto with the same formality as this Agreement.

Meritage Homes of Colorado Inc. An Arizona Corporation

By: _____
Pat Iffrig, Vice President of Land Development

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____.

My commission expires:_____

Address: _____ _____
_____ Notary Public

APPROVED BY resolution at the meeting of _____, 20__.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

_____
Clerk of the Board

_____
Chair

Approved as to form:

_____
Adams County Attorney's Office

EXHIBIT A

Legal Description:

EXHIBIT B-1

EXHIBIT B-2

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

Common Costs

Item	Quantity	Unit Cost	Unit	Cost
Remove Existing Pavement	11,800	$1.33	SF	$15,733
Remove Existing Gravel Driveway	1,985	$0.67	SF	$1,330
Remove 6" Concrete Storm Pipe	11	$20.00	LF	$220
Remove 8" PVC Storm Pipe	19	$20.00	LF	$380
Remove 12" PVC Storm Pipe	88	$30.00	LF	$2,640
Remove 12" CMP Storm Pipe	114	$30.00	LF	$3,420
Remove 15" CMP Storm Pipe	113	$45.00	LF	$5,085
Remove 24" RCP Storm Pipe	24	$55.00	LF	$1,320
Remove Fire Hydrant	2	$1,438.52	EA	$2,877
Remove Fencing and Concrete	80	$5.00	LF	$400
Remove Water Service Line	225	$15.00	LF	$3,375
Remove 8" Waterline	675	$35.00	LF	$23,625
Remove 8" Sanitary Line	221	$40.00	LF	$8,840
Remove 12' Sanitary Line	670	$55.00	LF	$36,850
Remove Overhead Electric Lines	1,195	$30.00	LF	$35,850
Remove Power Poles	10	$1,000.00	EA	$10,000
Remove Gas Line	1,724	$15.00	LF	$25,860
Remove Existing Structures and Trees	1	$75,000.00	LS	$75,000
Remove Fiber Line	860	$2.40	LF	$2,064
Remove Telephone Line	750	$12.53	LF	$9,398
		Subtotal:		$264,267

Josephine Ct. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	2,643	$1.48	SY	$3,911
Aggregate Base Course (12" Section)	2,643	$21.79	SY	$57,584
Asphalt Grade S (6" Section)	13,414	$9.08	SY-IN	$121,799
6" Vertical Curb w/ 2' Gutter	176	$34.68	LF	$6,104
6" Mountable Curb w/ 2' Gutter	702	$34.68	LF	$24,345
Subgrade Prep - Concrete Walk	455	$1.48	SY	$673
5' Concrete Walk	455	$81.72	SY	$37,155
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	3	$467.87	EA	$1,404
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	63	$218.69	LF	$13,734
24" RCP (0-8' depth)	184	$302.21	LF	$55,516
5' Dia. Manhole	2	$8,670.00	EA	$17,340
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
		Subtotal		$365,640

Redland
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Welby Junction

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Date: 12/15/2025

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E. 78th Pl. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	3,803	$1.48	SY	$5,628
Aggregate Base Course (12" Section)	45,631	$21.79	SY	$994,292
Asphalt Grade S (6" Section)	18,899	$9.08	SY-IN	$171,606
6" Vertical Curb w/ 2' Gutter	1,631	$34.68	LF	$56,563
8' Concrete Crosspan	1	$9,027.77	EA	$9,028
Subgrade Prep - Concrete Walk	761	$1.48	SY	$1,126
5' Concrete Walk	761	$81.72	SY	$62,189
Alley Curb Cut / Approach	4	$3,439.48	EA	$13,758
Handicap Ramp	4	$4,016.09	EA	$16,064
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	6	$467.87	EA	$2,807
Street Light (Local)	3	$4,199.00	EA	$12,597
Adjust Manhole	4	$1,269.13	EA	$5,077
18" RCP (0-8' depth)	111	$218.69	LF	$24,275
24" RCP (0-8' depth)	283	$302.21	LF	$85,525
30" RCP (0-8' depth)	523	$395.93	LF	$207,111
36" RCP (0-8' depth)	29	$513.87	LF	$14,902
5' Dia. Manhole	3	$8,670.00	EA	$26,010
6' Dia. Manhole	1	$9,500.00	EA	$9,500
10' Type 'R' Inlet	5	$16,999.27	EA	$84,996
		Subtotal		$1,804,962

Columbine St. Public improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	1,582	$1.48	SY	$2,341
Aggregate Base Course (12" Section)	18,981	$21.79	SY	$413,603
Asphalt Grade S (6" Section)	7,725	$9.08	SY-IN	$70,146
6" Vertical Curb w/ 2' Gutter	710	$34.68	LF	$24,623
8' Concrete Crosspan	1	$9,027.77	EA	$9,028
Subgrade Prep - Concrete Walk	306	$1.48	SY	$454
5' Concrete Walk	306	$81.72	SY	$25,043
Handicap Ramp	4	$4,016.09	EA	$16,064
Alley Curb Cut / Approach	2	$3,439.48	EA	$6,879
Signage	5	$467.87	EA	$2,339
Street Light (Local)	1	$4,199.00	EA	$4,199
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	302	$218.69	LF	$66,023
5' Dia. Manhole	2	$8,670.00	EA	$17,340
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
		Subtotal		$682,249

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

Opinion of Probable Cost Estimate

Date: 12/15/2025

JN: 21027.001

Clayton St. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	3,018	$1.48	SY	$4,467
Aggregate Base Course (12" Section)	36,219	$21.79	SY-IN	$789,205
Asphalt Grade S (6" Section)	15,407	$9.08	SY-IN	$139,899
6" Vertical Curb w/ 2' Gutter	1,088	$34.68	LF	$37,732
Alley Curb Cut / Approach	5	$3,439.48	EA	$17,197
Subgrade Prep - Concrete Walk	477	$1.48	SY	$706
5' Concrete Walk	477	$81.72	SY	$38,999
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	8	$467.87	EA	$3,743
Adjust Manhole	4	$1,269.13	EA	$5,077
18" RCP (0-8' depth)	66	$218.69	LF	$14,434
24" RCP (0-8' depth)	322	$302.21	LF	$97,312
36" RCP (0-8' depth)	24	$513.87	LF	$12,333
29" x 45" Elliptical RCP	157	$513.87	LF	$80,780
34" x 53" Elliptical RCP	78	$1,706.67	LF	$133,120
5' Dia. Manhole	2	$8,670.00	EA	$17,340
6' Dia. Manhole	2	$9,500.00	EA	$19,000
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
20' Type 'R' Inlet	1	$25,000.00	EA	$25,000
		Subtotal		$1,476,879

Fillmore St. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	5,415	$1.48	SY	$8,015
Aggregate Base Course (12" Section)	64,983	$21.79	SY-IN	$1,415,972
Asphalt Grade S (6" Section)	27,237	$9.08	SY-IN	$247,309
6" Vertical Curb w/ 2' Gutter	602	$34.68	LF	$20,877
6" Mountable Curb w/ 2' Gutter	1,502	$34.68	LF	$52,089
Alley Curb Cut / Approach	3	$3,439.48	EA	$10,318
Subgrade Prep - Concrete Walk	1,062	$1.48	SY	$1,571
5' Concrete Walk	1,062	$81.72	SY	$86,759
Handicap Ramp	4	$4,016.09	EA	$16,064
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	7	$467.87	EA	$3,275
Street Light (Local)	2	$4,199.00	EA	$8,398
Adjust Manhole	3	$1,269.13	EA	$3,807
18" RCP (0-8' depth)	58	$218.69	LF	$12,684
24" RCP (0-8' depth)	277	$302.21	LF	$83,712
30" RCP (0-8' depth)	178	$395.93	LF	$70,421
14" x 23" Elliptical RCP	20	$350.37	LF	$7,007

Redland
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Welby Junction

Opinion of Probable Cost Estimate

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5' Dia. Flat Top Manhole	1	$8,670.00	EA	$8,670
5' Dia. Manhole	1	$8,670.00	EA	$8,670
6' Dia. Manhole	1	$9,500.00	EA	$9,500
5' Type 'R' Inlet	1	$9,637.79	EA	$9,638
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
20' Type 'R' Inlet	1	$25,000.00	EA	$25,000
		Subtotal		$2,150,295

79th Ave. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	8,208	$1.48	SY	$12,148
Aggregate Base Course (12" Section)	98,501	$21.79	SY-IN	$2,146,344
Asphalt Grade S (6" Section)	41,552	$9.08	SY-IN	$377,292
6" Vertical Curb w/ 2' Gutter	3,122	$34.68	LF	$108,271
8' Concrete Crosspan	2	$9,027.77	EA	$18,056
Subgrade Prep - Concrete Walk	832	$1.48	SY	$1,231
5' Concrete Walk	832	$81.72	SY	$67,973
Subgrade Prep - Driveways along 79th Ave.	233	$3.00	SY	$698
Concrete Alley (8" Section) - Driveways along 7th Ave.	1,786	$13.03	SY-IN	$23,269
Handicap Ramp	6	$4,016.09	EA	$24,097
Signage	3	$467.87	EA	$1,404
Street Light (Local)	7	$4,199.00	EA	$29,393
Adjust Manhole	3	$1,269.13	EA	$3,807
18" RCP (0-8' depth)	63	$218.69	LF	$13,777
30" RCP (0-8' depth)	164	$395.93	LF	$64,933
34" x 53" Elliptical RCP	248	$1,706.67	LF	$423,254
Box Base Manhole	2	$35,213.87	EA	$70,428
5' Dia. Manhole	1	$8,670.00	EA	$8,670
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	2	$21,629.10	EA	$43,258
4' X 10' RCBC	129	$2,371.09	CY	$305,871
42" Flared End Section	1	$4,000.00	EA	$4,000
		Subtotal		$3,765,172

78th Ave. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	4,400	$1.48	SY	$6,513
Aggregate Base Course (12" Section)	52,805	$21.79	SY-IN	$1,150,628
Asphalt Grade S (6" Section)	21,673	$9.08	SY-IN	$196,794
6" Vertical Curb w/ 2' Gutter	1,837	$34.68	LF	$63,707
8' Concrete Crosspan	3	$9,027.77	EA	$27,083
Subgrade Prep - Concrete Walk	761	$1.48	SY	$1,127

Redland
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Welby Junction

Opinion of Probable Cost Estimate

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5' Concrete Walk	761	$81.72	SY	$62,216
Handicap Ramp	1	$4,016.09	EA	$4,016
Signage	1	$467.87	EA	$468
Street Light (Local)	3	$4,199.00	EA	$12,597
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	198	$218.69	LF	$43,301
24" RCP (0-8' depth)	23	$302.21	LF	$6,951
5' Dia. Manhole	2	$8,670.00	EA	$17,340
20' Type 'R' Inlet	2	$25,000.00	EA	$50,000
		Subtotal		$1,645,279

Pond A Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
18" RCP (0-8' depth)	183	$218.69	LF	$40,020
Gravel Access Road	6,993	$2.42	SF	$16,923
18" Flared End Section	1	$2,400.00	EA	$2,400
4' Pond Trickle Channel	945	$263.45	LF	$248,960
Outlet Structure	1	$39,842.01	EA	$39,842
Forebay	1	$17,982.07	EA	$17,982
Type 'H' Rip Rap	280	$165.39	CY	$46,309
		Subtotal		$412,437

Pond B Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
18" RCP (0-8' depth)	201	$218.69	LF	$43,957
5' Dia. Manhole	1	$8,670.00	EA	$8,670
18" Flared End Section	1	$2,400.00	EA	$2,400
4' Pond Trickle Channel	96	$263.45	LF	$25,291
Outlet Structure	1	$39,842.01	EA	$39,842
Forebay	1	$17,982.07	EA	$17,982
Type 'H' Rip Rap	57	$165.39	CY	$9,433
		Subtotal		$147,575

Redland
WHERE GREAT PLACES BEGIN

Welby Junction

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JN: 21027.001

Cost Total

Common Costs		$264,267
Josephine Ct. Public Improvements		$1,804,962
E. 78th Pl. Public Improvements		$682,249
Columbine St. Public improvements		$682,249
Clayton St. Public Improvements		$1,476,879
Fillmore St. Public Improvements		$2,150,295
79th Ave. Public Improvements		$3,765,172
78th Ave. Public Improvements		$1,645,279
Pond A Public Improvements		$412,437
Pond B Public Improvements		$147,575
	Subtotal:	$13,031,363
	20% Administration Cost	$2,606,273
	Subtotal:	$15,637,636
	5% per year Inflation	$781,882
	Grand Total:	**$16,419,517**

Construction Completion Date: 5/1/2027

Number of Year for Completion: 1
(Round up to nearest year)

Notes:

1) This estimate is prepared based on in-progress construction design documents dated 12/12/2025, prepared by Redland.

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Name/ Number: PRC2025-00020/Welby Junction

Case Manager: Nick Eagleson

Re-submitted Items:

- [ ] Development Plan/ Site Plan
- [X] Plat
- [X] Parking/ Landscape Plan
- [X] Engineering Documents
- [X] Subdivision Improvements Agreement
- [ ] Other: _

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 Bannock Street
Denver, Colorado 80204
303.892.1166

December 18, 2025

Nick Eagleson
Adams County Colorado
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

RE: WELBY JUNCTION – PRC2025- 00020

Dear Nick Eagleson:

Thank you for your first review of the Welby Junction development project. We have addressed the comments that were received on November 22, 2025, in the following pages.

Please feel free to reach out if you have any questions or any additional requests for information. I can be reached via phone at 303.892.1166 or by email, dbraswell@norris-design.com. We look forward to continuing to work with staff to make this new community a success.

Sincerely,
Norris Design



Daniel Braswell
Associate
(Applicant's Representative)

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

PLANNER REVIEW- NICK EAGLESON

PLN01: 1.) Final Development Plan to propose 218 residential units; 2.) Final Plat to create 218 residential lots and 24 non-residential tracts on approximately 26 acres; and 3.) Roadway Vacation to vacate exiting right-of-way.

PLN02: Case number PRC2025-00020 can be placed at top right of FDP and Final Plat.

Response: Case number has been added to the FDP and Plat.

PLN03: An updated will-serve letter from North Washington Water and Sanitation District for the 218 units is required.

Response: A conditional letter of approval from Denver Water has been included as a part of this submittal.

PLN04: Sheet 5 of the FDP shows where the park amenities will be and a breakdown of the overall percentage of active recreation but doesn't go into detail about what the active recreation will consist of. Please provide more details about active recreation by labeling and provide a brief summary on either sheet 5 or sheet 9.

Response: Active recreation summary added to sheet 5. Active recreation areas are broken into 5 distinct areas with various amenities. Total acreages have been updated as well.

PLN05: If possible, please provide a colored landscape plan showing street landscaping, parks, trails, etc. This will help to illustrate the amount of open space and landscaping throughout the development.

Response: A site illustrative has been included as a part of this submittal.

PLN06: An Improvements Agreement will need to accompany the final plat. Please see attached template.

Response: Acknowledged, an Improvements agreement will be provided.

PLN07: Note: Reduction of four units overall from recently approved amended PDP.

Response: Comment noted, thank you.

PLN08: It's very important to have an access plan when the roadways are vacated, because property owners to the north rely on the existing roads.

Response: Comment noted, thank you. The developer with work with the county to develop a temporary access plan for adjacent property owners.

ROW REVIEW- THAYENG CHANG

ROW1: Revise the site plan to show (1) the record boundary with dimensions, (2) any existing and proposed easements, (3) location of existing public roads, and (4) existing and proposed structures with the dimensions and ties to the record boundary, existing structures, well and septic systems if applicable.

Response: Access plan has been submitted. Per virtual meeting on 12/11/2025 the project will be constructed in order according to the supplied exhibit and a temporary access easement will be utilized to keep access open to the properties on the north of the Site.

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ROW2: On the site plan, show the recorded information of the document providing right-of-way access to the site. Additionally, show all survey section corner information to help determine the location of the site boundary

Response: Revised as requested.

ROW3: Submit a title commitment dated within 30 days of application or more current to verify ownership, exceptions, and record chain of title. Provide hyperlinks to all cited documents or an abstract. It must have a current date, and this will revise the title NOTE.

Response: An updated title commitment has been included as a part of this submittal.

ROW4: York Street is classified as a Minor Arterial roadway; the right-of-way width for this classification is 120 feet. East 78th, East 79th, and Cleveland Street are classified as local roadways; the right-of-way width classification is 60 feet.

Response: In previous discussions with the County it was discussed that East 78th Street would need to be upgraded to a minor collector which requires an 80' ROW. The applicant is therefore dedicating 10' extra feet of ROW on the North side of East 78th Street. Agreed that York Street is a minor arterial with a 120' ROW, applicant proposes no changes to this.

ENVIRONMENTAL ANALYST REVIEW- MEGAN GRANT

ENV1. Applicant has addressed ENV comments with previous submittals. No additional ENV comments at this time.

Response: Comment noted. Thank you for your review.

DEVELOPMENT ENGINEERING REVIEW- MATTHEW EMMENS

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C06094H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

The applicant should be aware that the City of Thornton is preparing a new floodplain study for the Niver Creek. Although not approved yet, the new floodplain boundaries will affect this property. The applicant should work with the City of Thornton and the Mile High Flood District to insure there are no negative affects to this development.

Response: Acknowledged, thank you. Wright Water Engineers continues to be in contact with FEMA and is aware of the floodplain study being prepared. The Site model will take into account the latest floodplain mapping.

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

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The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at mjarchuleta@adcogov.org.

Response: Acknowledged, thank you. A SWQ permit will be submitted at the time of this EGR submittal.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review few can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

Please note: the Engineering Review requires a separate application. Do not include Engineering Review documents with land use application submittals.

The applicant has submitted for an Engineering Review (Case # EGR2025-00038). Review comment for the EGR case will be sent directly to the applicant when the review is complete.

Response: EGR comments received and will be revised accordingly.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Response: Acknowledged, a separate EGR will be provided for 79th Ave and the imprvements for 78th are within this EGR application and construction documents.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into an Improvements Agreement (IA) with the County and provide a security bond for all public improvements.

Response: Acknowledged, an Improvements agreement will be provided.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

Response: Acknowledged, thank you.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

Response: Acknowledged, thank you.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible. LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Response: LID standards have been utilized to the extent practical as requested, please see drainage report for further details.

ENG9: Development of this property will require vacation and dedication of street rights-of-way that is currently being used by the property owners to the North. Access to the properties to the North must be maintained at all times. The developer will need to include a plan showing how access will be maintained during construction and until all the infrastructure has been completed and accepted by Adams County. This plan should be included in the Engineering Review case (EGR2025-0038).

Response: A draft phasing plan has been provided with this submittal.

NEIGHBORHOOD SERVICES REVIEW- MEAGAN CORDOVA

There are no open violations at this location at this time. No comment.

Response: Comment noted. Thank you for your review.

ATTORNEY REVIEW- SALLY DAGGETT

1. See staff comments.
2. PUD FDP (Sheet 1 of 23): Change Planning Commission signature line to state "Reviewed by …" instead of "Recommended for Approval by …".

Response: Texted has been updated to state "Reviewed by".

PARKS REVIEW- ASHLEY COLEMAN

This will be a large development for this area close to NCT and Steele Street Park. Their design includes active pocket parks, but could we recommend a connection for their residents to the trail? It would alleviate parking at Steele Street and be a nice addition for that development.

Response: Once 79th Ave extension is completed, residents will have access to the Niver Creek Trail via sidewalk connections on 79th Ave and York St.

ACFR- CARLA GUTIERREZ

ACFR has no questions or concerns for referral PRC2025-00020.

Response: Comment noted. Thank you for your review.

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RTD- SCOTT WOODRUFF

Project Name: Welby Junction - PRC2025-00020 - 1st Submittal

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Response: Comment noted. Thank you for your review.

XCEL ENERGY- VIOLETA CIOCANU (CHOKANU)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Welby Junction.

Please be aware PSCo owns and operates existing natural gas and overhead electric distribution facilities within the development.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, relocation and modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-WayAgent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: Acknowledged, thank you. An application has already been submitted and Xcel design has started.

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 15

FINAL PLAT

PURPOSE STATEMENT

TO VACATE AND REPLAT THE FOLLOWING: LOTS 22 & 23, BLOCK 1, LOTS 1-6, LOT 11 EXCEPT THE WEST 12 FEET OF THE SOUTH 157.5 FEET AND LOTS 12-17, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-15, BLOCK 4, LOTS 1-15, BLOCK 5, LOTS 1-14, BLOCK 6 ALONG WITH MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

OWNERSHIP AND DEDICATION CERTIFICATE

SEE SHEET 2

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°30'16" EAST, A DISTANCE OF 1,307.22 FEET.

2. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

3. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.

4. AZTEC CONSULTANTS, INC. HAS RELIED UPON THE PROPERTY INFORMATION COMMITMENT NO. ABC70842263.1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 04/01/2025, 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OF EXISTING EASEMENTS AND RIGHTS-OF-WAY.

6. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

7. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0604H, MAP REVISED MARCH 5, 2007.

8. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

9. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY.

10. TRACTS, EASEMENTS, AND PRIVATE ACCESSES WITHIN THE ACCESS EASEMENTS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSOR'S AND ASSIGNS.

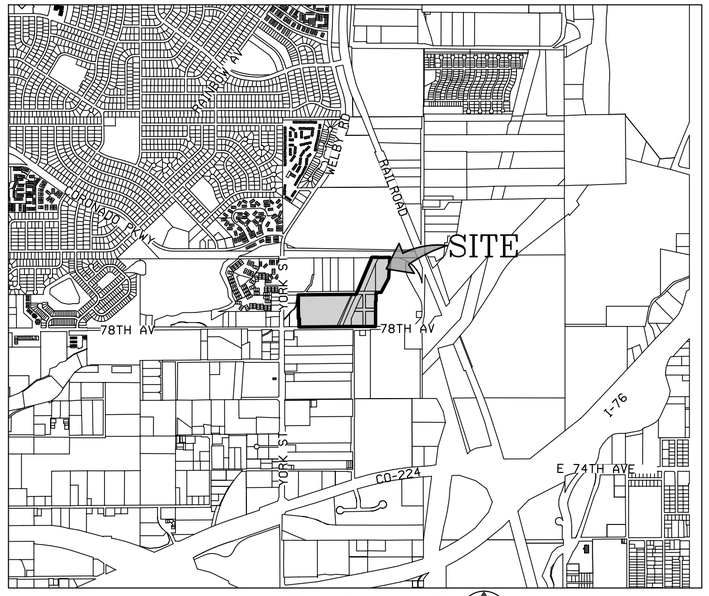
11. NOTICE IS HEREBY GIVEN THAT THIS SUBDIVISION MAY BE SUBJECT TO A RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

12. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

13. GENERALLY THERE ARE 5', 6' AND 8' WIDE UTILITY EASEMENTS ALONG THE FRONTS, SIDES AND REARS OF LOTS, WITH THESE EASEMENTS BEING GRAPHICALLY SHOWN HEREON AND ARE HEREBY DEDICATED BY THIS PLAT FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY THE TRACT OWNER. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

14. PROSPECTIVE AND CURRENT PROPERTY OWNERS WITHIN WELBY JUNCTION ARE HEREBY NOTIFIED THAT AN EXISTING CHURCH, ASSUMPTION OF THE BLESSED VIRGIN MARY CATHOLIC CHURCH, LOCATED IN PROXIMITY TO THIS COMMUNITY, OPERATES A CHURCH BELL. THE OPERATION OF THIS CHURCH BELL PREDATES THE ESTABLISHMENT OF THIS COMMUNITY, AND ITS CONTINUED OPERATION IS ANTICIPATED. THIS BELL MAY SOUND AT VARIOUS TIMES THROUGHOUT THE DAY, INCLUDING BUT NOT LIMITED TO HOURLY CHIMES, RELIGIOUS SERVICES, AND SPECIAL EVENTS.

15. ANY UTILITIES INSTALLED WITHIN THE REQUESTED VACATED RIGHT-OF-WAYS, AS SHOWN HEREON, WILL BE RELOCATED AT THE OWNER/DEVELOPERS COST WITHIN A NEW EASEMENT, OR A NEW EASEMENT WILL BE PROVIDED IN PLACE.



VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

FOR REVIEW
DO NOT RECORD

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____A.D. 2025

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____A.D., 2025

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT ____M. ON THE ____ DAY OF _____, 2025, RECEPTION NO._____.

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DATE	BY	REVISION DESCRIPTION
2025/12/17	TP	REVISED EASEMENTS
2025/09/09	BAM	REVISED ROW, LOTS, TRACTS, EASEMENTS

REVISION TABLE

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 1 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING THE FOLLOWING:

PARCEL I:
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, AND LOTS 11 THROUGH 17, BLOCK 2, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19,

EXCEPT THAT PORTION OF LOT 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET;
THENCE EASTERLY A DISTANCE OF 12 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 157.5 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE WESTERLY 12 FEET TO THE **POINT OF BEGINNING**, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:
LOTS 22 AND 23, BLOCK 1, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:
THAT PART OF THE NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36 WHICH POINT IS 491.1 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°35" WEST 385.7 FEET; THENCE SOUTH 28°30" WEST 304.95 FEET; THENCE WEST 95.37 FEET; THENCE NORTH TO THE NORTH LINE OF SECTION 36; THENCE EAST ALONG THE NORTH LINE TO THE **POINT OF BEGINNING**.
EXCEPT THAT PART OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY LYING IN THE NORTHWEST CORNER. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL IV:
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 6, TOWN OF WELBY, SECOND FILING, AS RECORDED MARCH 07, 1910 IN PLAT BOOK 1 AT PAGE 19, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL V:
THAT PORTION OF THE FORMER LAND AND RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY LYING WITHIN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH LINE OF CLINE STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE SOUTH BY THE NORTH LINE OF BURNETT STREET AS DEDICATED IN THE PLAT OF TOWN OF WELBY, SECOND FILING, BOUNDED ON THE WESTERLY SIDE BY A LINE WHICH EXTENDS FROM A POINT 385.2 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 14 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AS MEASURED ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4 WHICH POINT IS 50 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF THE 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS ORIGINALLY SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST TO A POINT ON THE NORTH LINE OF COUNTY ROAD (BURNETT STREET) BY A COURSE FROM SAID BEGINNING POINT OF SOUTH 23°31" WEST A DISTANCE OF 392.8 FEET, MORE OR LESS, BEING A LINE 50 FEET WESTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE SAID CENTERLINE OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY, AND BOUNDED ON THE EASTERLY AND EAST SIDE BY THE SOUTHEASTERLY LINE OF SAID 100 FOOT STRIP OF LAND OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY AS SURVEYED AND STAKED OUT IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND BY THE EAST LINE OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 36 RESPECTIVELY. COUNTY OF ADAMS,
STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF THE FORMER RIGHT OF WAY OF THE DENVER, LARAMIE & NORTHWESTERN RAILWAY COMPANY IN THE NORTHWEST CORNER OF THE EAST 26 ACRES OF THE NORTHEAST 1/4 NORTHWEST 1/4 AND THE RIGHT OF WAY IN THE WEST 14 ACRES OF THE
NORTHEAST 1/4 NORTHWEST 1/4 SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF CLEVELAND AVENUE LYING SOUTH OF EAST 79TH AVENUE (FORMALLY KNOWN AS CLINE STREET) AND NORTH OF EAST 78TH AVENUE AS DEDICATED ON THE PLAT OF THE TOWN OF WELBY, SECOND FILING AS RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO.

FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND A UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;
2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;
3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN WELBY, SECOND FILING THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;
2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;
3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;
2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMALLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26.516 ACRES, (1,155,044 SQUARE FEET), MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WELBY JUNCTION** FINAL PLAT AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

EXECUTED THIS _____ DAY OF _____ A.D., 2025,

OWNER: COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

BY: _____ AS: GENERAL PARTNER
RONALD A. COSIMI

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2025,

BY RONALD A. COSIMI, GENERAL PARTNER AS AUTHORIZED SIGNATORY

FOR COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

FOR REVIEW
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 2 OF 15	

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LAND SUMMARY CHART

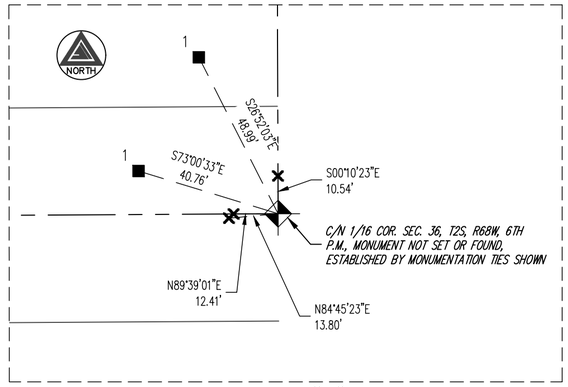
TRACT/ALLEY	AREA (S.F.±)	AREA (AC)	USE	OWNER
TRACT A	2,186	0.050	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT B	59,242	1.360	OPEN SPACE/UTILITIES/DRAINAGE/IRRIGATION	COSIMI FARMS, LP
TRACT C	20,698	0.475	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT D	1,517	0.035	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT E	48,435	1.112	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT F	15,982	0.367	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT G	2,556	0.059	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT H	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT I	8,742	0.201	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT J	5,878	0.135	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT K	117,842	2.705	OPEN SPACE/UTILITIES/RETAINING WALL/DRAINAGE	COSIMI FARMS, LP
TRACT L	53,345	1.225	OPEN SPACE/UTILITIES/DRAINAGE/RETAINING WALL	COSIMI FARMS, LP
TRACT M	2,112	0.048	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT N	6,577	0.151	OPEN SPACE/UTILITIES/DRAINAGE	COSIMI FARMS, LP
TRACT O	936	0.021	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TRACT P	23,239	0.533	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT Q	12,322	0.283	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT R	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT S	2,860	0.066	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT T	15,575	0.358	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT U	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT V	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT W	7,305	0.168	ACCESS/UTILITIES	COSIMI FARMS, LP
TRACT X	2,764	0.063	OPEN SPACE/UTILITIES	COSIMI FARMS, LP
TOTAL TRACT AREA	436,325	10.018		
TOTAL LOT AREA	509,951	11.705		
TOTAL ROW AREA	208,768	4.793		
TOTAL SITE AREA	**1,155,044**	**26.516**		

*THIS SUBDIVISION PLAT CONTAINS 218 RESIDENTIAL LOTS & 24 TRACTS

DETAIL A
MONUMENT SYMBOL LEGEND

1 ■ DEFINED EDGE OF CONCRETE PER MONUMENT RECORD DATED JUNE 04, 1987 FILED BY CHARLES H. RUSSELL

× CHISELED CROSS IN HEADWALL



DETAIL "A"
SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°03'42"E	170.40'
L2	N89°50'03"W	9.18'
L3	N00°30'58"W	157.50'
L4	S89°28'21"W	12.00'
L5	S00°30'58"E	38.24'
L6	S00°30'05"E	18.52'
L7	N07°59'56"E	64.37'
L8	N11°50'42"E	44.72'
L9	N15°41'28"E	44.72'
L10	N19°32'13"E	42.55'
L11	S47°34'26"W	43.40'
L12	S65°53'44"W	50.38'
L13	N39°27'19"E	38.48'
L14	N47°19'47"E	46.12'
L15	N39°38'41"E	4.70'
L16	S50°50'24"E	28.38'
L17	N39°09'36"E	20.00'
L18	S50°50'24"E	33.22'
L19	S89°28'21"W	7.23'
L20	S40°18'33"E	10.32'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S39°16'37"W	10.32'
L22	S50°43'23"E	10.33'
L23	N49°41'27"E	10.33'
L24	N49°41'27"E	10.34'
L25	S50°43'23"E	10.33'
L26	S50°43'23"E	10.34'
L27	N49°41'27"E	10.33'
L28	S50°43'23"E	10.34'
L29	N49°41'27"E	10.33'
L30	S39°16'37"W	8.75'
L31	S40°18'33"E	8.75'
L32	S40°18'33"E	9.54'
L33	S39°16'37"W	9.54'
L34	S40°18'33"E	8.75'
L35	S39°16'37"W	8.75'
L36	S39°16'37"W	10.32'
L37	S40°18'33"E	10.32'
L38	S40°18'33"E	10.32'
L39	S39°16'37"W	10.32'
L40	S39°16'37"W	8.75'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S40°18'33"E	8.75'
L42	S40°18'33"E	8.75'
L43	S39°16'37"W	8.75'
L44	S39°16'37"W	10.32'
L45	S40°18'33"E	10.32'
L46	S41°59'59"W	9.94'
L47	S43°01'16"E	9.93'
L48	S39°16'37"W	10.32'
L49	S40°18'33"E	10.32'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'07"	8.50'	13.35'
C2	90°00'53"	8.50'	13.35'
C3	90°00'00"	8.50'	13.35'
C4	90°00'00"	8.50'	13.35'
C5	77°40'24"	28.00'	37.96'
C6	90°00'00"	8.50'	13.35'
C7	90°00'00"	8.50'	13.35'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	9.00'	14.14'
C11	90°00'00"	5.00'	7.85'
C12	89°59'07"	5.00'	7.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	89°59'07"	8.50'	13.35'
C14	89°59'10"	10.00'	15.71'
C15	90°00'53"	10.00'	15.71'
C16	89°59'19"	8.50'	13.35'
C17	90°00'41"	8.50'	13.35'
C18	89°59'19"	13.00'	20.42'
C19	89°50'01"	13.00'	20.38'
C20	90°09'59"	8.50'	13.38'
C21	89°50'01"	18.00'	28.22'
C22	85°23'59"	8.50'	12.67'
C23	77°40'24"	28.00'	37.96'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	N/A
SHEET 3 OF 15	

WELBY JUNCTION

CASE NO. PRC2025-00001

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

MONUMENT SYMBOL LEGEND

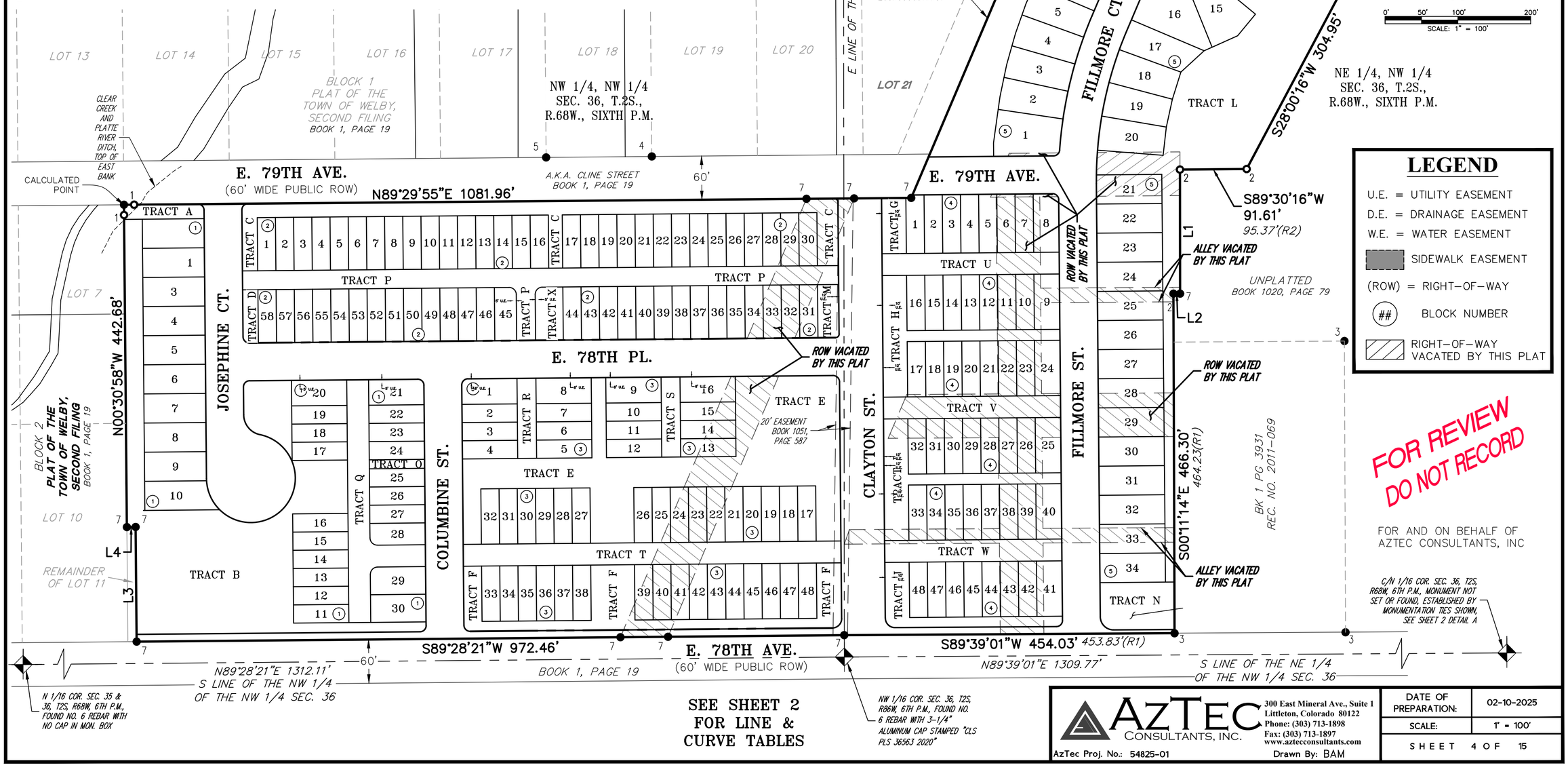
1. SET NO. 5 X 18" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "14' WITNESS CORNER AZTEC PLS 39636"
2. SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLATIC CAP STAMPED "AZTEC PLS 38636"
1. FOUND NO. 3 REBAR WITH NO CAP
2. FOUND BENT NO. 3 REBAR WITH NO CAP
3. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "RW BAYER LS 6973"
4. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973"
5. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
6. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
7. FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38158"

FOUND SECTION CORNER AS DESCRIBED HEREON

(R1) TOWN OF WELBY BK. 1 PG. 19

(R2) COSIMI FARMS, LP, REC. NO. C0479374

(ROW) RIGHT-OF-WAY



LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

FOR REVIEW
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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SEE SHEET 2 FOR LINE & CURVE TABLES

AZTEC CONSULTANTS, INC.
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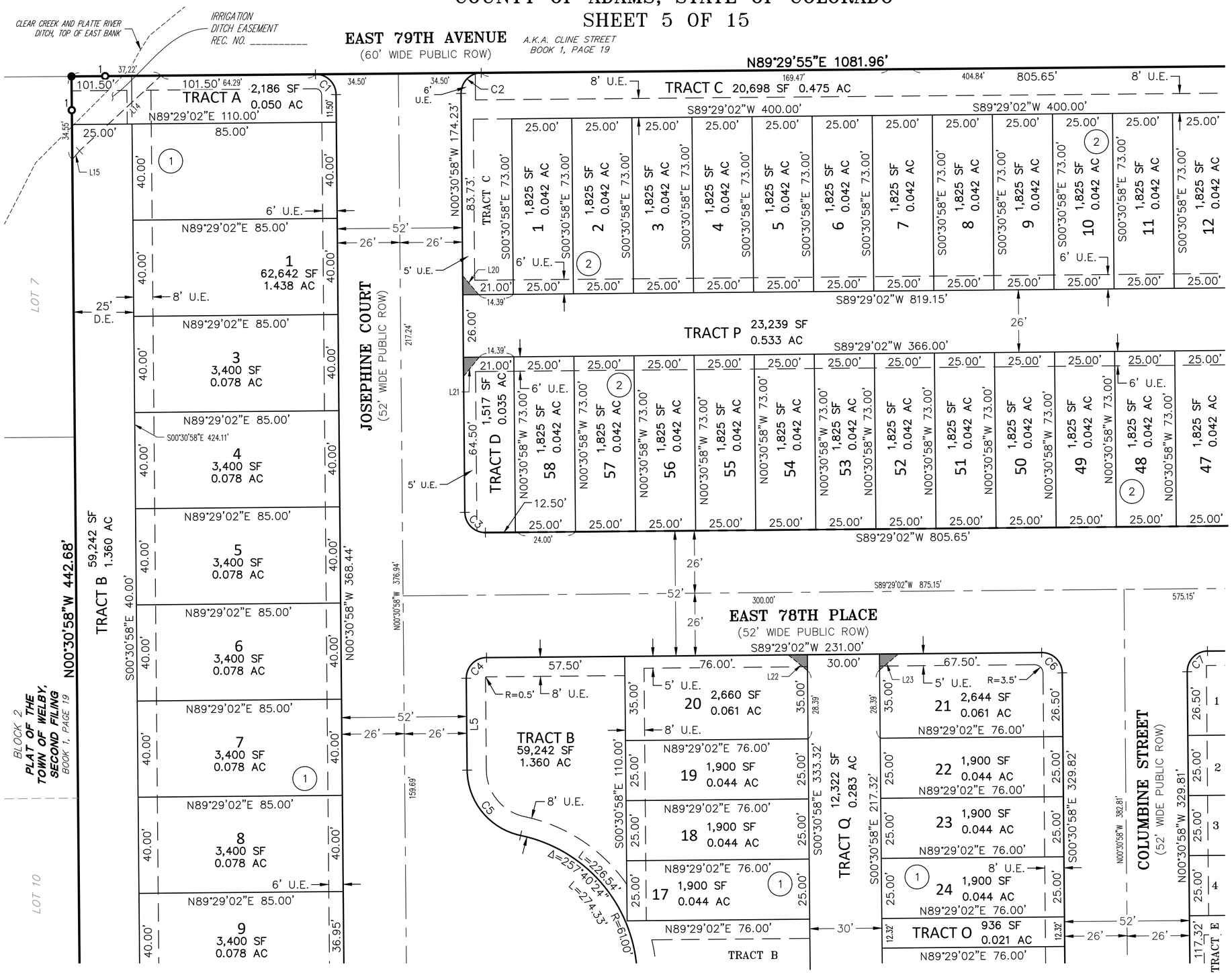
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 100'
SHEET 4 OF 15	

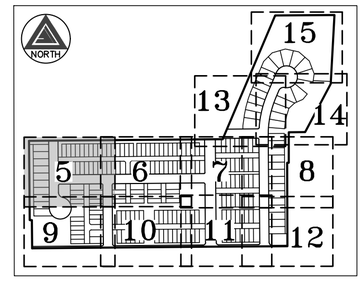
CASE NO. PRC2025-00001

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 15





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

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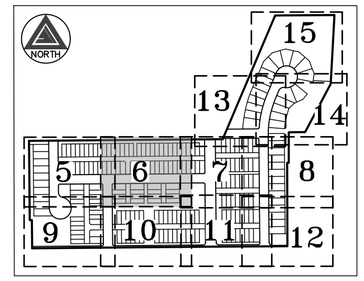
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 5 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
SIDEWALK EASEMENT
(ROW) = RIGHT-OF-WAY
(##) BLOCK NUMBER
RIGHT-OF-WAY VACATED BY THIS PLAT

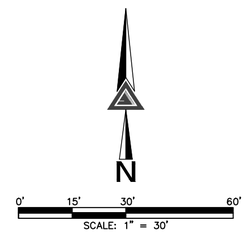
EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET
BOOK 1, PAGE 19

N89°29'55"E 1081.96'
404.84'
805.65'
211.34'
TRACT C 20,698 SF 0.475 AC
8' U.E.
S89°29'02"W 350.00'
S89°29'02"W 819.15'
S89°29'02"W 366.00'
S89°29'02"W 407.15'
S89°29'02"W 805.65'
TRACT P 23,239 SF 0.533 AC
TRACT X 2,764 SF 0.063 AC
TRACT R 2,860 SF 0.066 AC
TRACT S 2,860 SF 0.066 AC
TRACT E 48,435 SF 1.112 AC
S89°29'02"W 875.15'
575.15'
S89°29'02"W 501.65'
S89°29'02"W 178.00'
N89°29'02"E 178.00'
60' ROW VACATION

EAST 78TH PLACE
(52' WIDE PUBLIC ROW)

COLUMBINE STREET
(52' WIDE PUBLIC ROW)

SEE SHEET 5
SEE SHEET 7
SEE SHEET 10
SEE SHEET 10



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
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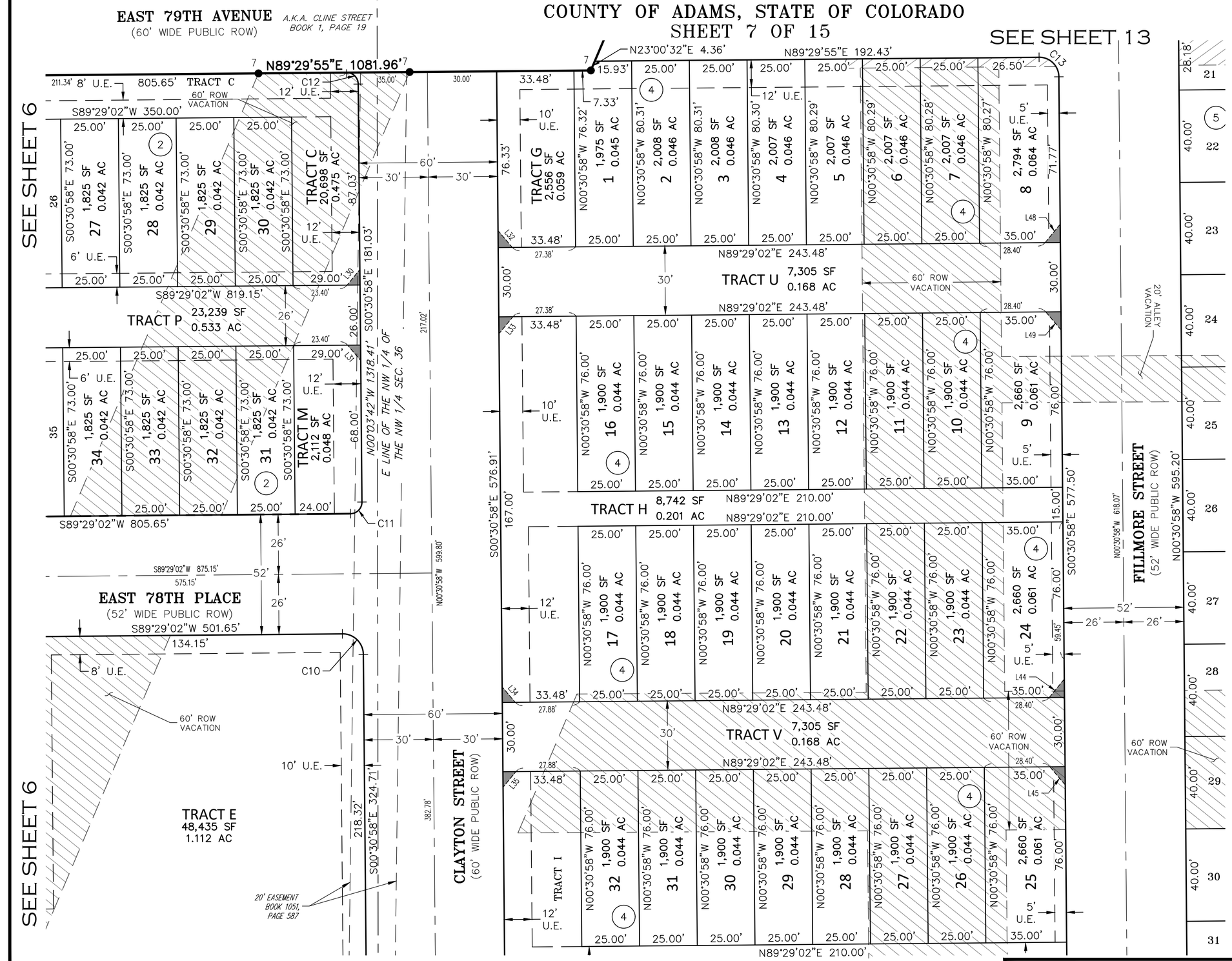
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 6 OF 15	

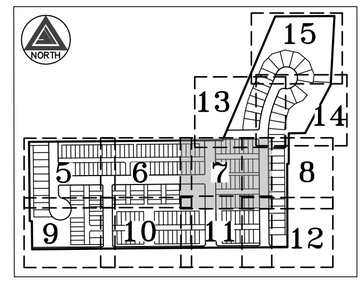
WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 15

CASE NO. PRC2025-00001





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
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- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54825-01
Drawn By: BAM

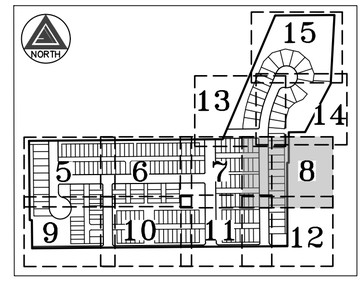
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 7 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 14

SEE SHEET 7

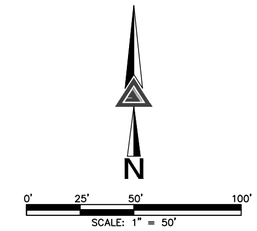
SEE SHEET 12

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT



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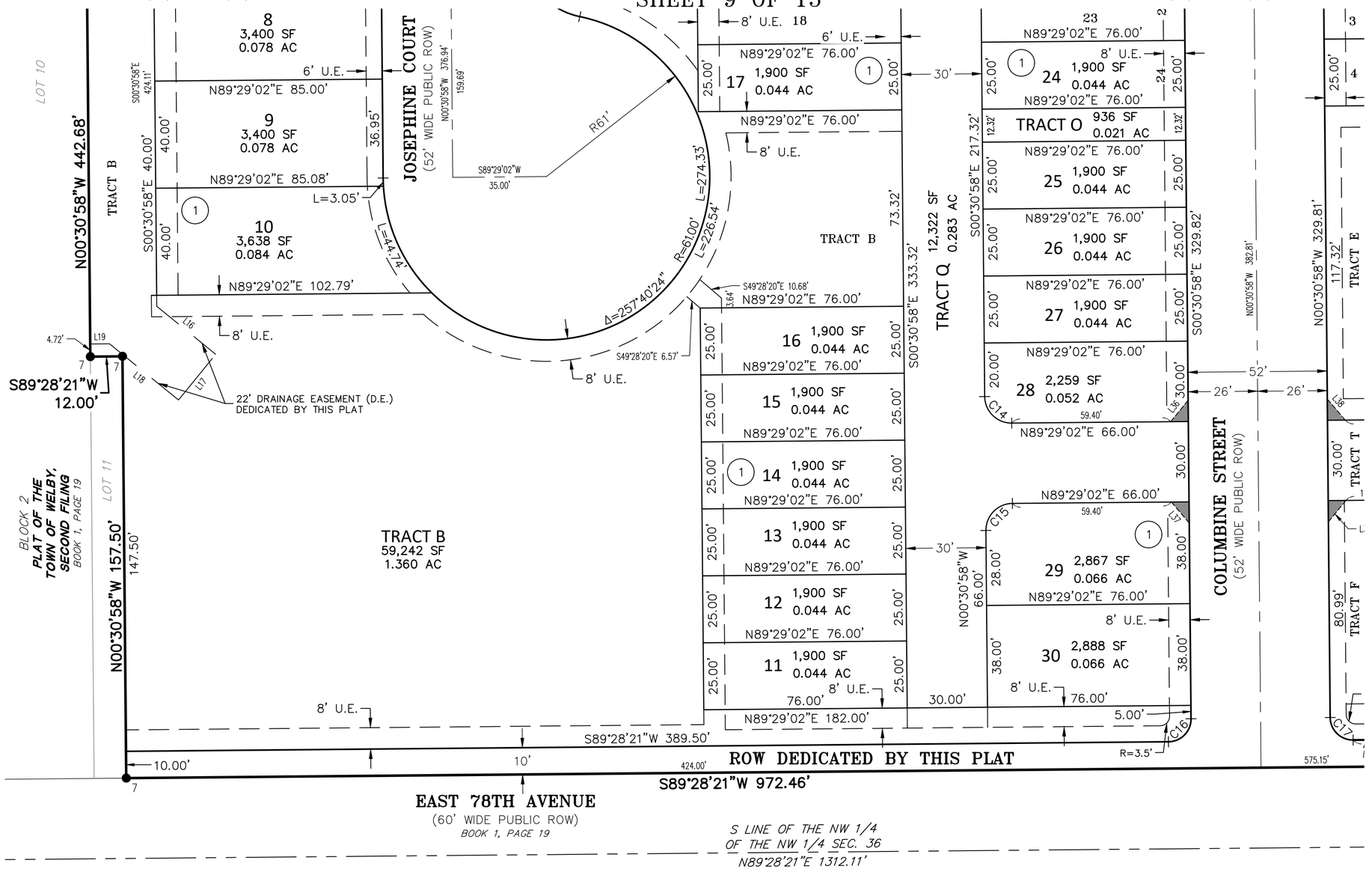
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 8 OF 15	

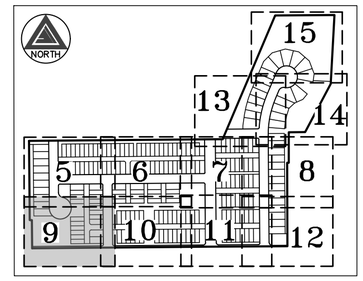
CASE NO. PRC2025-00001

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 15





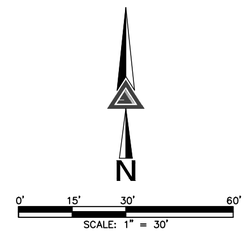
KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
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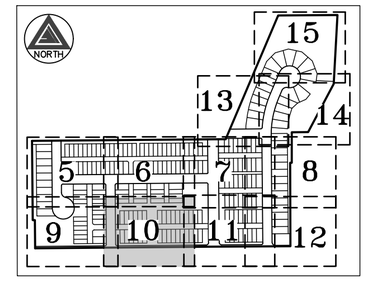
AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 9 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 11

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

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- U.E. = UTILITY EASEMENT
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- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N
0' 15' 30' 60'
SCALE: 1" = 30'

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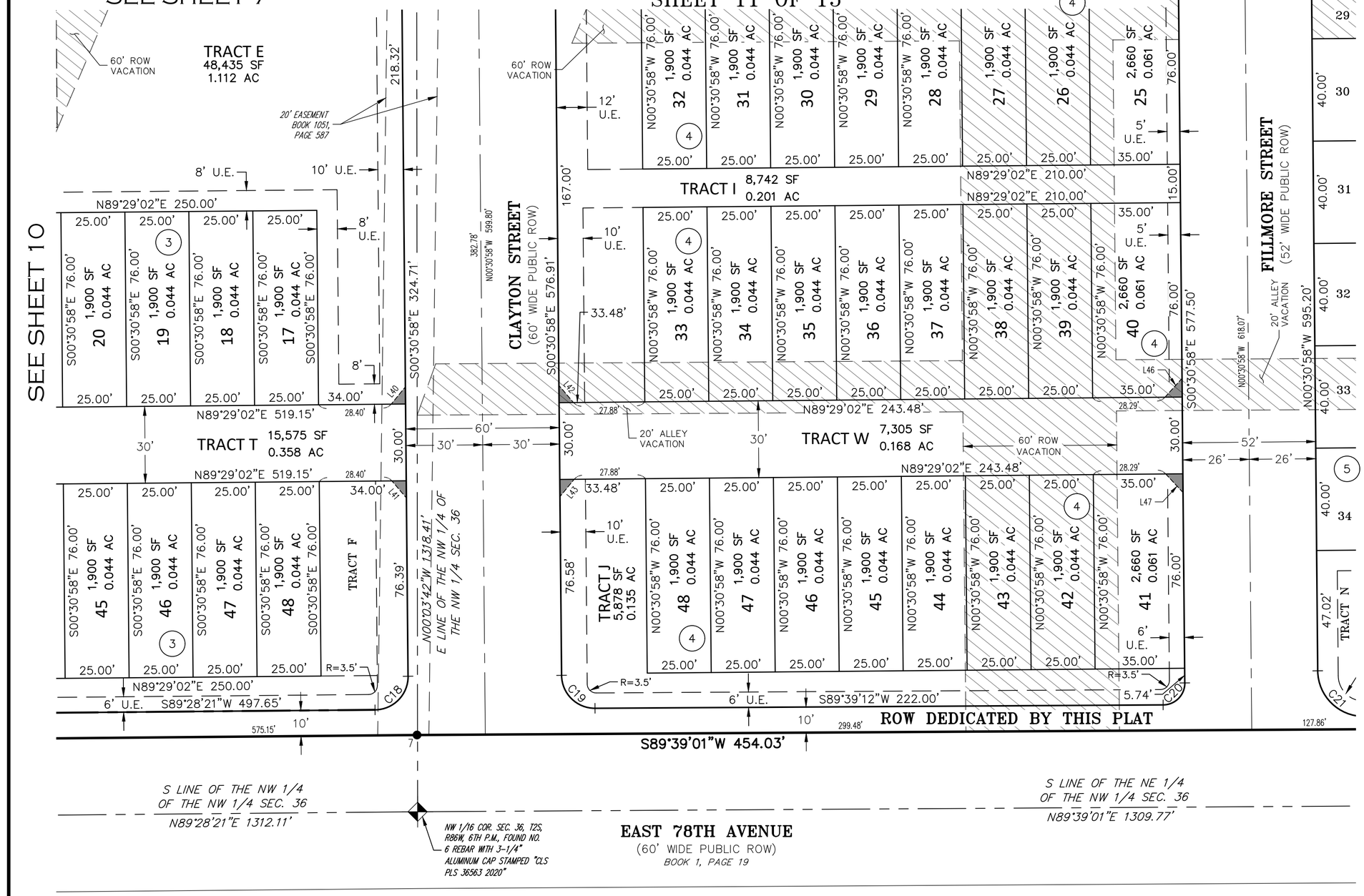
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 10 OF 15	

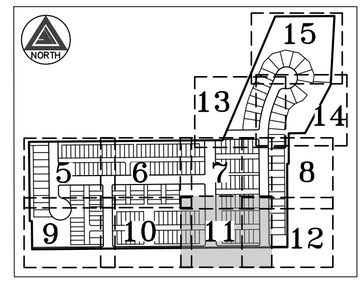
WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 15

CASE NO. PRC2025-00001





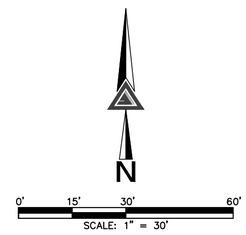
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SCALE: 1" = 600'

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SEE SHEET 3 FOR LINE & CURVE TABLES

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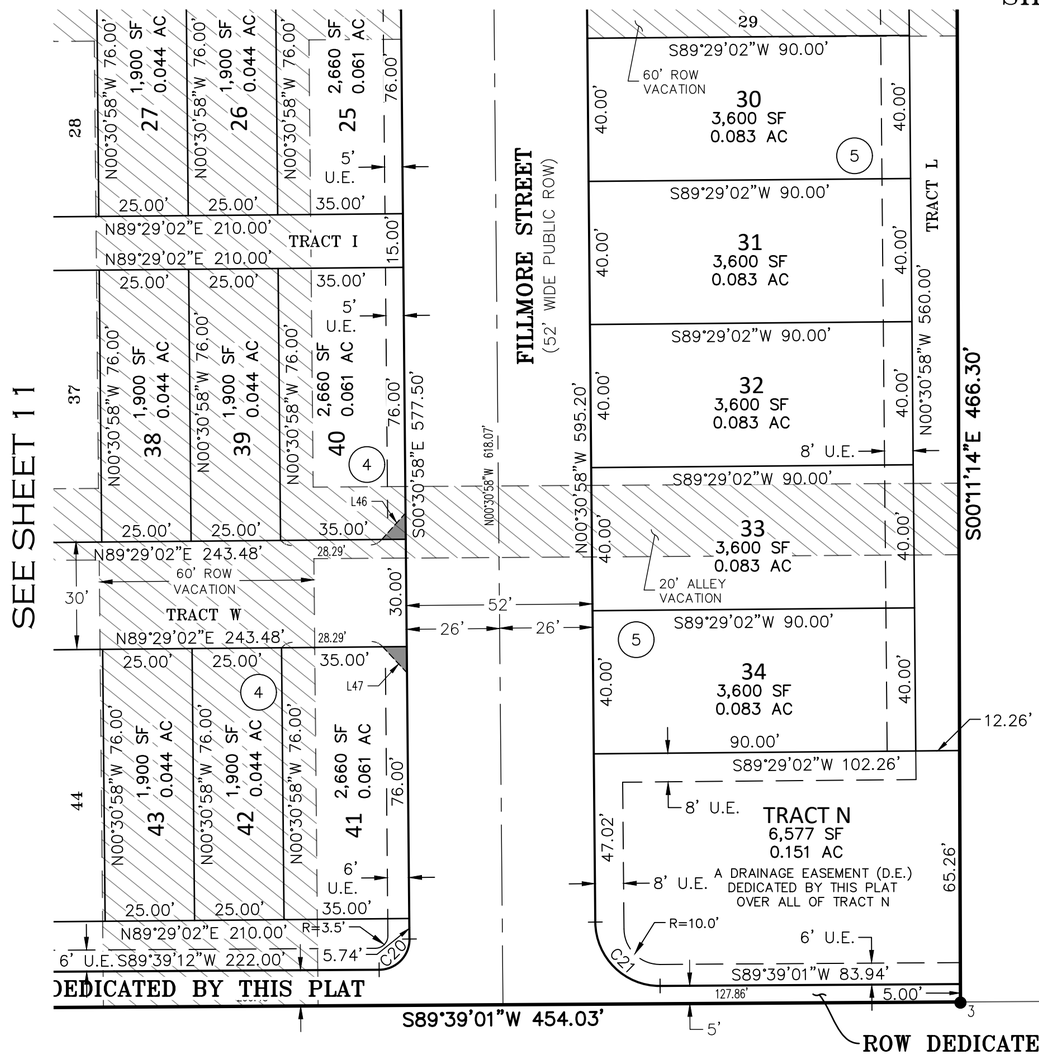
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 11 OF 15	

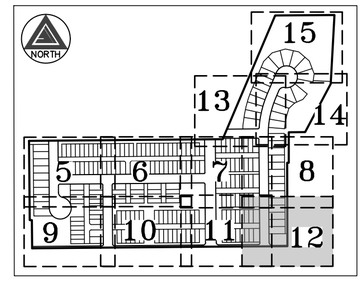
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LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PRC2025-00001

SHEET 12 OF 15





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

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- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

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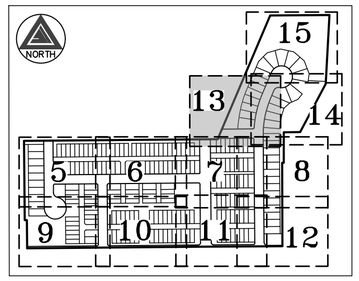
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 12 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 15

SEE SHEET 14

SEE SHEET 4 FOR MONUMENT SYMBOL LEGEND

SEE SHEET 3 FOR LINE & CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
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- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

CLEVELAND AVE. VACATED BY REC NO. 20070000017707

LOT 1 BLOCK 1 **A & M STEEL INC. SUBDIVISION** REC. NO. 2007000017707

N00°03'42"W 1318.41' E LINE OF THE NW 1/4 OF THE NW 1/4 SEC. 36

N23°00'32"E 750.94' 689.87'

TRACT K
117,842 SF
2.705 AC
A DRAINAGE EASEMENT (D.E.) DEDICATED BY THIS PLAT OVER ALL OF TRACT K

EAST 79TH AVENUE
(60' WIDE PUBLIC ROW)
A.K.A. CLINE STREET BOOK 1, PAGE 19

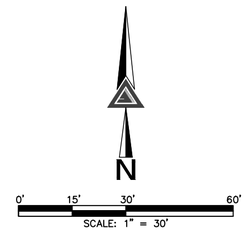
EAST 79TH AVENUE
(52' WIDE PUBLIC ROW)

FILLMORE COURT
(52' WIDE PUBLIC ROW)

1	5,228 SF, 0.120 AC
2	3,757 SF, 0.086 AC
3	3,757 SF, 0.086 AC
4	3,757 SF, 0.086 AC
5	3,726 SF, 0.086 AC
6	3,600 SF, 0.083 AC
7	3,600 SF, 0.083 AC
16	
17	4,142 SF, 0.095 AC
18	3,897 SF, 0.089 AC
19	3,897 SF, 0.089 AC
20	3,904 SF, 0.090 AC
21	3,599 SF, 0.083 AC
22	3,600 SF, 0.083 AC

N89°29'55"E 1081.96' | N23°00'32"E 4.36' | S89°29'55"W 215.76' | N89°29'55"E 171.69' | S66°59'28"E 90.00' | S70°04'39"E 90.02' | S73°55'25"E 90.02' | S77°46'11"E 90.02' | S81°36'57"E 90.02' | N23°00'32"E 182.65' | N23°00'32"E 133.20' | S23°00'32"W 133.20' | S23°00'32"W 46.25' | N66°59'2 | N70°00'26"W 90.00' | N75°10'15"W 90.00' | N80°20'03"W 90.00' | S85°29'52"E 90.37' | S89°29'02"W 89.87' | S89°29'02"W 90.00' | N00°30'58"W 595.20' | N00°30'58"W 560.00' | N00°30'58"W 618.07'

ROW VACATION | S89°12'42"E (RADIAL) | L=12.52' | 60' ROW VACATION



FOR REVIEW
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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SEE SHEET 7

AzTec Consultants, Inc.
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Littleton, Colorado 80122
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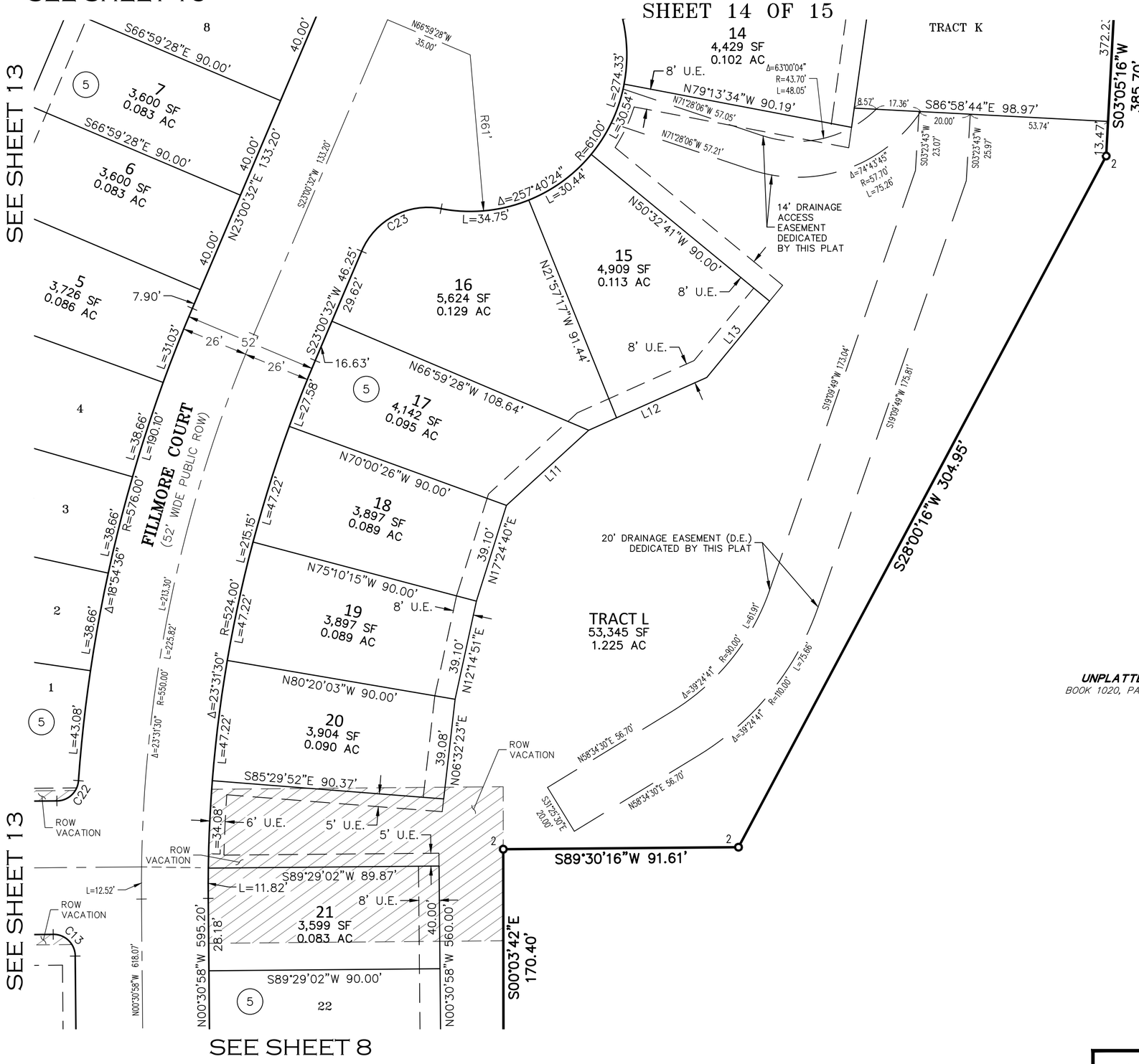
AzTec Proj. No.: 54825-01
Drawn By: BAM

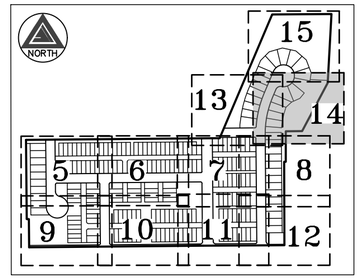
DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 13 OF 15	

WELBY JUNCTION

A RE-PLAT OF THE TOWN OF WELBY AND THAT PORTION OF THE VACATED DENVER, LARAMIE, AND NORTHWESTERN RAILWAY COMPANY RIGHT-OF-WAY
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 15

CASE NO. PRC2025-00001





KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

LEGEND

- U.E. = UTILITY EASEMENT
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- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N

0' 15' 30' 60'
SCALE: 1" = 30'

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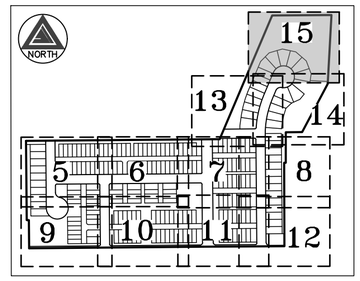
AzTec Proj. No.: 54825-01
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SHEET 14 OF 15	

WELBY JUNCTION

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SHEET 15 OF 15

CASE NO. PRC2025-00001



KEY MAP
SCALE: 1" = 600'

SEE SHEET 4
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 3
FOR LINE &
CURVE TABLES

N89°30'16"E 331.46'

CLEVELAND AVE.
VACATED BY REC NO.
20070000017707

LOT 1
BLOCK 1
A & M STEEL INC. SUBDIVISION
REC. NO. 2007000017707

N23°00'32"E 750.94'
689.87'

TRACT K
117,842 SF
2.705 AC
A DRAINAGE EASEMENT (D.E.) DEDICATED BY THIS PLAT OVER ALL OF TRACT K

UNPLATTED
BOOK 1020, PAGE 79

372.23'
S03°05'16"W 385.70'

LEGEND

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- W.E. = WATER EASEMENT
- SIDEWALK EASEMENT
- (ROW) = RIGHT-OF-WAY
- (##) BLOCK NUMBER
- RIGHT-OF-WAY VACATED BY THIS PLAT

N
0' 15' 30' 60'
SCALE: 1" = 30'

FILLMORE COURT
(52' WIDE PUBLIC ROW)

10
4,881 SF
0.112 AC

11
4,881 SF
0.112 AC

12
4,881 SF
0.112 AC

13
5,333 SF
0.122 AC

14
4,429 SF
0.102 AC

9
4,663 SF
0.107 AC

8
3,600 SF
0.083 AC

N73°32'08"E 76.95'
30.88'
46.07'
S77°52'28"E 76.95'
30.88'
46.07'
S49°17'04"E 76.95'
30.88'
46.07'
S44°56'45"W 67.74'
30.88'
36.86'
S42°10'32"E 90.19'
S13°35'09"E 90.19'
S15°00'15"W 90.19'
S43°35'38"W 90.19'
8' U.E.
34.56'
L=30.44'
Δ=257°40'24"
R=61.00'
L=30.44'
L=274.33'
L=35.44'
L=26.42'
S66°59'28"E 90.00'
5.30'
40.00'
N23°00'32"E 182.65'
40.00'
N23°00'32"E 133.20'
26'
N66°59'28"W 35.00'
R61'
S23°00'32"W 133.20'
L=25.43'
8' U.E.
N79°13'34"W 90.19'
N71°28'06"W 57.05'
L=30.54'
S20°41'41"E 76.95'
51.07'
25.88'
S72°11'02"W 90.65'
38.48'
S07°53'43"W
8.52'
17.36'
S86°58'44"E 98.97'
20.00'
53.74'

SEE SHEET 13

SEE SHEET 14

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AzTec Proj. No.: 54825-01
Drawn By: BAM

DATE OF PREPARATION:	02-10-2025
SCALE:	1" = 30'
SHEET 15 OF 15	

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABC70842263.1-2** Date: **12/05/2025**

Property Address: **2401 E 78TH AVE, DENVER, CO 80229**

For Closing Assistance

Charles Ottinger
3033 EAST FIRST AVENUE, SUITE 600
DENVER, CO 80206
(303) 331-6216 (Work)
(303) 393-3870 (Work Fax)
cottinger@ltgc.com
Company License: CO44565

Closer's Assistant

Rachel Roberts
3033 EAST FIRST AVENUE, SUITE 600
DENVER, CO 80206
(303) 331-6260 (Work)
(303) 393-3858 (Work Fax)
rroberts@ltgc.com
Company License: CO44565

For Title Assistance

Scott Bennetts 5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111 (303) 850-4175 (Work)
sbennetts@ltgc.com Company License: CO44565

MERITAGE HOMES
Attention: TIM CLEMENTS
6892 SOUTH YOSEMITE COURT
SUITE 1-201
ENGLEWOOD, CO 80112
(855) 588-6374 (Work)
tim.clements@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES
Attention: JEANNE MALYS
18655 NORTH CLARET DRIVE SUITE 400
SCOTTSDALE, AZ 85255
(480) 515-8972 (Work)
(480) 452-0621 (Work Fax)
jeanne.malys@meritagehomes.com
Delivered via: Electronic Mail

MERITAGE HOMES OF COLORADO, INC.
Attention: Joshua Botts
Joshua.Botts@meritagehomes.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: ABC70842263.1-2 **Date:** 12/05/2025

Property Address: 2401 E 78TH AVE, DENVER, CO 80229

Seller(s): THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6; AND COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 06-17-06	TBD
TOTAL	**TBD**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Adams county recorded 12/11/1998 under reception no. 479374 at book 5574 page 560

Adams county recorded 01/13/1995 under reception no. 45510 at book 4453 page 31

Plat Map(s):

Adams county recorded 03/07/1910 at book 1 page 19/

ALTA COMMITMENT

First American Title Insurance Company

Schedule A

Order Number: ABC70842263.1-2

Property Address:

2401 E 78TH AVE, DENVER, CO 80229

1. **Effective Date:**

   12/02/2025 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 06-17-06 TBD
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   THE COUNTY OF ADAMS, STATE OF COLORADO, AS TO MCKINLEY AVENUE AND PITKIN STREET, CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET, A PORTION OF SAID EAST 79TH AVENUE AND THOSE ALLEYS OF BLOCKS 4, 5 AND 6;
   AND
   COSIMI FARMS, LP, A COLORADO LIMITED PARTNERSHIP, AS TO THE REMAINDER

5. **The Land referred to in this Commitment is described as follows:**

   A PARCEL OF LAND BEING LOTS 22 AND 23 BLOCK 1, LOTS 1-6 AND 11-17 BLOCK 2, LESS AND EXCEPT THE WEST 12' OF THE SOUTH 157.5' OF LOT 11, LOTS 1-7 BLOCK 3, LOTS 1-15 BLOCK 4, LOTS 1-15 BLOCK 5, LOTS 1-14 BLOCK 6 ALONG WITH MCKINLEY AVENUE, PITKIN STREET AND CLEVELAND AVENUE SOUTH OF EAST 79TH AVENUE, ALL OF THE PLAT OF THE TOWN OF WELBY SECOND FILING RECORDED IN BOOK 1 PAGE 19 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AN UNPLATTED PARCEL OF LAND, LOCATED WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   COMMENCING AT THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36, SAID TOWNSHIP AND RANGE, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 BEARS NORTH 89°30'16" EAST, A DISTANCE OF 1307.22 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

   THENCE ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 386.82 FEET TO THE EASTERLY BOUNDARY OF THE VACATED CLEVELAND AVENUE BY THE A & M STEEL INC. SUBDIVISION RECORDED AT RECEPTION NO. 2007000017707 IN SAID RECORDS AND THE POINT OF BEGINNING;

   THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°30'16" EAST, A DISTANCE OF 331.46 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 1020 PAGE 79;

   THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

   1. SOUTH 03°05'16" WEST, A DISTANCE OF 385.70 FEET;

2. SOUTH 28°00'16" WEST, A DISTANCE OF 304.95 FEET;

3. SOUTH 89°30'16" WEST, A DISTANCE OF 91.61 FEET TO THE EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PLAT OF THE TOWN OF WELBY, SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°03'42" EAST, A DISTANCE OF 170.40 FEET;

2. NORTH 89°50'03" WEST, A DISTANCE OF 9.18 FEET;

3. SOUTH 00°11'14" EAST, A DISTANCE OF 466.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 78TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°39'01" WEST, A DISTANCE OF 454.03 FEET;

2. SOUTH 89°28'21" WEST, A DISTANCE OF 972.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'58" WEST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 89°28'21" WEST, A DISTANCE OF 12.00 FEET TO THE WESTERLY BOUNDARY OF LOT 11 AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 6, AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING, NORTH 00°30'58" WEST, A DISTANCE OF 442.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 79TH AVENUE FORMERLY KNOWN AS CLINE STREET AS SHOWN ON SAID PLAT OF THE TOWN OF WELBY, SECOND FILING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°29'55" EAST, A DISTANCE OF 1081.96 FEET TO THE SOUTHERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID VACATED CLEVELAND AVENUE;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SOUTHEASTERLY BOUNDARY, NORTH 23°00'32" EAST, A DISTANCE OF 750.94 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT

First American Title Insurance Company

Schedule A

Order Number: ABC70842263.1-2

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ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABC70842263.1-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **Any and all unpaid taxes, assessments and unredeemed tax sales.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. ANY AND ALL RIGHTS OF THE DITCH COMPANY RELATING TO THE CLEAR CREEK AND PLATTE RIVER DITCH, ALSO KNOWN AS THE LOWER CLEAR CREEK DITCH, IN ADAMS COUNTY, WHICH TRAVERSES SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS SHOW ON THE PLAT OF THE TOWN OF WELBY SECOND FILING, RECORDED MARCH 7, 1910 IN BOOK 1 AT PAGE **19**.
10. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED SEPTEMBER 8, 1908 IN BOOK 33 AT PAGE **396**.
11. RESERVATION BY THE STATE OF COLORADO OF ALL RIGHT, TITLE AND INTEREST IN AND TO ANY COAL OR OTHER MINERAL OF ANY CHARACTER UNDERLYING THE LAND, AS CONTAINED IN DEED TO THE LARAMIE AND NORTHWESTERN RAILWAY COMPANY, RECORDED OCTOBER 21, 1908 IN BOOK 33 AT PAGE **451**.
12. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED JUNE 13, 1913 IN BOOK 62 AT PAGE **408**.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20, 1951, IN BOOK 427 AT PAGE **548**.

    NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 28, 1954, IN BOOK 499 AT PAGE **334**. JULY 22, 1954 IN BOOK 506 AT PAGE **46**. AUGUST 16, 1967 IN BOOK 1382 AT PAGE **201**. MARCH 6, 1968 IN BOOK 1420 AT PAGE **483**.

    NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.

15. EASEMENT GRANTED TO NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT, FOR WATER AND SEWER LINES, METERS AND OTHER APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 11, 1963, IN BOOK 1051 AT PAGE **587**.

16. ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED SEPTEMBER 26, 1966 IN BOOK 1321 AT PAGE **421**.

17. MATTERS AS SET FORTH IN RESOLUTION, RECORDED SEPTEMBER 24, 1974, IN BOOK 1955 AT PAGE **326**; SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE **332**; AND SEPTEMBER 24, 1974 IN BOOK 1955 AT PAGE **339**.

18. (THIS ITEM WAS INTENTIONALLY DELETED)

19. MATTERS AS SET FORTH IN RESOLUTION NO. 2023-_____ RECORDED AUGUST 22, 2023 UNDER RECEPTION NO. **2023000048071** AND IN RESOLUTION NO. 2023-393 RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. **2023000048082**.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 2025-329 RECORDED JULY 22, 2025 UNDER RECEPTION NO. **2025000042250**.

21. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ RECORDED _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ UNDER RECEPTION NO. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _.

ALTA COMMITMENT

First American Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABC70842263.1-2

22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 07, 2022 PREPARED BY AZTEC CONSULTANTS, INC., JOB #54821-33:

A. FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.

B. UTILITY LINES CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF RECORDED EASEMENTS.

C. TRAVELED RIGHT OF WAY OF CLEVELAND AVENUE CROSSES THE NORTHEASTERLY PORTION OF PARCEL I.

D. ADJOINER'S GATE POST SITUATED PARTIALLY ON PARCEL IV.

SAID SURVEY STORED AS IMAGE **70034188**

Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



First American Title™

Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of “cookie” technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness

We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record

We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use

We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy

We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education

We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security

We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENTS

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).
NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

(a) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(a) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
(b) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
(c) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
(d) The Company must receive payment of the appropriate premium.
(e) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.
NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.
NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may

include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

First American Title Insurance Company

First American Title™

Commitment For Title Insurance
Issued by First American Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

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

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, First American Title Insurance Company, has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880

Craig B. Rants, Senior Vice President



First American Title Insurance Company

Dennis J. Gilmore
President

Lisa W. Cornehl, Secretary

AMERICAN LAND TITLE ASSOCIATION

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DENVER WATER

1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

DISTRIBUTOR CONDITIONAL WATER PLAN APPROVAL

Project Name: Welby Junction

Conditional Approval Date (invalid after six (6) months of inactivity):

District Representative

District area Approval Signature: North Washington Street W&S District — Mike DeMattee **Print:** Mike DeMattee

Email: mdemattee@nwswsd.com **Phone:** 303-288-6664

CONDITIONS OF APPROVAL:

1) The Applicant is responsible for obtaining **District/Distributor** approval on all plans before submitting to Denver Water.

2) The Applicant is responsible for notifying the **District/Distributor** of any changes made to the submitted plans while they are being reviewed by Denver Water. The Applicant also gives Denver Water the authority to share its comments with the **District/Distributor**. These revisions to the plans may include but are not limited to: pipe alignment changes, materials changes, property and overall site layout.

3) At time of final plan submittal to Denver Water and before Denver Water Approval, the Applicant shall provide a PDF plan set to **District/Distributor**. **District/Distributor** reserves the right to delay final approval if **District/Distributor** finds that plans have changed and those changes have not been conveyed to **District/Distributor** as required under item #1 above. The changes will be reviewed and a determination made for the acceptance or denial of those changes.

4) If applicable, review and execution of easement documents (Easement Agreement, Legal Description, and Exhibit) will be processed through **District/Distributor**. **District/Distributor** will provide a copy of the recorded easement documents and electronic files to Denver Water for their records once available and prior to final Denver Water approval for construction. Note: Format of the Legal Description and Exhibit shall follow both Denver Water's CAD standards and Engineering Standards.

(www.denverwater.org/contractors/construction-information/plan-reviews/water-plan-submittal *)*

5) **Denver Water** will provide Final Plan Approval, and, thereafter, the **Contractor** shall be responsible for scheduling a pre-construction meeting **with both** the **District/Distributor and Denver Water** prior to construction**.**

I UNDERSTAND AND ACCEPT THE CONDITIONS OF APPROVAL AS DESCRIBED ABOVE

OWNER SIGNATURE: Joshua Botts DATE: 11/11/2025

PRINT NAME: Joshua Botts

TITLE: Forward Planning Manager

COMPANY: Meritage Homes of Colorado

Please contact Denver Water for their procedures regarding plan reviews: Denver Water, 1600 West 12th Avenue, Denver, Colorado 80204-3412, (303) 628-6100 #3. The information is also available on their website: www.denverwater.org/contractors/construction-information/plan-reviews

IMPROVEMENTS AGREEMENT

This Improvements Agreement (the "Agreement") is made and entered into as of the ____ day of _____, 20___ (the "Effective Date"), by and between Meritage Homes Of Colorado Inc., An Arizona Corporaiton a qualified to do business in Colorado ("Developer"), whose address is 7900 East Union Avenue, Suite 400, Denver, CO 80237, and the Board of County Commissioners of the County of Adams, State of Colorado ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601. County and Developer may be referred to in this Agreement collectively as the "Parties."

I. General

I.1 Purpose. The purpose of this Agreement is to provide for the completion of the Improvements as hereinafter defined, for the Welby Junction development as hereinafter defined.

I.2 Recitals and Definitions.

a. Developer is the owner and subdivider of the Welby Junction development and has presented a Final Plat for residential development to the County for approval.

b. The subdivision statutes of the State of Colorado, C.R.S. § 30-28-137, and the Adams County Development Standards and Regulations (the "County Regulations"), as both may be amended from time to time, authorize the execution of an agreement with the County to construct required improvements, to provide security for completion of said improvements, and deed land for public purposes or rights-of-way.

c. Adams County Development Standards and Regulations (the "County Regulations"), as may be amended from time to time, authorize the execution of an agreement with the County to construct required improvements, to provide security for completion of said improvements, and deed land for public purposes or rights-of-way.

d. This Agreement will provide for the completion of the Improvements, as defined herein, within the Welby Junction development and will protect the County from having to pay the cost of completing the Improvements in the event that Developer fails to do so.

e. The recitals in this Agreement constitute an integral part of the agreement of the Parties and are legally binding to the same extent as if set forth elsewhere in this Agreement.

I.3 The term "Subdivision" shall mean PRC2025-00020/Welby Junction on the property described in Exhibit A attached hereto (the "Property"), and by this reference made part hereof.

I.4 The "Development" shall mean PRC2025-00020/Welby Junction on the property described in Exhibit A attached hereto (the "Property"), and by this reference made part hereof.

I.5 Improvements. The "Improvements" shall mean the street (pavement, curbing, and sidewalk), drainage and stormwater, utilities, monumentation, and other improvements listed on Exhibit B-1 and Exhibit B-2 attached hereto and by this reference made part hereof. The improvements listed on Exhibit B-1 are considered public improvements that will be inspected and accepted as County maintained facilities once completed (the "Public Improvements"). The improvements listed on Exhibit B-2 are considered public improvements that must be constructed according to the approved construction plans and, upon completion, certified by the project engineer and subject to a County site and drainage system certification (the "Other Improvements"); however, the County shall not be responsible for the maintenance of the Other Improvements once completed. For the avoidance of doubt, any water quality features within the public right-of-way that serve the development's Municipal Separate Storm Sewer System (MS4) obligations are to be privately maintained. The Public Improvements and the Other Improvements are hereinafter collectively referred to as the "Improvements".

I.6 Plans. The "Plans" shall mean the Improvements plans approved by the County in Case No. EGR2025-00038.

I.7 Developer As-Built Submittal & Certification of the Public Improvements. See Section IV.1 of this Agreement.

I.8 Developer As-Built Submittal & Certification of the Other Improvements. See Section IV.2 of this Agreement.

I.9 As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2. See Section IV.2(b) of this Agreement.

II. Design and Construction of Improvements

II.1 Engineering Services. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the Improvements.

II.2 As-Built Drawings; Cost Estimates. Developer shall furnish one full set of reproducible "as-built" drawings of the Public Improvements at such time as set forth in Section IV.1. Developer shall furnish one full set of reproducible "as-built" drawings of the Other Improvements at such time as set forth in Section IV.2. All such "as-built" drawings, whether of the Public Improvements or of the Other Improvements, shall be stamped and signed by both the Engineer of Record and the Land Surveyor who performed the "as-built" survey, shall include all hard surface structures and the complete drainage system (including detention pond [if applicable], piping and drainage structures), and shall otherwise comply with County requirements at the time of submittal. Upon request, Developer shall furnish a final statement of construction costs to the County.

II.3 Cash-in-Lieu [To be used if active CIP Project]. Developer shall furnish to the County a cash escrow deposit with sufficient funds to cover the cost of the Public Improvements required pursuant to this Agreement in the amount of $_____ at the time of approval of the Welby Junction development Said improvements shall be designed in accordance with County Standards as further described in Exhibit C.

II.4 Construction. Developer shall furnish and construct, at its own expense, the Improvements. The Improvements shall be constructed in accordance with the Plans approved by the County, and to the extent not otherwise provided in the Plans, in accordance with the County's ordinances, resolutions and regulations.

II.5 Right to Access. At all times during construction/installation of the Improvements, and any warranty period therefor, the County, and its employees, contractors, and agents, shall have the right to access the Property to inspect the Improvements and conduct any other inspections required hereunder.

II.6 Time for Completion. The Improvements shall be completed according to the terms of this Agreement within the respective "Construction Completion Dates" appearing in Exhibits B-1 and B-2. The Director of the Community and Economic Development Department may, for good cause shown, grant an extension of the time for completion of the Public Improvements and/or the Other Improvements. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only. In determining good cause, the Director of the Community and Economic Development Department will consider risks beyond the reasonable control of Developer, incurred not as a product or result of the negligence of Developer, that have a materially adverse effect on the ability of Developer to perform its obligations under this Agreement.

II.7 Warranty of Developer. Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. As relates to the Public Improvements, this warranty of the Developer shall remain in effect until Final Acceptance of the Public Improvements by the County. As relates to the Other Improvements, this warranty of the Developer shall remain in effect through and including the date of the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 as set forth in Section IV.2 of this Agreement.

III. Guarantee of Completion of Improvements

III.1 Deposit of Collateral. To secure performance of the obligations of the Developer under this Agreement to complete the Improvements, Developer shall deposit with the County a cash escrow deposit or other acceptable collateral deemed adequate by the County, including, without limitation, cash, letter of credit, an irrevocable letter of credit, or a performance surety bond payable to the County. Said collateral shall be in the amount of $___16,419,517.00_____ for the Public Improvements (see "Public Improvements Total" shown on Exhibit B-1), which amount shall include twenty percent (20%) to cover administration plus five percent (5%) per year based on the respective Construction Completion Date to cover inflation. Said collateral shall be in the amount of $_____ for the Other Improvements (see "Other Improvements Total" shown on Exhibit B-2), which amount shall include twenty percent (20%) to cover administration plus five percent (5%) per year based on the respective Construction Completion Date to cover inflation. If a Construction Completion Date is amended pursuant to Section II.6 of this Agreement, Developer shall deposit additional collateral to cover inflation in the amount of five percent (5%) per year.

a. Collateral shall be furnished in the amounts required and in a form acceptable to the Board of County Commissioners prior to the approval of the Final Plat.

III.2 Recording of Agreement. After approval of the Welby Junction Final Plat by the County, this Agreement shall be recorded in the office of the Clerk and Recorder of Adams County. Following both (a) the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 as set forth in Section IV.2 of this Agreement, and (b) the Final Acceptance of all Public Improvements by the County, acting by and through its Board of County Commissioners, the County shall record a resolution notating said Final Acceptance and thereby releasing Developer from the obligations under this Agreement.

III.3 Building Permits/Certificates of Occupancy.

a. ~~For~~ a Residential Subdivision]~~No~~ building permits shall be issued until the Final Plat is approved; the fire district having jurisdiction over the Welby Junction development confirms to the County that emergency services can be provided to the Property; and all Public Improvements listed in Exhibit B-1 have been preliminarily accepted by the Director of the Public Works Department or their designee in accordance with Section IV.1 of this Agreement. No certificate of occupancy for any building within the Welby Junction shall be issued until the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 has occurred as set forth in Section IV.2 of this Agreement.

b. INTENTIONALLY OMMITTED

c. In the event Developer desires to seek and obtain building permits when only the base course of pavement has been completed as part of the Public Improvements but all other Public Improvements have been completed, the Director of the Public Works Department or their designee may, in writing, indicate that an inspection of the base course of pavement and all other Public Improvements has been satisfactorily completed and that the Developer has been approved for a delayed Preliminary Acceptance until such time as the wear/top course of pavement and all other Public Improvements are complete ("Public Works Basecoat Inspection/Preliminary Acceptance Delay"). If such Public Works Basecoat Inspection/Preliminary Acceptance Delay is approved in writing by the Director of the Public Works Department or their designee, notwithstanding any other provision of this Agreement to the contrary, the following shall apply:

(i) Building permits may be issued under this Public Works Basecoat Inspection/Preliminary Acceptance Delay provision ***only if*** all Public Improvements listed in Exhibit B-1 other than the wear/top course of pavement have been completed by Developer and satisfactorily inspected by Director of the Public Works Department or their designee;

(ii) The guaranty period with respect to the Public Improvements does not begin until Preliminary Acceptance of all Public Improvements, including the wear/top course of pavement, by the Director of the Public Works Department or their designee;

(iii) No certificates of occupancy shall be issued unless and until all Public Improvements listed in Exhibit B-1 have been preliminarily accepted by the Director of the Public Works Department or their designee in accordance with Section IV.1 of this Agreement; and

(iv) There shall be no partial release of ***any*** collateral that might otherwise be allowed pursuant to Section IV.3(a) or (b) of this

Agreement prior to Final Acceptance of all the Public Improvements.

The Director of the Public Works Department or their designee shall recite all of the above-listed (i) through (iv) terms and conditions in the written approval of Public Works Basecoat Inspection/Preliminary Acceptance Delay and provide a copy to Developer. Failure of Developer receive a copy of said writing shall not affect the validity of any of the above-listed terms and conditions.

IV. Acceptance and Maintenance of Public Improvements; As-Built Submittal and Dual Certification of Other Improvements as Listed in Exhibit B-2

IV.1 Preliminary Acceptance of the Public Improvements. Upon the satisfactory completion of all the Public Improvements listed in Exhibit B-1 such that all the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, Developer may request preliminary acceptance ("Preliminary Acceptance") be granted by the Director of the Public Works Department or their designee. At the time Developer requests Preliminary Acceptance of the Public Improvements, Developer shall provide to the County one full set of reproducible "as-built" drawings of the Public Improvements and a certification letter for the completed Public Improvements ("Developer As-Built Submittal & Certification of the Public Improvements") that comply with County requirements as set forth in Section II.2 of this Agreement. Developer may request Preliminary Acceptance of the Public Improvements listed in Exhibit B-1 separately than for the Other Improvements but in conformance with the Public Improvements Construction Completion Date.

a. Upon request for Preliminary Acceptance, the County shall inspect the completed Public Improvements, and if the County finds that the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, the Director of the Public Works Department or their designee shall issue Preliminary Acceptance and notify Developer in writing of the date of Preliminary Acceptance, with a copy provided to the Finance Director or their designee. The determination of whether the Public Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

b. Upon issuance of Preliminary Acceptance, the one (1) year guaranty period begins with respect to the Public Improvements. During the guaranty period, Developer shall be responsible for all maintenance and repairs to the Public Improvements. Failure of Developer to maintain and repair the Public

Improvements during this period shall be cause for the Director of the Public Works Department or their designee to extend the guaranty period until such work is completed and be cause for the County to continue to retain the collateral for the Public Improvements.

IV.2 As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2. Upon the completion of all the Other Improvements listed in Exhibit B-2 such that all the Other Improvements have been completed as shown on the approved Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues and deficiencies, Developer shall provide to the County one full set of reproducible "as-built" drawings of the Other Improvements and a certification letter for the completed Other Improvements that comply with County requirements as set forth in Section II.2 of this Agreement. In addition to any requirements set forth in Section II.2 of this Agreement, the "as-built" drawing and certification letter shall include the following information:

(a) All design elevations and grades as shown on the approved construction Plans.
(b) As-built elevations and grades for all design elevations and grades shown on the approved construction Plans.
(c) Any detention pond as-built drawing shall include:
    1. a volume table showing pond elevations in 1' intervals;
    2. water quality capture volume;
    3. major storm event water surface elevations; and
    4. minor storm event water surface elevations.
(d) As-built drawings shall be stamped and signed by both the Engineer of Record and the Land Surveyor who performed the "as-built" survey.

The "as-built" drawings of the Other Improvements and the certification letter that includes the above-listed information for the completed Other Improvements are hereinafter collectively called the "Developer As-Built Submittal & Certification of the Other Improvements".

a. Developer may submit the Developer As-Built Submittal & Certification of the Other Improvements listed in Exhibit B-2 separately than submitting the Public Improvements for Preliminary Acceptance but in conformance with the Other Improvements Construction Completion Date.

b. Upon submittal of Developer As-Built Submittal & Certification of the Other Improvements, the County, acting by and through its Community and Economic Development Department's Engineering team, shall complete a review of the completed Other Improvements, and if the County finds that the Other Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, the Community and Economic Development Department's Engineering team shall complete a site and drainage system

certification and notify Developer in writing of the date of said certification, with a copy provided to the Finance Director or their designee. Completion of this certification constitutes the "As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2." The determination of whether the Other Improvements have been completed in accordance with the Plans and the requirements of this Agreement, are ready for their intended use, and have no outstanding issues or deficiencies, shall be made solely by the County.

IV.3 Release of Collateral.

a. Partial Release of Collateral Related to Public Improvements. Except as provided in Section III.3(c)(iv) above, upon Preliminary Acceptance in accordance with this Agreement and Section 5-02-05-01 of the County Regulations, as may be amended from time to time, twenty-five percent (25%) of the collateral for the completed Public Improvements may be released to Developer. The remaining seventy-five percent (75%) of the collateral for the completed Public Improvements shall be retained to guarantee maintenance of the Public Improvements for a period of at least one year from the date of Preliminary Acceptance and up until Final Acceptance. If Developer has posted collateral in two separate forms of 25% and 75% to total the full collateral amount related to the Public Improvements shown on Exhibit B-1, the County may simply release the 25% collateral; otherwise, Developer must provide substitute collateral in a form deemed acceptable and adequate by the County in the amount of 75% of the Public Improvements, which substitute collateral must include the twenty percent (20%) to cover administration plus five percent (5%) per year based on the Construction Completion Date to cover inflation.

b. Release of Collateral Related to Other Improvements. Except as provided in Section III.3(c)(iv) above, upon Developer's satisfactory submittal of the As-Built Submittal and Certification as set forth in Section IV.2 of this Agreement and the As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2 (*i.e.*, the Community and Economic Development Department Engineering team's completion of its site and drainage system certification), the collateral for the completed Other Improvements shall be released to Developer.

IV.4 Final Acceptance of Public Improvements. Upon the completion of the one-year guarantee period, Developer may request Final Acceptance of the Public Improvements.

a. Upon request for the Final Acceptance of the Public Improvements, the County shall inspect the Public Improvements and all repairs or replacements of

failed materials, specifications, or workmanship that have been completed. If after inspection, the condition of the Public Improvements listed in Exhibit B-1 meets County standards, as determined solely by the County, the Director of the Public Works Department or their designee shall recommend that the Board of County Commissioners grant Final Acceptance of the Public Improvements listed in Exhibit B-1.

b. Upon Final Acceptance by the Board of County Commissioners, all Public Improvements listed on Exhibit B-1 shall be public facilities and become property of the County or other public agencies upon acceptance.

c. Only upon Final Acceptance by the Board of County Commissioners of the Public Improvements listed on Exhibit B-1 shall the remaining collateral for the Public Improvements be released to Developer.

V. Defaults and Remedies

V.1 Default by Developer. A default by Developer shall exist if: (a) Developer fails to construct the Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Public or Other Improvements by the Construction Completion Dates provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; or (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

V.2 Remedies of County. If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County to complete the work, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the collateral; and (b) sue Developer for recovery of any amount necessary to cure the default over and above the amount available in the collateral provided. Nothing herein shall limit the remedies of the County or its Board of County Commissioners pursuant to C.R.S. § 30-28-137, as may be amended from time to time, or the remedies of any purchaser of any lot, lots, tract, or tracts of land in any recorded plat pursuant to C.R.S. § 30-28-137, as may be amended from time to time.

V.3 County Right to Completion of Improvements. The right of the County to complete or cause completion of the Improvements as herein provided shall include the right to complete the Improvements, in substantial accordance with the Plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party, or by

assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise.

V.4 Use of Funds by County. Any funds obtained by the County through collateral or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and other requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by the Developer, including its reasonable attorneys' fees.

VI. Miscellaneous

VI.1 Indemnifications. Developer shall indemnify and save harmless the County from (a) any and all suits, actions, claims, judgments, obligations, or liabilities of every nature and description which arise from an event or occurrence prior to the date of Final Acceptance or As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2, whichever is later, and which are caused by, arise from or on account of the construction and installation of the Improvements; and (b) any and all suits, actions, claims or judgments which both arise from an event or occurrence prior to the date of Final Acceptance or As-Built Submittal and Dual Certification of the Other Improvements as listed in Exhibit B-2, whichever is later, and are asserted by or on behalf of contractors or subcontractors working in the Welby Junction development, lot owners in the Welby Junction development, or third parties claiming injuries to the extent resulting from defective improvements constructed by the Developer. This indemnification shall not apply to claims arising from the negligent acts or omissions of the County. Developer shall pay any and all judgments rendered against the County on account of any such suit, action, or claim, together with all reasonable costs, expenses and attorneys' fees incurred by the County in defending such suit, action, or claim. The County shall, within fifteen days after being served with any such claim, suit, or action, provide Developer with a copy of the complaint. The County agrees that Developer may also, on its own behalf, become a party to any such action, and the County agrees to execute any documents as may be necessary to allow Developer to be a party.

VI.2 No Third Party Beneficiaries. Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including, without limitation, any agent, sub-consultant or subcontractor of Developer; lenders; lot or home buyers; and materialmen, laborers or others providing work, services, or materials for the Improvements. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

VI.3 Notices. Any and all notices, demands, or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email address as follows (provided that such notice addresses may be revised from time to time by written notice):

To Developer:
Meritage Homes of Colorado Inc, An Arizona Corporation
7900 East Union Avenue
Suite 400
Denver CO 80237
Pat Iffrig
Vice President of Land Development
303-406-4388
Pat.Iffrig@meritagehomes.com

To Adams County:
Director, Adams County Community and Economic Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

With a Copy to:
Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601

VI.4 Successors and Assigns. This Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of Developer and shall be deemed a covenant running with the real property described in Exhibit A. Notwithstanding the foregoing, Developer may, upon written notice to the County evidencing the proposed assignee's technical and financial capacity to complete the Improvements in accordance with the design and time specifications herein as well as the prior written approval of the County, acting by and through its Board of County Commissioners, assign its rights and obligations under this Agreement, in whole or in part, to (a) one or more districts organized to serve the Property pursuant to Title 32, C.R.S., and/or (b) any successor developer for any portion of the Property. Only if (a) written evidence of such assignment and assumption by such assignee is delivered to the County and such assignment is approved in advance by the County, and (b) the assignee posts sufficient substitute collateral pursuant to Section III.1 of this Agreement to secure the obligations of the assignee under this Agreement, will

Developer be relieved of any obligations and liabilities so assigned, and only then will the County accept performance of the obligations set forth in this Agreement by the party so assigned such obligations in accordance with this Section.

VI.5 Governmental Immunity. Nothing herein shall be deemed by a waiver of the rights, defenses, and limitations afforded to the County in accordance with the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq*., as may be amended from time to time.

VI.6 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado without regard to its principles of conflict of laws.

VI.7 Waiver. No waiver of one or more terms of this Agreement shall constitute a waiver of the other terms. No waiver of any provision of this Agreement in any instance shall constitute a waiver of such provision in other instances.

VI.8 Severability. If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, it shall not affect the validity of this Agreement as a whole, or any part thereof, other than the part declared to be invalid.

VI.9 Consent to Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement with respect to this Agreement shall be proper only if such action is commenced in the District Court for Adams County, Colorado.

VI.10 Amendment. This Agreement may only be modified, amended, or changed in whole or in part by a separate agreement in writing duly authorized and executed by the Parties hereto with the same formality as this Agreement.

Meritage Homes of Colorado Inc. An Arizona Corporation

By: _____
Pat Iffrig, Vice President of Land Development

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____.

My commission expires:_____

Address: _____ _____
_____ Notary Public

APPROVED BY resolution at the meeting of _____, 20__.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

_____
Clerk of the Board

_____
Chair

Approved as to form:

_____
Adams County Attorney's Office

EXHIBIT A

Legal Description:

EXHIBIT B-1

EXHIBIT B-2

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

Welby Junction

Opinion of Probable Cost Estimate

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Common Costs

Item	Quantity	Unit Cost	Unit	Cost
Remove Existing Pavement	11,800	$1.33	SF	$15,733
Remove Existing Gravel Driveway	1,985	$0.67	SF	$1,330
Remove 6" Concrete Storm Pipe	11	$20.00	LF	$220
Remove 8" PVC Storm Pipe	19	$20.00	LF	$380
Remove 12" PVC Storm Pipe	88	$30.00	LF	$2,640
Remove 12" CMP Storm Pipe	114	$30.00	LF	$3,420
Remove 15" CMP Storm Pipe	113	$45.00	LF	$5,085
Remove 24" RCP Storm Pipe	24	$55.00	LF	$1,320
Remove Fire Hydrant	2	$1,438.52	EA	$2,877
Remove Fencing and Concrete	80	$5.00	LF	$400
Remove Water Service Line	225	$15.00	LF	$3,375
Remove 8" Waterline	675	$35.00	LF	$23,625
Remove 8" Sanitary Line	221	$40.00	LF	$8,840
Remove 12' Sanitary Line	670	$55.00	LF	$36,850
Remove Overhead Electric Lines	1,195	$30.00	LF	$35,850
Remove Power Poles	10	$1,000.00	EA	$10,000
Remove Gas Line	1,724	$15.00	LF	$25,860
Remove Existing Structures and Trees	1	$75,000.00	LS	$75,000
Remove Fiber Line	860	$2.40	LF	$2,064
Remove Telephone Line	750	$12.53	LF	$9,398
		Subtotal:		$264,267

Josephine Ct. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	2,643	$1.48	SY	$3,911
Aggregate Base Course (12" Section)	2,643	$21.79	SY	$57,584
Asphalt Grade S (6" Section)	13,414	$9.08	SY-IN	$121,799
6" Vertical Curb w/ 2' Gutter	176	$34.68	LF	$6,104
6" Mountable Curb w/ 2' Gutter	702	$34.68	LF	$24,345
Subgrade Prep - Concrete Walk	455	$1.48	SY	$673
5' Concrete Walk	455	$81.72	SY	$37,155
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	3	$467.87	EA	$1,404
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	63	$218.69	LF	$13,734
24" RCP (0-8' depth)	184	$302.21	LF	$55,516
5' Dia. Manhole	2	$8,670.00	EA	$17,340
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
		Subtotal		$365,640

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WHERE GREAT PLACES BEGIN

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E. 78th Pl. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	3,803	$1.48	SY	$5,628
Aggregate Base Course (12" Section)	45,631	$21.79	SY	$994,292
Asphalt Grade S (6" Section)	18,899	$9.08	SY-IN	$171,606
6" Vertical Curb w/ 2' Gutter	1,631	$34.68	LF	$56,563
8' Concrete Crosspan	1	$9,027.77	EA	$9,028
Subgrade Prep - Concrete Walk	761	$1.48	SY	$1,126
5' Concrete Walk	761	$81.72	SY	$62,189
Alley Curb Cut / Approach	4	$3,439.48	EA	$13,758
Handicap Ramp	4	$4,016.09	EA	$16,064
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	6	$467.87	EA	$2,807
Street Light (Local)	3	$4,199.00	EA	$12,597
Adjust Manhole	4	$1,269.13	EA	$5,077
18" RCP (0-8' depth)	111	$218.69	LF	$24,275
24" RCP (0-8' depth)	283	$302.21	LF	$85,525
30" RCP (0-8' depth)	523	$395.93	LF	$207,111
36" RCP (0-8' depth)	29	$513.87	LF	$14,902
5' Dia. Manhole	3	$8,670.00	EA	$26,010
6' Dia. Manhole	1	$9,500.00	EA	$9,500
10' Type 'R' Inlet	5	$16,999.27	EA	$84,996
		Subtotal		$1,804,962

Columbine St. Public improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	1,582	$1.48	SY	$2,341
Aggregate Base Course (12" Section)	18,981	$21.79	SY	$413,603
Asphalt Grade S (6" Section)	7,725	$9.08	SY-IN	$70,146
6" Vertical Curb w/ 2' Gutter	710	$34.68	LF	$24,623
8' Concrete Crosspan	1	$9,027.77	EA	$9,028
Subgrade Prep - Concrete Walk	306	$1.48	SY	$454
5' Concrete Walk	306	$81.72	SY	$25,043
Handicap Ramp	4	$4,016.09	EA	$16,064
Alley Curb Cut / Approach	2	$3,439.48	EA	$6,879
Signage	5	$467.87	EA	$2,339
Street Light (Local)	1	$4,199.00	EA	$4,199
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	302	$218.69	LF	$66,023
5' Dia. Manhole	2	$8,670.00	EA	$17,340
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
		Subtotal		$682,249

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Clayton St. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	3,018	$1.48	SY	$4,467
Aggregate Base Course (12" Section)	36,219	$21.79	SY-IN	$789,205
Asphalt Grade S (6" Section)	15,407	$9.08	SY-IN	$139,899
6" Vertical Curb w/ 2' Gutter	1,088	$34.68	LF	$37,732
Alley Curb Cut / Approach	5	$3,439.48	EA	$17,197
Subgrade Prep - Concrete Walk	477	$1.48	SY	$706
5' Concrete Walk	477	$81.72	SY	$38,999
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	8	$467.87	EA	$3,743
Adjust Manhole	4	$1,269.13	EA	$5,077
18" RCP (0-8' depth)	66	$218.69	LF	$14,434
24" RCP (0-8' depth)	322	$302.21	LF	$97,312
36" RCP (0-8' depth)	24	$513.87	LF	$12,333
29" x 45" Elliptical RCP	157	$513.87	LF	$80,780
34" x 53" Elliptical RCP	78	$1,706.67	LF	$133,120
5' Dia. Manhole	2	$8,670.00	EA	$17,340
6' Dia. Manhole	2	$9,500.00	EA	$19,000
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
20' Type 'R' Inlet	1	$25,000.00	EA	$25,000
		Subtotal		$1,476,879

Fillmore St. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	5,415	$1.48	SY	$8,015
Aggregate Base Course (12" Section)	64,983	$21.79	SY-IN	$1,415,972
Asphalt Grade S (6" Section)	27,237	$9.08	SY-IN	$247,309
6" Vertical Curb w/ 2' Gutter	602	$34.68	LF	$20,877
6" Mountable Curb w/ 2' Gutter	1,502	$34.68	LF	$52,089
Alley Curb Cut / Approach	3	$3,439.48	EA	$10,318
Subgrade Prep - Concrete Walk	1,062	$1.48	SY	$1,571
5' Concrete Walk	1,062	$81.72	SY	$86,759
Handicap Ramp	4	$4,016.09	EA	$16,064
Mid-Block Ramp	1	$1,907.64	EA	$1,908
Signage	7	$467.87	EA	$3,275
Street Light (Local)	2	$4,199.00	EA	$8,398
Adjust Manhole	3	$1,269.13	EA	$3,807
18" RCP (0-8' depth)	58	$218.69	LF	$12,684
24" RCP (0-8' depth)	277	$302.21	LF	$83,712
30" RCP (0-8' depth)	178	$395.93	LF	$70,421
14" x 23" Elliptical RCP	20	$350.37	LF	$7,007

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5' Dia. Flat Top Manhole	1	$8,670.00	EA	$8,670
5' Dia. Manhole	1	$8,670.00	EA	$8,670
6' Dia. Manhole	1	$9,500.00	EA	$9,500
5' Type 'R' Inlet	1	$9,637.79	EA	$9,638
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	1	$21,629.10	EA	$21,629
20' Type 'R' Inlet	1	$25,000.00	EA	$25,000
		Subtotal		$2,150,295

79th Ave. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	8,208	$1.48	SY	$12,148
Aggregate Base Course (12" Section)	98,501	$21.79	SY-IN	$2,146,344
Asphalt Grade S (6" Section)	41,552	$9.08	SY-IN	$377,292
6" Vertical Curb w/ 2' Gutter	3,122	$34.68	LF	$108,271
8' Concrete Crosspan	2	$9,027.77	EA	$18,056
Subgrade Prep - Concrete Walk	832	$1.48	SY	$1,231
5' Concrete Walk	832	$81.72	SY	$67,973
Subgrade Prep - Driveways along 79th Ave.	233	$3.00	SY	$698
Concrete Alley (8" Section) - Driveways along 7th Ave.	1,786	$13.03	SY-IN	$23,269
Handicap Ramp	6	$4,016.09	EA	$24,097
Signage	3	$467.87	EA	$1,404
Street Light (Local)	7	$4,199.00	EA	$29,393
Adjust Manhole	3	$1,269.13	EA	$3,807
18" RCP (0-8' depth)	63	$218.69	LF	$13,777
30" RCP (0-8' depth)	164	$395.93	LF	$64,933
34" x 53" Elliptical RCP	248	$1,706.67	LF	$423,254
Box Base Manhole	2	$35,213.87	EA	$70,428
5' Dia. Manhole	1	$8,670.00	EA	$8,670
10' Type 'R' Inlet	1	$16,999.27	EA	$16,999
15' Type 'R' Inlet	2	$21,629.10	EA	$43,258
4' X 10' RCBC	129	$2,371.09	CY	$305,871
42" Flared End Section	1	$4,000.00	EA	$4,000
		Subtotal		$3,765,172

78th Ave. Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
Subgrade Prep	4,400	$1.48	SY	$6,513
Aggregate Base Course (12" Section)	52,805	$21.79	SY-IN	$1,150,628
Asphalt Grade S (6" Section)	21,673	$9.08	SY-IN	$196,794
6" Vertical Curb w/ 2' Gutter	1,837	$34.68	LF	$63,707
8' Concrete Crosspan	3	$9,027.77	EA	$27,083
Subgrade Prep - Concrete Walk	761	$1.48	SY	$1,127

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5' Concrete Walk	761	$81.72	SY	$62,216
Handicap Ramp	1	$4,016.09	EA	$4,016
Signage	1	$467.87	EA	$468
Street Light (Local)	3	$4,199.00	EA	$12,597
Adjust Manhole	2	$1,269.13	EA	$2,538
18" RCP (0-8' depth)	198	$218.69	LF	$43,301
24" RCP (0-8' depth)	23	$302.21	LF	$6,951
5' Dia. Manhole	2	$8,670.00	EA	$17,340
20' Type 'R' Inlet	2	$25,000.00	EA	$50,000
		Subtotal		$1,645,279

Pond A Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
18" RCP (0-8' depth)	183	$218.69	LF	$40,020
Gravel Access Road	6,993	$2.42	SF	$16,923
18" Flared End Section	1	$2,400.00	EA	$2,400
4' Pond Trickle Channel	945	$263.45	LF	$248,960
Outlet Structure	1	$39,842.01	EA	$39,842
Forebay	1	$17,982.07	EA	$17,982
Type 'H' Rip Rap	280	$165.39	CY	$46,309
		Subtotal		$412,437

Pond B Public Improvements

Item	Quantity	Unit Cost	Unit	Cost
18" RCP (0-8' depth)	201	$218.69	LF	$43,957
5' Dia. Manhole	1	$8,670.00	EA	$8,670
18" Flared End Section	1	$2,400.00	EA	$2,400
4' Pond Trickle Channel	96	$263.45	LF	$25,291
Outlet Structure	1	$39,842.01	EA	$39,842
Forebay	1	$17,982.07	EA	$17,982
Type 'H' Rip Rap	57	$165.39	CY	$9,433
		Subtotal		$147,575

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Cost Total

Common Costs		$264,267
Josephine Ct. Public Improvements		$1,804,962
E. 78th Pl. Public Improvements		$682,249
Columbine St. Public improvements		$682,249
Clayton St. Public Improvements		$1,476,879
Fillmore St. Public Improvements		$2,150,295
79th Ave. Public Improvements		$3,765,172
78th Ave. Public Improvements		$1,645,279
Pond A Public Improvements		$412,437
Pond B Public Improvements		$147,575
	Subtotal:	$13,031,363
	20% Administration Cost	$2,606,273
	Subtotal:	$15,637,636
	5% per year Inflation	$781,882
	Grand Total:	**$16,419,517**

Construction Completion Date: 5/1/2027

Number of Year for Completion: 1
(Round up to nearest year)

Notes:

1) This estimate is prepared based on in-progress construction design documents dated 12/12/2025, prepared by Redland.