



Clear Creek County Planning Commission Agenda

Call To Order

Roll Call

Call For Public Comment On Non-Agenda Items

ACTION ITEMS

.I. Approval Of Meeting Minutes

.I.i. 10-15-2025 Minutes DRAFT

Documents:

[10-15-2025 MINUTES DRAFT.PDF](#)

.I.ii. 11-19-2025 Minutes DRAFT

Documents:

[11-19-2025 MINUTES DRAFT.PDF](#)

.II. Approval Of 2026 Meeting Schedule

Documents:

[2026.PDF](#)

.III. Election Of 2026 Officers

.IV. RZ2025-03 Bakerville LLC

Application Withdrawn

.V. SUP2025-02 Coors SUP

To establish a Special Use Permit for a Public or Private Parking Lot without a Permitted Principal Use, Minor structure without a permitted principal use, and a seasonal use not to exceed 6 months.

Applicant: Mike Soucie, Clear Creek Development LLC on behalf of Williams Fork Valley Ranch LLC

Planner: Garrett McAllister, Planning Manager

Documents:

[SUP2025-02 COORS SUP PC PACKET.PDF](#)

Staff And Planning Commission Updates (As Needed)

Adjournment

Zoom Meeting Link

2026 Planning Commission Meeting

Join Zoom Meeting

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Join instructions

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[SIGNATURE=VSIUU3O9TGF5TZOJL9YAUXDAECCR5R3VMO-LN6Z4IVL8](https://us06web.zoom.us/join/82307344870?pwd=MZBPKMKW5CNYXG5YSCRUAGEBAMBXOD.1)

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Clear Creek County Planning Commission
Minutes
Virtual Hearing – see link information below
Wednesday, October 15, 2025
6:30 P.M.

Call to Order – 6:32pm

Roll Call

Russ Clark: Present
Jeff Ricklefs: Present
Dave Christensen: Present
Mitchell Tribbett: Absent
Richard Dana: Present

Unscheduled Appearances (Public Comment on non-agenda items)

None

ACTION ITEMS

1. Approval of Meeting Minutes from September 17, 2025

- a. Jeff motion to approve, Dick 2nd - Approved

2. Case #TDR2025-01 Miller Transfer of Development Rights

To transfer the development rights of a property zoned Mining-One (M-1) to a property zoned Mining-Two (M-2) for the purposes of constructing a single unit dwelling on the parcel that provides a more suitable building site.

Applicant: Ben Miller
Planner: Garrett McAllister, Planning Manager

Staff Presentation

Comments and Questions from Board

Building site? Yes, shown on Driveway plan.

Pg. 54 – Does applicant own all properties in this area?

General questions about TDR process? Distance requirements? No. Receiving parcel, lower mineral survey number. Date of filing of location certificate. Zoning doesn't change the mineral rights.

Do M-2 parcels have development rights? Only in case of bona fide mining activities with a Special Use Permit.

Applicant presentation

Comments and Questions from Board

Why TDR as opposed to re-zoning? Seemed like good dual action process to get entitlement on Belle Creole and, more importantly, take entitlement from Forsaken near sheep keep land.

Winze? Drinking water? Applied for and approved water well. Can be used for fire as well. Discussed pumping rates of well.

Confident that clear of mining tunnels? Vertically above the Freeland tunnel by 800 feet. Winze is shallow, only about 20 feet deep.

Access

Living on Spring Hill, one way in one way out. Concerned with wildfire issues. Improvement of Spring Gulch provides another access point out via Trail Creek.

Buy sending parcel specifically for this transfer? No, cheap purchase just to preserve land. Never intended to develop.

Receiving site has an existing building? Yes, existing shed. And another squatter's building further down the hill on the property. Cleared 100 pick up trucks worth of logs for fire mitigation.

Looking at conglomeration of properties, how many building sites exist across all properties? Perhaps 5, maybe more. A lot of steep terrain.

Deed restriction – Bigger discussion on whether rezoning projects can be conditioned.

Public Testimony

None

Board Discussion

Motion

Dick, motion to approve application without condition. Jeff second.

4:0 pass

3. Prop 123 Zone Text Amendments

These amendments relate to compliance with Proposition 123, the Colorado Statewide Affordable Housing Fund, specifically Colorado Revised Statutes §29-32-105 (2)(a). Staff is proposing the addition of an affordable housing definition, as well as expedited review language for Special Use Permits and Variances associated with affordable housing projects.

Planner: Garrett McAllister, Planning Manager

Staff Presentation

Comments and Questions from Board

Public Testimony

Ben Miller: Would be great as a developer

Board Discussion

Motion

Dick motion to approve resolution with planning commission comments, Dave 2nd

4:0 approved

WORKING SESSION

4. Staff and Planning Commission Updates (as needed)

Losing Member Dave Christensen

Move meetings to 5:30pm in 2026? No. And maybe 5 members? Yes.

Bellevue Mountain Resort likely to PC in November.

Jeff – Notification to adjacent property owners. Only 300 feet right now for all development proposals. JeffCO standards are a bit broader and has different standards for urban vs rural. Minimum number of notices: Go 300 feet, if that doesn't meet #, go out 300 feet again, etc until number is met. All HOAs within a mile. Adjacent properties for variances.

Russ – New attorney, Kathy Parker. Great endorsement from Russ.

Dick – Sales tax question. More discussion needed in future.

Adjournment – 8:12pm

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Join Zoom Meeting

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- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
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Clear Creek County Planning Commission
Minutes
Virtual Hearing – see link information below
Wednesday, November 19, 2025
6:30 P.M.

Call to Order – 6:33pm

Roll Call

Russ Clark: Present
Jeff Ricklefs: Present
Mitchell Tribbett: Absent
Richard Dana: Present

Unscheduled Appearances (Public Comment on non-agenda items)

None

ACTION ITEMS

1. Approval of Meeting Minutes from October 15, 2025

- a. No minutes

2. Case #RZ2025-02 Bellevue Mountain Resort Planned Development

To rezone the subject property from a mix of zoning to entirely Planned Development (PD) for the purposes establishing a resort and wedding venue, including, but not limited to, a lodge, parking deck, dispersed cabin and tent sites, and recreational trails.

Applicant: Carla Cole and Chad Holmes
Planner: Garrett McAllister, Planning Manager

General Procedure:

- Staff Presentation and questions
 - Russ: How many physical postings and where?
 - Staff: One, along Bellevue Mtn drive, map on page 5 staff report
 - Dick: Sketch plan is just first in two step process?
 - Staff: Yes, if BOCC approves, applicant will go through final plan process and PC will see that application.
 - Jeff: Do any of these roads have right of way now?
 - Staff: Yes for Virginia Canyon and Two Brothers, no for Bellevue Mountain Drive – although they are all public roads

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Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Land Use Department at Clear Creek County, P.O. Box 2000, Georgetown, CO, 80444. Phone 303-679-2436. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate the requested auxiliary aid(s).

- Jeff: Custom zoning district, does this stay with property?
 - Staff: Yes, approval and change in zoning would run with the land.
- Applicant Presentation and questions
 - Chad, Carla, Val, and Marvin short presentations of project
 - Dick: Why 5 years instead of 3 for vested rights?
 - Chad: Multiple phases and takes time to develop. Don't want to lose ability to exercise uses in the future. Plus short building season.
 - Carla: Project of this size and in this location takes a lot of coordination, so if there are contracts that need to be done or env issues that could slow the project down, we just want that extra time built in.
 - Dick: Is existing telecom site in use? Terminate that use?
 - Chad: Yes. No, don't intend to terminate cell site. The parcel that is being proposed for sale is not an ideal site for future telcomm.
 - Jeff: OutsideIn realty? TBM?
 - Chad: Entity that is purchasing the land. TBM is land owner, seller of property.
- Public Comment
 - Dylan Woods, Morrison CO. On behalf of Richard Lewis. Parcel #183522400710. Clients don't oppose development, in support. Only concern is initial access along upper Two Brothers and Virginia Canyon. That portion of Bellevue Mtn Drive bisects their property. Remains Mr. Lewis' desire that BMD crosses property owned by applicant instead of his property, perhaps by recorded easement. RD2006-0001 from County. Mr. Lewis doesn't object to proposal but does wish to amend staff recommendations to include alternative path of public access to not include his property.
 - Dick: Is historic path of travel across Mr. Lewis property?
 - Dylan: Yes. Unless there is a recorded easement, it would require a new one.
 - Jeff: Address in final plan?
 - Staff: Yes, prior to.
 - George Bruckner, Denver Co: Generally supportive. Some concerns about access to adjacent properties. Parking area and dispersed camping close to his properties.
 - Lori and Brian Gibbons, 382 Bellevue Mountain Drive: Alternative route from BMDr as it bisects their property.
 - Steve Levonyak, 112 Bellevue Mountain Drive: Dream retirement home. Get away from city. Residential area, traffic concerns, noise issues. Devaluing property.
 - Kerry Lewis, son of Richard Lewis. 4936 E 27th Street Tulsa, OK. Determined it was a private road in 2006.
 - Staff: Road was adopted as public road in recent years.
 - Kerry: Was this noticed to property owners adjacent to the roads?
 - Staff: Yes, the hearing and Resolution adopting the roads as public was legally noticed, though Staff did not know if each adjacent property owner was noticed. Likely not, due to number of notices that would have been required.
 - Russ: County designated roads as public for public use?

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- Staff: Yes, adopted as public roads.

BREAK

- Clarity on when historic mining roads were adopted as public:
 - First in 1998 with Resolution R-98-181
 - This was rescinded in 2024 and replaced with R-24-04 – Intention remains the same but provides list of primary and secondary road system.
- Last call for Public Testimony
 - Public Testimony closed
- Applicant response to public testimony
 - GM Bruckner – Open to responding to all of his questions.
 - Understand BMDr to be public right of way and only meaningful access to properties on top of the mountain, which is why it is core of access plan.
- Board questions for applicant/staff
 - Russ: Slide shared about economic impact. None of that was in information packet. Things like that would have been useful for review. Pull that slide back up and walk through what those numbers mean in detail and how they came up with them.
 - Staff: LOI comment
 - Chad: Concur with Staff statement on LOI. Walked through the Economic Impact Statement. Hotel Leisure Advisors firm prepared report. Left Column shows sum of taxes – “Annual Tax Revenue received by CCC”. Includes schools. Occupancy assumptions: 138 wedding events per year with average attendance. 60 non-wedding events with 150 guest average. Lodging, 2372. Cabins, 3559. 75% bookings 2 guests. 14,000 guests per year, roughly. Built on surrounding competitors and industry standards. Relatively conservative. Right side is total annual economic impacts, including direct resort operations, direct visitor spending off-resort, indirect resort operations, indirect visitor off-resort.
 - Russ: How much water will be needed?
 - Chad: 1.8 million gallons of water. 4000 gallons in truck. 1.2 trucks per day, but will schedule that more effectively. Inclusive of all needs for entire project.
 - Russ: Traffic. 25% Idaho Springs, 75% Parkway
 - Chad and Carla: Discussed logic behind travel assumptions
 - Russ: Secondary uses?
 - Carla: Intended for people staying at resort, like trails.
 - Russ: Phasing?
 - Chad: Not really phasing per se. Current proposed uses will be executed all in phase 1. Future uses have not been entirely decided.
 - Russ: Improvements to roads, go over your understanding of who is doing improvements to roads and who is paying.

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- Chad: Lower portion of Two Brothers and upper portion of Virginia Canyon is most sensible route. We hope to see, and is indicated in County engineer letter, some maintenance upgrades on those roads. Bellevue Mtn Drive road widening and improvements on applicant. Public road, but do not have established ROW, so easements with adjacent property owners required. Over 80% of BMDr is secured with easements. Not necessary for entire road surface, and there may be short sections where it narrows across properties where easements cannot be secured. County would incur the cost of extra maintenance requirements to VCR and lower TB.
 - Russ: A lot of uses across entirety of property.
 - Carla: Went back and forth with staff on what is best way to include list of uses. Best option was to stack zoning districts, but you end up with quite a few uses that may not be appropriate or uses that will never be realized. Some examples would be gun range, snowmobile race track, motor fuel filling station, etc.
 - Russ: Maybe some use areas, instead of uses anywhere on the property. The density cap is artificial in his mind.
 - Jeff: Concerns regarding maintenance of roads and details on responsibility, as far as finances go. Will there also be some sort of shuttle service within resort. Consider shuttle service to and from Idaho Springs?
 - Carla: Details on maintenance and agreements between developer and County to be worked out during Final Plan. Yes, shuttle absolutely. Hoping to better identify those number if the resort had a shuttle every two hours or something along those lines. Exploring what those numbers and what that service plan would look like.
 - Jeff: Virginia Canyon goes beyond to Gilpin County. Discussions with them?
 - Carla: Public road and paved, but haven't been in touch with anyone.
 - Staff: Reached out to Gilpin and didn't get any comments back.
 - Russ: Looking at submittal requirements for Sketch Plan, some requirements seem to be missing. Water availability requirements, including proposed source and availability. Why groundwater not considered? Wastewater treatment? Access and traffic impacts analysis, missing some components. Analysis of burden on services. Campsite considerations, particularly fire. Receptions outdoors? Noise issues. Consider limitations on hours for music. Not much experience with overlapping mining claims. Are there mineral rights?
 - Carla: Conversations with Mayor Harmon of Idaho Springs. Felt confident that IS could provide the water.
 - Chad: It was. Talked to water attorney. Not feasible. Costs of drilling deep and filter not worth pursuing.
 - Chad: State no problem accommodating wastewater requirements.
 - Carla/Staff: Full traffic study for Final Plan
 - Carla: Early conversations with Fire District. Will use Virginia Canyon for emergency services.
 - Carla: Did speak with school district and noted that it wasn't of impact.

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- Chad: Stewardship of area. Hoping that the resort will create presence in area and reduce some of the vandalism currently happening. Restrictions on campfires.
 - Carla: Less than 50, so different regulations and minor camping permit instead of major. Also, learning programs that resort offers will include outdoor safety and education classes.
 - Chad: Ceremonies outside and receptions typically inside. Not many neighbors to worry about, but still want to be a good neighbor and work to control the noise.
 - Chad: Not a single parcel that applicant does not own full conveyance of rights both surface and subsurface. There are two claims that have been removed due to split rights.
- Board Discussion
 - Dick: Discussion on easements and right of way for Bellevue Mountain Drive. PC can say that applicant is required to secure legal easement.
 - Jeff: Sketch Plan still a bit confusing. Voting on the proposed Resolution.
 - Russ: If I was to come up with a list of reasons where to not put in commercial development, it would include limits to access, difficult water availability, steep slopes, just about everything that this site has. What it has going is a tremendous view and not a lot of neighbors. Struggle with whether or not it meets comp plan, which labels it as mining – open space. Access into Idaho Springs is not good. Don't know who will pay to fix this. Don't see how property taxes offset cost of maintenance of roads. Cost to overall road budget fund. Great idea, but don't believe that site supports it. Documents missing from record.
 - Jeff: Agree 100% but where in county would you find a perfect spot? Roads are a concern and need to work it out, but overall like the plan and think it is a good thing for the County overall.
- Motion
 - Jeff motion to approve. Dick 2nd with proposed addition that we address two issues:
 - Existence of valid, adequate legal access
 - Explore another option for maintenance requirement imposed upon the county
 - Motion
- Vote
 - Jeff: Yes
 - Russ: No
 - Dick: Yes
- 2:1 approval

WORKING SESSION

3. Staff and Planning Commission Updates (as needed)

- a. Dick: Losing board members
- b. Mentioned upcoming planning cases

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- c. Budget approved to hire Long Range Planner
- d. Jeff: What if we had 4 members and split vote? It fails, need majority vote.
- e. Discussed possibility of in-person meetings when there are controversial or impactful cases

Adjournment – 10:09pm

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**Clear Creek County
Planning Commission
2026 Meeting Calendar**

Regularly Scheduled Meetings (3rd Wednesdays)

January 21
February 18
March 18
April 15
May 20
June 17
July 16
August 19
September 16
October 21
November 18
December 16

Alternate Meetings (1st Wednesdays)

~~January 7~~
February 4
March 4
April 1
May 6
June 3
July 1
August 5
September 2
October 7
November 4
December 2

CLEAR CREEK COUNTY PLANNING DEPARTMENT
STAFF REPORT FOR
Clear Creek County Planning Commission
Regarding an Agenda Item on
January 21, 2026

CASE: Special Use Permit Case #SUP2025-03

CASE MANAGER: Garrett McAllister, Planning Manager

REQUEST: To establish a Special Use Permit for:

- Public or private parking lot without a permitted principal use
- Minor structure without an existing permitted principal use
- Seasonal temporary uses of land, not to exceed six (6) months

LOCATION: Legally described as NEBRASKA PLACER - 2079 and LINCOLN PLACER - 2080 in Sections 34 and 35, T2S, R74W, and Sections 2 and 3, T3S, R74W of the 6th PM, Clear Creek County, State of Colorado. Generally located on the west side of Fall River Road, north of Silver Creek Road in the St. Mary's area.

**APPLICANT/
OWNER:** Mike Soucie, Clear Creek Development LLC on behalf of Williams Fork Valley Ranch LLC

**PARCEL
NUMBERS:** 170735300201

ACREAGE: Roughly 70 total acres – Project area is roughly 1.3 acres

STAFF FINDINGS AND ANALYSIS

PROPOSAL

The applicant has requested approval of a Special Use Permit (SUP), pursuant to Sections 2202.8.15, 2202.8.14, and 2202.8.2, respectively, of the County Zoning Regulations, to establish a Special Use Permit for:

- Public or private parking lot without an existing permitted principal use
- Minor Structure without an existing permitted principal use
- Seasonal temporary use of land, not to exceed six (6) months

In addition to the 123-space parking lot, the application also seeks seasonal temporary uses of land (not to exceed six months), and approval of a minor structure (without an existing permitted principal use) for selling needed hiker retail vending services such as pre-packaged food, beverages, and warm clothing (e.g. sweatshirts and hoodies) from May - October. The full application is attached as Exhibit A.

BACKGROUND

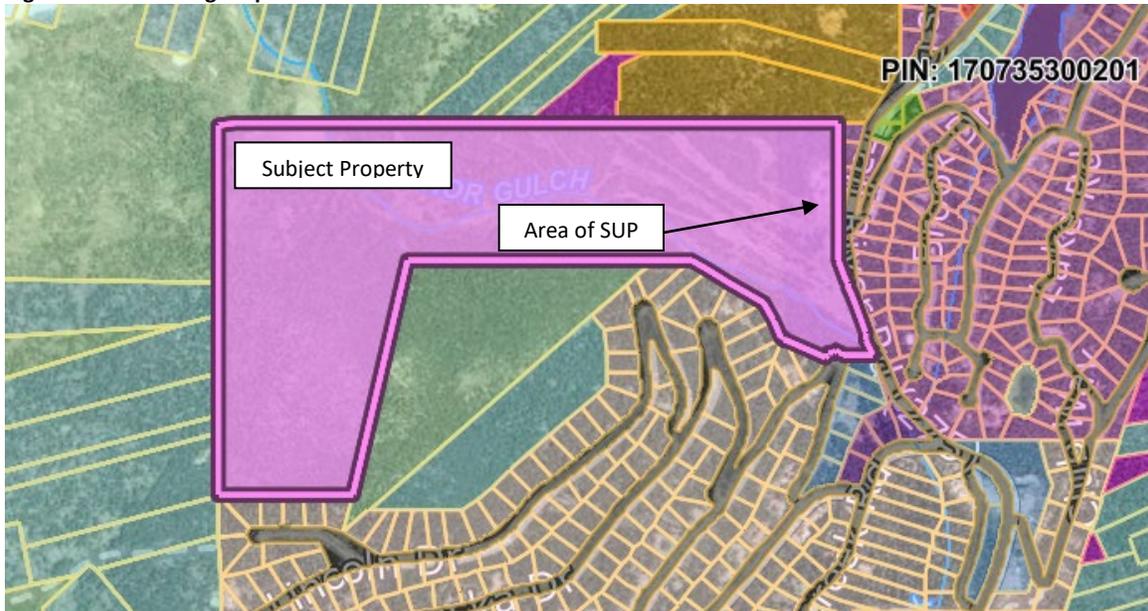
According to the Applicant, the parking lot previously served as a public recreational parking lot for the St Mary’s Ski Resort in the 1980’s. The parking lot was reopened in 2012 in response to the increased use by recreational hikers of the St. Mary’s Glacier Trail. In order to comply with the current Clear Creek County Zoning Regulations, the Subject Property needs to have a valid and legal Special Use Permit, pursuant to Section 2202.8.15.

SURROUNDING ZONING AND USES

- N: A mix of MR-5, M-1, M-2, and NR-PC zoning, mostly undeveloped.
- S: Mostly R-2 zoning with some single unit homes, some C-1 zoning along Fall River Road.
- E: R-1 zoning with some single unit homes on the east side of Fall River Road.
- W: M-1 and NR-PC zoning, mostly undeveloped.

There is Forest Service land on three sides of the property, as indicated by light green in the zoning map below.

Figure 1. Area Zoning Map



REFERRAL RESPONSES

Referral Agencies were noticed on November 21, 2025, and the full list is attached as Exhibit B. The agencies listed below provided responses, which are attached as Exhibit C.

- Colorado Forest Service*
- Colorado Department of Public Health and Environment, Air Pollution Division*
- Clear Creek County Environmental Health Department*
- Clear Creek County Site Development/Public Works Department*
- Xcel Energy*

Comments from CDPHE, Xcel, and Environmental Health all indicated no issues with the proposal. Comments from the Colorado Forest Service note that a Wildfire Mitigation Plan will not be required, but that additional review will be needed to develop specific recommendations to address wildfire hazard mitigation and/or forest

health needs for the property.” Staff has included this review as a condition of approval. Comments from Site Dev/Public Works focus on access control (stop signs), parking blocks, and establishing and maintaining the required “clear zone” per County regulations. Staff has included suggested conditions of approval covering these requirements.

PUBLIC NOTICE AND COMMENT

Legal notice was published in the Clear Creek Courant on November 27, 2025. Adjacent Property owners were mailed notice on November 21, 2025. Signs were posted on the subject property on December 2, 2025. No public comments were submitted at the time of publication of this Staff report.

CRITERIA FOR APPROVAL

In accordance with the Clear Creek County Zoning Regulations, Special Use Permits will be allowed only if the proposed use meets the criteria for approval in Section 1202.5.7. The applicant has provided a narrative responding to each of the criteria, found in the application packet in Exhibit A. Staff has provided responses to each of the criteria below:

1. *The proposed use will comply with the zoning requirements of the district in which the use is to be established, and will also comply with all other applicable requirements.*

The Commercial – One (C-1) zoning district allows for “Public or private parking Lots without an existing permitted principal use” (2202.8.15), “Minor structures without an existing permitted principal use” (2202.8.14), and “Seasonal temporary uses of land, not to exceed six (6) months” (2202.8.2) with a Special Use Permit.

2. *The use is in harmony with the character of the neighborhood and compatible with the surrounding area.*

The proposal for the parking lot makes use of the parking lot that already exists, with a smaller footprint than what has historically existed, as noted in the Applicant narrative. The small accessory structure proposed on the south end of the site is minor in nature and will be seasonal, so impacts from this structure are likely to be very minimal. While the Applicant has proposed a 625 square foot structure, Staff notes that the minor structure shall not exceed 400 square feet, per the definition of Minor Structure in Section 23 of the County Zoning Regulations and has included this as a condition of approval. The area surrounding the parcel is generally characterized by undeveloped land and some residential development to the south and east of the site.

With the recommended Stipulations and Conditions in place, Planning Staff believes the request is not incompatible with the character of the surrounding area.

3. *The use will not have an undue burden on available infrastructure.*

The subject property is not proposing any water or sewage disposal systems, therefore there is not a burden on any existing water or wastewater infrastructure. Additionally, the property is accessed via Fall River Road, an existing primary county-maintained road. No undue burden on County road and bridge services is expected to occur.

4. *The use will not result in undue traffic congestion or traffic hazards.*

The applicant states that because “the parking lot has been in existence for decades, and currently solves under capacity parking issues in the area, its use will not increase undue ADT traffic up/down the 9 mile stretch on Fall River Road. The parking lot is designed to improve traffic flow and reduce congestion and illegal on-street parking. Proper entry and exit points, along with clear signage, will ensure safe ingress and egress to the lot, mitigating potential traffic hazards.”

As Staff has noted in other parking lot SUP requests, the proposal does offer the possibility of inducing additional traffic in the St. Mary’s area, as the public may increase their likelihood of visiting knowing that there are more adequate parking facilities and capacity in the area. At the same time, the lot has the potential to reduce the very traffic congestion that it potentially induces, as well as do a better job of mitigating the hazards and conflicts associated with on-street parking, particularly during peak summer months.

Currently, the lot sits mostly at or slightly below grade with Fall River Road and can be accessed at several points along the road frontage. The Applicant has proposed three access points to the site, with large rocks along the east side of the property to help delineate ingress/egress points. Signage and circulation patterns on the site plan should reduce traffic hazards.

Pedestrian safety has been addressed by a proposed walking path along the east side of the site between the rocks and the parking spaces, as well as with a condition requiring the applicant to install advanced pedestrian warning signs along Fall River Road.

While hazards and congestion can never be entirely eliminated, Staff believes that the suggested conditions of approval adequately mitigate these impacts.

5. *The use will not cause significant air, odor, water, noise, or light pollution.*

The proposed use does appear to potentially cause some air, odor, water, noise, and/or light pollution.

Staff has suggested a condition of approval that the applicant install a sign directing motorists to not leave vehicles idling to address noise, air, and odor concerns from vehicle exhaust.

Snow storage is required and shown on the proposed site plan and a BMP Permit will be required to address water runoff and pollution.

Finally, the applicant states that “the parking lot will only operate during daylight hours, so there will be no need for lighting.” To address the possibility of light pollution and mitigate the impacts of lighting to neighboring parcels, as well as to remain consistent with other parking lot approvals in the past, Staff has suggested a condition that requires motion-activated lighting that does not exceed 12 feet in height, and that is fully shielded and utilizes Dark Sky approved fixtures for any future lighting on the property. This should limit the off-site impacts from lighting as much as possible.

6. *All sanitation requirements will be met.*

The Applicant has proposed “the following sanitary and waste services, along with regular servicing, cleaning, trash removal, and restocking of sanitary supplies:

- Eight (8) portable toilets with hand sanitizer - Six (6) standard and two (2) ADA toilets.
- Six (6) bear-resistant trash receptacles.
- Three (3) pet waste station with supplied bags.

To be consistent with past parking lot approvals, staff is including the condition that the property owner install animal-proof trash containers and that the placement, maintenance, and seasonal use of the portable bathrooms be approved by the Environmental Health Department.

7. *Parking is adequately provided.*

The applicant has proposed a total of 123 parking spaces, including four (4) car accessible ADA spaces and one (1) van accessible ADA space, consistent with Section 1006.1.4.3. of the County Zoning Regulations. Per Section 1006.1.5 *Parking Index* of the County Zoning Regulations there are no parking space standards for any of the proposed uses. However, staff notes that the proposal far exceeds the minimum standards for “Retail/Service” uses, which is 4 parking spaces per 1,000 square feet of gross floor area. The proposed configuration and size of the spaces appear to conform with the parking standards in Section 1006.1.1.1. Staff also notes that, per the RDCM and comments submitted from the County Engineer, pavement will be required for the two new lots proposed at the south end of the site.

8. *Adequate buffering and screening is provided when appropriate.*

The Applicant notes that “The property is buffered by Fall River Road to the east and adjacent property lots [also owned by the applicant] and pine trees line the west boundary of the parking area. There are no residential or commercial structures within sight of the parking lot.”

The Applicant is proposing screening of the portable toilets which is consistent with previous parking lot approvals. Staff has therefore proposed a condition addressing screening. There are no additional screening requirements at this time.

9. *The use shall demonstrate compliance with the County’s Best Management Practices (BMP’s).*

The project will require a BMP Permit, submitted to and approved by the Site Development department.

10. *The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Clear Creek County, nor inconsistent with Section 1 - Title, Authority, and Interpretation, Subsection E. Purposes, of these Regulations.*

With the suggested conditions, it does not appear that the proposal will be detrimental to the health, safety, or welfare of the present or future inhabitants of Clear Creek County. As long as these conditions remain in effect, Staff believes the proposed use is consistent with Section 1-Title, Authority, and Interpretation, Subsection E. Purposes, of the *Clear Creek County Zoning Regulations*.

PROPOSED STIPULATIONS AND CONDITIONS

- 1) This Special Use Permit (Permit) is approved only for:

- Public or private parking lot without an existing permitted principal use
- Minor Structure without an existing permitted principal use
- Seasonal temporary use of land, not to exceed six (6) months per calendar year

Any proposed change to the Permit as noted herein shall require an application and approval, pursuant to Section 1208 Revisions and Modifications of the County Zoning Regulations.

- 2) Within 6 months from approval of this Permit, the holder of this Permit shall meet and maintain full compliance with the stipulations and conditions set forth herein. If, after 6 months, and at any time during the life of the Permit, the Planning Department determines that the stipulations and conditions are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of the stipulations and conditions. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.
- 3) The holder of this Permit shall meet and maintain full compliance with all other applicable zoning regulations at all times during the life of the Permit. If the Planning Department determines that the applicable zoning regulations are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of applicable zoning regulations. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.
- 4) The Planning Department may verify compliance with the approved Permit at any time.
- 5) The property owner may request in writing the termination of the Permit at any time.
- 6) Pursuant to Section 2.7.4 of the Roadway Design and Construction Manual, the property owner shall maintain a minimum 10-foot "clear zone" at all times between the edge of the traveled way for Fall River Road and any fixed above grade obstructions. No parking within the clear zone shall be permitted. Prior to any work within the road right-of-way and/or clear zone associated with Fall River Road, an approved Right-of-Way Permit shall be obtained from the Road & Bridge Department.
- 7) In addition to stop signs at the entrance/exit on the Site Plan, advanced warning signs for pedestrians shall be placed for both directions of travel on Fall River Road in the vicinity of the parking area. Prior to the placement of signage within the road right-of-way, an approved Right-of-Way Permit shall be obtained from the Road & Bridge Department.
- 8) The property owner shall install a minimum of five (5) signs directing patrons of the parking lot to refrain from idling vehicles for prolonged periods of time.
- 9) The property owner shall install parking blocks, signage and/or other controls to delineate approved parking spaces.

- 10) Lighting on the property shall not exceed 12 feet in height, shall be fully shielded, shall be motion activated, and shall utilize Dark Sky approved lighting fixtures.
- 11) There shall be no additional signage on the premises or off, or within the County Right of Way, other than what is shown on the approved Site Plan and required and/or approved in this Permit. All signage must conform with Section 1005 of the County Zoning Regulations.
- 12) The minor structure shall not exceed 400 square feet, per the definition of Minor Structure in Section 23 of the County Zoning Regulations. The minor structure that hosts the retail use shall be seasonal in nature, operational for no more than 6 months total during the calendar year.
- 13) The property owner shall install and maintain a minimum of eight (8) portable sanitary toilets as depicted on the Site Plan, as permitted by the County Environmental Health Department. A plan for servicing and maintaining the toilet(s) shall be established with and approved by the Environmental Health Department. Adequate screening shall be provided for the portable toilets as approved by the Planning Manager. At any such time the parking lot is abandoned or ceases to exist, the portable sanitary toilets shall be removed from the property.
- 14) The property owner shall provide a minimum of six (6) trash receptacles and three (3) pet waste stations on the site and all refuse shall be stored in animal-proof containers and/or made unavailable to all domestic and wild animals.
- 15) The Applicant shall submit an application to the Colorado State Forest Service to provide further review and/or visit the site to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property and shall submit any additional comments from the Agency to the Planning Department.
- 16) The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
- 17) To the extent that applicable state or federal rules, regulations, codes, ordinances, or laws are more restrictive than the stipulations and conditions contained herein, such applicable regulations shall supersede and govern at all times.

STAFF CONCLUSIONS AND RECOMMENDATION

It appears that the proposal is in conformance with the Criteria for Approval of a Special Use Permit, and Staff would recommend approval of the Special Use Permit with the stipulations and conditions as written. Please see the attached draft Resolution for Approval.

Exhibits:

- A. Application and submittal materials
- B. List of Agency Referrals
- C. Agency Comments Received
- D. Planning Commission Resolution 25-09

SPECIAL USE PERMIT APPLICATION

Application Fee: \$1500.00

CLEAR CREEK COUNTY PLANNING DEPARTMENT
Post Office Box 2000 / Georgetown, Colorado 80444
Phone (303) 679-2436 / FAX (303) 569-1103

APPLICANT(S) Clear Creek Development Limited Liability Corporation

MAILING ADDRESS 600 17th Street 2800

CITY Denver STATE CO ZIP 80202

EMAIL ADDRESS clearcreekdevelopmentllc@gmail.com

HOME PHONE 303-521-3601 WORK PHONE 303-521-3601

OWNER(S) WILLIAMS FORK VALLEY RANCH LLC

MAILING ADDRESS 102 NORTH CASCADE AVENUESUITE 400

CITY Colorado Springs STATE CO ZIP 80903

EMAIL ADDRESS

HOME PHONE WORK PHONE

LEGAL DESCRIPTION OF PROPERTY See below
1/4 Section & Section-Township-Range or Subdivision-Lot & Block

CURRENT ZONING C-1 TOTAL ACREAGE 1.3

PROPOSED TERM OF PERMIT PERMENANT PARCEL# 170735300201

DESCRIBE SPECIAL USE REQUESTED Legal Description: MINE: NEBRASKA PLACER - 2079 4.88 ACRESPT UFR 2-3-74 MINE: LINCOLN PLACER - 2080 65.48 ACRES2-3-74 PART UFR 391/116-122

This parking lot has served recreational visitors to the area for the last 12 years. This application seeks to comply with country regulations for the continued operation as a parking lot. This application seeks approval to develop (1) parking lot,, (2) add a minor structure without an existing permitted principal use, and (3) provide seasonal temporary uses of land, not to exceed six (6) months for selling needed hiker retail vending services such as pre-packaged food, beverages, and warm clothing (e.g. sweatshirts and hoodies) from May - October.

DESCRIBE HISTORY OF PROPERTY / REASON FOR REQUEST

This parking lot previously served as a public recreational parking lot for the St Mary's Ski Resort in the 1980's. The parking lot was reopened in 2012 in response to the increased use by recreational hikers of the St. Mary's Glacier Trail. This application seeks to comply with country regulations for the continued operation as a parking lot. As an existing parking lot, with 123 parking spaces, it has and will continue to alleviate under capacity parking issues in the area as recreational demand has increased over recent years. It's continued operation reduces traffic congestion and illegal on-street parking, increases pedestrian safety to and from the trailhead, improves overall accessibility, and contributes positively to the health, safety, and welfare of the community.

APPLICANT(S) Michael Soucie DATE 09/24/2025

OWNER(S) SCORVY AS THE GRILL 6512 EXEMPT TRUST, Manager DATE 07/03/2025

I (we) do hereby certify that information contained in or presented in connection with this Special Use Permit application is true and accurate to the best of my (our) knowledge and belief. I (we) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request.

SPECIAL USE PERMIT DETAILS, NARRATIVE, AND CRITERIA SATISFACTION

ALLOWABLE ZONING PERMIT REQUEST: (1) Special Use Permit on existing Commercial District One (C-1) zoned lots, (2) Seasonal temporary uses of land, not to exceed six (6) months, for permitted retail sales, and (3) Minor Structure without an existing permitted principal use (to be used for seasonal retail sales).

USE: Private Parking Lot and Seasonal Retail Vending Area

LOCATION: 8821 Fall River Road, PT NEBRASKA/LINCOLN PLACERS, Idaho Springs, Clear Creek County, Colorado, 80452

PARCEL NUMBERS: Parcel Number 1707-35-300-201

APPLICANTS/OWNER: CLEAR CREEK DEVELOPMENT LLC / WILLIAMS FORK VALLEY RANCH LLC

ZONING: COMMERCIAL C-1

Square Footage

Total proposed square footage of the subject property is approximately 1.3 acres to be used for parking area

NARRATIVE

This parking lot previously served as a public recreational parking lot for the St Mary's Ski Resort in the 1980's. The parking lot was reopened in 2012 in response to the increased use by recreational hikers of the St. Mary's Glacier Trail.

This application seeks Special Use approval necessary to comply with county regulations for the continued operation as a private parking lot. This application also seeks seasonal temporary uses of land (not to exceed six months), and approval of a minor structure (without an existing permitted principal use) for selling needed hiker retail vending services such as pre-packaged food, beverages, and warm clothing (e.g. sweatshirts and hoodies) from May - October.

This application seeks to comply with country regulations for the continued operation as a parking lot. As an existing parking lot, with 123 parking spaces, it has and will continue to alleviate under capacity parking issues in the area as recreational demand has increased over recent years. Its continued operation reduces traffic congestion and illegal on-street parking, increases pedestrian safety to and from the trailhead, improves overall accessibility, and contributes positively to the health, safety, and welfare of the community.

CRITERIA SATISFACTION

1. The proposed use will comply with the zoning requirements of the district in which the use is to be established, and will also comply with all other applicable requirements;

The subject property is zoned COMMERCIAL ONE DISTRICT (C-1), where a private parking lot is an allowable use with a Special Use Permit (reg 2202.8.15.). This application also requests the approval of (2) Seasonal temporary uses of land, not to exceed six (6) months, for selling needed hiker retail vending services such as pre-packaged food, beverages, and warm clothing from May - October (reg 2202.8.2. special use permit), and for a (3) Minor Structure without an existing permitted principal use (reg 2202.7.5 as a permitted use & 2202.8.14 with a special use permit), which is for the existing 25' x 25' (625 sqft) garage structure, to be used for seasonal retail sales.

The proposed parking area will adhere to zoning regulations set forth in Section 22 2202 Commercial One District (C-1), Section 10 DEVELOPMENT STANDARDS, and follow the county's ROADWAY DESIGN and CONSTRUCTION MANUAL for signs, parking lot striping, and space dimensions pursuant to Section 4.7.4.H, referenced in diagram in Figure 17 for standard and ADA spaces. All development activities will be designed and implemented to meet applicable county standards and ensure compliance with the updated zoning and land use requirements.

2. The use is in harmony with the character of the neighborhood and compatible with the surrounding area;

Since the parking lot previously served as a public recreational parking lot for the St Mary's Ski Resort in the 1980's, the lot will have a similar footprint as it has operated in the past. Therefore, the use will stay in harmony with the character of the existing neighborhood and landscape, while providing needed services by recreational users.

3. The use will not have an undue burden on available infrastructure;

The proposed use will not place undue burden on existing infrastructure. Access to the parking lot will be provided from Fall River Road. No infrastructure changes are needed and the same entry and exit plan will be used as in the past.

4. The use will not result in undue traffic congestion or traffic hazards;

Since the parking lot has been in existence for decades, and currently solves under capacity parking issues in the area, its use will not increase undue ADT traffic up/down the 9 mile stretch on Fall River Road. Proper entry and exit points, along with clear signage, will ensure safe ingress and egress to the lot, mitigating potential traffic hazards

5. The use will not cause significant air, odor, water, noise, or light pollution;

The proposed parking lot will not cause any significant changes to environmental factors. The parking lot will only operate during daylight hours, so there will be no need for lighting.

6. All sanitation requirements will be met;

The property parking lot will be equipped with the following sanitary and waste services, along with regular servicing, cleaning, trash removal, and restocking of sanitary supplies.

- Eight (8) portable toilets with hand sanitizer. Six (6) standard and two (2) ADA toilets.
- Six (6) bear-resistant trash receptacles
- Three (3) pet waste station with supplied bags

7. Parking is adequately provided;

The proposed parking lot has and will continue to alleviate parking shortages caused by increased recreational demand in the area. The parking lot aims to reduce traffic congestion and illegal and unsafe parking along Fall River Road and adjacent county roads, while increasing safety of pedestrians walking to and from trailhead.

8. Adequate buffering and screening is provided, when appropriate;

The property is buffered by Fall River Road to the east and adjacent property lots (also owned by the applicant) and pine trees line the west boundary of the parking area. There are no residential or commercial structures within sight of the parking lot.

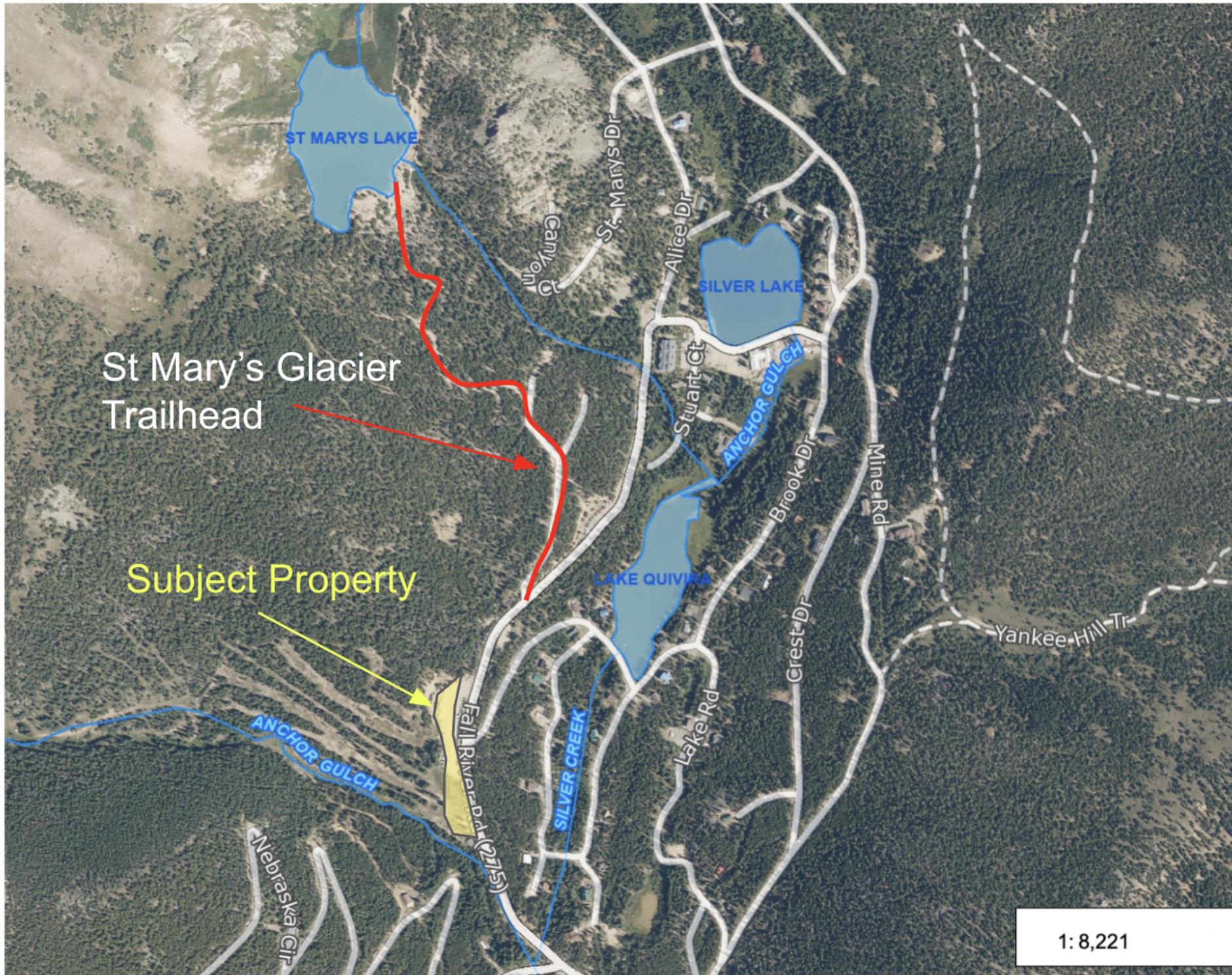
9. The use shall demonstrate compliance with the County's Best Management Practices (BMP's).

The project will follow Clear Creek County's BMPs and measures to minimize environmental impact.

10. The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Clear Creek County, nor inconsistent with Section 1 - Title, Authority, and Interpretation, Subsection E. Purposes, of these Regulations.

The parking lot has and will continue to alleviate under capacity parking issues by increasing available parking capacity. The continued use as a parking lot will improve overall accessibility, contributing positively to the health, safety, and welfare of the community.

Location Map - Subject Property and Hiking Trail

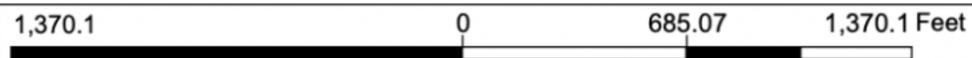


Legend

Roads (1 inch = 800 feet)

- HIGHWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL
- SERVICE
- 4WD
- Streams
- Lakes

1: 8,221

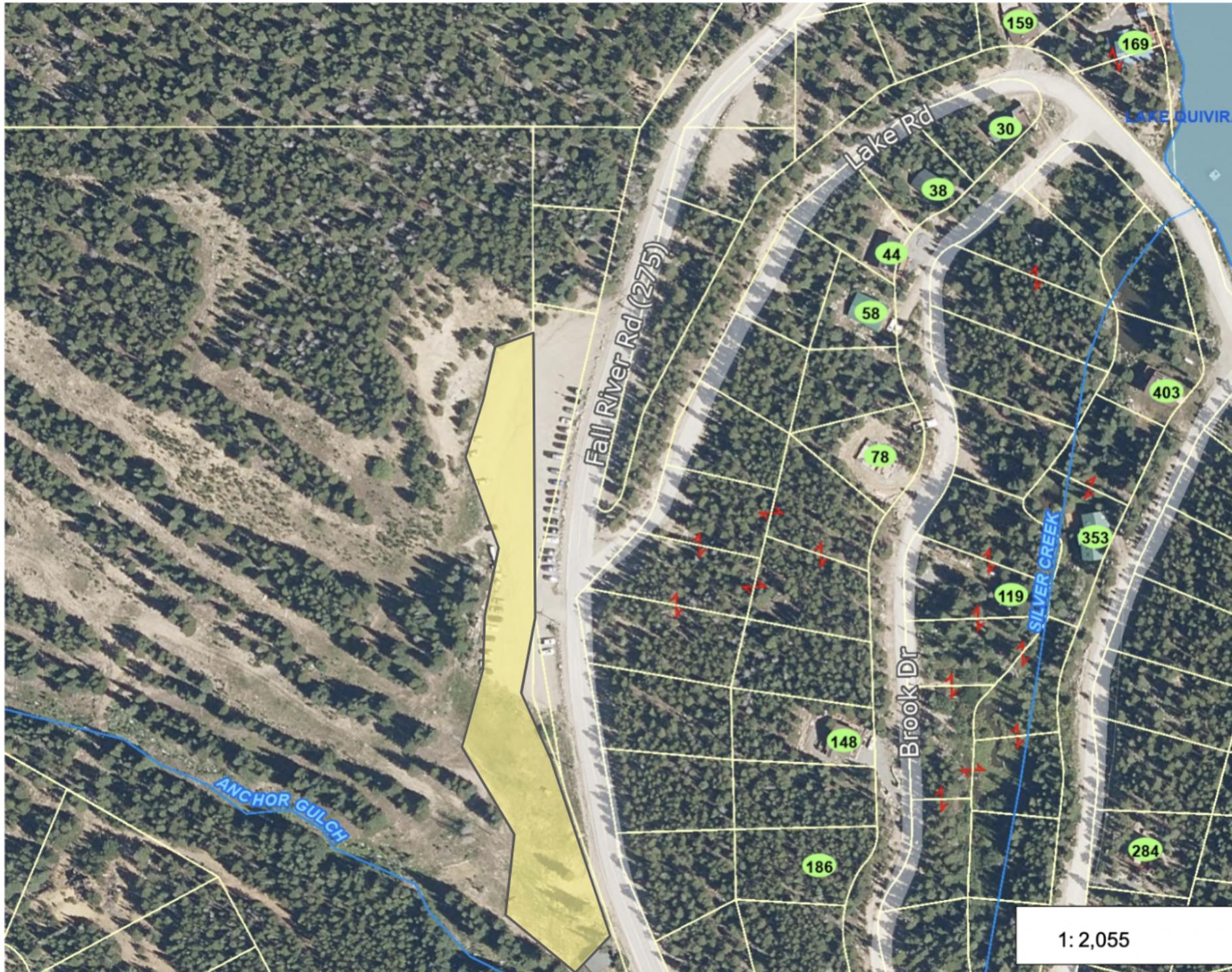


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Notes



Subject Property - 8821 Fall River Road



Legend

- Address
- Roads (1 inch = 200 feet)
 - HIGHWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL
 - SERVICE
 - 4WD
- Streams
- Lakes
- Towns (zoomed in)
- Parcels
- Tie Bar
 - Combination of Lots
 - Common Owner

1: 2,055

342.5 0 171.27 342.5 Feet

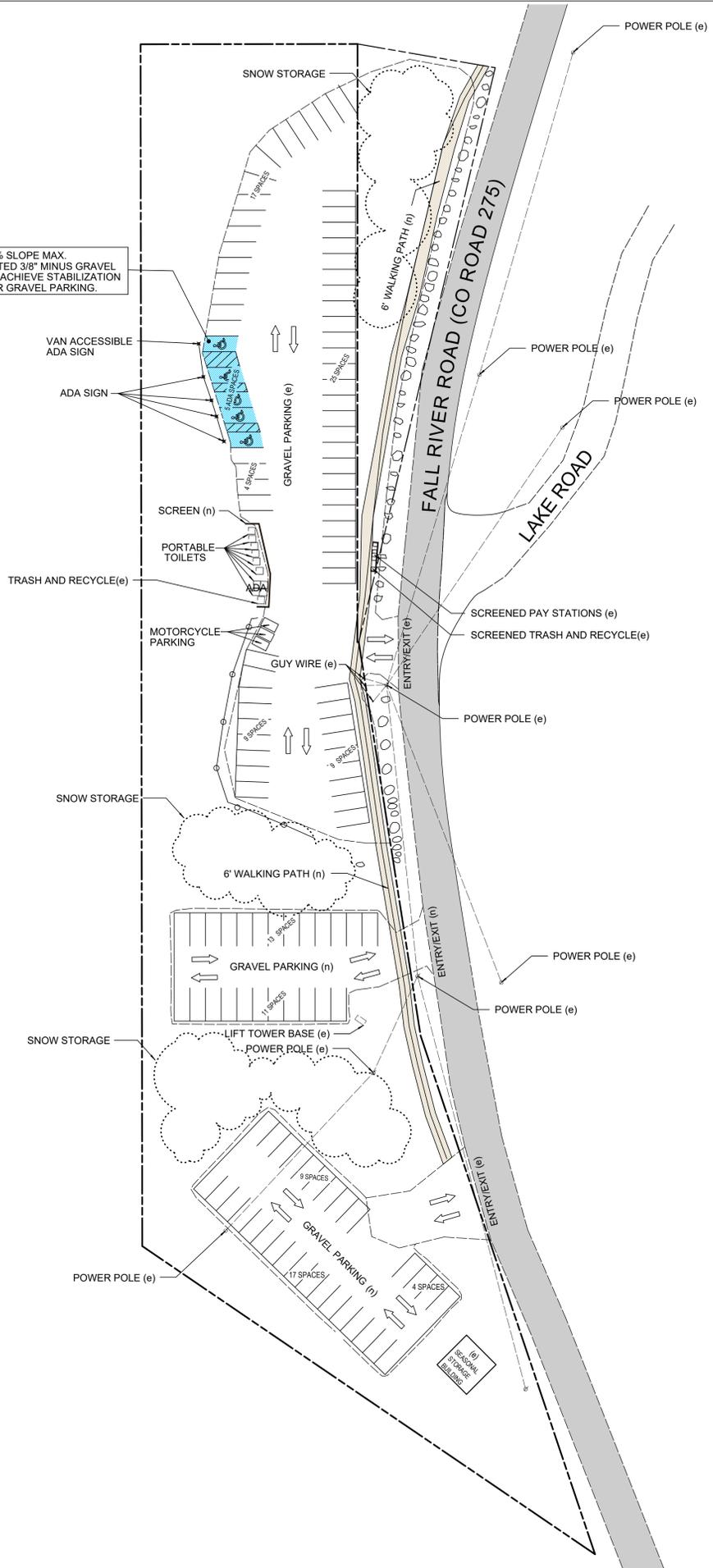
NAD_1983_2011_StatePlane_Colorado_Central_FIPS_0502_Ft_US
Map Created: March 14, 2025

This map is a visual representation generated from an Internet Mapping site. Do not use for legal, construction, survey or real estate transaction purposes. This map is not survey accurate and may not comply with National Mapping Accuracy Standards. This map may or may not be accurate, current or otherwise reliable. The presence of a road feature on the map does not imply the existence of public access or ownership.

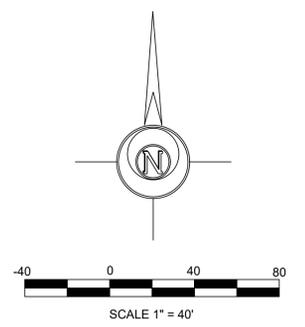
Notes

GRADE ADA AREA TO 2.0% SLOPE MAX. STABILIZE WITH COMPACTED 3/8" MINUS GRAVEL OR PLACE PAVEMENT TO ACHIEVE STABILIZATION PER ADA GUIDELINES FOR GRAVEL PARKING.

TOTAL PARKING:
 118 STANDARD SPACES
 5 ADA SPACES
 3 MOTORCYCLE SPACES



NOT FOR CONSTRUCTION



ARCHITECTURAL SITE PLAN

LEGEND:
 STANDARD SYMBOLS:

(e)	EXISTING	-x-x-x-	FENCE LINE
(n)	NEW	⊙	FIRE HYDRANT
x:125.34	SPOT ELEVATION (@ x)	⊗	SAN MANHOLE
+/-	MORE OR LESS	⊕	POWER POLE
-xxx-	UTILITY LINE OR PIPE	⊗	VALVE
W	WATER	[FOV]	FIBER OPTIC VAULT
GAS	GAS		
SAN	SANITARY SEWER		
ST	STORM SEWER		
FIB	FIBER OPTIC		
UGE/T	UNDERGROUND ELEC. / TEL.		
OHE/T	OVERHEAD ELEC. / TEL.		
CATV	CABLE TELEVISION		

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-6999).

NOTE:
 THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.



Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

CLEAR CREEK DEVELOPMENT, LLC
 8821 FALL RIVER ROAD, IDAHO SPRING
 CLEAR CREEK COUNTY, COLORADO, 80452

DATE PLOTTED	N/A	REVISIONS	
COPYRIGHT DATE	09-23-2025	DRAWN BY	VLP
SCALE	1" = 40'	CHECKED BY	
DATE	09-23-2025	DRAWING NO.	25-131

After Recording Return to:
Grand Creek, LLC

1550 17th St.
Denver, CO 80202

236225 11/17/2005 04:08P B743 P118 WD
1 of 6 R 43.00 D 165.00 N 0.00 CLEAR CREEK CO

WARRANTY DEED

This Deed, made October 26, 2005

Between **Iran Emeson Also Known As Iran M. Emeson and Joan Emeson Also Known As Joan N. Emeson and Silver Mountain Associates, LLLP, which took title as Silver Mountain Associates, A Colorado Limited Partnership** of the County Clear Creek, State of COLORADO, grantor(s) and **Grand Creek, LLC, A Colorado Limited Liability Company, as Tenants In Common** whose legal address is 1550 17th St., Denver, CO 80202, County of Clear Creek, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **One Million Six Hundred Fifty Thousand and no/100 (\$1,650,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Clear Creek, State of COLORADO described as follows:

See Exhibit B attached hereto and made a part hereof.

also known by street and number as **8821 Fall River Road, Idaho Springs, CO 80452**

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

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review) of the contract dated January 28, 2005, between the parties.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLERS:

Iran M. Emeson

Iran Emeson Also Known As Iran M. Emeson

Joan N. Emeson

Joan Emeson Also Known As Joan N. Emeson

Silver Mountain Associates, LLLP
By: St. Mary's Glacier Co., a dissolved Colorado corporation,
general partner

Iran M. Emeson

By: Iran Emeson, President

State Documentary Fee
Date 11-17-05
\$ 165.00

STATE OF COLORADO
COUNTY OF Boulder

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **October 26, 2005** by **Iran Emeson Also Known As Iran M. Emeson and Joan Emeson Also Known As Joan N. Emeson and Silver Mountain Associates, LLLP** by **St. Mary's Glacier Co., a dissolved Colorado corporation as general partner** by **Iran Emeson as President**.
Witness my hand and official seal.



My Commission Expires 5/12/2009

Gregory A. Grossman

Notary Public
My Commission expires:

Exhibit B

EXHIBIT A TO SCHEDULE A

PARCEL 1:

The ANNA DERBY, FRED LAMONT, LACE RUFFLE, MAYFLOWER, EVA, A. W. MITCHELL, JULIET STEUART, MARY C. STEUART, REBECCA R. STEUART, HELENA, BONANZA KING, EUCALYPTUS, DRUM MAJOR, COMMONER, PURITAN NO. 1, PURITAN NO. 2, PURITAN NO. 3, PURITAN NO. 4, PURITAN NO. 5, PURITAN NO. 6, PURITAN NO. 7, PURITAN NO. 8, PURITAN NO. 10, PURITAN NO. 12, PURITAN NO. 13, PURITAN NO. 14, PURITAN NO. 15, PURITAN NO. 16, PURITAN NO. 18, PURITAN NO. 20, PURITAN NO. 22, PURITAN NO. 23, PURITAN NO. 24, PURITAN NO. 25, PURITAN NO. 26, PURITAN NO. 27, PURITAN NO. 29, and PURITAN NO. 31 Lode Mining claims, all being U. S. Survey no. 18784, as described in the United States Patent recorded October 4, 1910, in Book 142 at Page 492; and

The ALICE DOROTHY STEUART Lode Mining Claim, U. S. Mineral Survey No. 18784, as described in said United States Patent recorded October 4, 1910, in Book 142 at Page 492; EXCEPT that portion thereof lying North and East of Line 2-3 of the Helena Lode Mining Claim, U. S. Survey No. 18784, as excepted in Deed recorded October 20, 1960, in Book 268 at Page 162; and

The H. T. IRVINE, BLANCHE NORTON AND ALICE BANNISTER Lode Mining Claims, all being U. S. Mineral Survey No. 18784, as described in said United States Patent recorded October 4, 1910, in Book 142 at Page 492, EXCEPT that portion lying North and East of a line extending from Corner No. 3 of said Helena Lode Mining Claim, passing through the North and East end line of the Vigilante Lode Mining Claim (unpatented) extended to Line 5-6 of the said H. T. Irvine Lode Mining Claim, as excepted in Deed recorded October 20, 1960, in Book 268 at Page 162,

EXCEPTING AND EXCLUDING from all the above any portion thereof embraced in Mining Claims of Surveys Nos. 13700, 13768 and 13773; the Champion and Orafina Lode Claims, Survey No. 14512; the Niagra, Gang, Rockledge, Fanny, Curlew, Great Divide Extension, Meteor, Harvey Preston, Great Divide, Britannia and America Lode Claims, unsurveyed; and the Vigilant Lode Claim, unsurveyed, exclusive of its conflict with Tract B, described as follows: Beginning at a point on North side line of said Vigilant Lode Claim, from which the Northeast corner bears N 72°30' E 524 feet distant, and Corner No. 2 of said H. T. Irvine Lode Claim bears N 53°01' W 129.5 feet distant; thence S 17°30' E 25 feet; thence S 72°30' W 25 feet; thence N 17°30' W 19.1 feet; thence N 49°45' E 15.27 feet; thence N 72°30' E 10.92 feet to the place of beginning, as excepted and excluded in said United States Patent recorded October 4, 1910, in Book 142 at Page 492;

and

The PURITAN LODE Mining Claim, U. S. Survey No. 13773, as described in the United States Patent recorded February 7, 1902, in Book 158 at page 3, EXCEPT that portion lying North and East of Line 2-3 of said Helena Lode Mining Claim, as excepted in Deed recorded October 20, 1960, in Book 268 at Page 162;

and

The CHAMBERLIN LODE Mining Claim, sometimes referred to as the Chamberlain Lode, U. S. Survey No. 13700, as described in the United States Patent recorded February 25, 1908, in Book 174 at Page 73, EXCEPTING AND EXCLUDING therefrom any portion thereof embraced in the Miss Dividends Lode Claim, unsurveyed, as excepted and excluded in said United States Patent recorded February 25, 1908, in Book 174 at Page 73;

and

The MISS DIVIDENDS LODE Mining Claim, U. S. Survey No. 13768, as described in the United States Patent recorded April 3, 1902, in Book 158 at Page 5;

EXCEPTING from all of the above claims all mineral and mineral rights, together with the right to mine the same and to extract and remove minerals, provided that said mining operations do not interfere with the use of the surface of said property for skiing purposes, as excepted and reserved in Deed recorded October 20, 1960, in Book 268 at Page 162, and in Deed recorded September 20, 1979, in Book 391 at Page 116,

County of Clear Creek, State of Colorado.

PARCEL 2:

A portion of the NEBRASKA PLACER Mining Claim, U. S. Survey No. 2079, and a portion of the LINCOLN PLACER Mining Claim, U. S. Survey No. 2080, described as follows:
Commencing at Corner No. 4 of said Lincoln Placer, U. S. Survey No. 2080; thence N 0°02'20" W, along Line 4-5 of said Lincoln Placer, 705.00 feet to the Point of Beginning, said corner being Boundary Corner No. 6 of St. Mary's Subdivision, Unit 6; thence continuing along the aforementioned course N 0°02'20" W, 1780.93 feet to Corner No. 5 of said Lincoln Placer; thence S 89°59'28" E and along Line 5-6 of said Lincoln Placer, 3001.19 feet to the Northwest corner of Winterland Subdivision, Unit 1; thence S 0°02'00" W, and along the West line of said subdivision, 660.42 feet to a point of intersection with Line 1-2 of said Lincoln Placer; thence S 18°37'51" W, and along said West line of said subdivision, 611.98 feet to Boundary Corner No. 5 of St. Mary's Subdivision, Unit 6; thence following six courses along the Northerly boundary line of said St. Mary's Subdivision, Unit 6;

1. W 67°00'00" W, 175.840 feet;
2. Thence on an angle to the right of 90°00'00" and along a curve to the left having a radius of 55.00 feet, a central angle of 180°00'00", 172.79 feet;
3. Thence N 67°00'00" W, 212.42 feet;
4. Thence N 27°30'00" W, 209.34 feet;
5. Thence N 59°57'30" W, 404.00 feet to a point on Line 1-2 of said Lincoln Placer;
6. Thence N 89°58'31" W and along said Line 1-2 of said Lincoln Placer and along said Northerly boundary lines of said St. Mary's Subdivision, Unit 6, 173.42 feet to Corner No. 7 of said Nebraska Placer, U. S. Survey No. 2079;

Thence continuing along the aforementioned course and along Line 1-2 of said Lincoln Placer, U. S. Survey No. 2080, N 89°58'31" W, 1193.35 feet to Corner No. 2 of said Lincoln Placer; thence S 14°07'49" W and along Line 2-3 of said Lincoln Placer, 1158.43 feet to Boundary Corner No. 7 of St. Mary's Subdivision, Unit 6; thence West and along the Northerly boundary line of said subdivision, 640.51 feet to the Point of Beginning, TOGETHER WITH a parcel of land being a portion of the Nebraska Placer, U. S. Survey No. 2079, more particularly described as follows: Commencing at Corner No. 7 of said Nebraska Placer, U. S. Survey No. 2079; thence S 49°20'34" W and along Line 6-7 of said Nebraska Placer, 406.81 feet to the Point of Beginning, said point being Boundary Corner No. 1 of St. Mary's Subdivision, Unit 6; thence continuing along the aforementioned course, S 49°20'34" W, 1422.34 feet to Boundary Corner No. 8 of St. Mary's Subdivision, Unit 6; thence S 88°50'00" E, and along the North line of said subdivision, 201.25 feet to Boundary Corner No. 7 of St. Mary's Subdivision, Unit 5; thence along the following four courses along the Northwesterly boundary line of Resubdivision of St. Mary's Subdivision, Unit 5,

1. S 88°50'00" E, 247.48 feet;
2. Thence N 49°20'34" E, 856.99 feet;
3. Thence N 43°00'00" E, 61.94 feet
4. Thence North, 159.29 feet to Boundary Corner No. 2 of said Resubdivision of St. Mary's Subdivision, Unit 5;

Thence North, 100.71 feet to the Southwest corner of Lot 886 of St. Mary's Subdivision, Unit 6; thence N 40°39'26" W, and along the Westerly line of said Lot 886, 95.15 feet to the Point of Beginning, EXCEPT the following described property:



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Beginning at Corner No. 5 of St. Mary's Subdivision, Unit 6; thence N 18°37'51" W, 130 feet; thence S 89°06'36" W, 128.54 feet; thence on an angle to the left of 90° and along a curve to the right having a radius of 55.00 feet, a central angle of 180° an arc distance of 60 feet; thence S 67°00'00" E, 175.84 feet to the Point of Beginning, County of Clear Creek, State of Colorado.

PARCEL 3:

Lot 92 and the Northeasterly portion of Lot 91, described in and conveyed by Deed recorded in Book 322, at Page 198, Winterland Subdivision, Unit 1, County of Clear Creek, State of Colorado.

PARCEL 5:

A part of the NEBRASKA PLACER, U. S. Survey No. 2079, and part of the LINCOLN PLACER, U. S. Survey No. 2080, described as follows:

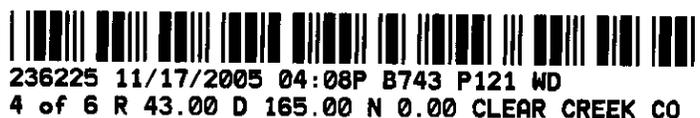
Beginning at a point on the Southwesterly line of Winterland Subdivision, Unit 1, said point being 130.00 feet Northwesterly from the Northeast corner of Lot 902 of St. Mary's Subdivision, Unit 6; thence N 18°37'51" W, and along the Southwesterly line of said Winterland Subdivision, Unit 1, 481.98 feet; thence N 00°02'00" E, and along the West line of said Winterland Subdivision, Unit 1, 660.42 feet to a point on the 5-6 line the Lincoln Placer; thence N 89°59'28" W, and along the said 5-6 line of the Lincoln Placer, 200.00 feet; thence S 00°02'00" W and parallel to the West line of said Winterland Subdivision, Unit 1, 583.58 feet; thence S 30°02'30" W, 319.29 feet; thence S 27°30'00" E, 209.34 feet; thence S 67°00'00" E, 212.42 feet; thence on an angle to the left of 90°00'00" and along a curve to the right having a radius of 55.00 feet, a central angle of 137°29'44", an arc distance of 112.79 feet; thence S 89°06'36" E, 128.54 feet to the Point of Beginning, County of Clear Creek, State of Colorado.

PARCEL 8:

Mineral rights only for the following:

The ANNA DERBY, FRED LAMONT, LACE RUFFLE, MAYFLOWER, EVA, A. W. MITCHELL, JULIET STEUART, MARY C. STEUART, REBECCA R. STEUART, HELENA, BONANZA KING, EUCALYPTUS, DRUM MAJOR, COMMONER, PURITAN NO. 1, PURITAN NO. 2, PURITAN NO. 3, PURITAN NO. 4, PURITAN NO. 5, PURITAN NO. 6, PURITAN NO. 7, PURITAN NO. 8, PURITAN NO. 10, PURITAN NO. 12, PURITAN NO. 13, PURITAN NO. 14, PURITAN NO. 15, PURITAN NO. 16, PURITAN NO. 18, PURITAN NO. 20, PURITAN NO. 22, PURITAN NO. 23, PURITAN NO. 24, PURITAN NO. 25, PURITAN NO. 26, PURITAN NO. 27, PURITAN NO. 29, PURITAN NO. 31, ALICE DOROTHY STEUART, H. T. IRVINE, BLANCHE NORTON and ALICE BANNISTER Lode Mining claims, all being U. S. Survey No. 18784, as described in the United States Patent recorded October 4, 1910, in Book 142 at Page 492; EXCEPTING AND EXCLUDING from all the above any portion thereof embraced in Mining Claims of Surveys Nos. 13700, 13768 and 13773; the Champion and Orafinia Lode Claims, Survey No. 14512; the Niagra, Gang, Rockledge, Fanny, Curlew, Great Divide Extension, Meteor, Harvey Preston, Great Divide, Britannia and America Lode Claims, unsurveyed; and the Vigilant Lode Claim, unsurveyed, exclusive of its conflict with Tract B, described as follows: Beginning at a point on North side line of said Vigilant Lode Claim, from which the Northeast corner bears N 72°30' E 524 feet distant, and Corner No. 2 of said H. T. Irvine Lode Claim bears N 53°01' W 129.5 feet distant; thence S 17°30' E 25 feet; thence S 72°30' W 25 feet; thence N 17°30' W 19.1 feet; thence N 49°45' E 15.27 feet; thence N 72°30' E 10.92 feet to the place of beginning, as excepted and excluded in said United States Patent recorded October 4, 1910, in Book 142 at Page 492;

and



The PURITAN LODE Mining Claim, U. S. Survey No. 13773, as described in the United States Patent recorded February 7, 1902, in Book 158 at Page 3;

and

The CHAMBERLIN LODE Mining Claim, sometimes referred to as the Chamberlain Lode, U. S. Survey No. 13700, as described in the United States Patent recorded February 25, 1908, in Book 174 at Page 73, EXCEPTING AND EXCLUDING therefrom any portion thereof embraced in the Miss Dividends Lode Claim, unsurveyed, as excepted and excluded in said United States Patent recorded February 25, 1908, in Book 174 at Page 73;

and

The MISS DIVIDENDS LODE Mining Claim, U. S. Survey No. 13768, as described in the United States Patent recorded April 3, 1902, in Book 158 at Page 5;

County of Clear Creek, State of Colorado.

PARCEL 10:

Lots 93 and 94,
Winterland Subdivision, Unit 1,
County of Clear Creek, State of Colorado.

PARCEL 11:

Lots 887, 888, 892, 893, 894, 895, 896 and 897,
St. Mary's Subdivision, Unit 6,
County of Clear Creek, State of Colorado.

PARCEL 12:

Tract A,
St. Mary's Subdivision, Unit 1,
according to the recorded plat thereof,
EXCEPT that portion of said Tract A described as follows: Beginning at the most Northerly corner of said Tract A; thence Southeasterly along the Northeasterly line of said Tract A and along a curve to the right having a radius of 225.00 feet, a central angle of 65°25'24", an arc distance of 256.91 feet; thence on an angle to the right of 99°29'57", 81.75 feet to a point of intersection with the Southwesterly line of said Tract A; thence on an angle to the right of 75°09'44" and along said Southwesterly line and along a curve to the left having a radius of 145.00 feet, a central angle of 26°30'41", and arc distance of 67.09 feet to a point of tangent; thence along said Southwesterly line and along said tangent 45.27 feet to a point of curve; thence along said Southwesterly line and along a curve to the right having a radius of 95.00 feet, a central angle of 56°25'36", an arc distance of 93.56 feet to the True Point of Beginning,
County of Clear Creek, State of Colorado.

PARCEL 16:

A tract of land surrounded entirely by M. S. 19240 A, William Irvin Lode; M. S. 18784, Eucalyptus Lode; M. S. 14512, Champion Lode; and M. S. 2080 A Am., Lincoln Placer, located in the Southwest Quarter of Section 35,



236225 11/17/2005 04:08P B743 P122 WD
5 of 6 R 43.00 D 165.00 N 0.00 CLEAR CREEK CO

Township 2 south, Range 74 West of the Sixth Principal Meridian, County of Clear Creek, State of Colorado, being more particularly described by the official mineral survey notes as follows:

Beginning at the intersection of the 2-3 Line of M. S. 18784, Eucalyptus Lode, with the 1-2 Line of M. S. 14512, Champion Lode;
thence S, 121.4 feet along the 1-2 Line of M. S. 14512, Champion Lode, to a point of intersection with the 2-3 Line of M. S. 19240 A Am., William Irvine Lode;
thence S 66°34' W, 10 feet, along the 2-3 Line of M. S. 19240 A Am., William Irvine Lode, to Corner No. 2 of M. S. 19240 A Am., William Irvine Lode;
thence S 71.3 feet along the 1-2 Line of M. S. 19240 A Am., William Irvine Lode, to a point of intersection with the 5-6 Line of M. S. 2080 Am, Lincoln Placer;
thence N 88°20' W, 255 feet along the 5-6 Line of M. S. 2080 Am, Lincoln Placer to Corner No. 4 of M. S. 18784, Eucalyptus Lode;
thence N 54°30' E, 320 feet along the 3-4 Line of M. S. 18784, Eucalyptus Lode, to a point of intersection with the 1-2 Line of M. S. 14512, Champion Lode, also being the Point of Beginning.

PARCEL 18:

Lot 891,
St. Mary's subdivision, Unit 6,
County of Clear Creek,
State of Colorado.

PARCEL 19:

The DENVER GIRL LODE Mining Claim, U. S. Survey No. 14617, as described in the United States Patent recorded April 6, 1972, in Book 331 at Page 419,
County of Clear Creek, State of Colorado.

PARCEL 20

Tract A,
Winterland Subdivision, Unit 1,
County of Clear Creek,
State of Colorado.



Colorado Secretary of State
Date and Time: 02/05/2019 04:24 PM
ID Number: 20061192274

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

Document number: 20191113886
Amount Paid: \$25.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Amendment

filed pursuant to §7-90-301, et seq. and §7-80-209 of the Colorado Revised Statutes (C.R.S.)

1. For the entity, its ID number and entity name are

ID number 20061192274
(Colorado Secretary of State ID number)
Entity name Grand Creek Ranch LLC

2. The new entity name (if applicable) is Williams Fork Valley Ranch LLC

3. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

This document contains additional amendments or other information.

4. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

5. The true name and mailing address of the individual causing the document to be delivered for filing are

Jolivet Caroleen F.
(Last) (First) (Middle) (Suffix)
102 South Tejon Street
(Street name and number or Post Office Box information)
Suite 900
Colorado Springs CO 80903
(City) (State) (Postal Zip Code)
United States
(Province - if applicable) (Country - if not US)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).



LANDOWNER AUTHORIZATION FORM

Documentation of signing authority is required for any property that is not titled in the name of the Owner/Applicant

Sharna L. Coors, as Trustee of the I, GCRL GST Exempt Trust, as Manager of _____, Owner or Representative of Williams Fork Valley Ranch LLC, a Colo. limited liability company(LLC, Corp., Trust, or other Owner of Record), have appointed the following individuals, contractors or representatives, my true and lawful representative(s) to act in my name and in my stead and on my behalf in connection with any action necessary to apply for the following permit(s)

Special Use Permit Application for Commercial Parking Area, Vending Area, and Minor Structure without an existing permitted principal use with respect to the following real property described as follows:

8821 Fall River Road- Parcel # 170735300201, Parcel Name PT NEBRASKA/LINCOLN PLACERS

Permitting Department: (You may select more than one)

- Site Development:** Representative: Clear Creek Development LLC- Mike Soucie
- Environmental Health:** Contractor: _____
- Building:** Contractor: _____
- Planning:** Representative: Clear Creek Planning Manager, Garrett McAllister
- Other Representative:** _____

I, as Owner/Applicant or Representative:

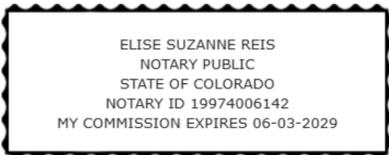
1. Understand that it is my responsibility to make sure that my designated representative is aware of and responsible for all requirements necessary to comply and complete with the afore-mentioned action.
2. Understand that any requirements placed on the property which contain restrictions or conditions which may be imposed on, and may burden, the subject property shall run with the land regardless of ownership of the property.
3. Take full responsibility for noncompliance with any requirement associated with the afore-mentioned action.

STOP: Wait to fill out with notary present

Sharna L. Coors Sharna L. Coors October 20, 2025
 Signature of Owner or Representative Printed Name Date

State of Colorado)
)ss:
 County of Teller)

The foregoing document was subscribed and sworn to before me this 20th day of October, 2025, by Sharna L. Coors, as Trustee of the GCRL GST Exempt Trust as Manager of Williams Fork Valley Ranch LLC, a Colorado limited liability company.



Elise Suzanne Reis
 Notary Public
 My commission expires: June 3, 2029

Notarized online using audio-visual technology.
 Clear Creek County – Landowner Authorization Form

Rev: 5/9/2022

CERTIFICATE *of* SIGNATURE

REF. NUMBER
6W4TF-SC7D8-3SGUJ-A9NTJ

DOCUMENT NOTARIZED ONLINE USING AUDIO-VIDEO COMMUNICATION ON
20 OCT 2025 22:01:47
UTC

SIGNER

TIMESTAMP

SIGNATURE

SHARNA L. COORS

EMAIL
SCOORS@ME.COM

SENT
20 OCT 2025 22:00:58

VIEWED
20 OCT 2025 22:01:01

SIGNED
20 OCT 2025 22:01:14



IP ADDRESS
207.212.26.91

RECIPIENT VERIFICATION

EMAIL VERIFIED
20 OCT 2025 22:01:01

PERSONALLY KNOWN
20 OCT 2025 22:00:23

ELISE S. REIS

EMAIL
EREIS@MULLIKENLAW.COM

SENT
20 OCT 2025 22:00:58

VIEWED
20 OCT 2025 22:01:18

SIGNED
20 OCT 2025 22:01:47



IP ADDRESS
216.147.123.85

LOCATION
DENVER, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
20 OCT 2025 22:01:18



Exhibit B

Referral Agencies

CCC Engineering/Site Development

Stoy Streepey, County Engineer
sstreepey@clearcreekcounty.us

CCC Environmental Health Department

Gary Hague, Environmental Health Specialist
(303) 679-2420
ghague@clearcreekcounty.us

CCC Emergency Medical Services

Aaron Crawley, Director
aaron.crawley@clearcreekems.com

CCC Office of Emergency Management

Clarissa Boggs-Blake, Director
cboggsblake@clearcreeksheriff.us

CCC Sheriff's Office

Matt Brown, Undersheriff
mbrown@clearcreeksheriff.us

CCC Special Projects/Water Resources

Lisa Leben, Manager
lleben@clearcreekcounty.us

CCC Open Space, Parks, Recreation

Alexis Sohlden, Public Lands Manager
asohlden@clearcreekcounty.us

CCC Attorney

Peter Lichtman, Attorney
plichtman@clearcreekcounty.us

CCC Administration

Colton Rohloff, Interim County Administrator
crohloff@clearcreekcounty.us

U.S. Forest Service

Clear Creek Ranger District
Nicole Malandri
nicole.malandri@usda.gov

Colorado State Forest Service

Hillary Hiett, Forester
Hillary.hiett@colostate.edu

Colorado Department of Public Health and Environment

Cdphe_localreferral@state.co.us

Colorado Parks and Wildlife

Joe Walter – District Wildlife Manager
joseph.walter@state.co.us

Colorado State Historic Preservation Office

Dawn DiPrince, State Historic Preservation Officer
hc_oahp@state.co.us

Xcel Energy

Donna George, Team Lead
(303) 571-3306
Donna.L.George@xcelenergy.com

Clear Creek Economic Development Corporation

Lindsey Valdez
lvaldez@clearcreekedc.org

Clear Creek Tourism Board

Cassandra Patton, Director
cass@visitclearcreek.com

St. Mary's Metropolitan District

Patrick Nolet, Director of Operations
stmarysglaciercommunity@gmail.com

From: [Hiett, Hillary](#)
To: [Garrett McAllister](#)
Subject: Re: Request for Comment - SUP2025-03 Coors Parking Lot Special Use Permit
Date: Tuesday, December 9, 2025 10:42:13 AM
Attachments: [Outlook-u3j4lzzk](#)

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hello Garrett,

Regarding this case (**SUP2025-03**) CSFS has the following response:

 The Colorado State Forest Service does not need to receive any further referrals on this case. No site visit or forest management plan is necessary for the proposed action on this property. Either we have no concerns, or our concerns for the proposed action on this property would be addressed with the defensible space requirements of a County building permit. See additional comments below.

 X A Wildfire Mitigation Plan (Forest Management Plan) is **NOT** necessary for the proposed action on this property. However, the **Colorado State Forest Service will need to further review this case and/or visit the site to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property.** A \$200 review fee must be submitted for CSFS costs associated with this further review.

 A Wildfire Mitigation Plan (Forest Management Plan), **prepared by an individual meeting Jefferson County standard, is recommended for this case.** A \$300 review fee must be submitted for CSFS costs associated with the review of the Plan. Please give the applicant a copy of the Jefferson County Planning & Zoning Department's **Wildfire Mitigation Plan** requirements, and have them contact the Colorado State Forest Service - Golden Field Office at 303-279-9757 to discuss plan needs.

Additional Comments: The Colorado State Forest Service would recommend creating a fuel break around any new parking lots.

Thanks,

Hillary Hiett

Forester

Colorado State Forest Service

1504 Quaker Street, Golden, CO 80401

303-279-9757 ext 307

Hillary.hiett@colostate.edu

csfs.colostate.edu



The mission of the Colorado State Forest Service is to
achieve stewardship of Colorado's diverse forest environments
for the benefit of present and future generations.

From: Garrett McAllister <gmcallister@clearcreekcounty.us>

Sent: Friday, November 21, 2025 1:13 PM

To: Hiett, Hillary <Hillary.Hiett@colostate.edu>

Subject: Request for Comment - SUP2025-03 Coors Parking Lot Special Use Permit

**** Caution: EXTERNAL Sender ****

Hello,

Please see the attached request for comments for a Special Use Permit request in Clear Creek County.

Thank you,

Garrett McAllister, AICP
Planning Manager
Clear Creek County
303.679.2300

From: [Cicione - CDPHE, Brendan](#)
To: [Garrett McAllister](#)
Subject: Re: Request for Comment - SUP2025-03 Coors Parking Lot Special Use Permit
Date: Monday, December 1, 2025 9:17:30 AM

This sender is trusted.

Hi Garrett,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione (*he/him*)
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us
| <https://cdphe.colorado.gov/>

On Mon, Nov 24, 2025 at 8:47 AM Localreferral - CDPHE, CDPHE
<cdphe_localreferral@state.co.us> wrote:

Hello,

Please see the email below. Please add comments by 12/11.

Thank you!

----- Forwarded message -----

From: **Garrett McAllister** <gmcallister@clearcreekcounty.us>

Date: Fri, Nov 21, 2025 at 1:08 PM

Subject: Request for Comment - SUP2025-03 Coors Parking Lot Special Use Permit

To: Garrett McAllister <gmcallister@clearcreekcounty.us>

Hello,

Please see the attached request for comments for a Special Use Permit request in Clear Creek County.

Thank you,

Garrett McAllister, AICP

Planning Manager

Clear Creek County

303.679.2300

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

From: [Gary Hague](#)
To: [Garrett McAllister](#)
Subject: RE: Request for Comment - SUP2025-03 Coors Parking Lot Special Use Permit reply
Date: Tuesday, November 25, 2025 10:06:21 AM

Hello Garrett,

Should this property require an onsite waste water system (OWTS), a design by a licensed and stamped engineer must be submitted to the Clear Creek County Department of Environmental Health.

Gary Hague, Environmental Health Manager
Clear Creek County
1111 Rose St / Georgetown, CO 80444
Office: 303.679.2420
Mobile: 970.409.2509
www.clearcreekcounty.us

From: Garrett McAllister <gmcallister@clearcreekcounty.us>
Sent: Friday, November 21, 2025 1:06 PM
To: Garrett McAllister <gmcallister@clearcreekcounty.us>
Subject: Request for Comment - SUP2025-03 Coors Parking Lot Special Use Permit
Importance: High

Hello,

Please see the attached request for comments for a Special Use Permit request in Clear Creek County.

Thank you,

Garrett McAllister, AICP
Planning Manager
Clear Creek County
303.679.2300



*“Honoring Our Past,
While Designing Our Future”*

**CLEAR CREEK COUNTY
PUBLIC WORKS DIVISION**
3549 COUNTY ROAD 312
P.O. BOX 362
DUMONT, COLORADO 80436
303-679-2334 Fax: 303-679-2446

To: Garrett McAllister, Planning Manager
Clear Creek County Planning Department
P.O. Box 2000
Georgetown, Colorado 80444

From: Stoy Streepey, P.E., CFM, County Engineer/Assistant Public Works Director

Date: December 11, 2025

Re: SUP2025-03
Referral Response to Special Use Request
NEBRASKA PLACER – 2079 and LINCOLN PLACER – 2080 in Sections 34 and 35,
T2S, R74W of the 6th PM, Clear Creek County, State of Colorado. Generally located on
the west side of Fall River Road, north of Silver Creek Road in the St. Mary’s area.

Dear Mr. McAllister,

Thank you for the referral regarding the above referenced land use request. To better understand the request, I’ve reviewed the Special Use Permit application including the Architectural Site Plan (Plan) prepared by Pelds Design Services and dated 9/23/2025.

The subject parcel is located directly adjacent to Fall River Road. Man placed boulders and unpermitted signage associated with the existing parking area identified on the Plan have been observed within the road right-of-way/“clear zone” of Fall River Road. Recent observations of the area have also revealed parked vehicles in the northeast corner of the use area that is specified for snow storage on the plan which has created a third row of parking during heavy use periods in the past.

Prior to the continued use of the existing graded area, the following items should be addressed:

1. Section 2.7.4 of the Roadway Design and Construction Manual requires that a minimum 10-foot “clear zone” be maintained at all times between the edge of the traveled way for Fall River Road and any fixed above grade obstructions.
 - a. All existing man placed boulders, unpermitted signage and other constructed/placed above ground improvements associated with this use area shall be removed from the clear zone.
 - b. No parking within the clear zone shall be permitted.
 - c. Prior to the placement of any signage or any other work within the public right-of-way and/or clear zone associated with Fall River Road, an approved Right-of-Way Permit must be obtained from the Road & Bridge Department.

2. Parking blocks, signage and/or other controls should be implemented as necessary to specify designed/approved parking spaces.
3. A stop sign should be provided at the egress point of the parking area at the intersection with Fall River Road.
4. If grading/excavation work resulting in more than 800 square feet of disturbance is necessary to establish the 2% grades specified in the Plan for the ADA parking spaces, a Grading Permit must be obtained from the Site Development Department prior to the work being performed.

Two new gravel parking areas are indicated on the Plan. Prior to the development and use of any new parking areas and access points onto Fall River Road, a Grading Permit must be obtained from the Site Development Department. Grading Permits for the development of a new parking area require full compliance with the County's parking area standards including grades, drive surfaces, drainage and water quality controls. Although the Plan indicates new gravel parking areas, the County's standards require that commercial parking area be surfaced with pavement.

If you have questions, please email sstreepey@clearcreekcounty.us or call 303.679.2469.

Sincerely,

Stoy Streepey



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

December 5, 2025

Clear Creek County Planning Department
1111 Rose Street – PO Box 2000
Georgetown, CO 80444

Attn: Garrett McAllister,

Re: Coors Parking Lot, Case # SUP2025-03

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the special use permit documentation for **Coors Parking Lot** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

**Clear Creek County
Planning Commission
Resolution PC-25-09**

Case #SUP2025-03

Being described as NEBRASKA PLACER - 2079 and LINCOLN PLACER - 2080 in Sections 34 and 35, T2S, R74W, and Sections 2 and 3, T3S, R74W of the 6th PM, Clear Creek County, State of Colorado. (“subject property”).

WHEREAS, Section 12 of the *Clear Creek County Zoning Regulations* authorizes the Board of County Commissioners to approve Special Use Permits for long-term changes to the use of the land, subject to review and action by the Planning Commission; and

WHEREAS, the applicant has applied for approval of Special Use Permit to establish a public or private parking lot without an existing permitted principal use, a minor structure without an existing permitted principal use, and a seasonal temporary use of land, not to exceed six (6) months on parcels of land zoned Commercial – One (C-1); and

WHEREAS, the Planning Commission, pursuant to public notice published on November 27, 2025, held a public hearing on December 17, 2025 to hear public testimony and consider the request for the subject property; and

NOW, THEREFORE BE IT RESOLVED, that the Clear Creek County Planning Commission hereby recommends **APPROVAL** for a Special Use Permit to allow a public or private parking lot without an existing permitted principal use, a minor structure without an existing permitted principal use, and a seasonal temporary use of land, not to exceed six (6) months on the subject properties, pursuant to the following Findings of Fact, and subject to the following Stipulations and Conditions:

FINDINGS OF FACT

1. Public review agencies were notified on November 21, 2025.
2. Adjacent property owners were notified by mail on November 21, 2025.
3. Public notice was published in the Clear Creek Courant on November 27, 2025.
4. Signs were posted on the subject property on December 2, 2025.
5. The Clear Creek County Planning Commission found that the application substantially meets the following criteria for approval for Special Use Permits as outlined in *Section 12 – Special Use Permits*, of the *Clear Creek County Zoning Regulations*:

1202.5.7 CRITERIA FOR APPROVAL

1202.5.7.1 Except as otherwise noted, the proposed use will comply with the zoning requirements of the district in which the use is to be established, and will also comply with all other applicable requirements;

1202.5.7.2 The use is in harmony with the character of the neighborhood and compatible with the surrounding area;

- 1202.5.7.3 *The use will not have an undue burden on available infrastructure;*
- 1202.5.7.4 *The use will not result in undue traffic congestion or traffic hazards;*
- 1202.5.7.5 *The use will not cause significant air, odor, water, noise, or light pollution;*
- 1202.5.7.6 *All sanitation requirements will be met;*
- 1202.5.7.7 *Parking is adequately provided;*
- 1202.5.7.8 *Adequate buffering and screening is provided, when appropriate;*
- 1202.5.7.9 *The use shall demonstrate compliance with the County's Best Management Practices (BMP's); and*
- 1202.5.7.10 *The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Clear Creek County, nor inconsistent with Section I - Title, Authority, and Interpretation, Subsection E. Purposes, of these Regulations.*

STIPULATIONS AND CONDITIONS

1) This Special Use Permit (Permit) is approved only for:

- Public or private parking lot without an existing permitted principal use
- Minor Structure without an existing permitted principal use
- Seasonal temporary use of land, not to exceed six (6) months per calendar year

Any proposed change to the Permit as noted herein shall require an application and approval, pursuant to Section 1208 Revisions and Modifications of the County Zoning Regulations.

2) Within 6 months from approval of this Permit, the holder of this Permit shall meet and maintain full compliance with the stipulations and conditions set forth herein. If, after 6 months, and at any time during the life of the Permit, the Planning Department determines that the stipulations and conditions are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of the stipulations and conditions. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.

3) The holder of this Permit shall meet and maintain full compliance with all other applicable zoning regulations at all times during the life of the Permit. If the Planning Department determines that the applicable zoning regulations are not substantially and timely met, a hearing shall be held before the Board of County Commissioners (BOCC), with at least ten (10) days written notice of the hearing to the holder of the Permit, to determine if the Permit should be revoked due to any substantial violation of applicable zoning regulations. Written notice of any such hearing shall be provided by the Planning Department to adjacent property owners within 300 feet of the subject properties.

4) The Planning Department may verify compliance with the approved Permit at any time.

5) The property owner may request in writing the termination of the Permit at any time.

6) Pursuant to Section 2.7.4 of the Roadway Design and Construction Manual, the property owner shall maintain a minimum 10-foot "clear zone" at all times between the edge of the traveled way for Fall River Road and any fixed above grade obstructions. No parking within the clear zone shall be

permitted. Prior to any work within the road right-of-way and/or clear zone associated with Fall River Road, an approved Right-of-Way Permit shall be obtained from the Road & Bridge Department.

- 7) In addition to stop signs at the entrance/exit on the Site Plan, advanced warning signs for pedestrians shall be placed for both directions of travel on Fall River Road in the vicinity of the parking area. Prior to the placement of signage within the road right-of-way, an approved Right-of-Way Permit shall be obtained from the Road & Bridge Department.
- 8) The property owner shall install a minimum of five (5) signs directing patrons of the parking lot to refrain from idling vehicles for prolonged periods of time.
- 9) The property owner shall install parking blocks, signage and/or other controls to delineate approved parking spaces.
- 10) Lighting on the property shall not exceed 12 feet in height, shall be fully shielded, shall be motion activated, and shall utilize Dark Sky approved lighting fixtures.
- 11) There shall be no additional signage on the premises or off, or within the County Right of Way, other than what is shown on the approved Site Plan and required and/or approved in this Permit. All signage must conform with Section 1005 of the County Zoning Regulations.
- 12) The minor structure shall not exceed 400 square feet, per the definition of Minor Structure in Section 23 of the County Zoning Regulations. The minor structure that hosts the retail use shall be seasonal in nature, operational for no more than 6 months total during the calendar year.
- 13) The property owner shall install and maintain a minimum of eight (8) portable sanitary toilets as depicted on the Site Plan, as permitted by the County Environmental Health Department. A plan for servicing and maintaining the toilet(s) shall be established with and approved by the Environmental Health Department. Adequate screening shall be provided for the portable toilets as approved by the Planning Manager. At any such time the parking lot is abandoned or ceases to exist, the portable sanitary toilets shall be removed from the property.
- 14) The property owner shall provide a minimum of six (6) trash receptacles and three (3) pet waste stations on the site and all refuse shall be stored in animal-proof containers and/or made unavailable to all domestic and wild animals.
- 15) The Applicant shall submit an application to the Colorado State Forest Service to provide further review and/or visit the site to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property and shall submit any additional comments from the Agency to the Planning Department.
- 16) The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
- 17) To the extent that applicable state or federal rules, regulations, codes, ordinances, or laws are more restrictive than the stipulations and conditions contained herein, such applicable regulations shall supersede and govern at all times.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that it is respectfully recommended that, should meaningful additional or conflicting information regarding this case be presented to the Board of County Commissioners during the Board's public hearing(s), or if the Board feels major modifications are necessary, the Board remand the case to the Planning Commission for further review prior to deciding on the case.

ADOPTED this 17th day of December, 2025, at a regularly scheduled meeting of the Clear Creek County Planning Commission.

Russ Clark, Chair
Clear Creek County Planning Commission

Attest:

Garrett McAllister, AICP
Clear Creek County Planning Manager