

**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  
¼ 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 651 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.

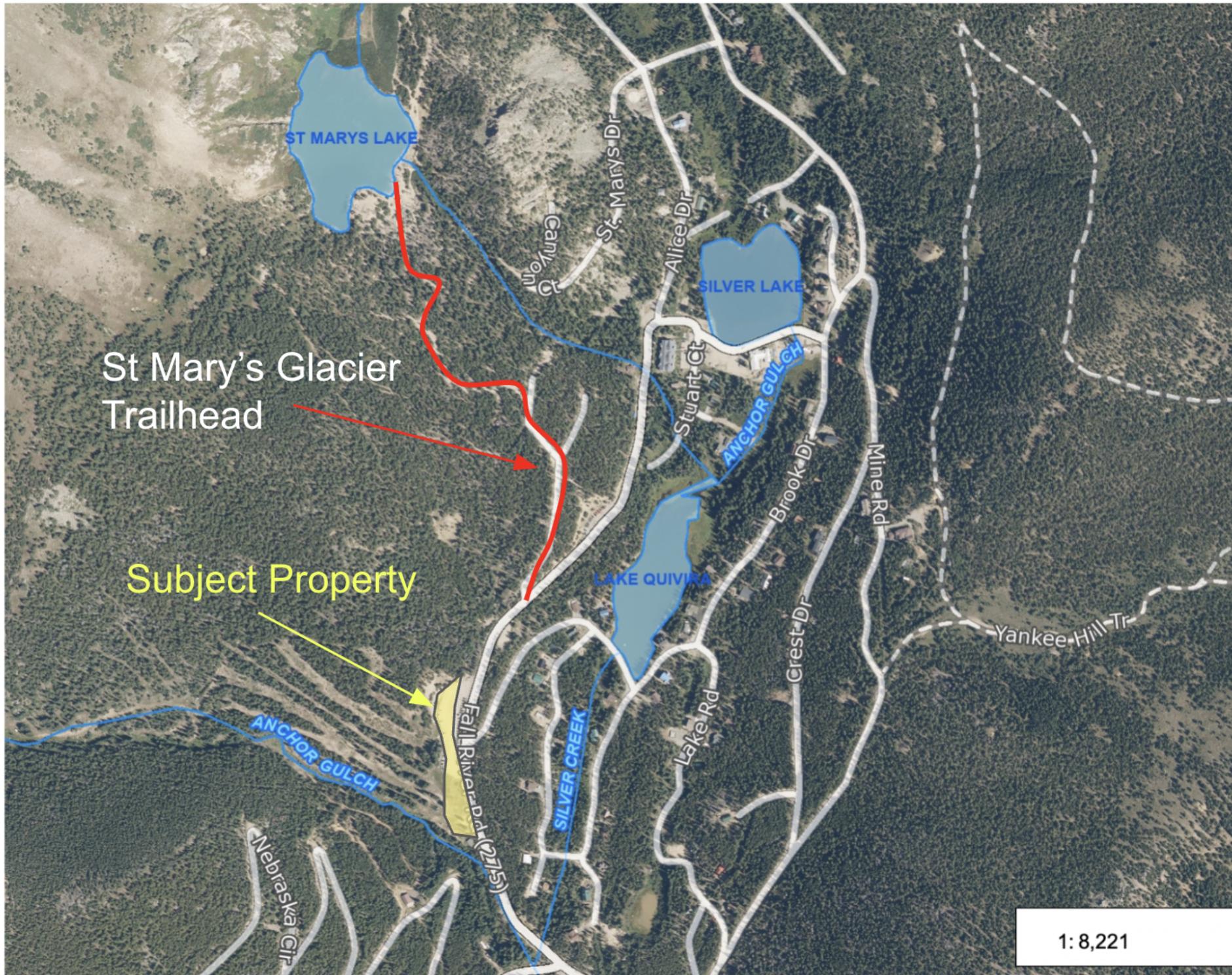
**9. The use shall demonstrate compliance with the County's Best Management Practices (BMP's).**

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

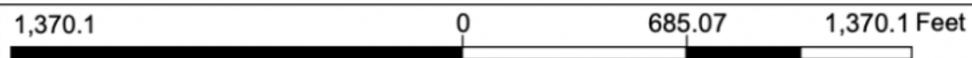


**Legend**

Roads (1 inch = 800 feet)

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

1: 8,221

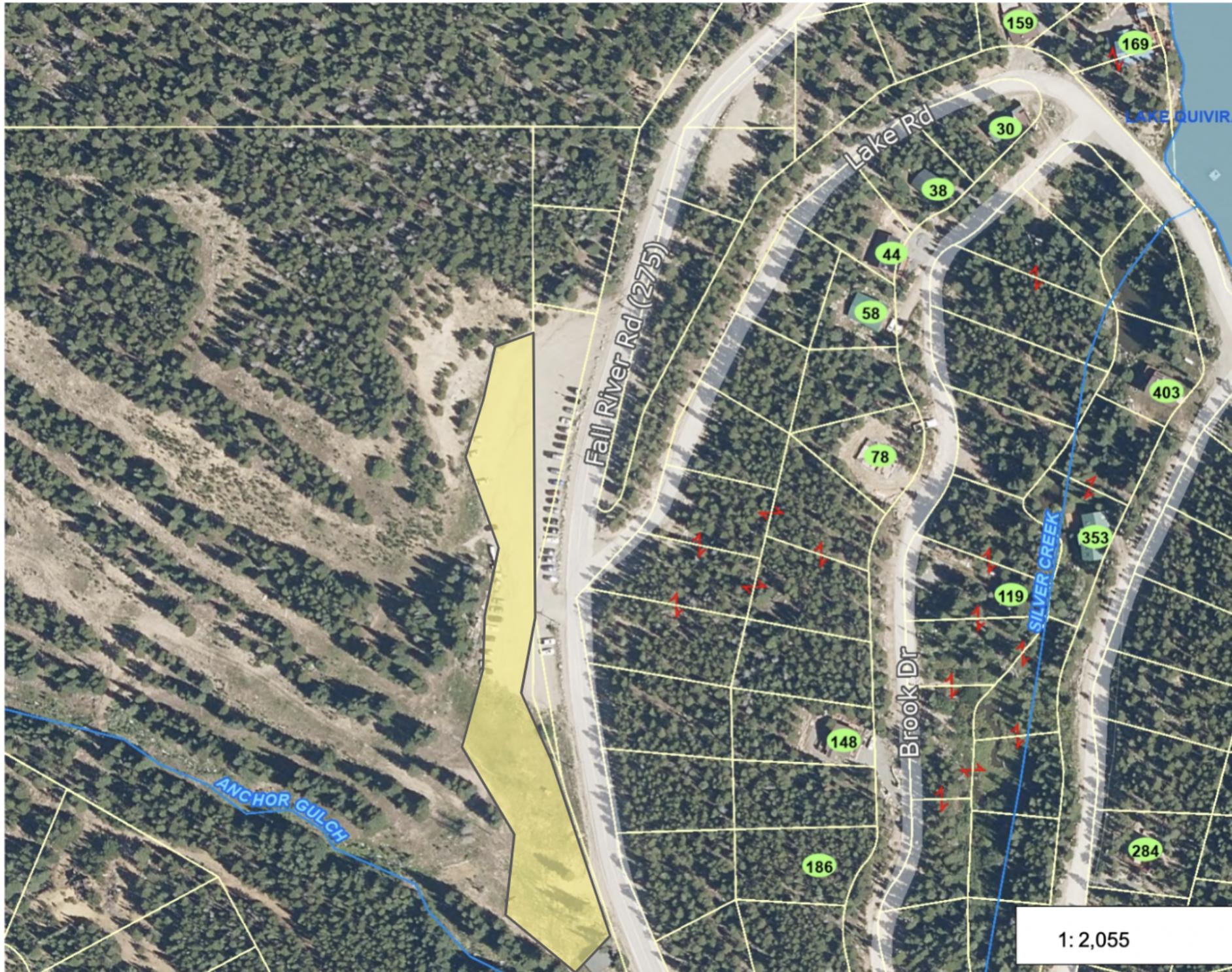


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**Notes**



# 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

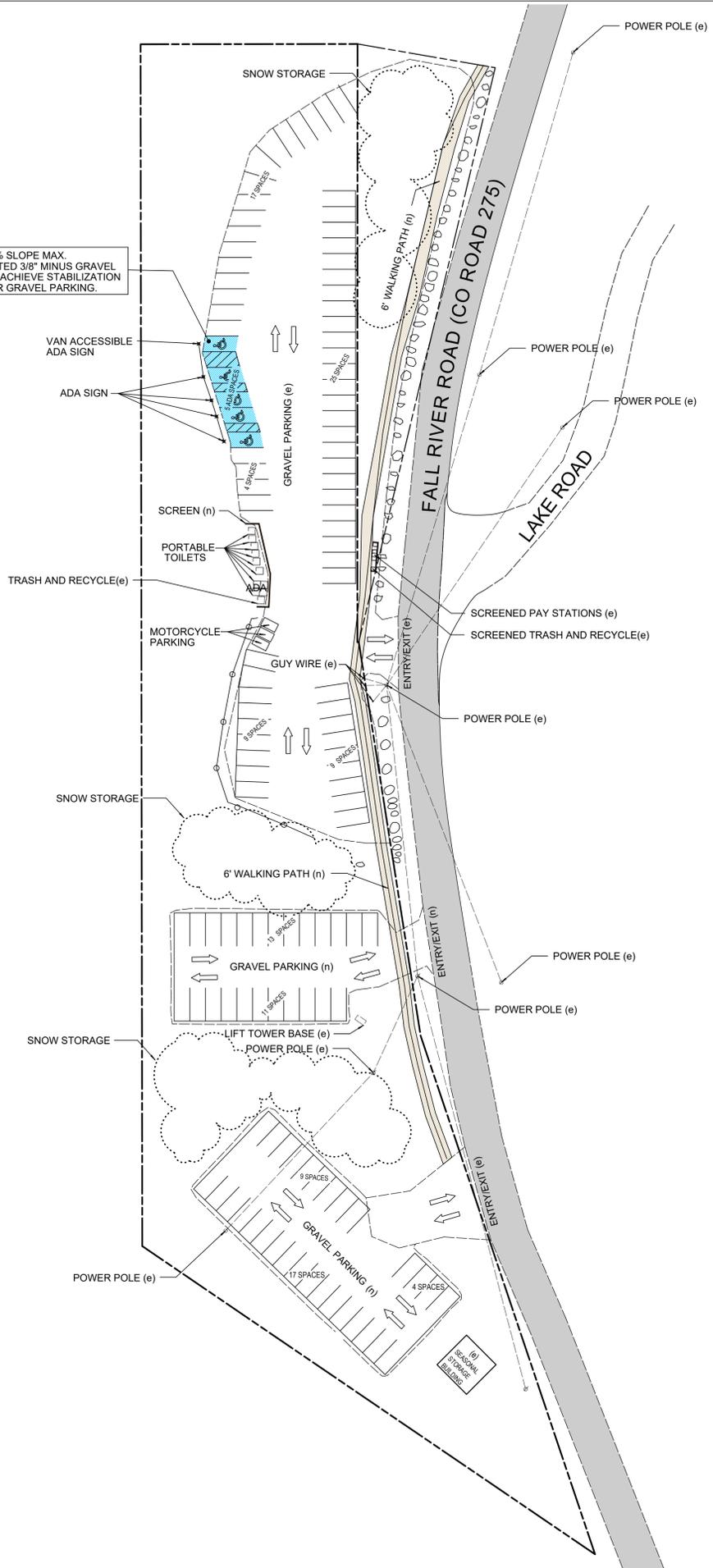
NAD\_1983\_2011\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Ft\_US  
Map Created: March 14, 2025

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.

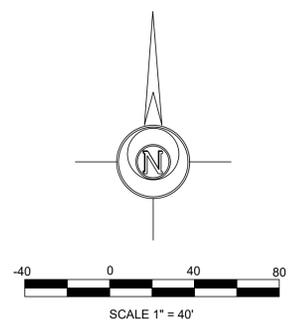
### Notes

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.

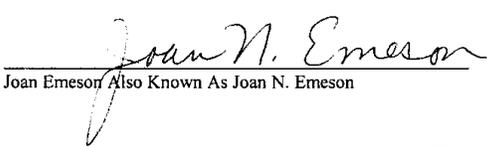
**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that 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.

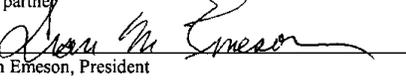
**IN WITNESS WHEREOF**, the grantor has executed this on the date set forth above.

**SELLERS:**

  
Iran Emeson Also Known As Iran M. 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

  
By: Iran Emeson, President

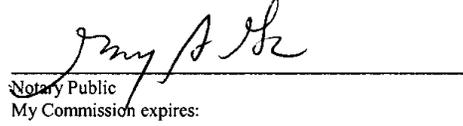
State Documentary Fee  
Date 11-17-05  
\$ 165.00

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.



  
Notary Public  
My Commission expires:

My Commission Expires 5/12/2009

ESCROW NO. 352-H0036320-043-GGR

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:



236225 11/17/2005 04:08P B743 P120 WD  
3 of 6 R 43.00 D 165.00 N 0.00 CLEAR CREEK CO

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:

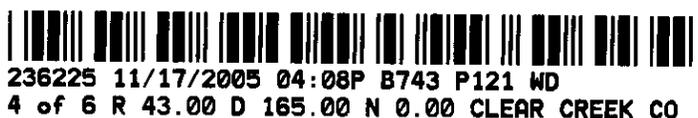
Beginning at a point on the Southwesterly line of Winterland Subdivision, Unit 1, said point being 130.00 feet Northwesterly from the Northeast corner of Lot 902 of St. Mary's Subdivision, Unit 6; thence N 18°37'51" W, and along the Southwesterly line of said Winterland Subdivision, Unit 1, 481.98 feet; 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,



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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  
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Amount Paid: \$25.00

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**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.)*

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The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
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