



Lone Tree City Council Agenda Tuesday, January 6, 2015

Meeting Location: City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway.
Meeting Procedure: The Lone Tree City Council and staff will meet in a public Study Session at 4:30pm. At 6:00pm and following the meeting, if necessary, the Council Meeting will adjourn and convene in Executive Session. If an Executive Session is not necessary, Council will recess for dinner. The Regular Session will be convened at 7:00pm. Study Sessions and Regular Sessions are open to the public, Executive Sessions are not. Comments from the public are welcome at these occasions: 1. Public Comment (brief comments on items not scheduled for a public hearing) 2. Public Hearings. Contact the City Clerk if special arrangements are needed to attend (at least 24 hours in advance).

4:30pm Study Session Agenda

1. **Ordinance 15-XX, ADDING A NEW ARTICLE XII TO CHAPTER 18 OF THE MUNICIPAL CODE REGARDING REPAIR OF CONSTRUCTION DEFECTS**
 2. IGA w/Town of Parker re: Emergency Services Coordinator
 3. **Resolution 15-01, ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE** (Agenda Item)
-

6:00pm Executive Session Agenda

1. Roll Call
 2. Executive Session
-

7:00pm Regular Session Agenda

3. Opening of Regular Meeting/Pledge of Allegiance
 4. Amendments to the Agenda and Adoption of the Agenda
 5. Conflict of Interest Inquiry
 6. Public Comment
 7. Announcements
 8. Presentations
 - a. CBC Recognition of Service
 9. Consent Agenda
 - a. Minutes of the December 16, 2014 Regular Meeting
 - b. Claims for the Period of December 8 – 29, 2014
 10. Community Development
 - a. Approval of Sky Ridge Station TOD Subarea Plan
 11. Administrative Matters
 - a. Cherry Creek Basin Water Quality Authority IGA
 - b. **Public Hearing:** Approval of 3.2% Beer Off Premise Liquor License Twin Star Energy, LLC & 7-Eleven, Inc. d/b/a 7-eleven Store 39733A (9010 Park Meadows Dr.)
 - c. **Resolution 15-01, ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE**
 12. Council Comments
 13. Adjournment
-

City of Lone Tree Upcoming Events

more info available at www.cityoflonetree.com and www.lonetreeartscenter.org

- City Offices will be closed on Monday, January 19th in observance of Martin Luther King, Jr's Birthday
- Lone Tree Art Expo: Best of Show Showcase, January 5th – 16th, LTAC
- Seedlings: Hunk-ta-Bunk-ta Wiggles, Tuesday, January 6th, at 9:00 and 11:00 AM, LTAC
- Jim Henson's Dinosaur Train Live: Buddy's Big Adventure, Friday, January 9th, at 6:00 PM and Saturday, January 10th, at 2:00 and 7:00 PM, LTAC
- Passport to Culture: Hunk-ta-Bunk-ta Cowgirl Show, Sunday, January 18th, at 3:00 PM, LTAC



**CITY OF LONE TREE
STAFF REPORT**

TO: Mayor Gunning and City Council

FROM: Jennifer Pettinger, CMC, City Clerk

DATE: December 30, 2014

FOR: January 6, 2015, City Council Meeting

SUBJECT: CBC Recognition of Service

Summary

The following CBC members completed their service this year. We will be recognizing their service at tonight's meeting with a service plaque.

CBC Member	CBC	Dates of Service
Lucius Brooker	Arts Commission	2008-2014
Dave Sauder	Planning Commission	2010-2014
Don Rogers	Audit Committee	2009-2014
Steve Supple	Citizens' Recreation Advisory Committee	2011-2014
Gary Godden	Planning Commission	2007-2014
Carin Buster	Arts Commission	2007-2014

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
December 16, 2014**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, December 16, 2014, at 7:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance

In attendance were:

James D. Gunning, Mayor
Jacqueline Millet, Mayor Pro Tem
Harold Anderson, Council Member
Kim Monson, Council Member
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager
Jennifer Pettinger, City Clerk
Steve Hebert, Deputy City Manager
Jeff Holwell, Economic Development Director
Chief Jeffery Streeter, Lone Tree Police Department
Kristin Baumgartner, Finance Director
Kelly First, Community Development Director
Lisa Rigsby Peterson, Lone Tree Arts Center Director
Neil Rutledge, City Attorney, White, Bear and Ankele, P.C.
Carolyn White, Special Counsel
John Cotten, Public Works Director, TTG Corp.

Call to Order

Mayor Gunning called the meeting to order at 6:08 p.m., and observed that a quorum was present.

Executive Session

Mayor Gunning announced City Council intends to convene in Executive Session. Neil Rutledge, City Attorney, stated the Executive Session is for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, personnel matters, and/or instructing negotiators, under C.R.S. Section 24-6-402 (4)(e) concerning the 1st Amendment to the Westside Annexation Agreement. Council Member Anderson moved,

seconded by Mayor Pro Tem Millet, for City Council to recess and convene in Executive Session for the reasons stated. The motion passed with a vote of 5-0.

Council adjourned to an Executive Session at 6:09 p.m.

The Executive Session was adjourned at 6:42 p.m.

Mayor Gunning reconvened the meeting in Regular Session at 7:01 p.m., following a short recess.

Pledge of Allegiance

Mayor Gunning led those assembled in reciting the Pledge of Allegiance.

Amendments to the Agenda

There were no amendments to the agenda.

Conflict of Interest

There was no conflict of interest.

Public Comment

Bill Robertson, 9278 E. Aspen Hill Circle, thanked the Mayor, Council and Staff for all they have done for the City and wished everyone a Merry Christmas and a Happy New Year.

Doug MacGregor, 7434 Indian Wells Cove, also thanked Council and Staff for their efforts this year.

Susan Larsen 8860 Kachina Way, asked to share her thoughts on the annexation agreement. Mayor Gunning instructed her there would be an opportunity when the item is discussed.

Announcements

Mayor Gunning announced upcoming events.

Presentations

Torie Brazitis, Management Analyst, showed a video clip from the 2014 Transit Alliance Awards.

Consent Agenda

Mayor Gunning noted the following items on the Consent Agenda, which

consisted of:

- *Minutes of the December 2, 2014 Regular Meeting*
- *Claims for the period of November 24 – December 8, 2014*
- *Treasurer's Report October, 2014*

Council Member Squyer moved, Council Member Anderson seconded, to approve the Consent Agenda. The motion passed with a vote of 5-0.

Public Works

Approval of Contract for Pedestrian/Bridge Concept Design

John Cotten, Public Works Director, introduced the item.

Council Member Anderson moved, Mayor Pro Tem Millet seconded, to approve the agreement with Fentress Architects for conceptual design services for the Lincoln Avenue Pedestrian Bridge. The motion passed with a vote of 5-0.

Administrative Matters

Approval of First Amendment to the MOU re: Cultural Arts Center Site

Neil Rutledge, City Attorney, introduced the item.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve the First Amendment to the MOU re: Cultural Arts Center Site IGA. The motion passed with a vote of 5-0.

Resolution 14-23, ADOPTING THE 2015 GENERAL FUND, DEBT SERVICE FUNDS AND SPECIAL REVENUE FUNDS BUDGETS

Kristin Baumgartner, Finance Director, introduced the item.

Council Member Squyer moved, Council Member Anderson seconded, to approve **Resolution 14-23, ADOPTING THE 2015 GENERAL FUND, DEBT SERVICE FUNDS AND SPECIAL REVENUE FUNDS BUDGETS**. The motion passed with a vote of 5-0.

Public Hearing: Resolution 14-24, ADOPTING A SUPPLEMENTAL BUDGET AND APPROPRIATION FOR FY2014 DUE TO UNANTICIPATED REVENUES OR REVENUES NOT ASSURED AT THE TIME OF ADOPTION OF THE BUDGET

Mayor Gunning opened the public hearing at 7:19 p.m.

Kristin Baumgartner, Finance Director, introduced the item.

Mayor Gunning opened the public hearing for comment at 7:20 p.m.

There was no public comment.

The public hearing was closed at 7:20 p.m.

Council Member Anderson moved, Council Member Squyer seconded, to approve **Resolution 14-24, ADOPTING A SUPPLEMENTAL BUDGET AND APPROPRIATION FOR FY2014 DUE TO UNANTICIPATED REVENUES OR REVENUES NOT ASSURED AT THE TIME OF ADOPTION OF THE BUDGET**. The motion passed with a vote of 5-0.

Resolution 14-25, REGARDING ANNUAL ADMINISTRATIVE MATTERS FOR THE CITY OF LONE TREE FOR 2015

Jennifer Pettinger, City Clerk, introduced the item.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve **Resolution 14-25, REGARDING ANNUAL ADMINISTRATIVE MATTERS FOR THE CITY OF LONE TREE FOR 2015**. The motion passed with a vote of 5-0.

Resolution 14-26, APPOINTING A MEMBER TO THE AUDIT COMMITTEE

Mayor Pro Tem Millet, introduced the item.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve **Resolution 14-26, APPOINTING A MEMBER TO THE AUDIT COMMITTEE (Frenchman)**. The motion passed with a vote of 5-0.

Approval of First Amendment to RidgeGate West Side Annexation and Development Agreement

Seth Hoffman, introduced the item. Kristin Baumgartner, Finance Director, and Neil Rutledge also spoke about the agreement.

Marcus Brooks, 9115 Taos Trail, said he respected the need to negotiate agreements in private but asked for additional information to be shared with the public.

Susan Larsen, 8860 Kachina Way, asked what benefits RidgeGate would be gaining for the agreement. Mayor Gunning explained part of the agreement and the format for the revenue stream.

Greg Mandel, 8311 Sweetwater Road, shared his concerns about RidgeGate being able to financially stand alone and encouraged the vote to be postponed until

additional detailed future financial information is provided.

Ernie Wiese, 9077 S. Yosemite, shared his concerns about not understanding the agreement fully and encouraged greater transparency.

Council Member Anderson moved, Council Member Squyer seconded, to approve the First Amendment to RidgeGate West Side Annexation and Development Agreement. The motion passed with a vote of 4-1 with Council Member Monson voting no.

Approval of RidgeGate West Side Agreement Regarding Dedication, Acceptance and Maintenance of Public Improvements and Sales Tax Sharing

Seth Hoffman, introduced the item.

Council Member Squyer moved, Mayor Pro Tem Millet seconded, to approve of RidgeGate West Side Agreement Regarding Dedication, Acceptance and Maintenance of Public Improvements and Sales Tax Sharing. The motion passed with a vote of 4-1 with Council Member Monson voting no.

Approval of Amendment to Sales Tax Sharing Agreement

Seth Hoffman, City Manager, introduced the item.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve the Amendment to Sales Tax Sharing Agreement. The motion passed with a vote of 4-1 with Council Member Monson voting no.

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk



CITY OF LONE TREE
STAFF REPORT

Project Summary

Date: January 6, 2015 City Council Meeting

Project Name: Sky Ridge Station TOD (Transit Oriented Development) Subarea Plan

Location: The Sub-Area Plan applies to the land south of Lincoln Avenue, west of I-25, east of Park Meadows Boulevard, west of I-25, and north of Sky Ridge Avenue in RidgeGate

Project Type / #: Sub-Area Plan, File #SA14-72R

Staff Contacts: Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

Meeting Type: Public Meeting

Summary of Request:
Approval of the Sky Ridge Station TOD Subarea Plan.

Planning Commission Recommendation:
Approval

Suggested Action:
Approval of the application.



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

DATE: December 31, 2014

FOR: January 6, 2015 City Council Meeting

SUBJECT: Sky Ridge Station TOD Sub Area Plan
Project File #SA14-72R

Owner:
RidgeGate Investments Inc.
1041 Third Avenue, 2nd Fl.
New York, NY 10065

Representative:
Coventry Development
Darryl Jones/Keith Simon
10270 Commonwealth Ave., Ste B
Lone Tree, CO, 80124

Planning Commission Meeting Date: December 9, 2014
City Council Meeting Date: January 6, 2015

A. REQUEST:

Approval of the proposed Sky Ridge Station TOD (Transit Oriented Development) Subarea Plan.

B. LOCATION:

The Sky Ridge Station TOD Subarea Plan governs development in the portion of the RidgeGate Planned Development District (PDD) that is located south of Lincoln Avenue, west of I-25, east of Park Meadows

Boulevard, and north of Sky Ridge Avenue, and is approximately 38 acres in size.

C. BACKGROUND:

Overview of Subarea Plan Concept.

Due to the large size and long-term nature of RidgeGate, Subarea Plans are created to guide development with a greater degree of specificity than the overriding PDD. The PDD states, *“Individual Subarea Plans and related Design Guidelines will be developed prior to or concurrent with platting. Subarea Plans may include complete or partial planning areas, or a combination of planning areas. These will serve to further define development standards that allow flexibility to respond to market conditions, yet provide specificity so that development implements the planning concepts.”* The PDD outlines requirements for Subarea Plan content and approval process.

Subarea Plans are reviewed by the Planning Commission and approved by the City Council. Substantial amendments are also approved through that process. The City-approved Subarea Plans are then used by staff, Coventry Development and the RidgeGate Design Review Committee (DRC) in the review of individual development proposals. Staff will review SIPs against the applicable Subarea Plan to make a finding to the Planning Commission and Council that development either complies with, does not comply, or varies from the Subarea Plan, as applicable.

There are currently three approved Subarea Plans: the Office District Subarea Plan, the Residential District West Subarea Plan, and the Lincoln Commons C/MU Subarea Plan. Prior to or concurrent with additional development on the bluffs and east of I-25, including the City Center, separate Subarea Plans will be drafted for approval by the City.

Background of proposed TOD Subarea.

Typically, Subarea Plans are approved prior to, or concurrent with, development. However, the City has allowed three projects in this area to be approved prior to the Subarea Plan (The Hampton Inn, The Vue Apartments and an Embassy Suites Hotel, which is not yet constructed).

Until recently, the timing of the light rail extension into this area was uncertain, and drafting of the Subarea Plan was placed on hold until more information was known about the light rail alignment, station design and timing. The City felt it was reasonable to allow that limited amount of development to occur prior to approval of a Subarea Plan, given that the uses, locations and densities areas are consistent with the zoning and conceptual vision for the area.

In 2014, the Regional Transportation District (RTD) Board of Directors voted to move forward with the extension of the Southeast Light Rail Line, due to a successful campaign that raised a substantial local and RTD cash match. Though not yet approved for funding by the Federal government, there is a higher likelihood now that that project will be approved because of the cash match. A planned opening is forecast for 2019. With that in mind, Planning Staff requested that RidgeGate submit a Subarea Plan to guide development of the remainder of the Subarea, which is approximately 28 acres.

D. SUMMARY OF THE PROPOSED SUBAREA PLAN:

The Subarea Plan provides objectives, concepts, standards and guidelines for development within the Subarea boundaries. These provisions support a mix of development, including hotel, residential, plaza/parks and commercial development, within walking distance of the future Sky Ridge *Kiss and Ride* Station (i.e., a station with very limited parking). The Subarea Plan includes standards for access, architecture, building materials and colors, parking, lighting, signage, grading, service areas, landscaping, and irrigation.

Of special interest in this Subarea Plan is the TOD Core Area. The Core Area (see Exhibit 4.0) is an area designated directly east of the station. It is intended to encourage ground-floor retail surrounding a park/plaza area as a gathering space for transit users and other residents and workers in the area. No parking should front the park/plaza, as the plan supports active uses only at this location. With that in mind, building entries will front the park/plaza, and the pedestrian level should include translucent entrances and windows. Amenities like public art, water features, benches, decorative lighting and other amenities are supported here.

Please note that the table of contents will be revised as needed after final approval by City Council, as will 2 formatting and 1 grammatical errors.

E. PLANNING COMMISSION REVIEW:

The following has been taken directly from the minutes of the Planning Commission meeting held on December 9, 2014.

Ms. Jennifer Drybread provided a brief introduction of the project that proposes to establish a Sky Ridge Station TOD Subarea Plan to provide guidance for development in the area bounded on the north by Lincoln Avenue, on the south by Sky Ridge Avenue, on the west by Park Meadows Boulevard and on the east by I-25. Ms. Drybread summarized

the elements of the plan, the referral process, and staff's recommendation for approval.

Mr. Darryl Jones, of Coventry Development Corporation, provided an overview, including the purpose of the Subarea Plan. He mentioned that the timing of the Plan was contingent on RTD going forward on the design of the southeast extension of light rail. Commissioner Kline asked about the timing of the construction of the light rail. Mr. Jones answered that planning is moving forward, and if the Federal Government funds the program, the southeast extension is expected to open in 2019.

Commissioner Carlson asked how tall the buildings in the Subarea were anticipated to be. Mr. Jones responded that the zoning allows for 20-story buildings, but that market realities will not support that, and it is more likely that there would be eight stories or less in this area. Commissioner Carlson asked if more residential was anticipated. Mr. Jones responded that it is possible, with ground floor retail and residential or office above.

Commissioner Kirchner asked whether there was a previous Subarea Plan established for this area. Mr. Jones responded that there was not.

Commissioner Godden questioned the quality of the sketch for the concept plan. Mr. Jones responded that there were discussions with staff on this, and stated that he would work on a final version prior to City Council.

Commissioner Steele asked about the timing of the construction of Embassy Suites. Mr. Jones responded that they anticipate ground breaking within six months, but there may be discussions for an extension of approval. Commissioner Steele asked about the access to the area, and noted that there were few points in and out. Mr. Jones responded that traffic light bases have been installed, and there will be gates where the rail lines cross the street. They are working on infrastructure plans with RTD and South Metro.

Commissioner Steele asked if Sky Ridge Avenue was secondary to Park Meadows Drive, and about the traffic counts. Mr. Jones responded that Sky Ridge Avenue is a secondary east-west connector. Commissioner Steele asked whether there were traffic plans or analysis. Ms. First respond that traffic plans were required at the time of rezoning. Commissioner Steele asked if underground parking was planned. Mr. Jones answered that it was more likely that there would be structured parking, particularly given the problem soils in the area.

Commissioner Steele inquired about the location of the bus drop off, and the importance of providing convenience for bus and shuttle services to the area. Mr. Jones explained the station design and distributed a copy of the bus routes map. Commissioner Kirchner added that this station will not be the facility where local or area residents will drive to ride light rail as there is no structured parking. Instead, Lincoln Station or the future end-of-line station will serve that purpose. Ms. Drybread added that local residents can ride their bicycles to the station where there will be bicycle parking and lockers for that purpose.

Commissioner Steele mentioned that he liked the fenestration standards in the Subarea Plan, as it will work to break up glass. Mr. Jones explained that the Subarea plan is not too prescriptive, but is intended to stimulate creativity and provide variations in design. Commissioner Steele asked where the drainage from this Subarea will go. Mr. Jones explained that it will flow northwest to a large regional pond in RidgeGate designed for that purpose.

Commissioner Kirchner asked if RTD can use fencing other than chain link, and noted that the Subarea Plan precludes the use of such fencing. He suggested we ask RTD for a fencing sample when they present to the Planning Commission in January. Commissioner Kirchner stated that Exhibit 7 has no bicycle circulation. Mr. Jones responded that bicycles are allowed on sidewalks and multi-use trails, and that the Subarea Plans will be updated when the City's Complete Streets Study is concluded.

Commissioner Sippel asked staff whether the City's standards governing signs apply and whether they are more restrictive than the Subarea Plan's standards. Ms. First responded that all signs will be subject to a City permit and that standards in the Subarea Plan are more restrictive. Commissioner Sippel asked whether provision 4.3.1.2 on page 28 should be revised to refer to the already adopted recommended plant list. Mr. Jones said that he would make the revision. Commissioner Sippel expressed concern over the allowed building height in the Subarea. Mr. Jones responded that the market and the presence of Centennial Airport will likely preclude such tall buildings. Ms. First added that practical realities, including parking will also limit building height.

Commissioner Godden motioned to recommend approval of #SA14-72R with no conditions. Commissioner Kirchner seconded the motion.

The motion passed unanimously.

F. REFERRALS:

The proposed amendments were sent on referral to the RidgeGate West Village Community Association and all other HOAs who subscribe to the City's electronic notification for referrals. It was also reviewed by the Lone Tree Public Works Department and RTD. No comments were received by HOAs and only minor comments from Public Works and RTD. These have been addressed.

G. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the application is in conformance with the requirements of the RidgeGate Planned Development and the Lone Tree Comprehensive Plan. Staff recommends the City Council approve the Sky Ridge Station TOD Subarea Plan.

END

City of Lone Tree

Department of Community Development
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818 Fax 303-225-4949

DEVELOPMENT APPLICATION FORM

◆ OFFICE USE ONLY ◆

PROJECT NAME: Sky Ridge TOD SubArea Plan

PROJECT FILE # SP14-72R

REQUEST: Same as above

SITE LOCATION: S/W CORNER OF I-25 & LINCOLN AVENUE
(Nearest Intersections) LINCOLN AVE, PARK MEADOWS BLVD & SKY RIDGE AVE

DATE SUBMITTED: 10/10/14

OWNER:

Name: RIDGEGATE INVESTMENTS, INC
Address: 1041 THIRD AVENUE, 2ND FL. NEW YORK, NY 10065
Phone: (212) 752-6164 FAX: (212) 752-5407

FEES: \$1,000 #1793

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

Name: KEITH SIMON OR DARRYL JONES Fax: (720) 279-2582
Address: 10270 COMMONWEALTH ST., SUITE B Email: D.JONES@COVENTRY DEVELOPMENT.COM
Phone: (720) 279-2581 Business/Project Name: COVENTRY DEVELOPMENT CORP. / RIDGEGATE

LEGAL DESCRIPTION (site address):

PROJECT INFORMATION:

Subdivision Name: RIDGEGATE Filing #: 17 Lot # (if appropriate): Block #:
Planning Area # (if PD) 2 (PARTIAL)
PRESENT ZONING: C-MU (When rezoning) – PROPOSED ZONING
GROSS ACREAGE: # of units (residential)
Unit type:
FIRE DISTRICT: SOUTH METRO METRO DIST: RAMPART RANGE
WATER: DENVER WATER ELEC: XCEL
SEWER: SOUTHGATE GAS: XCEL

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: [Signature]
APPLICANT'S NAME (PRINTED): DARRYL JONES

Date: 10/28/14

Sky Ridge Station Transit Oriented Development Sub-Area Plan

Application Narrative

Site Context

The Sky Ridge Station Sub-Area Plan site is comprised of 38 acres of developed and vacant land immediately north of the Sky Ridge Medical Center. The area is bordered by Lincoln Avenue to the north, Park Meadows Boulevard to the west, Sky Ridge Avenue to the south, and I-25 to the east.

Background

Since the annexation of RidgeGate into the City of Lone Tree and the creation of the Planned Development District (PDD) in 2000, a 'vision' for this area was created that was anchored by a light rail transit station surrounded by office, commercial and residential uses. This mixed use high density area would be developed with multi-story commercial and residential buildings.

This area is Zone 4 of the PDD and allows a 175' (12 stories) average building height limitation, with an allowance of up to 10 buildings with a 25,000 square foot maximum footprint at up to 250' (20 stories) height limit. The Sky Ridge Station area is identified as an in-line mixed-use neighborhood with shops, restaurants, and office space with pedestrian connections to the adjacent medical center, employment center and medium to high density residential. The station is within walking distance to adjacent neighborhoods and features a Kiss-and-Ride loop with RTD bus connections and a RidgeGate loop bus service.

Vision

The vision for this area already incorporates multi-family developments, and hotels uses into a market driven land use and development program aimed at integrating a vibrant mix of uses around transit. The street network will provide vehicular, pedestrian and bicycle access to the area and particularly to the future light rail station to support the station as an activity hub.

Public plazas are encouraged with development as a public amenity that may incorporate water features, passive and active plaza space, outdoor dining areas and seating for people-watching to help create a strong sense of place and a dynamic space where the community can experience this vibrant outdoor environment.

Conclusion

Approval of this plan provides a development frame for the vacant land in this area based on a long standing development vision to benefit the community and add more office, retail and residential choice. This new Sub-Area Plan will be a continuation in both Coventry and the City's planning and development efforts.

November 25, 2014

Ms. Jennifer Drybread
Senior Planner
City of Lone Tree Community Development
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Re: RTD Referral Comments; SkyRidge TOD Subarea Plan

Dear Ms. Drybread:

Thank you for the opportunity to review and comment on the RidgeGate Investments, Inc., SkyRidge TOD Subarea Plan. The concept and design elements are consistent with the RTD Fastracks Plan, which includes construction of the Southeast Rail Extension and the location of the SkyRidge Station within the subarea plan. Further, the development described, particularly with regard to land uses and intensity, is scaled to utilize the future transit facilities and the loop bus service proposed will complement the transit service.

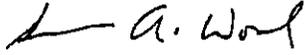
A detailed review of the subarea plan yielded the following additional comments.

1. Exhibit 6.0; Public Transportation Framework Plan
 - Bus Route Terminology
 - RTD service that will be provided to the SkyRidge subarea would likely be designated as Local, rather than Regional, and the fare structure corresponds to the service. Therefore, to avoid confusion, RTD suggests using the term, 'Future RTD Local Bus Route' or just 'Future RTD bus route' for the route shown in red and 'Loop Bus Service (or Shuttle)' for the service shown in light purple. This will also help to distinguish RTD-provided service from developer or City-provided service.
 - The RTD route shown in red utilizes Park Meadows Boulevard north across Lincoln Avenue. It is more likely that future RTD routes in this area would use RidgeGate Parkway east across I-25. However, the explanation included in the exhibit, which is that the framework is conceptual and will be refined, is noted.
2. Page 28; Section 4.3.3.1
 - Section 4.3.3.1 states that "No permanent chain link fences are allowed." To prevent public access, which is necessary to meet safety and security requirements, the use of chain link fencing is standard for transit facilities. In areas where chain link fencing is not desired, RTD works with the local community to provide, within project budget, an alternative that meets safety and security needs, as well as local aesthetics.

RTD Referral Comments; SkyRidge TOD Subarea Plan
November 25, 2014
Page 2

Again, thank you for the opportunity to provide comments. Please contact me at susan.wood@rtd-denver.com or call me at (303) 299-2467 with any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Susan A. Wood". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Susan A. Wood
Planning Project Manager
RTD - FasTracks

Attachment



Jennifer Drybread

From: Linda Langewisch <llangewisch@msiho.com>
Sent: Monday, November 10, 2014 10:48 AM
To: Jennifer Drybread
Subject: RE: SkyRidge TOD Subarea Plan Referral

Good Morning, Jennifer:
The Ridgeway West Village Board of Directors has no comment regarding the proposal:

Application to establish a Transit Oriented Development (TOD) Subarea Plan for the 38 acres of development and vacant land located north of Sky Ridge Medical Center, south of Lincoln Avenue, east of Park Meadows Boulevard, and west of I-25. This Subarea Plan will guide the remaining development in this area planned for a future Kiss and Ride light rail station.

Thank you,

Linda Langewisch, CMCA
Community Manager
MSI, LLC
6892 So. Yosemite Court Suite 2.101
Centennial, Co 80112
720.974.4273
Fax 303.751.7396
LLangewisch@msiho.com



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CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: November 3, 2014



Project Name and File Number: Sky Ridge TOD Subarea Plan
Project Type: Subarea Plan
Comments Due By: Monday, November 24, 2014
If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal
RRMD supports this application

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Rampart Range Metro District

Your name: Denise Denslow, District Manager

Your signature: *Denise Denslow* **Date:** 11/5/14

This project may be subject to public meetings. Please check the City's web site (www.cityoflonetree.com) for posted agendas or contact this office. Thank you for your consideration.

Jennifer Drybread
Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
jennifer.drybread@cityoflonetree.com



Sky Ridge Station Transit Oriented Development
Subarea Plan
2014

RidgeGate
Lone Tree, Colorado
Sky Ridge Station Transit Oriented Development
Subarea Plan
2014

Coventry Development Corporation
1041 Third Avenue
New York, NY 10065
212/752-6164

+00/ Table of Contents Sky Ridge Station TOD Subarea Plan

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+01/ RidgeGate Planned Development District (PDD)

1.1 Planning Concept

Exhibit 1.0: PDD Zoning Plan - Overall Project



Airphoto of the south metro Denver region and Ridgegate's strategic location to leverage transportation and open space assets.

RidgeGate consists of approximately 3,500 acres and is located in northern Douglas County, Colorado, in the City of Lone Tree. RidgeGate's position at the natural edge of the metro-Denver area and its adjacency to existing surface and planned light-rail transportation systems create a unique set of circumstances and opportunities.

RidgeGate is envisioned as an example for smart growth along Colorado's Front Range. It locates an integrated community of housing, employment and services immediately adjacent to existing urban development. RidgeGate's development framework applies this locational advantage to create a series of planning areas - relatively concentrated, efficient mixed-use neighborhoods that help to reduce the cost of infrastructure, services and transportation.

The Planning Areas have distinct edges defined by an open space system that also serve to protect sensitive watersheds and habitat and provide a framework for an integrated trail system.

Individual Subarea Plans and related Design Guidelines will be developed prior to or concurrent with platting. Subarea Plans may include complete or partial planning areas, or a combination of multiple planning areas. These will serve to further define development standards that allow for flexibility to respond to market conditions, yet provide specificity so that development implements the planning concepts. Any conflict in provision(s) between the PDD and the Subarea Plans and Design Guidelines will be resolved by the most restrictive or higher standard(s) or requirement(s) governing, unless determined otherwise by the City of Lone Tree Director of Community Development (the "Director," as referred to in the City of Lone Tree's Planned Development District Ordinance General Provisions), in consultation with the City Council.

1.2 Planning Framework
City Center Planning Area

The City Center Planning Area is a compact, pedestrian oriented and mixed-use environment providing a wealth of choice for retail, business, civic, cultural and residential uses as well as an anchor for the community. A multi-modal transportation center that further supports the area as a center of activity will be located in the City Center.

The City Center is sited at a knoll that affords visibility from I-25 and views to the Front Range. It is adjacent to one of the RidgeGate's major open space systems to provide easy access and establish the relationship of "a city in a landscape". The City Center Planning Area is planned to create an urbanized environment with buildings at the edges of sidewalks, on-street and structured parking, an interconnected street network and a commitment to high quality and functional public spaces. It is also envisioned that this area may become the location for the City of Lone Tree's municipal offices, government offices and a range of cultural facilities. Office and other non-residential components will be required to meet a minimum FAR in order to support the character and intensity required to create a vibrant urban environment. Residential components are expected to be of a higher density with only limited single-family detached homes allowed.

Commercial/Mixed-use Planning Area

The Commercial/ Mixed-use Planning Areas are mixed-use neighborhoods with an emphasis on commercial uses. They arrange residential, office and retail uses around a central focus such as public spaces and buildings that are generally within walking distance to the edge of the area. The Commercial/ Mixed-use Planning Areas are intended to create a balanced mix of uses in a pedestrian friendly environment with an interconnected street network and multiple connections to open space systems that define edges of the district. Residential components are expected to be of a higher density and will buffer themselves from adjacent non-residential components. It is expected that some residential components may be located on floors above non-residential uses and other creative approaches of housing densities and styles will be encouraged.



City Center development character



Commercial/Mixed-Use development character



Residential/Mixed-Use development character



Residential/Mixed-Use development character



Residential/Mixed-Use development character

Residential/Mixed-use Planning Area

The Residential/Mixed-use Planning Areas are mixed-use neighborhoods with an emphasis on residential uses. They arrange residential, office and retail uses around a central focus such as public spaces and buildings that are generally within walking distance to the edge of the area. The Residential/Mixed-use Planning Areas are intended to create a balanced mix of uses in a pedestrian friendly environment with an interconnected street network and multiple connections to open space systems that define edges of the district. Residential components are expected to reflect a range of densities with attached and detached housing styles encouraged through creative planning that minimizes streets with garages or parking areas. Non-residential components will be connected to, but appropriately transitioned from, single-family detached residential components and will not be located on residential level local streets, unless appropriate and as determined by the Director. Multi-family residential (attached residential units in excess of three stories or more in height) will be limited to certain percentages of some Planning Areas, as referenced on Sheet 4 of the PDD.

Rural Residential Planning Area

The Rural Residential Planning Area is a residential neighborhood set back from the edge of the mesas in the southwest portion of the community. Due to their abrupt rise in elevation and the expansive views to the west and northwest, these mesas are a visually dominant landscape feature and regional landform. Therefore, development of these areas is guided by restrictive standards intended to preserve visual character from I-25. Homes located in the Rural Residential Planning Area may range from single family homes on larger lots to homes arranged in a clustered pattern. Other techniques may be utilized, such as restricted building envelopes and fencing restrictions, to provide for continuous areas of natural open space, with the objective of preserving views and maintaining areas for wildlife habitat and movement.

Open Space Planning Area

Open space is an important framework element of the RidgeGate community to create a "city in a landscape". This open space system is concentrated to preserve sensitive riparian and floodplain habitats, create neighborhood edges and connect Planning Areas with trail systems. A majority of the system provides passive recreation opportunities incorporating regional trail connections and buffers with native landscape character. A Central Community Park of approximately 77 acres will be located in close proximity to the greatest concentration of housing and jobs and will provide opportunities for active recreation uses. Local neighborhood park sites identified in the Statement of Commitments will be located by a subsequent detailed Parks Open Space and Trails Master Plan and in the Subarea Plans.

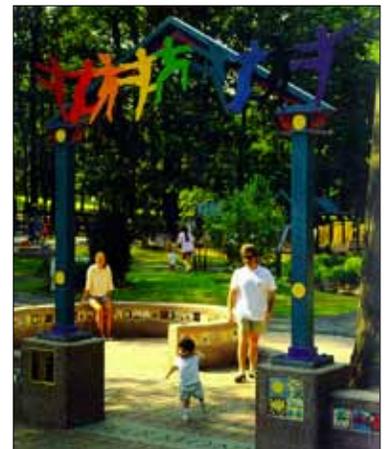
The concept of equestrian uses as part of the on-site trail network through the East-West trail system will be explored and may be possible, provided careful consideration is given to public safety issues in light of the urban nature of the project to determine if these issues can be satisfactorily resolved and the owner is not liable or responsible for equestrian crossings at Lincoln Avenue to connect these trails to equestrian communities located to the northeast.



Open Space development character



Open Space development character



Open Space development character

+02/ Subarea Plan/Design Guideline Intent and Purpose



Sky Ridge Station TOD development character

The long-term nature of the development implies that the provisions of the PDD may not address every subject. Accordingly, Subarea Plans will define a greater level of detail for transportation, land use and open space frameworks and development standards and guidelines. These Subarea Plans may address complete or partial planning areas, or a combination of multiple planning areas and will be prepared at or near the time of anticipated development. The Director shall have the authority to interpret future Subarea Plans and Design Guidelines, and to interpret certain City regulations and standards for consistency with the planning concepts and objectives of the PDD, the Annexation and Development Agreement, the Subarea Plans and the Design Guidelines, provided that such interpretations do not conflict with the City of Lone Tree's Comprehensive Plan, as reasonably determined by the Director in consultation with the City Council.



Sky Ridge Station TOD development character

2.1 Sky Ridge Station TOD Subarea - Concept

The Sky Ridge Station TOD is composed of the portions of the property that are within close walking distance of the Sky Ridge Station of the Southeast Light Rail line and are well suited for a balanced mix of uses. Because of this special location, it is important that the character of such development, and its related streetscape, presents a positive, high-quality identity for RidgeGate and Lone Tree. The Subarea Plan will outline the framework criteria for infrastructure, site development and architectural character in this area so that users understand the minimum expectations and the quality and character standards of the overall development.

The Sky Ridge Station TOD is identified on Exhibit 2.0 and is approximately 30 acres. The Subarea is located east of Park Meadows Blvd., west of I-25, south of Lincoln Avenue, and north of Sky Ridge Avenue.



Sky Ridge Station TOD development character

2.2 Subarea Plan/ Design Guideline Administration

All structures, whether new or to be renovated, shall be subject to the Subarea Standards and Guidelines contained herein and the separate prior approval of the RidgeGate Design Review Committee ("DRC"). The Design Review Committee will be composed of land owner, professional and Metropolitan District representatives and is authorized by the property's C C & R's. The City of Lone Tree shall not issue permits for use and construction until all applicable DRC requirements have been met.

Concept

The Subarea Standards and Guidelines contained herein address the quality of the environment, recognizing that it is ultimately formed by numerous individual, private, and public decisions. They are intended to promote a clear, consistent and predictable process for the development of land within RidgeGate. These Subarea Standards and Guidelines are distinct from the DRC's Design Standards and Guidelines.

Relationship between the Design Review Committee and the City of Lone Tree

Design Review Committee approval, must precede a submission to the City of Lone Tree Community Development Department for the applicable project review of subdivision, site improvement plan, etc., the process for which is separate and independent from the DRC's.

Site Development Resources and References

RidgeGate Design Review Committee

720/279-2581 (t)

720/279-2582 (f)

City of Lone Tree

Community Development Department

303/708.1818 (t)

303/225-4949 (f)

Engineering Department

303/792.0557 (t)

303/792-9489 (f)

Building Department

303/708.1818 (t)

303/225-4949 (f)

Lone Tree Police Department

303/339.8150 (t)

303/339-8179 (f)

Rampart Range Metropolitan District

303/779.5710 (t)

303/773-2050 (f)

South Metro Fire Rescue

720/488.7200 (t)

Southgate Water and Sanitation District

303/779-0261 (t)

303/779-0220 (f)

Xcel Energy

Builders Call Line

800/628-2121 (t)

Centennial Airport

Properties in the Sky Ridge Station TOD Subarea Plan will be required to coordinate with Centennial Airport regarding their Aviation Easement and the filing of FAA Form 7460-1.

Mike Fonapfel, Director of Planning & Development

303/218-2903 (p)

Colorado Department of Public Health & Environment

Properties will be required to apply for a Colorado Discharge System Permit.

303/692-3500 (p)

303/782-0309 (f)

Note:

The City's review process may involve consultation from additional referral agencies and Homeowner Associations.

+03/ Sky Ridge Station TOD Subarea Plan

3.1 Sky Ridge Station TOD Subarea Plan Boundaries

Exhibit 3.0: Sky Ridge Station TOD Boundary

Exhibit 3.0 delineates conceptual boundaries for the Sky Ridge Station TOD Subarea

3.2 Transportation Framework

See RidgeGate Roadway Standards & Guidelines

Public streets in the Sky Ridge Station TOD area are designed to accommodate automobile traffic volumes appropriate for this TOD area and also serve as a framework for pedestrians, cyclists, rail and bus transportation systems to offer options in reducing the reliance on the automobile and promote access to transit ridership.

Hierarchy of Street Design Features

Streetscape concepts have been developed to reinforce the hierarchy of streets within RidgeGate. The following streets envisioned to provide access to the Sky Ridge Station TOD do not represent approved or final designs. Final design will be reviewed and approved by the City Departments of Engineering and Community Development, Southgate Water & Sewer District and South Metro Fire Protection District.

The following public streets have been built in the initial phase of development and will serve the Sky Ridge Station TOD.

Park Meadows Blvd. (South of Lincoln Avenue to Sky Ridge Avenue)

Primary Role:

- The major connection between the RidgeGate Parkway interchange and Lincoln Avenue and a major entry into the subarea with signalized intersections at Chatham Drive and Sky Ridge Avenue.

Primary Characteristics:

- Vehicular-oriented street with higher traffic volume on four lanes serving medium density land-use (office and hospital)
- Orient uses towards the street.

Sky Ridge Avenue (East of Park Meadows Blvd. to I-25 Right of Way) - *Boulevard Street Classification*

Primary Role:

- The major roadway connection between the western area of the West Village and the Sky Ridge Station TOD and the major entry into the subarea. A future signalized intersection is planned at Sky Ridge Avenue and Park Meadows Boulevard, with a signalized intersection in operation at Park Meadows Boulevard and Chatham Drive and access to light rail station.

Primary Characteristics:

- Vehicular oriented street with higher traffic volume on four lanes of traffic (may have on-street parking) and serving high density land uses (commercial, residential and transit)

Trainstation Circle (East of Park Meadows Blvd. to I-25 Right of Way and south to Sky Ridge Avenue) - *Street Classification*

Primary Role:

- An internal loop road providing access to all sites within the TOD area. The southeast segment, with access at Sky Ridge Avenue, will also provide an at-grade light rail crossing.

Primary Characteristics:

- A medium-speed connector between mixed-use, office, and residential land uses. Uses should be oriented towards the street with a direct sidewalk connection to front entrances. Mixed-use areas are encouraged to have build-to lines at the sidewalk.

Chatham Drive (East of Park Meadows Blvd. to Trainstation Circle)

Primary Role:

- Entry access road to the area and Trainstation Circle with a signalized intersection at Park Meadows Blvd. and traffic signs at the Trainstation Circle intersection.

Primary Characteristics:

- A medium-speed connector between mixed-use, office, and residential land uses. Uses should be oriented towards the avenue with a direct sidewalk connection to front entrances. Mixed-use areas are encouraged to have build-to lines at the sidewalk.



Transit/Development integration example



Light Rail stop example



Light Rail stop example

Pedestrian Routes and Access Points

Exhibit 7.0: Section 15 Pedestrian and Bicycle Access

Pedestrian routes and access points have been defined per Exhibit 7.0 and are intended to reinforce a clear hierarchy and organization of pedestrian circulation within RidgeGate. Individual project development must accommodate this plan, unless an equivalent or superior solution is provided.

Bicycle Routes - to be consistent with Walk & Wheel Study

Exhibit 7.0: Section 15 Pedestrian and Bicycle Access

Bicycle routes have been defined per Exhibit 7.0 and are intended to reinforce a clear hierarchy and organization of bicycles, and other non-motorized wheeled vehicle circulation within RidgeGate.

Sidewalk Connections to Open Space

Sidewalk connections to individual development sites are intended to reinforce a clear hierarchy and organization of multi-purpose circulation within RidgeGate. Open Space trail connections support this hierarchy. Individual project developments must incorporate this plan, unless an equivalent or superior solution is provided.

Public Transportation Routes and Stops

Exhibit 6.0: Section 15 Public Transportation Framework Plan

Light Rail

An extension of the Southeast Corridor light rail by the Regional Transportation District (RTD) is anticipated to be located within the Sky Ridge Station TOD Subarea, as defined on Exhibit 6.0, including a basic rail stop (without public parking) near the intersection of Park Meadows Blvd. and Trainstation Circle. Development adjacent to the rail line and within one-half mile of the stop would be encouraged to maximize the benefit offered by this transportation system.

Bus/Rubber-Tire Shuttle

A bus/rubber-tire shuttle system is anticipated to expand and extend alternative transportation choices within RidgeGate. Exhibit 6.0 defines these anticipated routes and stops, to be developed utilizing waiting shelters.

Streetscape Elements

Street furniture, lights and trees are intended to unify the public right-of-way. Street trees are intended to provide shade and comfort for pedestrians, as well as establish a buffer from automobile traffic. They help spatially define and unify the overall streetscape theme.

The following design standards for streetscape elements apply to all public rights-of-way within RidgeGate. Street landscaping plans will be submitted to the City for approval before any installation occurs.

Design Standards

- Street furnishings, lights and trees shall not block a 6' wide (minimum) clear pedestrian walking zone or make maintenance of a clear walking surface (such as snow removal) difficult.
- Street lights and trees shall be placed in an orderly fashion to define the edge of the pedestrian activity zone.

Design Guidelines

- There should be a clear pedestrian walking zone of adequate width on both sides of the street to serve projected pedestrian needs.
- Street furnishings, including benches and trash receptacles, and trees should occupy consistent, well defined zones parallel to the pedestrian walking zone.

Street Trees

Design Standards

- All trees shall be a minimum of three-inch (3") caliper at the time of installation. A consistent standard for street tree species shall be developed and submitted to the City for approval with street landscaping plans before any installation occurs.
- All tree planting or removal within the public rights-of-way shall be approved by the City of Lone Tree.
- Existing healthy trees and their root systems shall be protected during construction through the use of barricades and fencing.
- Plant materials, fencing, or landscaping improvements greater than twenty-four inches (24") in height shall not extend into the sight triangle for any intersection of a street or driveway, as defined by the City of Lone Tree.



Shuttle bus example



Representative streetscape example



Representative streetscape example



Representative streetscape example

**Lighting
Design Standards**

- Lighting for pedestrians and vehicles, consistent with what has been approved elsewhere in the West Village, shall be provided within all public rights-of-way. A consistent standard for lighting shall be developed and submitted to the City for approval with street landscaping plans before any installation occurs.

**Seating
Design Standards**

- Benches for pedestrians shall be provided within public rights-of-way. A consistent standard for benches shall be developed and submitted to the City for approval with street landscaping plans before any installation occurs.
- Seating shall be placed to serve bus and transit stops, building entry areas and plazas.
- Sidewalk benches shall be oriented parallel to the curb line when utilized at the face of a building so as not to impede pedestrian movement.

Design Guidelines

- Benches should be of quality materials and have backs.
- Movable chairs and seating for sidewalk cafes are encouraged in public open space and sidewalk areas, so long as they are stored after hours or in inclement weather. Seating shall not impede a 6' clear pedestrian walking zone.

Sidewalk Paving

Design Standards

- Paving materials shall be of quality and durable materials such as, but not limited to, concrete, stone, concrete unit pavers or brick.
- All sidewalk paving shall meet City and ADA standards.

Design Guidelines

- Special paving materials should be used to highlight the pedestrian areas associated with street crossings, and special use areas such as plazas, building entries or café seating areas.



Representative seating example

3.3 Utilities Framework

Water

Water service will be provided by the Southgate Water District. Two pressure zones exist that will serve the site, Zone 9E and Zone 10E. Water main extensions within proposed roadway corridors will be required to provide site accessible water and fire protection. Zone 10E main line extensions and looping will extend from an existing water main within Yosemite Street via Ridgegate Parkway and Ridgegate Circle. Zone 9E main line extensions will extend from an existing water main located within Lincoln Avenue via proposed Park Meadows Drive, Commonwealth Street, Ridgegate Parkway, and Belvedere Lane roadway corridors.

Sanitary Sewer

Sanitary sewer service is provided by the Southgate Sanitation District in conjunction with the City of Englewood. Southgate Sanitation District contracts wastewater treatment with the City of Englewood. Southgate sewer main facilities have been extended into RidgeGate via Willow Creek. The Rampart Range Metropolitan District has constructed a main line connection from the north side of Lincoln Avenue west of Heritage Estates Circle across Lincoln Avenue. From a point on the south side of Lincoln Avenue, one main extension serves the west side of Willow Creek and one main extension serves the east side of Willow Creek.

Dry Utility Corridors/Easements (Electrical Power, Natural Gas, Telephone, Cable and Fiber Optic)

Dry utilities will generally follow proposed roadway alignments within utility easements on either side of the public roadways. Location and width of utility easements shall be determined at time of platting and dedicated as part of the final plat. Separate utility easement agreements may be required for unplatted parcels to allow extension of dry utilities to proposed platted sites.

3.4 Grading/Stormwater Management Framework

Regional Stormwater Management Strategy

The objectives of the Stormwater Management Plan includes the application of the "Best Management Practices" (BMP's) as defined in the Urban Drainage and Flood Control District "Drainage Criteria Manual, Volume 3." The purpose of the BMP's is to provide for a more integrated, sustainable, and localized system for stormwater management and flood control than conventional requirements. Key elements of the BMP's include the maximum use of grass lined and/or planted swales to encourage infiltration of

stormwater into the soil; the use of water quality enhancement basins and facilities to minimize the concentration of sediments and debris; and an emphasis on dispersal of detention areas to minimize the rapid concentration of area-wide flooding. When applied to RidgeGate, the BMP's will provide water quality management, minimize flood risk, and allow for re-establishment of natural riparian and wetland habitats for wildlife and recreation.

Parcel Requirements

- **Location of Detention or Retention**

Stormwater detention or retention located between buildings and the street is discouraged when other alternatives are possible.

The use of multiple detention areas is encouraged. Large and/or deep detention areas that dominate the landscape are discouraged.
- **Landscaping**

Each individual detention or retention area that is located on landscaped areas shall be improved and maintained with a landscape that includes ground covers or turf, shrubs, and trees compatible with the overall landscape design of the Lot. Low-flow channels and drainage control structures shall be designed for attractive appearance, including landscaping, grading and location to minimize their visual impact. Low water areas that may remain moist for extended periods shall be designed with surrounding mow-strips of concrete, planted, and maintained in a condition with a minimum of muds, silts, or standing water.
- **Basin Design**

The shape, grading, side-slopes, and location of detention or retention areas within the landscape shall be designed to integrate into the overall landscape design of the Lot of the proposed development. Curvilinear shapes with variation are preferred over rigid, engineered shapes.

Overlot Grading and Pre-Development Landscape Treatment

It is anticipated that community infrastructure development and parcel development will require overlot mass grading. Overlot grading will be required to transition to existing grades where parcels are adjacent to preserved open space. Any overlot grading anticipated to occur in advance of individual site development construction for more than thirty (30) days will be required to apply native grass seeding to minimize erosion and enhance aesthetic appearance.

3.5 Land Uses

The PDD defines land uses which are permitted by right, allowed with Special Review or disallowed in each of the Planning Areas appropriate for this Subarea.

3.6 Building Heights

The PDD defines maximum building heights permitted in this Subarea.

3.7 Floor Area and Density

Minimum and maximum development yields allowable in this Subarea are defined in PDD.

+04/

Sky Ridge Station TOD Subarea Standards and Guidelines

These Subarea Standards and Guidelines, as authorized by the PDD approved by the City in June, 2000, define a level of quality and provide for consistency among individual lots and public areas within the Sky Ridge Station TOD Subarea and are supplementary to the City's Design Guidelines.

Design Review Committee approval is mandatory for all projects in the Sky Ridge Station TOD prior to submission for the City of Lone Tree project review.

Definition of Terms

Design review evaluation criteria are organized by three headings (Concept, Standards, Guidelines) for each category.

Concept:

Concept statements define goals for which the standards and guidelines are created to achieve.

Standards:

Standards are objective criteria that provide specific direction based on the stated concept statement and are used to denote issues that are considered critical to achieving the concept. Standards use the term "shall" to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- The alternative equally or better achieves the stated intent;
- The intent, which the standard was created to address, will not be achieved by application of the standard in this particular circumstance.
- The application of other standards and guidelines to achieve stated intents will be improved by not applying this standard.
- Unique site factors make the standard impractical or cost prohibitive.

Guidelines:

Guidelines provide further considerations to promote the goals defined by the concept statement. Guidelines use the term "should" or "may" to denote they are considered relevant to achieving the stated concept, and will be pertinent to the review process but will not be required for approval. Guidelines will, however, be strongly considered in the event of a waiver to a related standard.

4.1 Site Planning

4.1.1 Transit Oriented Development

Concept:

- The area is a compact, pedestrian oriented mixed-use environment providing a wealth of choices for retail, business, cultural and residential uses as well as the multi-modal transportation hub for the west village of the community and further supports the area as a center of activity.
- In-line mixed-use/neighborhood station with shops, restaurants, office space, and park/plaza with pedestrian connections to the adjacent medical center, Transtation Circle and high density residential.
- The station is walking distance to adjacent neighborhoods and features a kiss-n-ride loop with RTD bus connections and a RidgeGate loop bus service.

4.1.1.1 Standards

- Development of the area may allow reduced parking standards for non-residential development, intensified structured parking, and phased development. It will include components of a high density mixed-use Transit Oriented Development including:
 - Hotel
 - Residential
 - Plazas/parks
 - Commercial

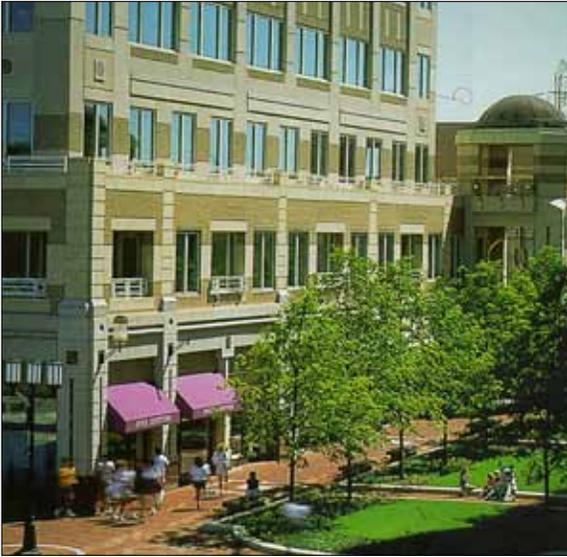
4.1.1.2 Commercial/Mixed Use

- Commercial / Mixed Use Areas place an emphasis on commercial uses. They may arrange residential, office and retail uses around a central focus like public spaces and buildings that are generally within walking distance to the edge of the area. The Commercial / Mixed Use planning areas are intended to create a balanced mix of uses in a pedestrian friendly environment with an interconnected street network.

4.1.1.3 SkyRidge TOD Core Area Objectives

Park/Plaza:

- The Sky Ridge TOD park/plaza (see Exhibit 3.0) will serve as a gathering space for workers, residents, and visitors.



- Provide shaded places for people to sit in the summer and sunny spaces for people to sit in the winter. Consider moveable tables and seats to allow for flexibility in a structured setting.
- Include landscaping such as flowers, shrubs and shade trees.
- Provide such amenities as a water feature and public art. Water features should be designed with water conservation in mind. Public art should be inspired, invite interaction by children and adults and show sensitivity to the surrounding context.
- Include pedestrian lighting features consistent with the RidgeGate West Village standard.
- Include trash receptacles.
- Provide pedestrian connections around the plaza. Outdoor restaurant patios or other uses should not encroach onto such sidewalks.
- No surface parking should front the plaza/park.

Core Commercial:

- Have ground floor uses such as retail, restaurants, services, daycare and/or other such activated uses front the park/plaza and station stop. Any structured parking facing the plaza/park should be wrapped with activated uses.

Architecture:

- Buildings adjacent to the Sky Ridge Light Rail Station should orient their front entry to the outdoor plaza/park. The pedestrian level should include translucent entrances and windows.
- Buildings should be constructed to the sidewalks in the TOD Core Area.
- Consider building step backs for structures higher than three stories for uses fronting the plaza/park to minimize shadow impacts and reduce the canyon effect.

Pedestrian Considerations:

- Provide for pedestrian safety, comfort, and accessibility for all ages and levels of mobility.
- Parking facilities and driveways should not impair pedestrian access between the station and other development or the street network.
- Provide weather protection to make getting to and from transit stops more comfortable. This may include building projections, colonnades, awnings and use of landscaping.



Setback building example

- Adequate lighting should be located along all pedestrian paths and sidewalks.
- Focal points or key nodes within the station's area should be used to guide transit users to the station. Examples of focal points may include public art, special streetscape treatments such as lighting, banners and pedestrian amenities.

4.1.2 Access and Circulation

Concept:

- Minimize vehicular access (curb cuts) on primary roadways to reinforce a clear hierarchy and organization of circulation within RidgeGate
- Maximize uninterrupted public sidewalks

4.1.2.1 Standards

- Development shall limit curb cuts to those areas where curb cuts are allowed as illustrated in Exhibit 5.0 Transportation Framework.
- Reasonable pedestrian connections between buildings and transit stops.
- Internal vehicular and pedestrian circulation within a development of multiple buildings or lots must interconnect in an obvious and consistent manner.
- Each project must connect to systems (walks, trails, open space) from adjacent parcels.
- Minimize curb cuts through shared access where possible.

4.1.3 Building Locations Concept:

Exhibit 8.0: Build-To/Setbacks Diagram

Concept:

- Define and contain the street space. Concentrate and reinforce pedestrian activity.
- Create a sense of the street as a “place”.

4.1.3.1 Standards

- The location of setbacks that affect development within RidgeGate are illustrated in Exhibit 8.0: Build-To-Setbacks Diagram.
- Where so designated by a build-to line, the front building facade shall be located on or near the designated property line as explained below. unless an exception is granted by the DRC and City. The frontage shall be measured along the designated property line, and for corner lots shall mean the



Example of build to line and setback

length of the combined frontage of front property lines.

- (i) A portion of the building facade shall be located on the designated build-to line for at least thirty-three percent (33%) of the property frontage; and
- (ii) An additional portion of the building facade shall be located on or within eight feet (8') of the designated build-to line for a distance of at least thirty-three percent (33%) of the property frontage.

Note: A building facade that is substantially built to the required line or zone, allowing for typical architectural variation in the wall plane, shall be considered to meet the build-to requirement.

- Where so designated by a build-to zone, the building façade shall be located anywhere within the zone. Parking is allowed within the setback area but shall be located a minimum of 20' from the property line.
- Where so designated by a setback, the building façade shall be located no closer to the property line than the setback allows.

4.1.4 Grading

Concept:

- To the extent practical and economically feasible, respect the natural variation in topography.
- Minimize the impact of walls to any public streets.

4.1.4.1 Standards

- 3:1 Maximum slope - retaining walls, terraced parking lots and stepped building pads shall be considered to avoid slopes steeper than 3:1

4.1.5 Parking

Concept:

- Minimize the visual impact of the automobile on public spaces within RidgeGate.

4.1.5.1 Standards

- Parking structures facing pedestrian-oriented streets must incorporate elements at all levels to conceal views of parked cars and are encouraged to

incorporate active uses, such as commercial uses, at street level edges.

- Parking structures shall conform to building Standards and Guidelines pertaining to massing, scale and materials.
- Parking edges must be defined and enhanced with low walls or berming and landscaping.
- Bicycle parking to be provided within buildings or parking areas as appropriate to the use.
- Pavement grades shall not exceed 5% longitudinal slope within parking areas and an 8% longitudinal slope in drive aisles that do not have parking stalls along the aisles.
- Within private development, provide preferential parking spaces for high efficiency vehicles, car pools, car sharing and ride sharing to reduce vehicle parking demand in office developments.

4.1.5.2 Guidelines

- “Bioswale” landscaped parking islands to filter and reduce stormwater runoff in parking areas are encouraged.

4.1.6 Service Areas

Concept:

- Reduce the visual and functional impact of service areas on public spaces within RidgeGate.

4.1.6.1 Standards

- Service and delivery activities shall be separated from the primary public access and screened from public view by means such as:
 - locating underground
 - locating internal to structures
 - providing masonry walls, fences and/or landscaping of sufficient height and density.
- Such areas shall not be visible from streets, other public areas, or adjacent properties. Roofs shall be required if residential uses look down on the area.
- Adequate loading and maneuvering space shall be provided for trucks and other service vehicles.



Parking garage character example



Parking lot example



Service area/screening examples



Building massing/scale example



Building massing/scale example



Building massing/scale example

4.2 Architecture

4.2.1 Massing and Scale

Concept:

- Provide an organized variety of building massing, architectural form and detail with human-scaled building components at ground level.

4.2.1.1 Standards

- Each building facade oriented to a public street or open space shall incorporate architectural scaling patterns that include three or more of the following elements:
 - Expressions of building structural elements such as floors (banding, belt courses, etc. not less than 1' deep and 4" wide), columns (pilasters, piers, quoins, etc. not less than 4" deep and 1' wide), and foundations (watertables, rustication);
 - Patterns of window and door openings that are emphasized through change of plane (not less than 4" deep), and/or the use of sills, lintels, mullions, muntins, and other scale providing elements;
 - Changes in material;
 - Changes in color;
 - Changes in texture;
 - Changes in material module or pattern;
 - Patterns of architectural ornament integral to the building materials.
- Each change of material shall involve at least 1" variation in wall plane. Reveals shall be not less than 1" deep and 1" wide.
- The RidgeGate PDD identifies view corridors and heights limitations that must be preserved and respected, as appropriate.

4.2.1.2 Guidelines

- Visible joint patterns and projected sills are encouraged.

4.2.2 Four Sided Fenestration

Concept:

- Provide a high degree of transparency at the lower levels of building façades.
- Insure the visibility of active pedestrian uses.

- Establish a pattern of individual windows at upper floors that provides a greater variety of scale through fenestration patterns, material variation, detail, and surface relief.

4.2.2.1 Standards

- No highly reflective glazing shall be permitted on the building facade (maximum reflectance factor of .20).
- Primary entrances into buildings shall be easily identified through design elements and detailing.



Building fenestration example

4.2.3 Roofs

Concept:

- Buildings must integrate all building systems within a complete architectural form.
- Respect the character of and views from the surrounding context.

4.2.3.1 Standards

- All rooftop mechanical systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material. All mechanical, electrical and telecommunications systems shall be screened from view of surrounding streets and structures.
- Parapet roofs must be articulated to avoid a continuous warehouse-like form.

4.2.3.2 Guidelines

- Three-dimensional rooftops are encouraged.
- Darker colors are permitted for flat roofs.



Roof treatment examples

4.2.4 Materials and Color

Concept:

- Encourage human scaled buildings through the use of smaller material modules.
- Consistent use of quality materials appropriate to the urban environment.

4.2.4.1 Standards

- All façades facing public streets or open space shall be constructed on high quality materials including , without limitation,the following,
 - Masonry, including stone, brick, terra cotta, architectural precast concrete, cast stone and pre-fabricated brick panels.





Building entry example



Signage example



Signage example

- Architectural metals, including metal panel systems, metal sheets with expressed seams, metal framing systems, or cut, stamped or cast, ornamental metal panels.
- Glass and glass block.
- Glazing systems shall typically utilize framing and mullion systems that stand out from the surface of the glass to provide scale and surface relief.
- In general, subdued colors typical of the muted native grasses, rocks and soil of the high Colorado plains and the natural setting are to be used as the primary colors.
- Intense colors are limited to accents only.
- The following materials are disallowed unless approved by variance:
 - Reflective glass curtain wall systems
 - Unfinished CMU Block
 - Cementitious siding panels

4.2.4.2 Guidelines

- Building materials should be selected with the objectives of quality and durability.

4.2.5 Signage

Concept:

- Create an organized and interrelated system of quality signs, sign structures, lighting and graphics.
- Create signs and graphic elements that are related to and/or respect the architecture of the building which they serve.
- Encourage a variety of signs and graphic elements that are compatible with the character of the surrounding district.

4.2.5.1 Standards

- Each building project must prepare a comprehensive signage plan defining locations, sizes, and types of information, identity and directional signage.
- Building mounted signs must be limited to the individual letters and logo of a single company name and shall be internally lighted. Rooftop signs are prohibited.
- Individual development project monument signs must not exceed 30 square feet in area.
- Pole mounted signs are prohibited.
- Strobe, flashing, blinking and portable signs are not allowed.

- Use of neon lighted signs is allowable in certain, limited applications.
- Maximum height of any letter or symbol shall not exceed four feet (4').
- Individual development project identification signage must recognize the overall project name (RidgeGate).
- Reference the I-25 Corridor Signage plan (addendum 1.0 to the Office District SubArea Plan) shall apply to all monument signage along I-25, as amended.

4.2.5.2 Guidelines

- Signs should fit within the architectural features of the façade and compliment the building's architecture. Signs should not overlap and conceal architectural elements.
- Signs must compliment the public architectural themes and materials of the local community.

4.2.6 Lighting

Concept:

- Provide a functional attractive unified lighting system throughout the lot that contributes to a high quality design and a feeling of security for users.

4.2.6.1 Standards

- Each building project must prepare a comprehensive lighting plan defining levels, locations and types of illumination proposed for the following:
 - Road and Parking areas
 - Pedestrian areas
 - Special Features/Accents
- Lighting shall not exceed eight (8') foot-candles at any locations, when measured on the ground, with certain, limited, exceptions such as under service station canopies or at building entrances.
- The maximum heights of light fixtures shall be thirty feet (30') above the ground.
- Metal halide, LED or other "white" lighting sources are required.
- Fixtures must complement those selected for the overall project streetscapes within the RidgeGate West Village.



Landscaping examples



Landscaping example



Landscaping example

4.3 Landscape

4.3.1 Landscape Character Zones

Concept:

- Establish distinct character and use zones that create identity, add value and limit high water use plant materials to high activity areas.

4.3.1.1 Standards

- A majority of the plant materials shall be of an indigenous or low water use plant palette.
- Small scale, high activity human use areas may utilize more water intensive plant palettes
- Minimum plant sizes are as follows:
 - Trees: Minimum 3" caliper (evergreens: 9' height - limited to 25% of total number of trees).
 - Shrubs: Minimum 1 gallon - limited to 25% of total number of shrubs.

4.3.1.2 Guidelines

- The DRC will adopt recommended plant lists.

4.3.2 Irrigation

Concept:

- Support the conservation of water resources

4.3.2.1 Design Standards

- A majority of landscaped areas must utilize drip or other low-volume application systems controlled by automatic computerized clocks.

4.3.3 Fences and Walls

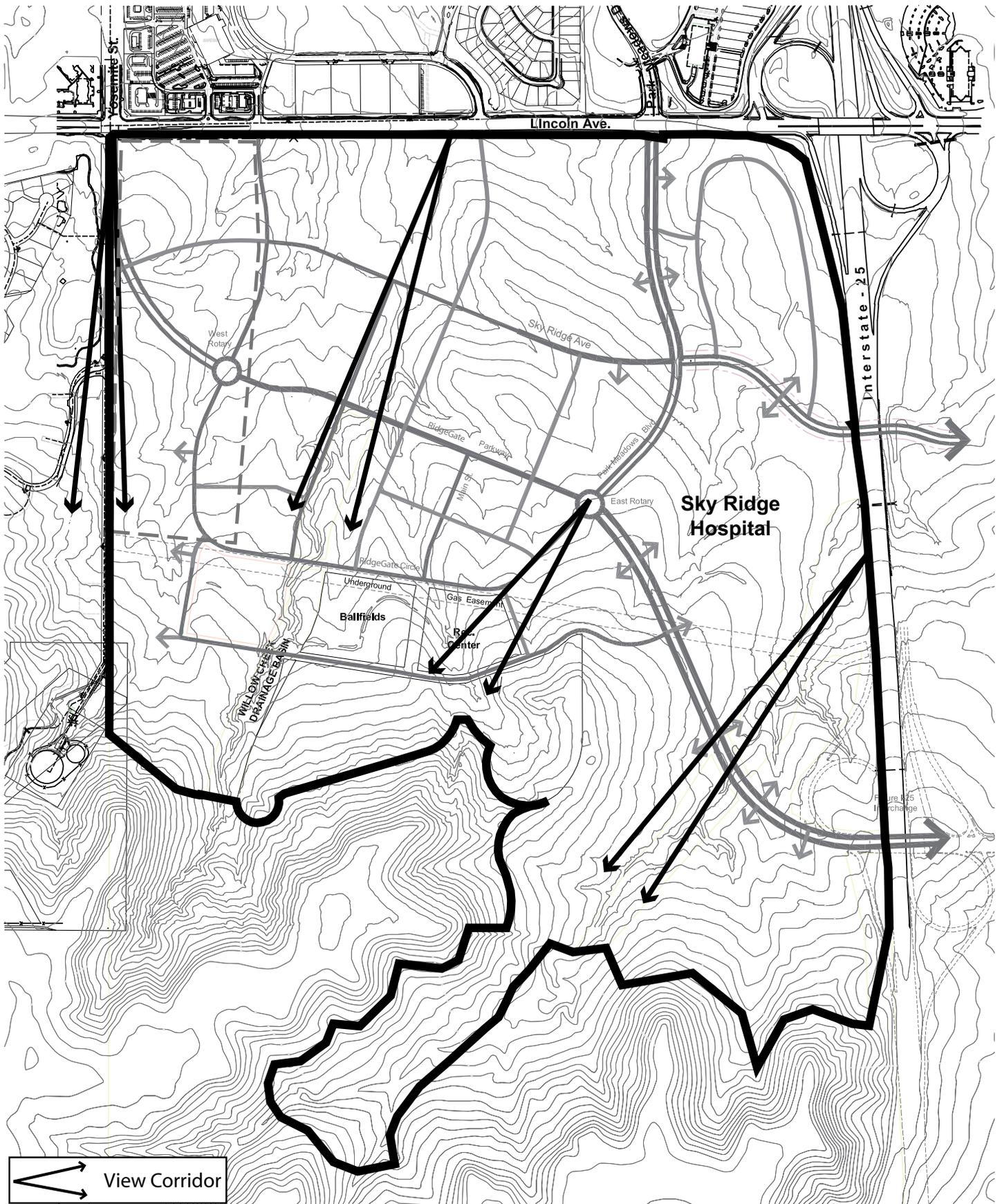
Concept:

- Minimize fences and walls in front and side yard areas or where visible from public streets and open spaces.

4.3.3.1 Design Standards

- No free-standing walls or fences in front yards over three feet (3') in height are allowed.
- Wall materials must directly relate to building materials.
- No permanent chain link fences are allowed.

+05/ Appendix



Note: The Sub-Area District boundaries are conceptual and may be refined by subsequent Sub-Area Plans.

Exhibit 2.0: Section 15 RidgeGate West Village Boundary

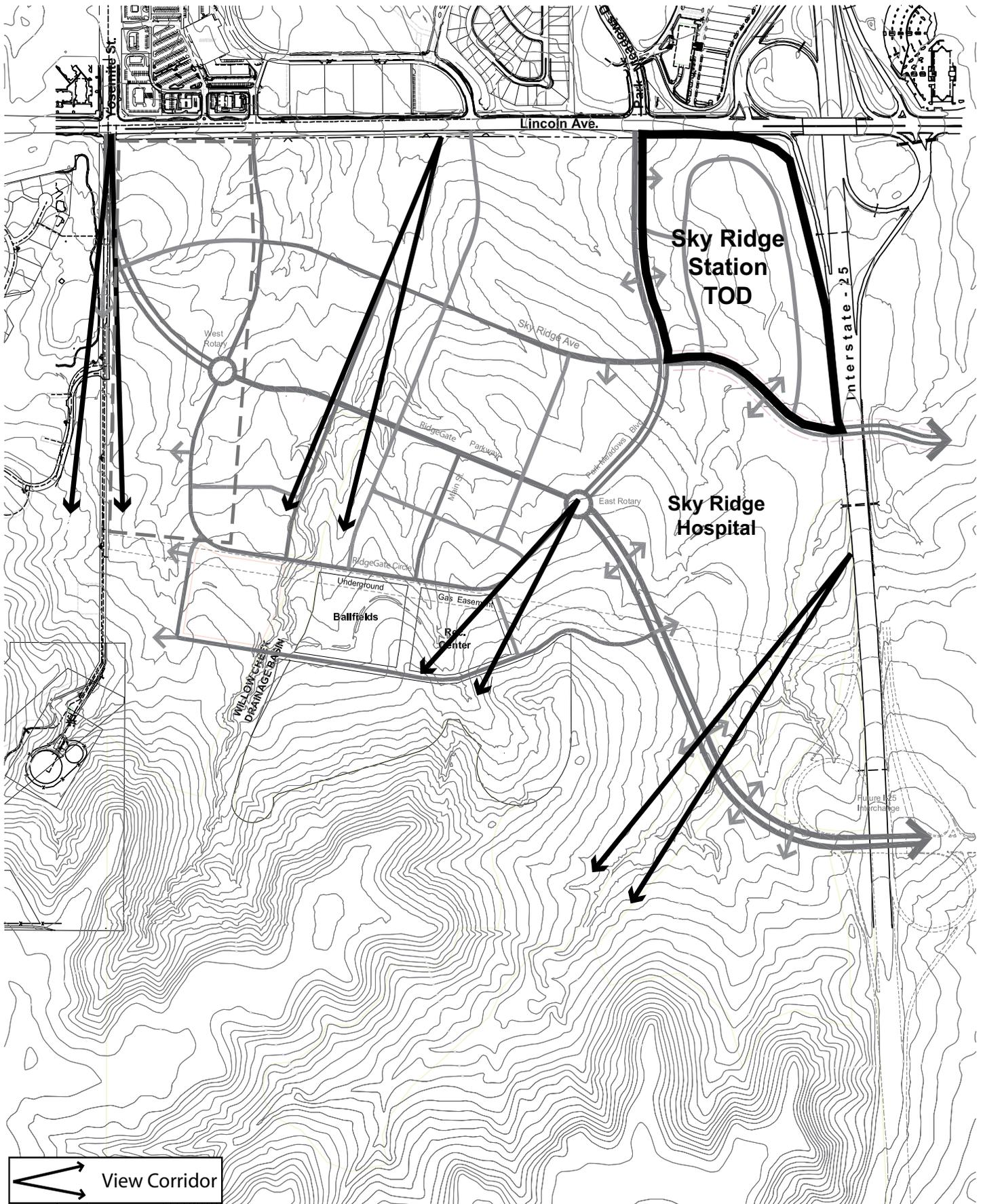
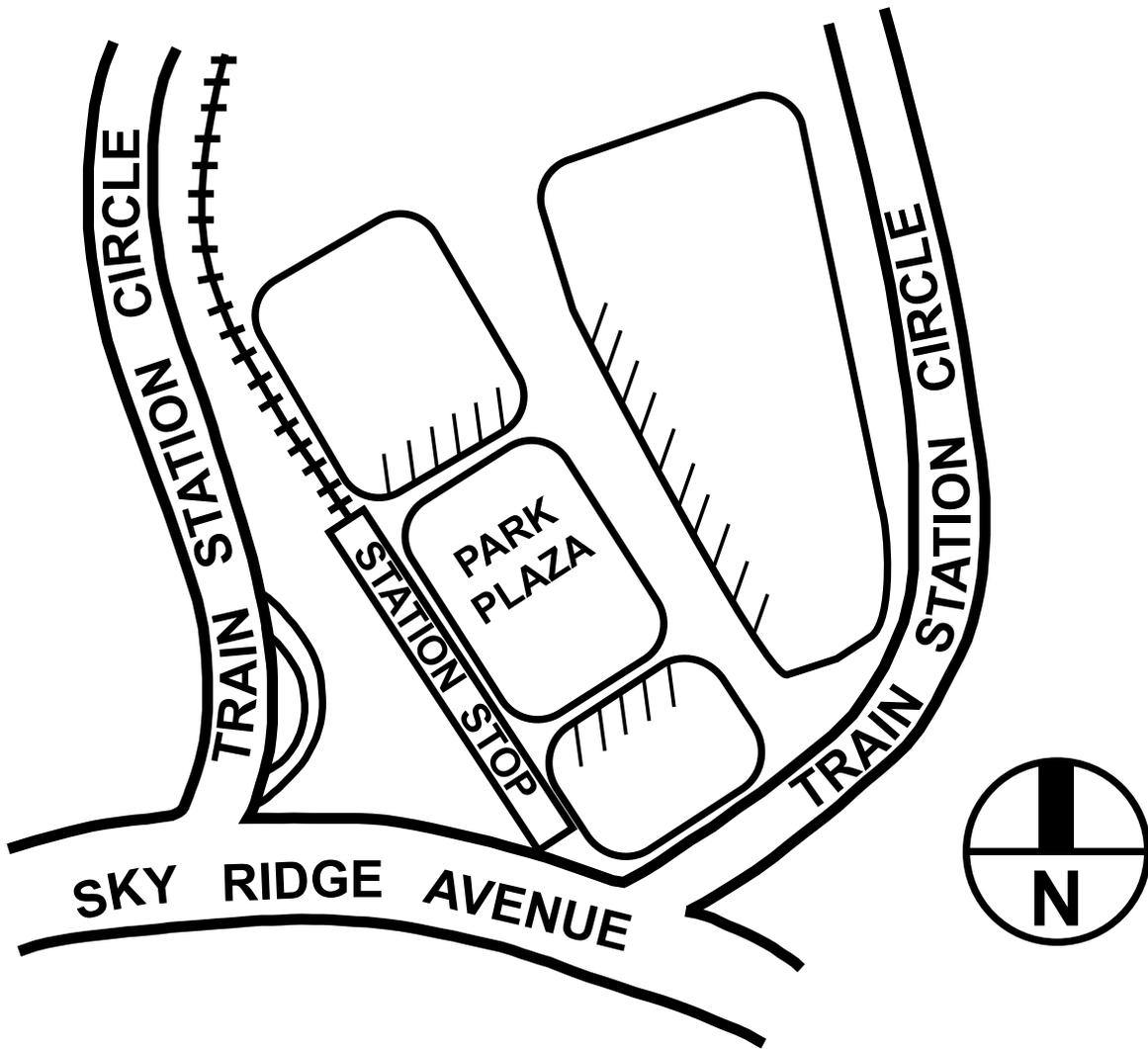


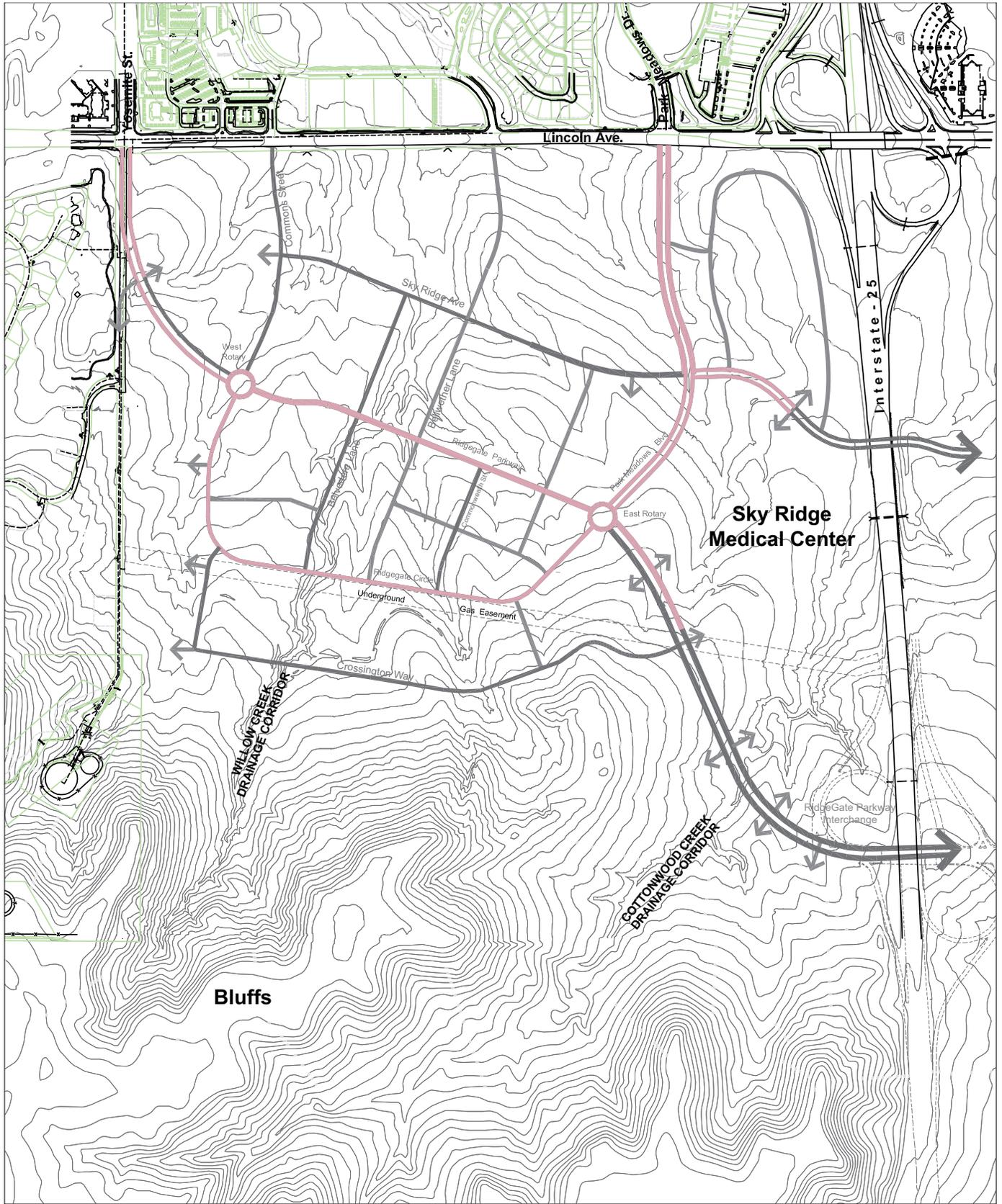
Exhibit 3.0: Sky Ridge Station TOD Sub-Area Plan Boundary



//// CORE COMMERCIAL

N.T.S.

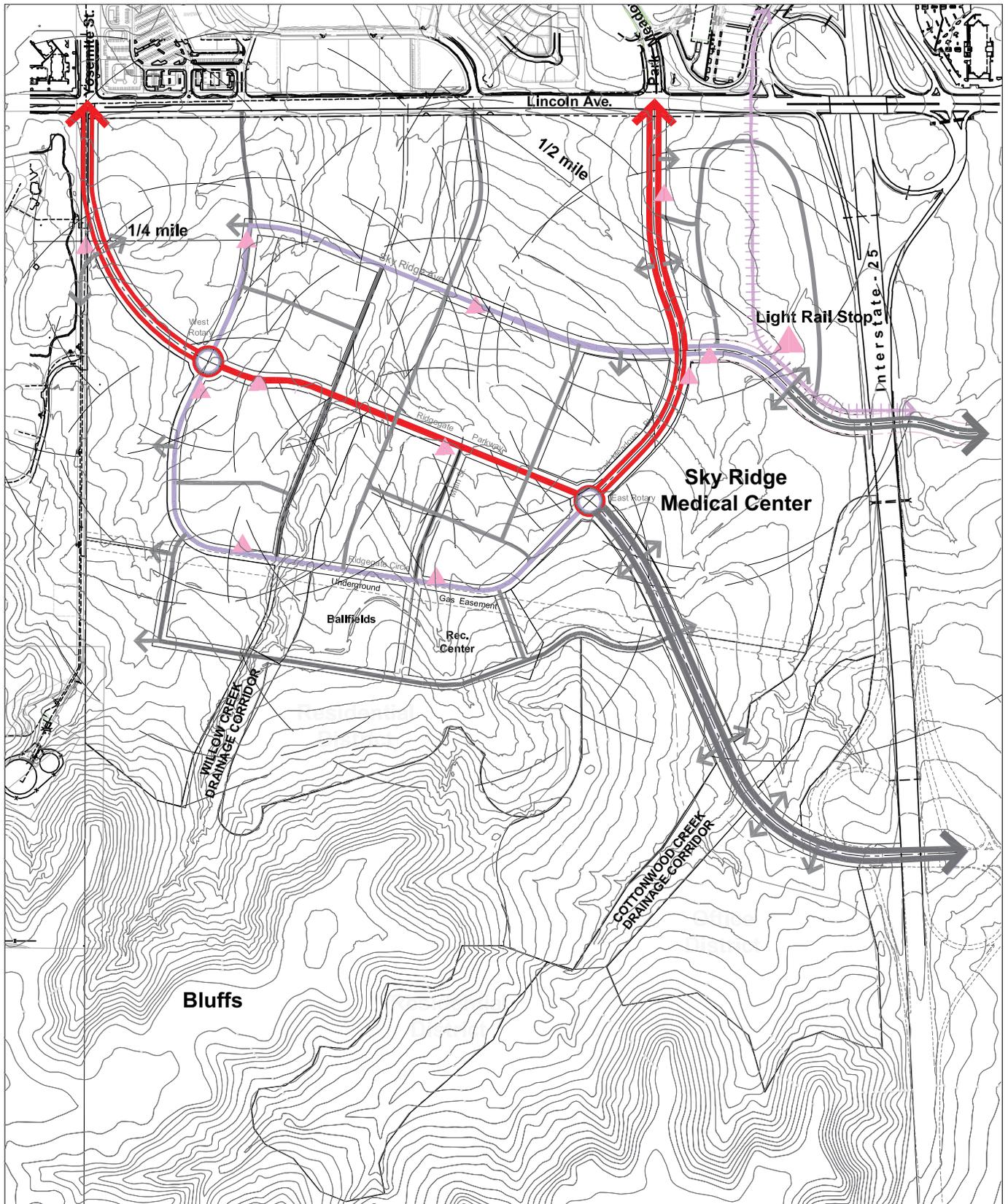
Exhibit 4.0: Sky Ridge Station TOD Core Area



Phase One Roads —

Note: The Transportation Framework is conceptual. Final road alignments will be subject to refinement with Final Design Plans and Site Improvement Plans. Some Roads may be built in phased increments based on capacity needs.

Exhibit 5.0: Section 15 Transportation Framework Plan



- Transit Stop ▲
- Local Bus Route —
- Regional Bus Route —
- Light Rail Route - - - - -

Note: The Public Transportation Framework is conceptual and will be refined with future Transit Routing Plans.
N.T.S.

Exhibit 6.0: Public Transportation Framework Plan

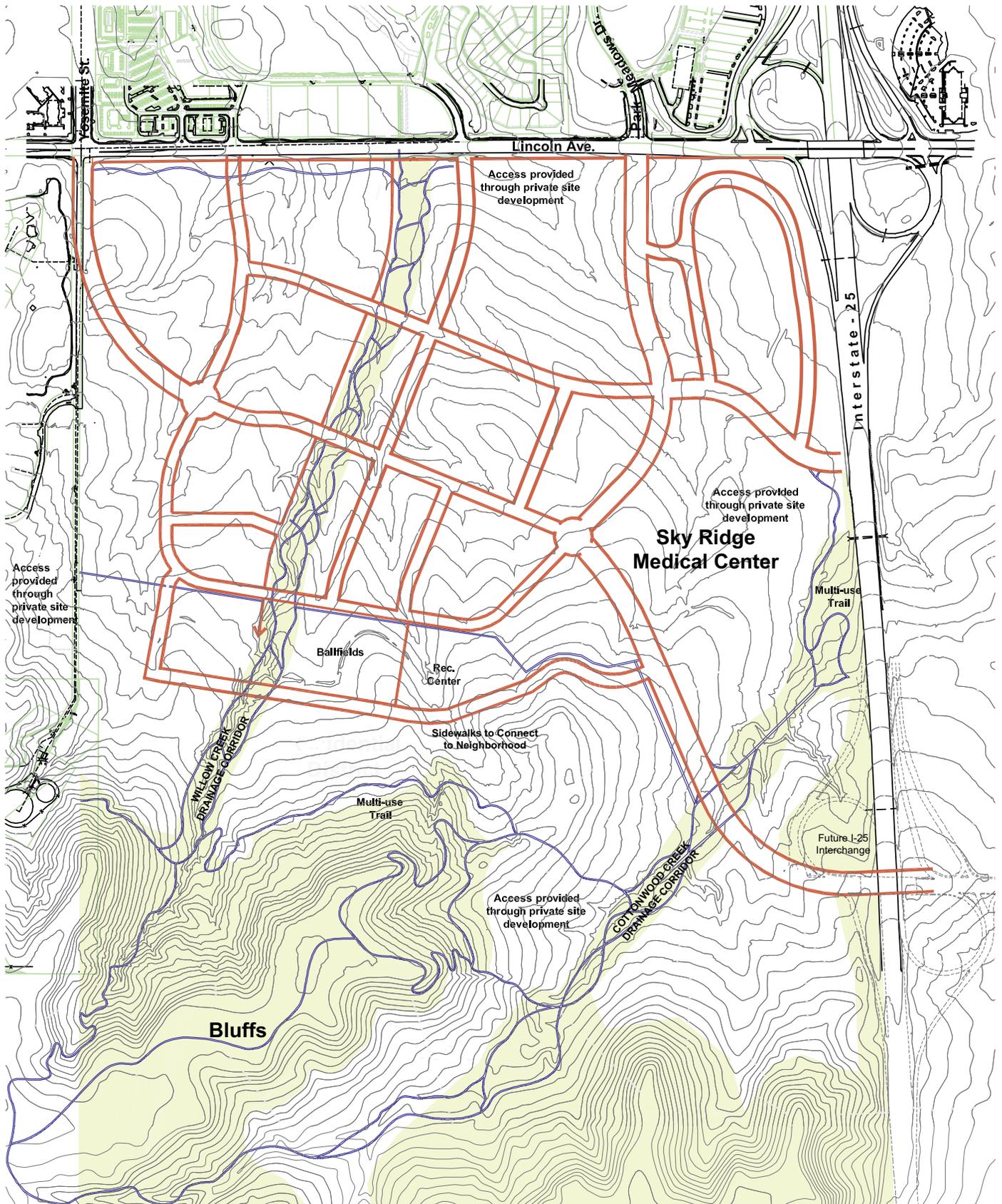
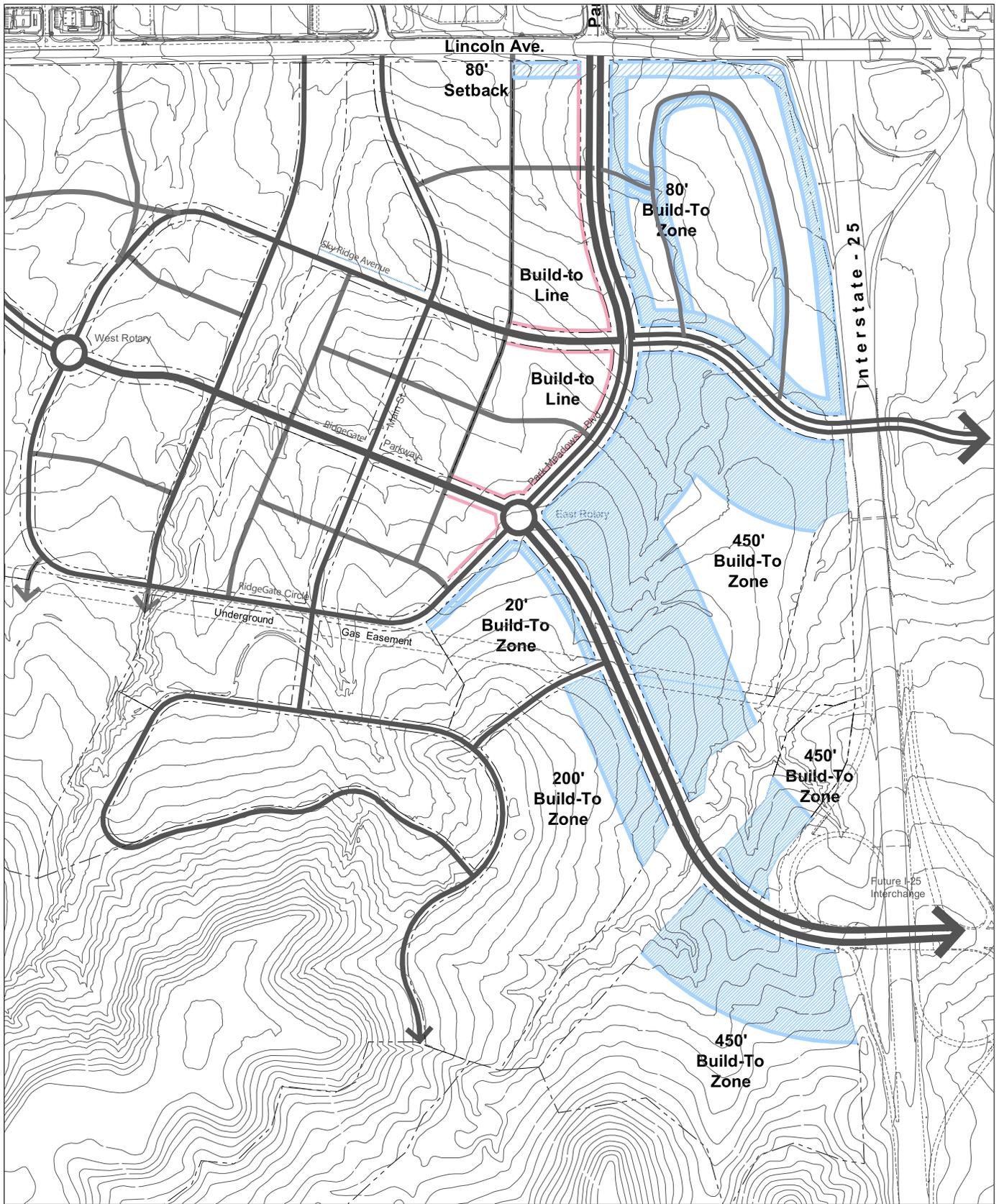


Exhibit 7.0: Section 15 Pedestrian and Bike Access Framework Plan

Note: The Pedestrian and Bike Access Framework is conceptual and may be refined with Final Road Design Plans. N.T.S.



Note: Build-to and Setback locations are conceptual and may be refined with Site Improvement Plans.

Exhibit 8.0: Build-to and Setback Location Plan



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: John P. Cotten, P.E.

DATE: December 23, 2014

FOR: January 6th Council Meeting

SUBJECT: Cherry Creek Basin Water Quality Authority Fee Collection

Summary

The Colorado General Assembly, as a part of the enabling legislation for the Cherry Creek Water Quality Basin Authority (Authority) authorized the Authority to establish and collect fees upon new development and construction activities within the Authority's boundaries. The Authority has requested that the City enter into an Intergovernmental Agreement (IGA) to collect such fees on development within the Authority's boundaries and transfer the collected fees to the Authority.

Cost

There is no direct cost to the City other than the administrative costs of collection of the fees. This cost will offset by a small collection fee, which will be deducted from payments made to the Authority.

Suggested Motions

I recommend approval of the Intergovernmental Agreement with the Cherry Creek Water Quality Basin Authority regarding collection of development related fees within the boundaries of the Authority.

Background

The IGA sets forth the conditions upon which fees will be collected by the City, as well as the conditions under which the collected fees will be transferred to the District. The IGA further indicates that the City will collect such fees as are determined by resolution of the Authority Board as they may be modified from time to time.

The current fee resolution calls for a fee of \$60.00 per single family residence, \$.04 per square foot of the building footprint of all other types of buildings and \$.04 per square foot of all impervious area associated with the construction of buildings other than single family residences.

INTERGOVERNMENTAL AGREEMENT
(COLLECTION OF FEES)

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is entered into to be effective as of _____, 2015 by and between the **CHERRY CREEK BASIN WATER QUALITY AUTHORITY**, a quasi-municipal corporation and political subdivision of the State of Colorado (“Authority”) and the **CITY OF LONE TREE**, a home rule municipal corporation of the State of Colorado (“City”).

RECITALS

WHEREAS, the Authority was established for the purpose of protecting and preserving the water quality of the Cherry Creek Reservoir (“Reservoir”) and the Cherry Creek Watershed (“Watershed”); and

WHEREAS, the General Assembly envisioned that the Authority would facilitate efforts by the various counties, municipalities, and special districts within the boundaries of the Authority to protect the water quality of the Reservoir and Watershed; and

WHEREAS, the General Assembly further envisioned that the Authority would impose a fee or charge upon new development and construction activities so that said activities paid an equitable share of the cost of water quality preservation and protection within the Reservoir and Watershed; and

WHEREAS to defray a portion of the cost of the improvements, facilities, services, and programs provided by the Authority in protecting water quality, the Authority’s Board of Directors annually by resolution (“Fee Resolution”) and pursuant to Section 25-8.5-111(1)(n), C.R.S. establishes a schedule of rates, fees and charges for the improvements, facilities, services, and programs of the Authority; and

WHEREAS, the Authority has assessed development fees as part of the Fee Resolution, consisting of the Building Permit Fee and the Disturbed Land Fee (“Development Fees”), with respect to new construction and new development located within the Authority’s boundaries; and

WHEREAS, the City has territory located in part within the boundaries of the Authority, as depicted in two maps attached to this Agreement as **Exhibit A** and incorporated herein by reference, and shares the Authority’s commitment to protect the health, safety and welfare of all who enjoy the beneficial use of the Reservoir and Watershed; and

WHEREAS, in furtherance of the Authority’s purposes and goals, the City desires to assist the Authority in the collection of the Development Fees imposed upon new construction and development within the City; and

WHEREAS, this Agreement authorizes and delegates to the City the power and authorization to collect on the Authority’s behalf, the Authority’s Development Fees applicable to

new construction and development occurring within the City that is located within the Authority's boundaries; and

WHEREAS, City is willing to collect the Development Fees imposed by the Authority, pursuant to the Fee Resolution and this Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Delegation of Authority**. The Board of Directors of the Authority hereby delegates to the City, the authority to collect the Development Fees imposed by the Authority applicable to new construction and development within the City, pursuant to the Fee Resolution, and designates the City as the Authority's duly authorized representative to collect the Development Fees with full power and authority to do everything that the Authority can do in collecting the Development Fees pursuant to state law.

2. **Acceptance of Delegation**. The City hereby agrees to collect, on behalf of the Authority, the Development Fees adopted by the Authority on new construction and development within that portion of City that overlaps the Authority's boundaries. In collecting the fees, the City agrees to abide by the provisions contained in the annual Fee Resolution, as adopted from time to time, a current copy of which is attached to this Agreement as Exhibit B and incorporated herein by reference. In the event any errors or omissions occur in the administration or collection of the Development Fees, the City agrees to make a good faith effort to correct the same; provided, however, that the City shall under no circumstances be liable to the Authority for any fee or costs in addition to those collected.

3. **Payment of Fee Revenues**. Upon collection of the Development Fees, the City shall pay the revenues collected thereby monthly to CliftonLarsonAllen, or its successor, acting in the capacity as the Authority's manager. The City shall have thirty (30) days to remit the Development Fees following the end of the month in which the fees were collected. The Authority shall promptly provide the City with the address of the Authority's manager and any bank account to which the Authority would like the fee revenues to be wired or otherwise deposited.

4. **Administrative Fee**. The City shall retain as an administration fee three and one-third percent (3 1/3%) of the fees collected by the City, up to a maximum of \$500.00 monthly. The monthly maximum amount shall be subject to annual review and mutual agreement to ensure the costs incurred by the City for the collection and administration of this fee are adequately compensated.

5. **Standard of Performance**. The City agrees to use its best efforts to collect the Development Fees imposed by the Authority for water quality purposes within the City and in so doing shall follow all statutory procedures for collection of such fees.

As long as the City acts in good faith, the City shall not be liable for any omission or failure to act in collection of the Authority fee provided for herein.

6. **Indemnification.** To the extent permitted by law, and without waiving any of the limitations, immunities, defenses and other protections afforded the Authority under the Colorado Governmental Immunity Act, the Authority hereby agrees to indemnify and hold harmless the City from any and all losses, costs, demands or actions arising out of or relating to any actions, errors or omissions of the City in performing its responsibilities under this Agreement.

7. **Amendment.** This Agreement may only be amended in writing signed by the parties hereto.

8. **Intent of the Agreement.** This Agreement is intended to describe the rights and responsibilities only between the names parties and is not intended to, and shall not be deemed to confer rights to any persons or entities not named as parties, nor to limit in any way the power and responsibilities of the City, the Authority, or any other entity not a party hereto.

9. **Effective and Validity.** Invalidation of any of the provisions of this Agreement or any paragraph, sentence, clause, phrase, or word herein, or the application thereof is any given circumstance, shall result in the termination of this Agreement.

10. **Enforcement.** City and Authority agree that this Agreement may be enforced in law or equity for specific performance, injunctive, or other appropriate relief, excluding damages, as may be available according to the laws and statutes of the State of Colorado.

11. **Term of Agreement.** This Agreement shall be in full force and effect from the date of execution of this Agreement by the City and the Authority until such time as the Authority determines that it shall no longer assess the fee. Further, either City of Authority may terminate this Agreement upon providing thirty (30) days written notice to the other party.

12. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, negotiations, representations, and understandings of the parties with respect to the assessment and collection of the fee.

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

CITY OF LONE TREE:

By: _____
James D. Gunning, Mayor

Attest:

Jennifer Pettinger, CMC, City Clerk

Approved as to Form:

Neil Rutledge, City Attorney

CHERRY CREEK BASIN WATER QUALITY
AUTHORITY

By: _____
Susan M. Squyer, Chair

Attest:

John A. McCarty, Secretary/Treasurer

EXHIBIT A

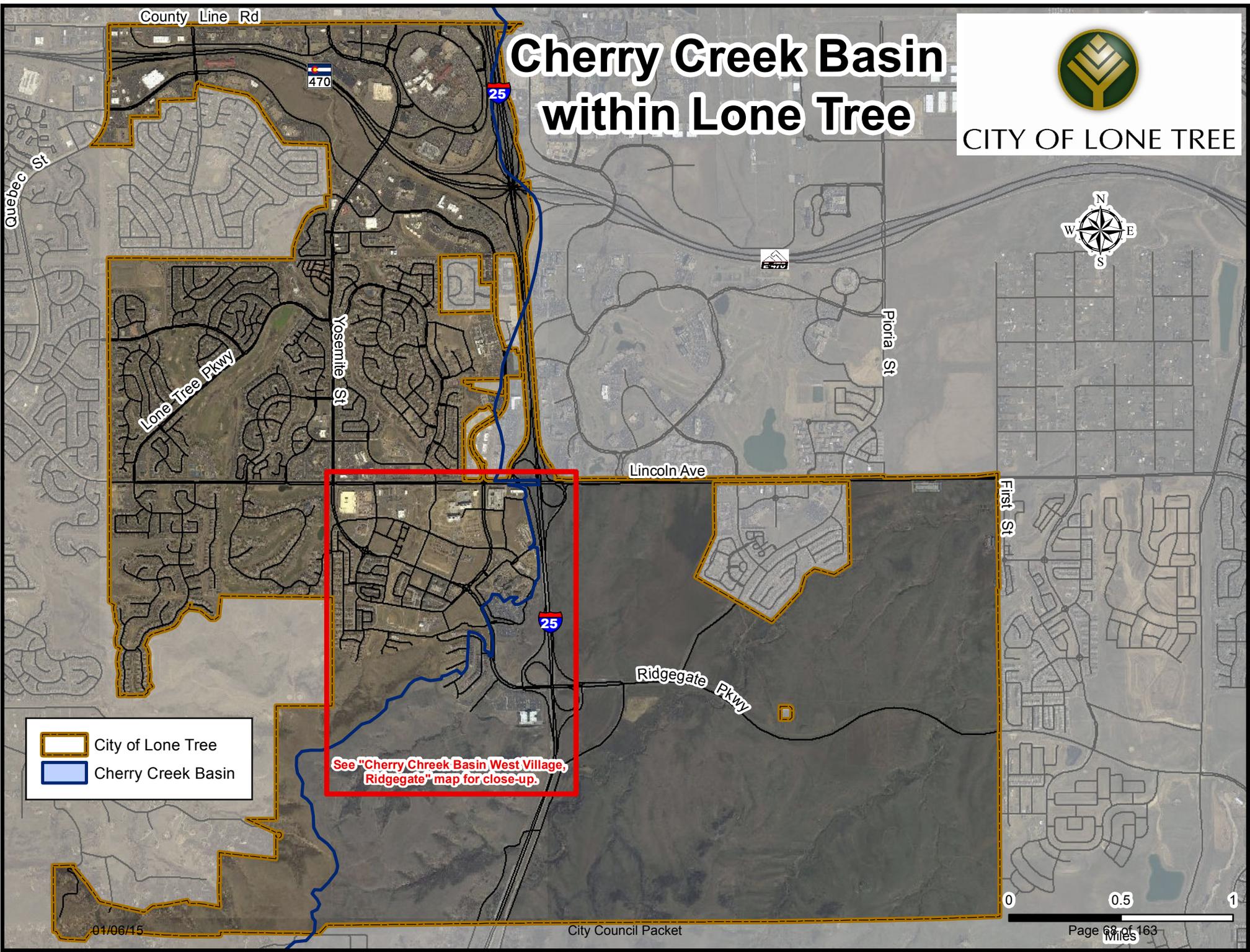
Maps

EXHIBIT B
Fee Resolution

Cherry Creek Basin within Lone Tree



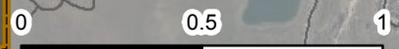
CITY OF LONE TREE



 City of Lone Tree

 Cherry Creek Basin

See "Cherry Creek Basin West Village, Ridgegate" map for close-up.



Cherry Creek Basin West Village, Ridgeway



-  Parcel Boundary
-  City of Lone Tree
-  Cherry Creek Basin



CITY OF LONE TREE PRELIMINARY FINDINGS

AGENDA ITEM: Colorado Fermented Malt Beverage (3.2% Beer) License Application for Twin Star Energy, LLC & 7-Eleven, Inc. d/b/a 7-Eleven Store 39733A.

MEETING DATE: January 6, 2015

STAFF PERSON RESPONSIBLE: Jennifer Pettinger, CMC, City Clerk

DESCRIPTION: Colorado Fermented Malt Beverage (3.2% Beer) License Application for Twin Star Energy, LLC & 7-Eleven, Inc. d/b/a 7-Eleven Store 39733A, 9010 Park Meadows, Lone Tree, Colorado.

SUMMARY: The application for a new Colorado Fermented Malt Beverage (3.2% Beer) License at the above location was submitted and completed in all material respects. The necessary fees accompanied the application.

This establishment is located at 9010 Park Meadows Driver. The property is owned pursuant to a Special Warrant Deed by Twin Star Energy, LLC. A franchise Agreement was entered into between Twin Star Energy, LLC and 7-Eleven, Inc.

Documents reviewed include, the License Application, Colorado Liquor Enforcement Division Master Files for Twin Star Energy, LLC and 7-Eleven, Inc. Lone Tree Business License Applications, Certificate of Good Standing from the Colorado Secretary of State, Articles of Organization, and Amended and Restated Limited Liability Company Agreement for Twin Star Energy, LLC, Certificate of Good Standing from the Colorado Secretary of State, Certificate of Incorporation and Adoption of Bylaws for 7-Eleven, Inc., Red-lined Drawing of the Premises, Affidavit of Posting, Affidavit of Publication and Petitions.

All posting and publication requirements have been met and the petition results have been reviewed.

A Colorado Fermented Malt Beverage (3.2% Beer) licensee may sell Fermented Malt Beverages containing not more than 3.2% Alcohol by weight in sealed containers **NOT** for consumption at the place where sold, as a retail liquor store

RECOMMENDED COUNCIL ACTION: Convene the Public Hearing for a new Colorado Fermented Malt Beverage (3.2% Beer) Liquor License and consider a motion to approve the application for a Colorado Fermented Malt Beverage (3.2% Beer) Liquor License conditional upon the applicant obtaining necessary building permits and approvals.

6. Is the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager under the age of twenty-one years?	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>												
7. Has the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager ever (in Colorado or any other state): (a) been denied an alcohol beverage license? (b) had an alcohol beverage license suspended or revoked? (c) had interest in another entity that had an alcohol beverage license suspended or revoked? If you answered yes to 7a, b or c, explain in detail on a separate sheet. Please see attached	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>												
8. Has a 3.2 beer license for the premises to be licensed been denied within the preceding one year? If "yes," explain in detail.	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>												
9. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current or former financial interest in said business including any loans to or from a licensee. Please see attached	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>												
10. Does the Applicant, as listed on line 2 of this application, have legal possession of the premises by virtue of ownership, lease or other arrangement? <input checked="" type="checkbox"/> Ownership <input type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, EXACTLY as they appear on the lease:	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>												
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%; padding: 2px;">Landlord N/A</td> <td style="width:40%; padding: 2px;">Tenant N/A</td> <td style="width:20%; padding: 2px;">Expires N/A</td> </tr> </table>	Landlord N/A	Tenant N/A	Expires N/A										
Landlord N/A	Tenant N/A	Expires N/A											
Attach a diagram and outline or designate the area to be licensed (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11". (Doesn't have to be to scale)													
11. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies), will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business. Attach a separate sheet if necessary.													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:35%;">Name</th> <th style="width:15%;">Date of Birth</th> <th style="width:20%;">FEIN or SSN</th> <th style="width:30%;">Interest</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">None</td> <td style="padding: 2px;">N/A</td> <td style="padding: 2px;">N/A</td> <td style="padding: 2px;">N/A</td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> </tbody> </table>	Name	Date of Birth	FEIN or SSN	Interest	None	N/A	N/A	N/A					
Name	Date of Birth	FEIN or SSN	Interest										
None	N/A	N/A	N/A										
Attach copies of all notes and security instruments, and any written agreement, or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.													
12. Name of Manager for all on and on/off applicants. <u>Preet Puri</u> Date of Birth _____													
13. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Please see attached	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>												
14. Tax Distraint Information. Does the applicant or any other person listed on this application and including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? If yes, provide an explanation and include copies of any payment agreements.	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>												

15. If applicant is a corporation, partnership, association or a limited liability company, applicant must list ALL OFFICERS, DIRECTORS, GENERAL PARTNERS, AND MANAGING MEMBERS. In addition applicant must list any stockholders, partners, or members with OWNERSHIP OF 10% OR MORE IN THE APPLICANT. ALL PERSONS LISTED BELOW must also attach form DR 8404-I (Individual History Record), and submit finger print cards to their local licensing authority.

Name	Home Address, City & State	Date of Birth	Position	% Owned*
Denver Retail and Convenience LLC	3010 Briarpark Dr., Houston, TX 77042	N/A	Member	50.0%
K & G Petroleum, LLC	10459 Park Meadows Dr., Bldg 3, Littleton, CO 80124	N/A	Managing Member	43.5%
K & G Stores, Inc.	10459 Park Meadows Dr, Bldg 3, Littleton, CO 80124	N/A	Member	6.5%
7-Eleven, Inc. (master filed)	1722 Routh St., Ste. 1000, Dallas, TX 75201	N/A	Franchisor	100%

* If total ownership percentage disclosed here does not total 100%, applicant must check this box
Applicant affirms that no individual, other than those disclosed herein, owns 10% or more of the applicant.

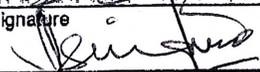
Additional Documents to be submitted by type of entity

- CORPORATION Cert. of Incorp. Cert. of Good Standing (if more than 2 yrs. old) Cert. of Auth. (if a foreign corp.)
 PARTNERSHIP Partnership Agreement (General or Limited) Husband and Wife partnership (no written agreement)
 LIMITED LIABILITY COMPANY Articles of Organization Cert. of Authority (if foreign company) Operating Agrmt.
 ASSOCIATION OR OTHER Attach copy of agreements creating association or relationship between the parties

Registered Agent (if applicable) Randy Dunn	Address for Service 1745 Shea Center Dr., Ste. 400, Highlands Ranch, CO 80129
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OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge; I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.

Authorized Signature 	Title Manager, K & G Petroleum LLC, Managing Mbr	Date 10/14/14
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REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY/COUNTY)

Date application filed with local authority 10-27-14	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application 12-47-311 (1)) C.R.S. 1-6-15
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THE LOCAL LICENSING AUTHORITY HEREBY AFFIRMS:

That each person required to file DR 8404-I (Individual History Record) has:

Been fingerprinted - Master File Yes No

Been subject to background investigation, including NCIC/CCIC check for outstanding warrants Master File Yes No

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with, and aware of, liquor code provisions affecting their class of license Yes No

(Check One)

- Date of Inspection or Anticipated Date 12-31-14
 Upon approval of state licensing authority.

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S. THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority for <u>City of Lone Tree</u>	Telephone Number <u>3-708-1818</u>	<input checked="" type="checkbox"/> TOWN, CITY <input type="checkbox"/> COUNTY
Signature	Title	Date
Signature (attest)	Title	Date

**ATTACHMENT TO DR 8403
NEW STATE MASTER FILE APPLICATION
TWIN STAR ENERGY, LLC
RE: QUESTIONS 2 & 3**

Twin Star Energy, LLC currently has been approved by 7-Eleven, Inc. to franchise multiple store locations in Colorado. 3.2% Beer Off Premises licenses, once granted by the local and state licensing authorities, will be held jointly by 7-Eleven, Inc. for the following outlets:

7-Eleven Store:

Store #	Address	County	State Sales Tax #
39504B	4351 S. Tamarac Pkwy., Denver, CO 80237	Denver	304183460709
39732A	13690 E. Alameda Ave., Aurora, CO 80012	Arapahoe	304183460016
39729A	2299 S. Havana St., Aurora, CO 80012	Arapahoe	304183460543
39501B	10815 W. Jewell Ave., Lakewood, CO 80232	Jefferson	304183460701
39733A	9010 Park Meadows Dr., Lone Tree, CO 80124	Douglas	304183460529
39731A	9100 W. Ken Caryl Ave., Littleton, CO 80128 (Jefferson Cty)	Jefferson	304183460537
39730A	1110 S. Pierce St., Lakewood, CO 80232	Jefferson	304183460015
39740A	3550 Downing St., Denver, CO 80205	Denver	304183460002
39742A	4175 W. 120th Ave., Broomfield, CO 80020	Broomfield	304183460521
39738A	1285 W. Baseline Rd., Lafayette, CO 80026	Boulder	304183460513
39741A	7610 Debbie Ln., Castle Pines, CO 80108	Douglas	304183460531
39739A	80 Plum Creek Pkwy., Castle Rock, CO 80104	Douglas	304183460516
39743A	3650 E. Highlands Ranch Pkwy., Highlands Ranch, CO 80126 (Douglas Cty)	Douglas	304183460526
39746A	8076 Blakeland, Littleton, CO 80125 (Douglas Cty)	Douglas	304183460512
39752A	2271 W. 128th Ave., Westminster, CO 80234	Adams	304183460549
39753A	7190 Simms St., Arvada, CO 80004	Jefferson	304183460532

() denotes beer licensing jurisdiction

**ATTACHMENT TO COLORADO 3.2% BEER LICENSE APPLICATION
TWIN STAR ENERGY, LLC & 7-ELEVEN, INC.
DBA 7-ELEVEN STORE 39733A
RE: QUESTION #7/SUSPENSIONS, DENIALS, REVOCATIONS**

QUESTION #7:

Twin Star Energy, LLC:

Neither Twin Star Energy, LLC, joint applicant and franchisee, nor its qualified principals, Inderpreet Singh and Randal Fralix, have ever been denied an alcoholic beverage license, nor have they ever had an alcohol beverage license suspended or revoked.

7- Eleven, Inc.

Please see the attached list of suspensions for 7-Eleven, Inc. (last 3 years, Colorado)

7-Eleven, Inc. Suspensions (Last 3 years - Colorado Only)

STORE	CITY/COUNTY	TYPE	DATE	DISCIPLINARY ACTION
25476	Longmont	Sale to minor	12/03/11	14 day suspension; 14 days served with fine in lieu (\$200).
39075	Greeley	Sale to minor	01/21/12	5 day suspension; 3 days served with fine in lieu of suspension(\$200); 2 days held in abeyance of one year.
13206A	Englewood	Sale to minor	01/28/12	4 day suspension; 4 days held in abeyance for one year and \$300 fine. Training required within 60 days.
32159C	Colorado Springs	Sale to minor	02/07/12	5 day suspension; 5 days held in abeyance for one year, pending no further violations.
39034(A)	Englewood	Sale to minor	02/23/12	4 day suspension; 4 days held in abeyance for one year and \$300 fine. Training required within 60 days.
17142	Loveland	Sale to minor	04/14/12	15 day suspension; 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension, \$200.
39296C	Thornton	Sale to minor	04/19/12	10 day suspension; 3 days served; 7 days held in abeyance for one year.
25740A	Aurora	Sale to minor	06/21/12	14 day suspension; 11 days held in abeyance for one year; 3 days served with fine in lieu of suspension, \$200
20104A	Fort Collins	Sale to minor	09/06/12	15 day suspension; 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension, \$200.
32747B	Colorado Springs	Sale to minor	10/25/12 12/12/12	7 day suspension; 7 days held in abeyance for a period of one year. Proof of training required within 60 days.
24079A	Jefferson County	Sale to minor	11/07/12	7 day suspension; 3 days served; 4 days held in abeyance for one year.
39034A	Englewood	Sale to minor	11/28/12	11 day suspension; 4 days served (+ 4 days from prior violation), 7 days held in abeyance for a period of one year; fine paid in lieu of 4 days suspension from prior violation, \$500
35345	Longmont	Sale to minor	04/19/13	14 day suspension; 14 days served with fine in lieu (\$200).
32159C	Colorado Springs	Sale to minor	06/20/13	15 day suspension; 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension, \$200 (state violation)
32809A	Westminster	Sale to minor	06/26/13	14 day suspension; 2 days served; 12 days held in abeyance fo ra period of 2 years; Training required by 10/31/13.
21967A	Colorado Springs	Sale to minor	07/03/13	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
18324	Yuma	Sale to minor	09/21/13	11 day suspension, 7 days held in abeyance for one year; 4 days served with fine in lieu of suspension \$200 (state violation)
39451A	Mead	Sale to minor	12/05/13	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
19676	Colorado Springs	Sale to minor	12/17/13	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)

7-Eleven, Inc. Suspensions (Last 3 years - Colorado Only)

STORE	CITY/COUNTY	TYPE	DATE	DISCIPLINARY ACTION
25740B	Aurora	Sale to minor	12/18/13	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
18409A	Aurora	Sale to minor	12/19/13	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
24398A	Colorado Springs	Sale to minor	02/27/14	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
19583	Glenwood Springs	Sale to minor	04/27/14	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
34210B	Firestone	Sale to minor	06/14/14	15 day suspension, 10 days held in abeyance for one year; 5 days served with fine in lieu of suspension \$200 (state violation)
13184A	Longmont	Sale to minor	08/07/14	14 day suspension, fine paid in lieu of 14 day suspension (\$200)

**ATTACHMENT TO DR 8403
TWIN STAR ENERGY, LLC & 7-ELEVEN, INC
DBA 7-ELEVEN STORE 39733A
RE: QUESTION #9/INTERESTS**

QUESTION #9:

Twin Star Energy, LLC:

Inderpreet Puri, Mgr of Managing Member, K & G Petroleum, LLC:

Inderpreet Puri, as Manager of K & G Petroleum, LLC, has had an interest in 3.2% beer off premises licenses held by K & G Petroleum, LLC & 7-Eleven, Inc. dba 7-Eleven Store 39504, 4351 S. Tamarac Pkwy., Denver, CO 80237 since October, 2013.

Randal Fralix, Vice-President (Designated Officer), Denver Retail & Convenience, LLC:

Randal Fralix, designated Vice-President of 50% Member, Denver Retail & Convenience, LLC, has never had an interest in any Colorado alcohol beverage license. He was, however, qualified on multiple convenience store beer licenses in Chattanooga, TN in 1985.

7- Eleven, Inc.:

7-Eleven, Inc., franchisor and joint applicant, currently has an interest in numerous 7-Eleven outlets in the State of Colorado, several of which are licensed for 3.2% Beer.

Please refer to the attached Colorado Store List.

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
13058	312 Mountview Lane	Colorado Springs	CO	80907	719	590-7683
13071	5 Widefield Avenue	Widefield	CO	80911	719	390-6873
13079	1011 S. 21st Street	Colorado Springs	CO	80904	719	635-0183
13082	310 W. Uintah	Colorado Springs	CO	80905	719	635-0253
13087	2555 Delta Drive	Colorado Springs	CO	80910	719	578-0816
13093	1760 Shasta Drive	Colorado Springs	CO	80910	719	635-0446
13111	2727 S. Prairie	Pueblo	CO	81005	719	564-0447
13117	1040 Pueblo Blvd.	Pueblo	CO	81005	719	564-3325
13128	9101 W. Jewell (Garrison)	Lakewood	CO	80226	303	989-1956
13140	5405 Marshall Street	Arvada	CO	80003	303	420-6031
13154	7275 E. 72nd Avenue	Commerce City	CO	80022	303	287-6522
13157	7270 Broadway (Hwy. 36)	Denver	CO	80221	303	429-0827
13164	2605 Valmont Road	Boulder	CO	80301	303	443-2286
13167	7540 Pecos Street	Denver	CO	80221	303	428-4333
13169	1012 Bridge Street	Brighton	CO	80601	303	654-0296
13171	505 South Shields (Harmony)	Fort Collins	CO	80521	970	493-3098
13184	841 Ken Pratt Blvd.	Longmont	CO	80501	303	651-2417
13185	830 16th	Greeley	CO	80631	970	352-5150
13188	11421 Washington	Northglenn	CO	80233	303	452-6093
13194	1107 Santa Fe Drive	Denver	CO	80204	303	825-6360
13195	4040 E. 8th Avenue (Albion)	Denver	CO	80206	303	322-2237
13196	1277 E. Hampden	Englewood	CO	80110	303	781-7074
13197	1645 E. 17th Avenue (Gilpin)	Denver	CO	80210	303	321-7301
13198	607 E. Alameda (Pearl)	Denver	CO	80209	303	777-2151
13203	7675 E. Colfax (Syracuse)	Denver	CO	80220	303	399-5059
13204	10201 Montview Blvd. (Galena)	Aurora	CO	80010	303	341-6089
13206	3900 S. Broadway (Mansfield)	Englewood	CO	80110	303	762-0785
13207	7986 S. Depew	Littleton	CO	80123	303	979-2185
13209	1090 Ogden	Denver	CO	80218	303	837-1391
13213	567 E. Louisiana (Pearl)	Denver	CO	80210	303	871-9013
13224	7560 S. University (Dry Creek)	Englewood	CO	80110	303	796-0890
15041	311 West Main	Sterling	CO	80751	970	522-9278
15068	331 South Hancock (Costilla)	Colorado Springs	CO	80903	719	633-8889
15203	703 East Platte Avenue	Fort Morgan	CO	80701	970	867-3726
15403	1605 W. 92nd Avenue	Federal Heights	CO	80221	303	426-8827
15431	603 West Platte Avenue	Fort Morgan	CO	80701	970	867-3728
15490	1835 Arapahoe (High rise)	Denver	CO	80202	303	296-9107
15754	4770 W. Colfax (Wolf)	Denver	CO	80204	303	595-8114
15955	620 Edison	Brush	CO	80623	970	842-3123
16068	2641 South Estes (Yale)	Lakewood	CO	80227	303	989-1943
16094	1120 S. Parker Road	Denver	CO	80231	303	750-9684
16147	2609 Federal Blvd.	Denver	CO	80211	303	455-5744
16593	2500 West 38th Ave. (Alcott)	Denver	CO	80211	303	433-1156
16712	1245 E. Eisenhower (Madison)	Loveland	CO	80537	970	663-1135
17127	913 W. Northern	Pueblo	CO	81004	719	543-7441
17134	9200 W. Alameda (Garrison)	Lakewood	CO	80225	303	989-8831
17142	2081 W. Eisenhower (Estrella)	Loveland	CO	80537	970	663-2693

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
17211	51315 U.S. Highway 6 & 24	Glenwood Springs	CO	81601	970	945-6026
17284	741 North Summit Blvd.	Frisco	CO	80443	970	668-3941
17299	8390 West 14th Ave. (Carr)	Lakewood	CO	80215	303	232-3647
17596	10722 E. Alameda (Ironton)	Aurora	CO	80012	303	341-0346
17711	17881 W. Colfax	Golden	CO	80401	303	279-5216
18324	Highway 34 & Main	Yuma	CO	80759	970	848-5527
18397	10010 E. Girard	Denver	CO	80231	303	750-9743
18409	16080 E. Colfax (Laredo)	Aurora	CO	80011	303	739-0906
18415	4391 Federal Blvd.	Denver	CO	80211	303	433-1661
18418	7355 Ralston Road, Unit R100	Arvada	CO	80003	303	422-6681
18449	2790 S. Wadsworth Blvd. (Yale)	Denver	CO	80227	303	987-2003
18497	5010 Kipling	Wheat Ridge	CO	80033	303	420-5437
18556	8801 Huron Street	Thornton	CO	80260	303	427-7474
18576	3901 East 112th Ave. (Colorado)	Thornton	CO	80229	303	452-6862
18589	511 Agate Avenue	Granby	CO	80446	970	887-3105
18594	8002 Chase Drive	Arvada	CO	80003	303	429-7715
18630	7295 East 7th Ave. (Quebec)	Denver	CO	80220	303	377-7006
18706	27833 Meadow Drive	Evergreen	CO	80439	303	670-0090
18724	104 East 18th Street	Greeley	CO	80631	970	356-6053
18730	3177 E. Colfax (Steele)	Denver	CO	80206	303	322-2357
18739	711 Washington	Golden	CO	80401	303	279-8388
18999	3877 Astrozon Blvd.	Colorado Springs	CO	80916	719	390-8125
19015	4096 S. Federal (Oxford)	Sheridan	CO	80110	303	789-5306
19088	1011 37th Street	Evans	CO	80620	970	339-2456
19136	6490 Ward Road	Arvada	CO	80003	303	431-0943
19169	926 Lake Avenue	Pueblo	CO	81004	719	545-6935
19288	7051 Sheridan Blvd.	Westminster	CO	80030	303	429-6778
19570	402 West 3rd	Wray	CO	80758	970	332-4635
19583	1029 Grand Avenue	Glenwood Springs	CO	81601	970	945-2062
19585	235 W. 7th Avenue	Walsenburg	CO	81089	719	738-1156
19948	1707 17th/Walnut Street	Boulder	CO	80302	303	443-4329
20104	429 Remington	Fort Collins	CO	80521	970	493-9263
20182	1499 W. Littleton Blvd.	Littleton	CO	80120	303	795-2753
20308	283 Highway 105	Monument	CO	80132	719	481-2497
20332	4401 S. Tamarac Pkwy. (I225)	Denver	CO	80237	303	796-9685
20343	2407 N. Union Blvd.	Colorado Springs	CO	80909	719	635-0180
20638	804 East 4th Street	Pueblo	CO	81004	719	543-7265
20909	16980 E. Iliff (Buckley)	Aurora	CO	80014	303	337-7571
21242	6515 South Dayton (Peakview)	Greenwood Village	CO	80111	303	790-0230
21367	1540 East Highway 50	Salida	CO	81201	719	539-3670
21493	15553 E. Mississippi (Chambers)	Aurora	CO	80012	303	751-5920
21494	3005 South Peoria (Cornell)	Aurora	CO	80014	303	695-7869
21562	1651 South Buckley (Mexico)	Aurora	CO	80017	303	671-0142
21899	5195 West Byron	Denver	CO	80211	303	433-3293
21938	4085 E. Mississippi (Colorado)	Denver	CO	80222	303	759-8324
21967	1475 B Street (Lashelle)	Colorado Springs	CO	80906	719	576-2615
22021	23250 Highway 82	Basalt	CO	81621	970	927-3827

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
22059	525 North Union Blvd.	Colorado Springs	CO	80909	719	635-1104
22063	11599 W. Colfax	Lakewood	CO	80215	303	237-8643
22088	1329 Main Street	Carbondale	CO	81623	970	963-0423
22194	14490 E. Colfax (Sable)	Aurora	CO	80011	303	367-1937
22233	1240 E. Fillmore (Hancock)	Colorado Springs	CO	80907	719	625-0219
22358	1438 Arapahoe (Brooks Tower)	Denver	CO	80202	303	825-1345
22533	4601 South Broadway (Tufts)	Englewood	CO	80110	303	761-8046
22537	1690 Pearl	Denver	CO	80203	303	832-1711
22562	1801 S. Nevada Ave. (St. Elmo)	Colorado Springs	CO	80906	719	635-0353
22596	841 Lashley	Longmont	CO	80501	303	776-7211
22613	3004 West Colorado Avenue	Colorado Springs	CO	80904	719	635-0142
22684	1428 West Colorado Ave. (15th)	Colorado Springs	CO	80904	719	578-5397
22706	601 South Santa Fe Ave.	Fountain	CO	80817	719	382-5156
23154	13790 E. Quincy (Parker)	Aurora	CO	80013	303	690-6088
23172	303 North Broadway	Denver	CO	80203	303	722-4960
23206	7211 Pecos (Hwy. 36)	Westminster	CO	80221	303	430-1146
23293	1800 Downing	Denver	CO	80203	303	830-2516
23418	10500 E. Colfax (Havana)	Aurora	CO	80010	303	343-3456
23519	2324 23rd Avenue	Greeley	CO	80631	971	356-7074
23546	1402 Harrison (Rand)	Colorado Springs	CO	80906	719	576-4052
23570	5 South Circle Drive (Pikes Peak)	Colorado Springs	CO	80909	719	635-0449
23603	105 Knox Court	Denver	CO	80219	303	936-4356
23664	2396 South Federal (Wesley)	Denver	CO	80219	303	935-9339
23727	750 South Monaco (Leetsdale)	Denver	CO	80224	303	394-3016
23731	328 East Platte (Wahsatch)	Colorado Springs	CO	80909	719	634-4066
23811	327 West 8th Street	Pueblo	CO	81001	719	542-6271
23829	6302 East 72nd Ave. (Hwy. 2)	Commerce City	CO	80022	303	287-8035
23867	1499 South Federal (Florida)	Denver	CO	80219	303	937-0667
23888	1702 South 8th (Arcturus)	Colorado Springs	CO	80906	719	635-0303
23899	85 W. Alameda (Bannock)	Denver	CO	80223	303	698-2285
23905	1000 E. Colfax (Ogden)	Denver	CO	80218	303	831-0270
23935	3805 Pikes Peak (Academy)	Colorado Springs	CO	80916	719	597-9986
23963	201 Blue River Parkway	Silverthorne	CO	80498	970	468-8537
23990	1795 North Peoria	Aurora	CO	80010	303	363-7333
24079	8250 West Coal Mine, Unit A	Littleton	CO	80123	303	979-0650
24088	635 Main Street	Longmont	CO	80501	303	772-3595
24116	1585 South Broadway (Iowa)	Denver	CO	80202	303	733-2829
24165	9201 Federal Blvd.	Westminster	CO	80030	303	427-8062
24359	2410 South University (Wesley)	Denver	CO	80202	303	733-9823
24398	3306 East Fountain (Chelton)	Colorado Springs	CO	80910	719	597-8235
24438	995 North Circle Drive (Galley)	Colorado Springs	CO	80909	719	570-6240
24460	510 S. Security Blvd. (Main)	Security	CO	80911	719	390-6007
24627	580 Josephine	Denver	CO	80206	303	377-7237
24732	1580 Colorado Blvd.	Denver	CO	80220	303	377-0052
24856	980 E. 88th Avenue	Thornton	CO	80229	303	287-6021
25028	1490 Perry (Colfax)	Denver	CO	80204	303	572-8243
25052	890 South Federal (Kentucky)	Denver	CO	80219	303	936-1412
25069	4708 Washington Street	Denver	CO	80216	303	292-6024
25187	595 Havana	Aurora	CO	80010	303	340-8300

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
25265	201 W. Fillmore St.	Colorado Springs	CO	80907	719	634-3451
25290	4543 Boardwalk (Harmony)	Fort Collins	CO	80521	970	223-4197
25325	12057 Pecos Street	Westminster	CO	80030	303	452-9271
25476	1650 Main Street	Longmont	CO	80501	303	651-2930
25550	12880 Albrook (Tulsa)	Denver	CO	80239	303	373-1785
25581	16400 S. Golden Rd. (Quaker)	Golden	CO	80401	303	279-0466
25582	1103 Yosemite	Denver	CO	80220	303	321-2042
25674	981 S. Union Blvd. (Fountain)	Colorado Springs	CO	80906	719	633-0573
25684	2540 10th Street	Greeley	CO	80631	970	356-2779
25718	2220 South Peoria (Iliff)	Aurora	CO	80014	303	671-5940
25740	18883 E. Hampden (Tower)	Aurora	CO	80013	303	693-9445
25794	1685 Jet Wing Drive (Fountain)	Colorado Springs	CO	80916	719	597-3338
25823	7201 Lowell Blvd.	Westminster	CO	80030	303	426-4936
25884	1990 Youngfield	Lakewood	CO	80215	303	237-2683
25902	1904 West Uintah	Colorado Springs	CO	80904	719	635-0415
25907	3200 E. 45th Avenue (Steele)	Denver	CO	80216	303	295-2272
26043	6201 Lehman Drive (Academy)	Colorado Springs	CO	80918	719	528-5115
26137	95 Sheridan (First)	Lakewood	CO	80226	303	232-1229
26289	2500 E. 88th (Devonshire)	Thornton	CO	80229	303	289-7432
26292	825 N. Nevada (Cache LaPoudre)	Colorado Springs	CO	80903	719	520-9767
26295	1426 N. Academy (Palmer Park)	Colorado Springs	CO	80909	719	597-6745
26574	13190 E. Mississippi (Uvalda)	Aurora	CO	80012	303	745-5833
26644	1801 E. Platte Avenue (Union)	Colorado Springs	CO	80909	719	630-1084
26682	14593 E. Mississippi (Sable)	Aurora	CO	80012	303	695-1280
26683	2025 B Street (Crestridge)	Colorado Springs	CO	80906	719	540-9372
26692	5805 E. Palmer Park (Powers)	Colorado Springs	CO	80915	719	550-9684
26693	3740 Randall Drive (Woodman)	Colorado Springs	CO	80918	719	599-0232
26788	503 S. Nevada (Cimarron)	Colorado Springs	CO	80903	719	520-1535
26803	2800 South College (Harvard)	Fort Collins	CO	80525	970	226-5747
26927	1600 South LeMay (Prospect)	Fort Collins	CO	80521	970	224-5730
26933	970 W. Horsetooth (Shields)	Fort Collins	CO	80525	970	223-7783
26935	801 Lincoln	Denver	CO	80203	303	832-6024
27022	650 E. 64th Avenue (Washington)	Denver	CO	80229	303	288-1107
27033	5595 South Broadway (Powers)	Littleton	CO	80120	303	794-5527
27043	820 Simms, Unit B	Lakewood	CO	80215	303	232-3639
27067	3990 E. 35th Avenue (Colorado)	Denver	CO	80205	303	322-0825
27082	450 N. Murray (Platte)	Colorado Springs	CO	80916	719	574-5454
27094	105 37th Avenue (Hwy. 287)	Loveland	CO	80538	970	667-0053
27211	15501 East 6th Avenue (Helena)	Aurora	CO	80011	303	340-8086
27213	16601 E. Smoky Hill Rd. (Pheasant)	Aurora	CO	80015	303	690-8810
27238	8378 North Sheridan (84th)	Westminster	CO	80030	303	426-6308
27275	405 Woodmen (Rockrimmon)	Colorado Springs	CO	80919	719	528-1342
27429	1850 South Sheridan, Unit A	Denver	CO	80226	303	936-5391
27492	1670 East 47th Ave. (Brighton)	Denver	CO	80216	303	297-8154
27620	303 North Santa Fe	Denver	CO	80223	303	893-2908
29024	880 South Buckley (Kentucky)	Aurora	CO	80012	303	755-8978
29108	4701 Peoria Street (Paris)	Denver	CO	80239	303	371-0933
29151	2299 W. Alameda	Denver	CO	80223	303	733-5238
29203	1000 Federal Blvd.	Denver	CO	80204	303	629-5611

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
29314	10410 Melody Drive	Northglenn	CO	80234	303	252-7505
29420	1301 West 38th Avenue	Denver	CO	80211	303	477-8708
29508	3131 S. Broadway (Dartmouth)	Englewood	CO	80209	303	761-4531
32159	623 Garden of Gods Rd.	Colorado Springs	CO	80907	719	262-0270
32267	10992 State Hwy 9	Breckenridge	CO	80424	970	547-4786
32276	6600 S. College Avenue	Fort Collins	CO	80525	970	206-1704
32386	4710 Centennial Blvd	Colorado Springs	CO	80919	719	266-9623
32646	4605 Austin Bluffs Parkway	Colorado Springs	CO	80918	719	573-9759
32673	1446 N. 95th Street	Lafayette	CO	80026	303	665-4250
32732	6140 Austin Bluffs Parkway	Colorado Springs	CO	80918	719	260-7860
32747	6025 Constitution Avenue	Colorado Springs	CO	80915	719	638-1290
32809	10128 N Wadsworth	Westminster	CO	80021	303	635-2204
32810	4500 Peoria Street	Denver	CO	80239	303	307-1278
32923	16981 Lincoln Ave	Parker	CO	80134	303	805-377
32990	3522 N Elizabeth St	Pueblo	CO	81008	719	296-8068
33038	18451 E. Alameda Avenue	Aurora	CO	80017	303	750-1689
33040	8380 S. Colorado Blvd.	Highlands Ranch	CO	80126	303	770-4558
33041	1237 Southgate Place	Pueblo	CO	81004	719	561-2755
33042	8750 S Yosemite St	Lone Tree	CO	80124	720	874-0901
33043	7725 Fountain Mesa Rd	Fountain	CO	80817	719	392-1229
33044	14250 E. Iliff Avenue / Blackhawk	Aurora	CO	80014	303	873-0415
33052	1595 W. 47th Avenue	Denver	CO	80211	303	561-4974
33322	5590 Power Center Point	Colorado Springs	CO	80921	719	282-9141
33481	399 N. Washington Avenue	Golden	CO	80403	303	216-9163
33630	820 16th St., Suite 100	Denver	CO	80202	303	893-1562
33710	6040 Barnes Road	Colorado Springs	CO	80922	719	591-1097
34012	5241 72nd Ave.	Westminster	CO	80030	303	933-2902
34035	19832 E Hilltop Road	Parker	CO	80134	303	805-9052
34036	6990 Church Ranch Blvd.	Westminster	CO	80021	303	933-2945
34057	11802 E. Oswego St	Englewood	CO	80112	303	740-9333
34058	2434 Briargate Pkwy.	Colorado Springs	CO	80920	303	740-9333
34087	15610 E. 104 th Avenue	Commerce City	CO	80022	303	740-9333
34131	19390 E. Quincy Ave	Aurora	CO	80015	303	740-9333
34168	3240 Village Vista Drive	Erie	CO	80516	303	665-1143
34169	12285 South Parker Road	Parker	CO	80134	303	740-9333
34179	4709 N. Tower Road	Denver	CO	80249	303	740-9333
34181	21405 E. Quincy Ave	Aurora	CO	80015	303	740-9333
34209	008 Nottingham	Avon	CO	81620	303	740-9333
34210	11099 E. I-25 Frontage Rd	Firestone	CO	80504	303	485-2939
34238	50 Telep Avenue	Johnstown	CO	80534	303	740-9333
34316	6150 E. Hwy 34	Johnstown	CO	80534	303	740-9333
34330	3810 Federal Blvd	Denver	CO	80211	303	740-9333
34333	3995 N. Lewiston, Ste 106	Aurora	CO	80113	303	740-9333
34342	1975 East Colfax Ave	Denver	CO	80206	303	740-9333
34357	621 17th St., Unit 100	Denver	CO	80293	303	740-9333
34374	2341 E. Colfax Ave. (Josephine)	Denver	CO	80206	303	740-9333
34441	13697 East Iliff Ave	Aurora	CO	80014	303	740-9333
34442	1726 Champa St.	Denver	CO	80202	303	740-9333
34486	3099 West Mineral Ave	Littleton	CO	80120	303	740-9333

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
34504	7451 S. Gartrell Rd.	Aurora	CO	80016	972	828-7656
34505	1107 S. Sheridan	Lakewood	CO	80232	720	431-3865
34534	6201 E 14th Ave	Denver	CO	80239	303	740-9333
34570	1755 Blake St, #100	Denver	CO	80202	303	740-9333
34675	1910 S Havana St, Unit 2	Aurora	CO	80012	303	740-9333
34683	2201 S. Sheridan Blvd.	Denver	CO	80227	303	740-9333
34705	2100 S. Holly St.	Denver	CO	80222	303	756-3032
34726	2295 S. Chambers Rd., Ste. O	Aurora	CO	80014	303	740-9333
34741	7080 Tower Rd.	Denver	CO	80249	303	740-9333
34921	2350 Hancock Expressway	Colorado Springs	CO	80910	972	828-7656
34924	2803 W. 10th	Greeley	CO	80631	303	740-9333
35001	2802 E. Fountain Blvd.	Colorado Springs	CO	80910	972	828-7656
35053	3992 Havana St.	Denver	CO	80239	303	371-9312
35069	1091 13th St.	Boulder	CO	80302	972	828-7656
35336	12802 Lowell Blvd.	Broomfield	CO	80020	972	828-7656
35337	2825 Briargate Blvd.	Colorado Springs	CO	80920	972	828-7656
35338	330 S. Academy Blvd.	Colorado Springs	CO	80910	972	828-7656
35345	2250 Mountain View Ave	Longmont	CO	80501	972	828-7656
35357	5190 W. 113th Avenue	Westminster	CO	80030	972	828-7656
35365	380 E. 17th Ave.	Denver	CO	80203	303	740-9333
35503	1550 Court Pl.	Denver	CO	80202	972	828-7656
35506	3045 W. Prospect Rd.	Fort Collins	CO	80526	970	221-8551
35511	4990 E. Hampden Ave.	Denver	CO	80222	972	828-7656
35519	4406 Sheridan Blvd.	Denver	CO	80212	303	422-1263
35534	5280 Astrozon Blvd.	Colorado Springs	CO	80916	972	828-6586
35536	450 Federal Blvd.	Denver	CO	80204	303	534-1037
35598	3495 S. Federal Blvd.	Sheridan	CO	80110	303	789-9386
35600	7718 E. Woodmen Rd.	Colorado Springs	CO	80923	719	495-5703
35604	3391 W. Hampden Ave.	Sheridan	CO	80110	303	761-3249
35606	5785 Ward Rd.	Arvada	CO	80002	972	828-7656
35610	7692 Barnes Rd.	Colorado Springs	CO	80922	719	574-1557
35622	6630 S. Yosemite St.	Greenwood Village	CO	80111	972	828-7656
35668	3445 W. Colfax Ave.	Denver	CO	80204	303	573-3851
35689	1450 S. Santa Fe Dr.	Denver	CO	80223	972	828-7656
35708	4277 Taft Ave.	Loveland	CO	80538	970	663-9097
35712	112 W. Magnolia St.	Fort Collins	CO	80524	972	828-6586
35715	3876 E. Bromley Ln.	Brighton	CO	80601	303	659-0376
35717	6400 Crossroads Blvd.	Windsor	CO	80550	972	828-6586
35822	3502 N. Academy Blvd.	Colorado Springs	CO	80917	719	597-6323
35828	6966 Dahlia St.	Commerce City	CO	80022	303	287-0846
35864	8991 E. 104th Ave.	Henderson	CO	80640	970	828-6586
35880	1401 W. Elizabeth St.	Fort Collins	CO	80521	970	493-0524
35979	2950 W. Evans Ave.	Denver	CO	80219	303	922-2400
35995	1600 E. Evans Ave.	Denver	CO	80210	303	722-7208
36013	12060 E. 120th Ave.	Henderson	CO	80640	303	227-4930
36017	4900 E. Bridge St.	Brighton	CO	80601	972	828-6586
36019	1800 Welton St.	Denver	CO	80202	972	828-6586
36464	8111 Tower Rd.	Commerce City	CO	80022	972	828-6586
36492	5995 W. 38th Ave.	Wheat Ridge	CO	80212	972	828-6586

7-Eleven, Inc. Store List

STORE	ADDRESS	CITY	ST	ZIP	AREA CODE	PHONE
36697	5090 Federal Blvd.	Denver	CO	80221	303	433-3203
36764	8090 Meridian Rd.	Peyton (Falcon)	CO	80831	972	828-6586
36769	1510 S. Holly St.	Denver	CO	80222	972	828-6586
36775	5797 Quebec St.	Commerce City	CO	80022	972	828-6586
36956	18351 E. Colfax Ave.	Aurora	CO	80011	972	828-6586
37010	2363 E. Evans Ave.	Denver	CO	80210	303	722-1222
37016	4922 Willow St.	Denver	CO	80238	972	828-6586
39033	120 Blue River Parkway	Silverthorne	CO	80498	970	468-7505
39034	4601 S. Santa Fe	Englewood	CO	80110	303	761-4068
39035	6725 Wadsworth Blvd	Arvada	CO	80003	303	431-8088
39036	3636 - 23rd Ave.	Evans	CO	80620	970	330-1400
39062	3190 W. 38th Ave.	Denver	CO	80211	303	455-2310
39074	4695 W. 20th Street	Greeley	CO	80631	970	506-1430
39075	1401 9th St	Greeley	CO	80631	970	356-2618
39076	2024 Bighorn Rd	Ft. Collins	CO	80525	970	204-1887
39077	1000 35th Ave	Greeley	CO	80634	970	356-2618
39078	1100 Broad Street	Milliken	CO	80543	970	587-2333
39079	200 N. Taft Hill Rd.	Ft. Collins	CO	80521	970	482-3279
39080	1032 West Mountain Ave	Ft. Collins	CO	80521	970	407-7306
39081	629 Main Street	Windsor	CO	80550	970	686-5159
39081	629 Main Street	Windsor	CO	80550	970	686-5159
39082	1509 E. Eisenhower Blvd	Loveland	CO	80537	970	667-1735
39169	221 South 8th St	Colorado Springs	CO	80907	303	740-9333
39211	810 Wilcox Street	Castle Rock	CO	80104	303	814-2359
39274	495 Sheridan Blvd.	Lakewood	CO	80226	720	283-6776
39296	8830 N. Colorado Blvd.	Thornton	CO	80029	303	287-2272
39317	3520 Town Center Dr., Unit A	Highlands Ranch	CO	80129	303	740-9333
39339	1810 Main St.	Security	CO	80911	303	740-9333
39363	14531 E. Alameda	Aurora	CO	80021	303	340-3183
39421	9301 S. Parker Rd	Parker	CO	80134	303	805-7294
39450	3 N Tejon St	Colorado Springs	CO	80903	719	471-0243
39451	4301 State HWY 66	Longmont	CO	80504	970	535-4606
39459	408 Garden of the Gods Rd.	Colorado Springs	CO	80907	303	740-9333
39472	4325 S. Carefree Cir.	Colorado Springs	CO	80917	303	740-9333
39510	3914 Colorado Highway 119	Longmont	CO	80504	303	774-7668
39519	7486 Westgate	Windsor	CO	80528	970	223-5554
39528	16310 E. Quincy	Aurora	CO	80015	720	870-1194
39532	15550 E. Broncos Pkway	Centennial	CO	80112	303	799-6811
39533	4690 S. Yosemite St Unit B	Greenwood Vill	CO	80111	720	489-2499
39543	1901 N. Academy Blvd	Colorado Springs	CO	80909	719	596-4674
39591	9355 E. Dry Creek Rd	Centennial	CO	80112	303	221-1622
39622	15296 E. Hampton Ave	Aurora	CO	80014	303	766-0058
39662	3060 S. Havana St	Aurora	CO	80014	303	752-4440
39706	401 16th St.	Denver	CO	80202	972	828-6586

**ATTACHMENT TO COLORADO 3.2% BEER LICENSE APPLICATION
TWIN STAR ENERGY, LLC & 7-ELEVEN, INC.
DBA 7-ELEVEN STORE 39733A
RE: QUESTION #13/MANAGER'S INTERESTS**

QUESTION #13:

Inderpreet Puri ("Preet" Puri), Manager of K & G Petroleum, LLC, the Managing Member of Twin Star Energy, LLC, franchisee and joint applicant, currently has an interest in the following 3.2% beer off premises license in Colorado:

Name of Licensee	Trade Name	Address
K & G Petroleum, LLC & 7-Eleven, Inc.	7-Eleven Store 39504A	4351 S. Tamarac Pkwy., Denver, CO 80237

**ATTACHMENT TO COLORADO 3.2% BEER LICENSE APPLICATION
TWIN STAR ENERGY, LLC & 7-ELEVEN, INC.
DBA 7-ELEVEN STORE 39733A
RE: QUESTION #15/OWNERSHIP**

QUESTION #15:

Twin Star Energy, LLC:

Twin Star Energy, LLC is a Colorado Limited Liability Company. Please see the attached organizational chart. Twin Star Energy, LLC currently has a master file with the Colorado Department of Revenue Liquor Enforcement Division (master file letter enclosed herein).

Twin Star Energy, LLC, the franchisee and joint applicant in this venture, is submitting this application as a Limited Liability Company with 100% ownership.

7- Eleven, Inc.:

7-Eleven, Inc., formerly known as Southland Corporation, is a Texas Corporation authorized to do business in Colorado. Please see the attached list of officers and directors. 7-Eleven, Inc. currently has a master file with the Colorado Department of Revenue Liquor Enforcement Division (master file letter enclosed herein).

As this is a joint license application, 7-Eleven, Inc. is also deemed to have 100% ownership.

7-Eleven, Inc. Directors and Officers

Directors:

Toshifumi Suzuki	Chairman of the Board
Joseph M. DePinto	Director
Ryuichi Isaka	Director
Jay W. Chai	Director
Masaaki Kamata	Director
Nobutake Sato	Director

Officers:

Joseph M. DePinto	President and Chief Executive Officer
Darren M. Rebelez	Executive Vice President and Chief Operating Officer
Rankin L. Gasaway	Senior Vice President, General Counsel, Secretary
Stanley W. Reynolds	Executive Vice President and Chief Financial Officer

Officers and Directors Qualified on State-Approved Master File:

Joseph M. DePinto
Rankin L. Gasaway
Stanley W. Reynolds

Filed on behalf of the Applicant by:
Dill Dill Carr Stonbraker & Hutchings, PC
303-777-3737

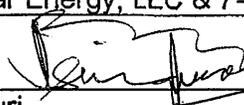
STATE OF COLORADO)
)
COUNTY OF DOUGLAS) AFFIDAVIT

AFFIDAVIT WITH RESPECT TO SOURCE OF FUNDS TO BE INVESTED WITH THE FOLLOWING APPLICANT: Twin Star Energy, LLC & 7-Eleven, Inc.

1. THE AMOUNT TO BE INVESTED IN THIS ENTERPRISE IS:

\$

2. THE SOURCE OF SAID FUNDS IS:
Existing LLC Funds/Twin Star Energy, LLC

Twin Star Energy, LLC & 7-Eleven, Inc.
By:  *
Preet Puri
Mgr of Managing Mbr, K & G Petroleum, LLC

Subscribed and sworn to me this 14th day of October, 20 14.

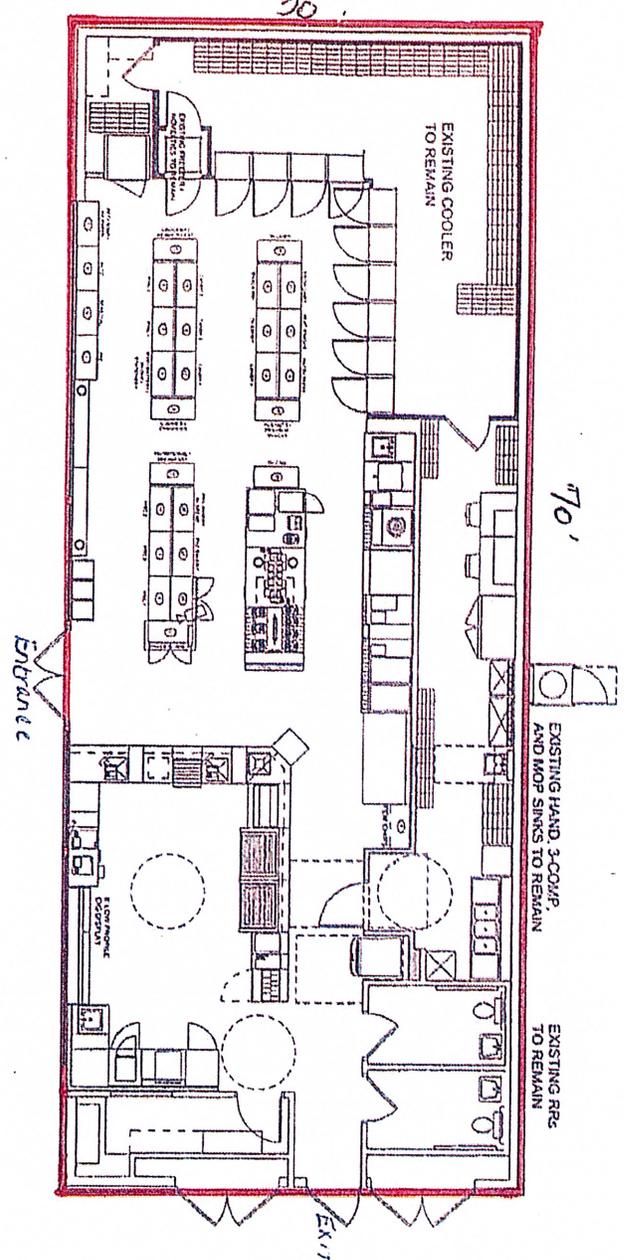
PALMINDER SINGH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084012731
MY COMMISSION EXPIRES APRIL 11, 2016


Notary Public

My Commission Expires: 4/11/16



1025148 - PARK MEADOWS - MERCHANDISE PLAN
 9010 PARK MEADOWS DR LONE TREE, CO
 SCALE: 1/2"=1'-0"
 TDG #C4-017
 APPROVED: YES NO
 03/20/14



#	Section
1	Candy
2	Candy
3	Candy
4	Candy
5	Candy
6	Candy
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29	Candy
30	Candy

Recording requested by
and when recorded, return to:

Dunn & Phillips LLC
650 S. Cherry Street, Suite 620
Denver, CO 80246
Attn: Randy Dunn, Esq.

1-4
26-

Space Above This Line for Recorder's Use Only

DF \$

SPECIAL WARRANTY DEED

THIS DEED, made between **K&G PETROLEUM, LLC**, a Colorado limited liability company ("Grantor"), and **TWIN STAR ENERGY, LLC**, a Colorado limited liability company, whose legal address is 10459 Park Meadows Drive, Littleton, Colorado 80124 ("Grantee").

F 233604

WITNESSETH, that Grantor, for and in consideration paid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto Grantee its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its heirs and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that, except regarding those easements, reservations and restrictions of record and taxes for the year 2013 and thereafter, it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

[SIGNATURE ON FOLLOWING PAGE]

Douglas County, Colorado - Site 529

IN WITNESS WHEREOF, Grantor has executed this deed on the 30th day of April, 2013.

K & G PETROLEUM LLC, a Colorado limited liability company

By:  _____
Name: Preet S. Puri
Its: Managing Member

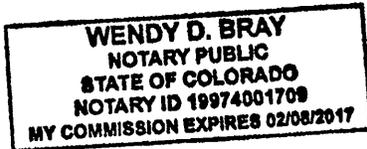
[SEE ATTACHED NOTARY ACKNOWLEDGMENT]

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me by Preet S. Puri, the Managing Member of **K & G PETROLEUM LLC**, a Colorado limited liability company, this 30th day of April, 2013.

Witness my hand and official seal.

(Seal)



Wendy D. Bray

Notary Public

Printed Name: _____

My Commission expires: _____

EXHIBIT "A"

Legal Description

Lot 1, PARK MEADOWS FILING ONE SECOND AMENDMENT, according to the plat recorded July 13, 2000 at Reception No. 00048403, Excepting therefrom, that portion taken by Rule and Order by Park Meadows Metropolitan District, as more particularly described in the instrument recorded August 24, 2005 at Reception No. 2005080009 and recorded September 13, 2005 at Reception No. 2005087242, County of Douglas, State of Colorado.

**SITE NO. 529
9010 PARK MEADOWS DR
LONE TREE, CO**

**THIS IS AN ADDITIONAL STORE TO THE
BCP FRANCHISE MULTISITE AGREEMENT
FOR STORE # 1605-39363A**

EXHIBIT A

STORE

This Exhibit is based on the information you have on the date of this Agreement. It is accurate to the best of your knowledge and belief. If we request, you agree to make a complete copy of any master lease or any documents recorded against the Store available to us. If you have any questions about this Exhibit or you would like a more complete explanation of any item, please contact the Market Manager.

Store and Adjoining Property Lease Information:

7-ELEVEN Store No. 1610 - 39733A

Street 9010 Park Meadows Drive

<u>Littleton</u>	<u>CO</u>	<u>80124-2838</u>
City	State	Zip

Plot Plan and Legal Description Attached

Owned by you

Leased by you

The present term of the master lease expires on the _____ day of _____, _____. There are ____ renewal options remaining under the master lease, each with a renewal term of ____ years.

Special Operating Provisions:

ALCOHOLIC BEVERAGE AMENDMENT
UNIFORM

THIS UNIFORM ALCOHOLIC BEVERAGE AMENDMENT (the "Amendment") is signed by the undersigned franchisee(s) ("you" or "your") and 7-Eleven, Inc. ("we", "us" or "our") as of the date stated in the last paragraph of this Amendment,

BACKGROUND INFORMATION

You and we signed a 7-Eleven Franchise Agreement (the "Agreement") covering 7-Eleven Store No. 1610 - 39733A (the "Store");

You and we desire to amend the Agreement to cover your acquisition of an alcoholic beverage license and your sale of alcoholic beverages at the Store.

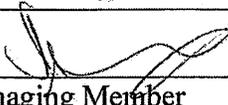
The parties agree as follows:

An offsale (general alcoholic beverage license) is available for the Store. You must pay all costs related in any way to the license as specified in the Agreement, except for \$1 which we will pay. Upon any transfer of the license, our interest in the proceeds will be limited to \$1.

You and we have signed this Amendment effective as of MAR 29 2019

FRANCHISEE

Twin Star Energy, LLC

By 
Managing Member
Preet Singh Puri

Date MAR 29 2019

By _____

Date _____

By _____

By _____

Date _____

Date _____

7-ELEVEN, INC.

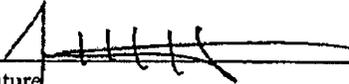
By 
Assistant Secretary/Franchise Sales Rep
Kathy Pate

Date MAR 29 2019

MARKET/STORE # 1605 - 39363A

You and we have executed this Agreement this 25th day of June, 2010.

7-ELEVEN, INC.



Signature

Jason Heffelfinger
Market Manager
Full Name (Typed)



Signature

Lony Thomas
Vice President/Assistant Secretary
Full Name (Typed)

7-Eleven Office/Store No. 1605 - 39363A

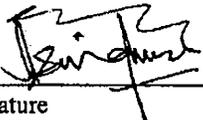
5600 S. Quebec Street Ste 200C
Address of Office Street

Greenwood Village CO 80111
City State Zip

Facsimile Number: _____

Electronic Mail: franchiseenotice@7-11.com

FRANCHISEE(S)

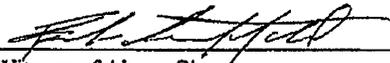


Signature

Preet Singh Puri
Full Name (Typed)

Signature

Full Name (Typed)

Witness: 
Witness of Above Signature

Witness: _____
Witness of Above Signature

Signature

Signature

Full Name (Typed)

Full Name (Typed)

Witness: _____
Witness of Above Signature

Witness: _____
Witness of Above Signature



COLORADO

Department of Revenue

Enforcement Division - Liquor & Tobacco

Physical Address:

1881 Pierce Street

Lakewood, CO 80214

Mailing Address:

P.O. Box 173350

Denver, CO 80217-3350

October 22, 2014

TWIN STAR ENERGY, L.L.C.
10459 PARK MEADOWS DRIVE, STE. 101
LITTLETON, CO 80124

Re: State Master File for Twin Star Energy L.L.C.
Account # 4703744

Dear Sir or Madam:

This is to advise you that the Colorado Liquor Enforcement Division ("Division") has, at your request, created a "master file" for the above-listed Licensee.

As of the date of this letter our master file includes the following items which you have submitted:

1. Individual History Records (Form DR 8404-I) for the following persons:

Randal Gardner Fralix
Inderpreet Singh Puri

2. Fingerprint cards bearing the names and birth dates of the persons listed in paragraph 1, above. All the fingerprint cards have been submitted by us to the Colorado Bureau of Investigation. The CBI and FBI have checked the prints and reportedly found no record of any criminal history for those listed above.
3. Certificate of Authority or a Certificate of Good Corporate standing from the Colorado Secretary of State which indicates that Twin Star Energy, L.L.C. is a limited liability company authorized to do business in Colorado.

When filing a new application for additional licensed locations, you must check with the local licensing authority to determine what documents they may require to process your application. Please feel free to provide them with this letter, as many local authorities will not require you again to submit fingerprint cards to them if you have already submitted such documents to the Division. This letter will serve to inform the local authorities exactly which documents you have already submitted to the State Enforcement Division.

Finally, once the local authority has approved your new license or transfer of ownership application, it must be sent to the Division.

The local authority need not send change of corporate structure information previously reported to the Division, as listed in and approved by this letter.

The only documents which are needed for a new or transfer of ownership application by the Division are:

1. The approved application signed by the local authority;
2. The appropriate fees;
3. A copy of this letter;
4. Proof of possession of the premises;
5. A diagram of the licensed premises;
6. Completed form DR 8442, and an Individual History Record (DR-8404-I) if manager's registration is required.

Sincerely,

A handwritten signature in black ink that reads "Patrick Maroney". The signature is written in a cursive, flowing style.

Patrick Maroney
Division Director

STATE MASTER FILE
INDIVIDUAL HISTORY RECORD

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant or Tavern class of retail license.

NOTICE: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". Any deliberate misrepresentation or material omission may jeopardize the license application.

1. Name of Business
 Twin Star Energy, LLC

2. Your Full Name (last, first, middle)
 Puri, Inderpreet Singh

3. List any other names you have used.
 Preet Puri

4. Mailing address (if different from residence)
 10459 Park Meadows Dr., Ste. 101, Littleton, CO 80124

5. List current residence address. Include any previous addresses within the last five years (attach separate sheet if necessary).

STREET AND NUMBER		CITY, STATE, ZIP	FROM	TO
Current	1018 Whistling Elk Dr.	Littleton, CO 80127	2004	Current
Previous				

6. List all employment within the last five years. Include any self employment. (Attach separate sheet if necessary)

NAME OF EMPLOYER OR BUSINESS	ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)	POSITION HELD	FROM	TO
K & G Petroleum, LLC	10459 Park Meadows Dr., Bldg. 3, Littleton, CO 80127	Manager	01/01	Current

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

NAME OF RELATIVE	RELATIONSHIP TO YOU	POSITION HELD	NAME OF LICENSEE
None	N/A	N/A	N/A

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? If yes, answer in detail.
 Yes No
 Have an interest in K & G Petroleum, LLC & 7-Eleven, Inc. dba 7-Eleven Store 39504, 4351 S. Tamarac Pkwy., Denver, CO 80237 (3.2% Beer Off Premises Licenses)

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? If yes, explain in detail.
 Yes No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)

Yes No

To the best of my recollection, I pled nolo contendere to an unspecified misdemeanor or petty offense in 1989 in Alamosa, CO and paid a fine.

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (if yes, explain in detail.)

Yes No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)

Yes No

PERSONAL AND FINANCIAL INFORMATION

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth		b. Social Security Number SSN		c. Place of Birth India		d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
e. If Naturalized, State where Colorado				f. When 01/22/99		g. Name of District Court U.S. Immigration & Naturalization Svc., Denver, CO	
h. Naturalization Certificate Number		i. Date of Certification 01/22/99		j. If an Alien, Give Alien's Registration Card Number N/A		k. Permanent Residence Card Number N/A	
l. Height 5'10"	m. Weight 170	n. Hair Color Black	o. Eye Color Brown	p. Sex Male	q. Race Asian	r. Do you have a current Driver's License? If so, give number and state <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CO	

14. Financial Information.

a. Total purchase price \$ N/A (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$ 1000 legal & licensing costs/master file application

b. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid \$ -0- no personal investment

c. Provide details of the investment described in 14.b. You must account for all of the sources of this investment. Attach a separate sheet if needed.

Type: Cash, Services or Equipment	Source	Amount
Cash/Existing LLC Funds - Twin Star Energy, LLC	Bank of America business operating account	\$1000

d. Loan Information (attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount
None	N/A	N/A	N/A	-0-

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Title Manager of Managing Member, K & G Petroleum LLC	Date 10/21/14
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STATE MASTER FILE

INDIVIDUAL HISTORY RECORD

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant or Tavern class of retail license.

NOTICE: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". Any deliberate misrepresentation or material omission may jeopardize the license application.					
1. Name of Business Twin Star Energy, LLC					
2. Your Full Name (last, first, middle) Fralix, Randal Gardner			3. List any other names you have used. Randy Fralix		
4. Mailing address (if different from residence) Same as residence					
5. List current residence address. Include any previous addresses within the last five years (attach separate sheet if necessary).					
	STREET AND NUMBER	CITY, STATE, ZIP	FROM	TO	
Current	10002 Nicollet Lake Lane	Katy, TX 77494	01/14	Current	
Previous	811 Town & Country Blvd.	Houston, TX 77024	08/13	01/14	
6. List all employment within the last five years. Include any self employment. (Attach separate sheet if necessary)					
	NAME OF EMPLOYER OR BUSINESS	ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)	POSITION HELD	FROM	TO
	Phillips 66	600 N. Dairy Ashford, Houston, TX 77077	Gen. Mgr./Wholesale	06/12	Current
	Conoco Phillips	600 N. Dairy Ashford, Houston, TX 77077	Gen. Mgr./Wholesale	08/06	06/12
7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.					
	NAME OF RELATIVE	RELATIONSHIP TO YOU	POSITION HELD	NAME OF LICENSEE	
	None	N/A	N/A	N/A	
8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? If yes, answer in detail. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
1985, Chattanooga, TN: Qualified as an officer of Kayo Oil Company on convenience store beer licenses.					
9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? If yes, explain in detail. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)
 Yes No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (if yes, explain in detail.)
 Yes No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)
 Yes No

PERSONAL AND FINANCIAL INFORMATION

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential.
 The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth		b. Social Security Number SSN		c. Place of Birth Pulaski, TN		d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
e. If Naturalized, State where N/A				f. When N/A		g. Name of District Court N/A	
h. Naturalization Certificate Number N/A		i. Date of Certification N/A		j. If an Alien, Give Allen's Registration Card Number N/A		k. Permanent Residence Card Number N/A	
l. Height 6'0"	m. Weight 225	n. Hair Color Gray	o. Eye Color Blue	p. Sex Male	q. Race Cauc.	r. Do you have a current Driver's License? If so, give number and state <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No TX	

14. Financial Information.

a. Total purchase price \$ N/A (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$ 1000 (licensing & misc. costs)

b. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid \$ -0- No personal investment

c. Provide details of the investment described in 14.b. You must account for all of the sources of this investment. Attach a separate sheet if needed.

Type: Cash, Services or Equipment	Source	Amount
None	N/A	-0-

d. Loan Information (attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount
None	N/A	N/A	N/A	-0-

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Title Designated Principal Officer: Vice-President, Denver Retail and Convenience LLC	Date 8-27-14
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*

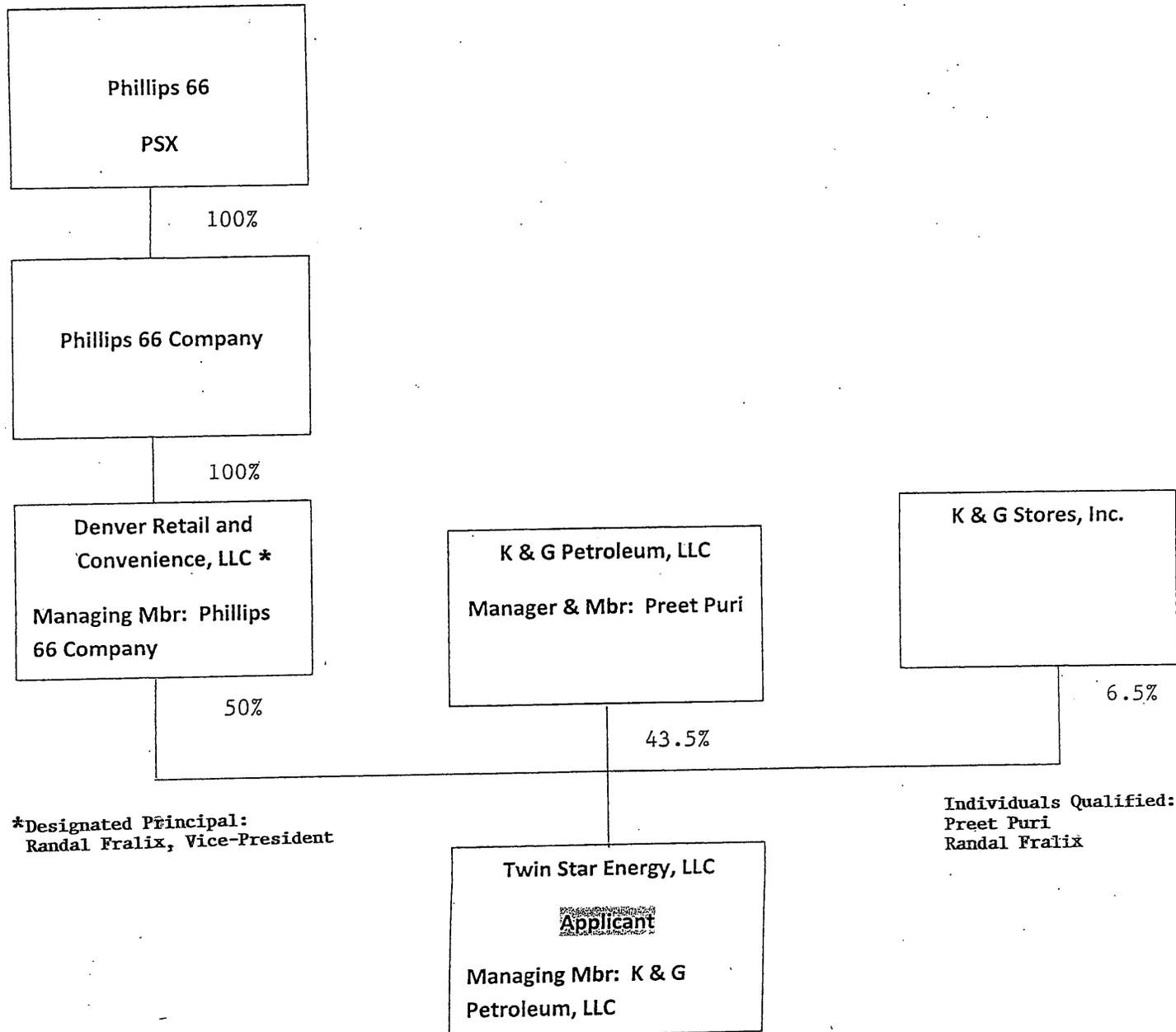
ATTACHMENT TO INDIVIDUAL HISTORY RECORD
RANDAL FRALIX
RE: QUESTION #5/RESIDENCE HISTORY

5. Additional Residences:

Street and Number	City, State, Zip	From	To
5735 Marina Vista Ln.	Houston, TX 77041	08/11	08/13
1255 Eldridge Pkwy.	Houston, TX 77077	08/09	08/11

ORGANIZATIONAL CHART

TWIN STAR ENERGY, LLC



STATE OF COLORADO

DEPARTMENT OF REVENUE
Liquor Enforcement Division

Business Location
1881 Pierce Street, Suite 108A
Lakewood, Colorado 80214
Phone (303) 205-2300
FAX (303) 205-2341

E-mail: LED@dor.state.co.us

Website: www.colorado.gov/revenue/liquor



John Hickenlooper
Governor

Barbara J. Brohl
Executive Director

Don Burmanla
Division Director

February 07, 2013

7-Eleven Inc
7-Eleven
P.O. Box 219088
Dallas TX 75221

Re: State Master File for 7-Eleven Inc
Account # 24111110000

Dear Sir or Madam:

This is to advise you that the Colorado Liquor Enforcement Division ("Division") has, at your request, created a "master file" for the above-listed Licensee.

As of the date of this letter our master file includes the following items which you have submitted:

1. Individual History Records (Form DR 8404-1) for the following persons:

Joseph M. DePinto
Stanley W. Reynolds
Rankin L. Gasaway

2. Fingerprint cards bearing the names and birth dates of the persons listed in paragraph 1, above. All the fingerprint cards have been submitted by us to the Colorado Bureau of Investigation. The CBI and FBI have checked the prints and reportedly found no record of any criminal history for those listed above.
3. Certificate of Authority or a Certificate of Good Corporate standing from the Colorado Secretary of State which indicates that 7-Eleven Inc is a corporation authorized to do business in Colorado.

When filing a new application for additional licensed locations, you must check with the local licensing authority to determine what documents they may require to process your application. Please feel free to provide them with this letter, as many local authorities will not require you again to submit fingerprint cards to them if you have already submitted such documents to the Division. This letter will serve to inform the local authorities exactly which documents you have already submitted to the State Enforcement Division.

Finally, once the local authority has approved your new license or transfer of ownership application, it must be sent to the Division.

The local authority need not send change of corporate structure information previously reported to the Division, as listed in and approved by this letter.

The only documents which are needed for a new or transfer of ownership application by the Division are:

1. The approved application signed by the local authority;
2. The appropriate fees;
3. A copy of this letter;
4. Proof of possession of the premises;
5. A diagram of the licensed premises;
6. Completed form DR 8442, and an Individual History Record (DR-8404-I) if manager's registration is required.

Sincerely,



Don Burmania
Division Director

7-ElevenMF.doc

INDIVIDUAL HISTORY RECORD

To be completed by each individual applicant, all general partners of a partnership, and limited partners owning 10% (or more) of a partnership; all officers and directors of a corporation, and stockholders of a corporation owning 10% (or more) of the stock of such corporation; all limited liability company *MANAGING* members, and officers or other limited liability company members with a 10% (or more) ownership interest in such company and all managers of a Hotel and Restaurant or a Tavern License.

NOTICE: This individual history record provides basic information which is necessary for the licensing authority investigation. All questions must be answered in their entirety or your application may be delayed or not processed. EVERY answer you give will be checked for its truthfulness. A deliberate falsehood or omission will jeopardize the application as such falsehood within itself constitutes evidence regarding the character of the applicant.

1. Name of Business
 7-Eleven, Inc.

2. Your Full Name (last, first, middle)
 DePinto, Joseph Michael

3. List any other names you have used.
 None

4. Mailing address (if different from residence)
 same as below.

Home Telephone
 (817) 481-3376

5. List all residence addresses below. Include current and previous addresses for the past five years.

STREET AND NUMBER	CITY, STATE, ZIP	FROM	TO
Current 1128 Merlot Dr	Southlake TX 76092	5/2002	Present
Previous 502 Winyan Lane	Louisville, KY 40223	8/1983	5/2002

6. List all current and former employers or businesses engaged in within the last five years (Attach separate sheet if necessary)

NAME OF EMPLOYER	ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)	POSITION HELD	FROM	TO
7-Eleven Inc.	2711 N. Haskell Ave, Dallas TX 75204	CEO/President	12/05	Present
GameStop Corp.	625 Westport Pkwy. Grapevine, TX 76051	President	3/05	12/05
7-Eleven, Inc.	2711 N. Haskell Ave., Dallas, TX 75204	Vice President	3/02	3/05

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

NAME OF RELATIVE	RELATIONSHIP TO YOU	POSITION HELD	NAME OF LICENSEE
None	N/A	N/A	N/A

8. Have you ever applied for, held, or had an interest in a State of Colorado Liquor or Beer License, or loaned money, furniture or fixtures, equipment or inventory, to any liquor or beer licensee? If yes, answer in detail. Yes No

Mr. DePinto was on previous Master File for 7-Eleven, Inc. 3-2005 to 3-2005 as corporate officer.

9. Have you ever received a violation notice suspension or revocation, for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the U.S.? If yes, explain in detail. Yes No

0. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? Include arrests for DUI and DWAI. (If yes, explain in detail.)
 Yes No

1. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)
 Yes No

2. Have you ever had any STATE issued licenses suspended, revoked, or denied including a drivers license? (If yes, explain in detail.)
 Yes No

PERSONAL AND FINANCIAL INFORMATION

Unless otherwise provided by law in 24-72-204 C.R.S., information provided below will be treated as CONFIDENTIAL. Colorado liquor licensing authorities require the following personal information in order to determine your suitability for licensure pursuant to 12-47-307 C.R.S.

3a. Date of Birth		b. Social Security Number SSN		c. Place of Birth Chicago, IL		d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
e. If Naturalized, State where N/A				f. When N/A		g. Name of District Court N/A	
h. Naturalization Certificate Number N/A		i. Date of Certification N/A		j. If an Alien, Give Alien's Registration Card Number N/A		k. Permanent Residence Card Number N/A	
l. Height 5'10"	m. Weight 205	n. Hair Color Brown	o. Eye Color Blue	p. Sex M	q. Race C	r. Do you have a current Driver's License? If so, give number and state. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No TX	

4. Financial Information.
 Total purchase price \$ N/A (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$ N/A

5. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases and fees paid \$ N/A No personal investment.

6. Provide details of investment. You must account for the sources of ALL cash (how acquired). Attach a separate sheet if needed.

Type: Cash, Services or Equipment	Source: Name of Bank; Account Type and Number	Amount
N/A	N/A	N/A

7. Loan Information (attach copies of all notes or loans)

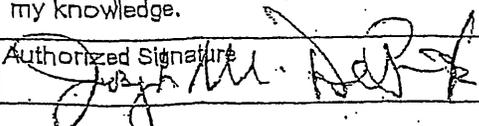
Name of Lender and Account Number	Address	Term	Security	Amount
N/A	N/A	N/A	N/A	N/A

8. Give name of bank where business account will be maintained; Account Name and Account Number; and the name or names of persons authorized to draw thereon

N/A

Oath of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Title President & CEO	Date 2/2/16
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ATTACHMENT TO INDIVIDUAL HISTORY RECORD
JOSEPH MICHAEL DEPINTO
DIRECTOR, PRESIDENT & CEO, 7-ELEVEN, INC.

QUESTION #6

Employer	Address	Position	From	To
Thornton Oil Corp.	101 Linn Station Road Louisville, KY 40223	Sr. VP & COO	9-1995	3-2002

INDIVIDUAL HISTORY RECORD

To be completed by each individual applicant, all general partners of a partnership, and limited partners owning 10% (or more) of a partnership; all officers and directors of a corporation, and stockholders of a corporation owning 10% (or more) of the stock of such corporation; all limited liability company *MANAGING* members, and officers or other limited liability company members with a 10% (or more) ownership interest in such company and all managers of a Hotel and Restaurant or a Tavern License.

NOTICE: This individual history record provides basic information which is necessary for the licensing authority investigation. All questions must be answered in their entirety or your application may be delayed or not processed. **EVERY** answer you give will be checked for its truthfulness. A deliberate falsehood or omission will jeopardize the application as such falsehood within itself constitutes evidence regarding the character of the applicant.

1. Name of Business 7-Eleven, Inc.				
2. Your Full Name (last, first, middle) Reynolds, Stanley Wayne		3. List any other names you have used. None		
4. Mailing address (if different from residence) same as below		Home Telephone 972-304-0211		
5. List all residence addresses below. Include current and previous addresses for the past five years.				
STREET AND NUMBER		CITY, STATE, ZIP		FROM
TO				
Current 429 Avalon Lane		Coppell, TX 75019		6/2002
Previous 705 Post Oak Drive		Coppell, TX 75019		1/1994
				Present 6/2002
6. List all current and former employers or businesses engaged in within the last five years (Attach separate sheet if necessary)				
NAME OF EMPLOYER		ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)		POSITION HELD
FROM		TO		
7-Eleven, Inc.		2711 N. Haskell Ave, Dallas, TX 75204		SVP, CFO (various)
				11/1997
				present
7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.				
NAME OF RELATIVE		RELATIONSHIP TO YOU		POSITION HELD
NAME OF LICENSEE				
None		N/A		N/A
				N/A
8. Have you ever applied for, held, or had an interest in a State of Colorado Liquor or Beer License, or loaned money, furniture or fixtures, equipment or inventory, to any liquor or beer licensee? If yes, answer in detail. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
9. Have you ever received a violation notice suspension or revocation, for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the U.S.? If yes, explain in detail. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? Include arrests for DUI and DWAI. (If yes, explain in detail.)
 Yes No

1. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)
 Yes No

2. Have you ever had any STATE issued licenses suspended, revoked, or denied including a drivers license? (If yes, explain in detail.)
 Yes No

PERSONAL AND FINANCIAL INFORMATION

Unless otherwise provided by law in 24-72-204 C.R.S., information provided below will be treated as CONFIDENTIAL. Colorado liquor licensing authorities require the following personal information in order to determine your suitability for licensure pursuant to 12-47-307 C.R.S.

3a. Date of Birth	b. Social Security Number SSN	c. Place of Birth Arkadelphia, Arkansas	d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. If Naturalized, State where N/A		f. When N/A	g. Name of District Court N/A
h. Naturalization Certificate Number N/A	i. Date of Certification N/A	j. If an Alien, Give Alien's Registration Card Number N/A	k. Permanent Residence Card Number N/A
l. Height 5'11"	m. Weight 180	n. Hair Color Blonde	o. Eye Color Green
p. Sex M	q. Race C	r. Do you have a current Driver's License? If so, give number and state <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No TX	

4. Financial Information.
 Total purchase price \$ N/A (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$ N/A

5. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases and fees paid \$ N/A No personal investment.

6. Provide details of investment. You must account for the sources of ALL cash (how acquired). Attach a separate sheet if needed.
 Type: Cash, Services or Equipment

Type: Cash, Services or Equipment	Source: Name of Bank; Account Type and Number	Amount
N/A	N/A	N/A

7. Loan Information (attach copies of all notes or loans)

Name of Lender and Account Number	Address	Term	Security	Amount
N/A	N/A	N/A	N/A	N/A

15. Give name of bank where business account will be maintained; Account Name and Account Number; and the name or names of persons authorized to draw thereon
 N/A

Oath of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Title Chief Financial Officer	Date 2/2/16
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INDIVIDUAL HISTORY RECORD

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of a Hotel and Restaurant or Tavern class of retail license.

NOTICE: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". Any deliberate misrepresentation or material omission may jeopardize the license application.

1. Name of Business
 7-Eleven, Inc.

2. Your Full Name (last, first, middle)
 Gasaway, Rankin Lee

3. List any other names you have used.
 None

4. Mailing address (if different from residence)
 1722 Routh St., #1000, Dallas, TX 75201

5. List current residence address. Include any previous addresses within the last five years (attach separate sheet if necessary).

STREET AND NUMBER	CITY, STATE, ZIP	FROM	TO
Current 6619 Dupper Court	Dallas, TX 75252	3/1998	present
Previous			

6. List all employment within the last five years. Include any self employment. (Attach separate sheet if necessary)

NAME OF EMPLOYER OR BUSINESS	ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)	POSITION HELD	FROM	TO
7-Eleven, Inc.	1722 Routh St. #1000 Dallas, TX 75201	SVP/GC/SEC	8/12	present
7-Eleven, Inc.	1722 Routh St. #1000 Dallas, TX 75201	VP/DEP GC	2/08	8/12
7-Eleven, Inc.	1722 Routh St. #1000 Dallas, TX 75201	SR COUNSEL	12/91	2/08

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

NAME OF RELATIVE	RELATIONSHIP TO YOU	POSITION HELD	NAME OF LICENSEE
N/A - None	N/A	N/A	N/A

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? If yes, answer in detail.
 Yes No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? If yes, explain in detail.
 Yes No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)
 Yes No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)
 Yes No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)
 Yes No

PERSONAL AND FINANCIAL INFORMATION
 Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential.
 The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth		b. Social Security Number SSN		c. Place of Birth Augusta, GA		d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
e. If Naturalized, State where None				f. When N/A		g. Name of District Court N/A	
h. Naturalization Certificate Number N/A		i. Date of Certification N/A		j. If an Alien, Give Alien's Registration Card Number N/A		k. Permanent Residence Card Number N/A	
l. Height 6'0"	m. Weight 210	n. Hair Color BROWN	o. Eye Color BLUE	p. Sex M	q. Race W	r. Do you have a current Driver's License? If so, give number and state <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Texas)	

14. Financial information.
 a. Total purchase price \$ 0.00 (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$ N/A - officer change solely

b. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid \$ 0.00 - No personal funds being invested

c. Provide details of the investment described in 14.b. You must account for all of the sources of this investment. Attach a separate sheet if needed.

Type: Cash, Services or Equipment	Source	Amount
None	N/A	-0-

d. Loan information (attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount
None	N/A	N/A	N/A	-0-

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Title SVP/GC/SEC	Date 08/21/12
--------------------------	---------------------	------------------

7-Eleven, Inc. Directors and Officers

Directors:

Toshifumi Suzuki	Chairman of the Board
Joseph M. DePinto	Director
Ryuichi Isaka	Director
Jay W. Chai	Director
Masaaki Kamata	Director
Nobutake Sato	Director

Officers:

Joseph M. DePinto	President and Chief Executive Officer
Darren M. Rebelez	Executive Vice President and Chief Operating Officer
Rankin L. Gasaway	Senior Vice President, General Counsel, Secretary
Stanley W. Reynolds	Executive Vice President and Chief Financial Officer

Officers and Directors Qualified on State-Approved Master File:

Joseph M. DePinto
Rankin L. Gasaway
Stanley W. Reynolds

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Scott Gessler, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Twin Star Energy, LLC

is a **Limited Liability Company** formed or registered on 03/05/2013 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20131150840.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/20/2014 that have been posted, and by documents delivered to this office electronically through 10/22/2014 @ 10:17:32.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 10/22/2014 @ 10:17:32 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 8988827.



A handwritten signature in black ink, appearing to read "Scott Gessler".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."

CERT_GS_D Revised 08/20/2008



Colorado Secretary of State
 Date and Time: 03/05/2013 10:31 AM
 ID Number: 20131150840

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: 20131150840
 Amount Paid: \$50.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Twin Star Energy, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "L.L.C.", "Llc", or "Ltd." See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address **10459 Park Meadows Drive**
(Street number and name)

Littleton **CO** **80124**
(City) (State) (ZIP/Postal Code)

United States
(Country)

Mailing address
 (leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)

(Province - if applicable) (Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name
 (if an individual)

or

(Last) (First) (Middle) (Suffix)

(if an entity) **FreidelWackwitz, P.C.**
(Caution: Do not provide both an individual and an entity name.)

Street address **1873 S. Bellaire Street, Ste 610**
(Street number and name)

Denver **CO** **80222**
(City) (State) (ZIP Code)

Mailing address
 (leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO (State) _____ (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Puri Preet S.
(Last) (First) (Middle) (Suffix)

or

(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Mailing address 10459 Park Meadows Drive
(Street number and name or Post Office Box information)

Littleton CO 80124
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

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

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in
(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

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

This document contains additional information as provided by law.

8. (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 the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the 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 named in the document as one who has caused it to be delivered.

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

Puri	Preet	S.	
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
10459 Park Meadows Drive			
<i>(Street number and name or Post Office Box information)</i>			
<hr/>			
Littleton	CO	80124	
<i>(City)</i>	<i>(State)</i>	<i>(ZIP/Postal Code)</i>	
	United States		
<i>(Province – if applicable)</i>	<i>(Country)</i>		

(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).

AMENDED AND RESTATED LIMITED LIABILITY COMPANY AGREEMENT
OF
TWIN STAR ENERGY, LLC

AMONG
DENVER RETAIL AND CONVENIENCE LLC,
K & G PETROLEUM LLC
AND
K & G STORES, INC.

April 30, 2013

AMENDED AND RESTATED LIMITED LIABILITY COMPANY AGREEMENT
OF
TWIN STAR ENERGY, LLC

This Amended and Restated Limited Liability Company Agreement of Twin Star Energy, LLC (including the Schedules and Exhibits to this Agreement, and as amended, supplemented or amended and restated from time to time the "Agreement") is made as of the Effective Date by and among:

Denver Retail and Convenience LLC, a limited liability company existing under the laws of the State of Delaware ("Denver Retail and Convenience"),

K & G Petroleum LLC, a limited liability company existing under the laws of the State of Colorado ("K & G Petroleum"), and

K & G Stores, Inc., a corporation existing under the laws of the State of Colorado ("K & G Stores").

RECITALS

A. Twin Star Energy, LLC (the "Company") was formed on March 5, 2013, by Puri.

B. On April 30, 2013, K & G Petroleum LLC entered into the Operating Agreement of the Company (the "Initial Operating Agreement") as the sole original member of the Company.

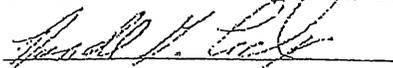
C. Following the execution of the Initial Operating Agreement, the Company and K & G Petroleum consummated certain transactions with Denver Retail and Convenience and K & G Stores pursuant to which Denver Retail and Convenience and K & G Stores became members of the Company.

D. The Members, being all of the members of the Company as of the Effective Date, wish to enter into this Agreement in order to (i) amend and restate the Initial Operating Agreement in its entirety, and (b) reflect certain commitments to the Company and each other.

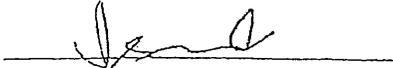
E. Now therefore, in consideration of the covenants, representations and agreements contained herein, and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the Members agree as follows:

The Members hereto have executed this Amended and Restated Limited Liability Company Agreement of Twin Star Energy, LLC as of the day and year first above written.

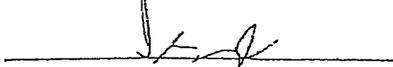
DENVER RETAIL AND CONVENIENCE LLC

By: 
Name: Randal G. Fralix
Title: Vice President

K & G PETROLEUM LLC

By: 
Name: Preet Singh Puri
Title: Manager

K & G STORES, INC.

By: 
Name: Preet Singh Puri
Title: President

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Scott Gessler, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

7-ELEVEN, INC.

is an entity formed or registered under the law of **Texas** has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871057047.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/20/2014 that have been posted, and by documents delivered to this office electronically through 10/22/2014 @ 10:18:05.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 10/22/2014 @ 10:18:05 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 8988829.



A handwritten signature in black ink, appearing to read "Scott Gessler".

Secretary of State of the State of Colorado

*****End of Certificate*****

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CERT_GS_F Revised 08/20/2008

CERTIFICATE

I, Suzanne Harrison, an Assistant Secretary of 7-Eleven, Inc., a Texas corporation, do hereby certify that the attached resolution regarding beer licenses in the State of Colorado was duly passed and adopted by the Board of Directors of said corporation on July 17, 2012, effective as of August 1, 2012, and that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have signed this Certificate this 21 day of August, 2012.

Suzanne Harrison
Assistant Secretary

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Suzanne Harrison known to me to be the person whose name is subscribed to the foregoing instrument, acknowledging to me that the same was the act of 7-Eleven, Inc., a Texas corporation, and that (s)he executed the same as the act of such corporation for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of August, 2012.

Karen Pennell
NOTARY PUBLIC



WHEREAS, the Company holds, and operates under, a number of 3.2% beer licenses in the State of Colorado, and

WHEREAS, the Company has certain ongoing licensing and compliance related obligations pursuant to the State of Colorado Liquor Code as well as regulations promulgated pursuant thereto, and

WHEREAS, the Company had previously designated three officers and one director to be "qualified persons" of the Company with respect to the 3.2% beer licenses outstanding in the State of Colorado pursuant to the "Master File" system of the State of Colorado Liquor Enforcement Division; and

WHEREAS, one of those officers, David T. Fenton, is retiring from the Company, effective August 1, 2012; and

WHEREAS, the Company wishes to have the two remaining officers and one director, as listed below, continue as "qualified persons," and Mr. Fenton's successor, Rankin L. Gasaway, to be newly appointed as a "qualified person" with respect to the 3.2% beer licenses in the State of Colorado; by doing so, the slate of "qualified persons," effective as of August 1, 2012, will be:

- Joseph M. DePinto, Director, President and Chief Executive Officer;
- Stanley W. Reynolds, Executive Vice President and Chief Financial Officer; and
- Rankin L. Gasaway, Senior Vice President, General Counsel and Secretary.

NOW THEREFORE, the following resolutions are hereby adopted:

RESOLVED, that Joseph M. DePinto is hereby designated as the "responsible director" for the purposes of ongoing compliance and licensing matters related to the Company's 3.2% beer licenses in the State of Colorado; and

FURTHER RESOLVED, that the President and Chief Executive Officer, any Vice President (including Executive and Senior Vice Presidents), the Secretary, the Treasurer and the Controller are each hereby authorized and directed; in the name and on behalf of the Company, to do or cause to be done any and all such acts and things and to execute and deliver any and all such documents and papers as such officer may deem necessary or appropriate to carry into effect the full intent and purpose of the foregoing resolutions.

Seven and i Holdings Co., Ltd.
A Japanese publicly traded company

100%

Seven Eleven Japan Co., Ltd.
A Japanese privately held company

100%

SEJ Asset Management & Investment Company
A Delaware company

100%

7-Eleven, Inc.
a Texas corporation

Registry of Shares

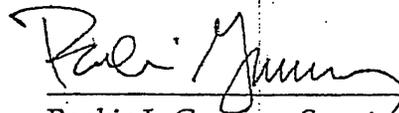
7-Eleven, Inc.

(a Texas corporation;

IRS Employer Identification No.: 75-1085131)

Shareholder name	Address	Number of shares owned	Date of issuance
SEJ Asset Management & Investment Company	c/o Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801, New Castle County, DE	130,313,449	November 9, 2005; January 1, 2010; and November 21, 2010*
TOTAL SHARES OUTSTANDING:		130,313,449	

CERTIFIED AS TRUE AND CORRECT:


Rankin L. Gasaway, Secretary

10/19/2012
Date

*Of the total shares outstanding, 6,501,685 shares were issued on November 9, 2005; an additional 109,389,381 shares were issued on January 1, 2010, pursuant to the Agreement and Plan of Merger of SEJ Service LLC and SEJ Finance LLC with and into 7-Eleven, Inc.; and 14,422,383 shares were issued on November 21, 2010, pursuant to a Notice of Conversion of certain QUIDS Due 2010 in the aggregate principal amount of \$300,000,000. Record and beneficial ownership of all outstanding shares was transferred from Seven-Eleven Japan Co., Ltd. to SEJ Asset Management & Investment Company on October 19, 2012.

ACTION
BY WRITTEN CONSENT
OF
THE DIRECTORS
IN LIEU OF THE FIRST MEETING OF
THE BOARD OF DIRECTORS
OF
SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
a Delaware corporation

October 19, 2012

The undersigned, being the directors of SEJ Asset Management & Investment Company, a Delaware corporation (the "Corporation"), acting in accordance with Section 141(f) of the General Corporation Law of the State of Delaware, hereby take the following action and adopt the following resolutions by written consent in lieu of the first meeting of the board of directors (the "Board") of the Corporation:

INCORPORATION

WHEREAS, the Certificate of Incorporation of the Corporation was filed in the office of the Secretary of State of the State of Delaware on October 17, 2012 (the "Certificate of Incorporation"); and

WHEREAS, the Incorporator of the Corporation has elected the initial directors.

NOW, THEREFORE, BE IT RESOLVED, that all actions heretofore taken on behalf of the Corporation by the Incorporator be, and they hereby are, ratified and affirmed; and

RESOLVED FURTHER, that the Certificate of Incorporation in the form previously filed be, and the same hereby is, approved and adopted as the Certificate of Incorporation of the Corporation, and that a certified copy of the Certificate of Incorporation be inserted by the Secretary of the Corporation in the Book of Minutes of the Corporation (the "Minute Book").

ADOPTION OF BYLAWS

WHEREAS, it is deemed to be in the best interest of the Corporation that bylaws be adopted.

NOW, THEREFORE, BE IT RESOLVED, that bylaws in the form attached hereto as Exhibit A be, and they hereby are, adopted as the Bylaws of the Corporation; and

RESOLVED FURTHER, that the Secretary of the Corporation be, and hereby is, authorized and directed to execute and deliver a certificate as to the adoption of said Bylaws by these resolutions, to affix such certificate immediately following the last page thereof and to cause said Bylaws, together with such certificate, to be placed in the Minute Book.

ELECTION OF OFFICERS

RESOLVED, that the following persons be, and they hereby are, nominated and elected to the indicated offices of the Corporation set forth before their names below, to serve until such persons resign or are terminated or replaced by a duly authorized action of the Board:

<u>Title</u>	<u>Name</u>
President and Chief Executive Officer	Ryoji Sakai
Vice President	Kazuo Otsuka
Treasurer	Akihiko Shimizu
Secretary	Hisataka Noguchi

CHAIRMAN

RESOLVED, that Toshifumi Suzuki shall serve as the nonexecutive Chairman of the Board.

BANK ACCOUNT

WHEREAS, the opening of a bank account for the use of the Corporation is deemed advisable.

NOW, THEREFORE, BE IT RESOLVED, that the Corporation be, and it hereby is, authorized to establish bank accounts for use in its business at such times as the officers opening the same shall determine.

APPLICATION FOR TAX IDENTIFICATION NUMBER

WHEREAS, it is deemed to be in the best interests of the Corporation that the Corporation apply for and obtain any necessary Employer Identification Number from the Internal Revenue Service (the "IRS").

NOW, THEREFORE, BE IT RESOLVED, that the Authorized Officers hereby are authorized and directed to prepare and file, or cause to be prepared and filed, appropriate applications to obtain an Employer Identification Number from the IRS.

SHARES UNCERTIFICATED

WHEREAS, it is deemed to be in the best interests of the Corporation that the shares of the Corporation be uncertificated.

NOW, THEREFORE, BE IT RESOLVED, that the shares of the Corporation shall be uncertificated.

AUTHORIZATION AND ISSUANCE OF SHARES

RESOLVED, that upon the obtaining of a tax identification number and the opening of a bank account for the Corporation, the Corporation (i) shall issue 99,500 shares of Common Stock and 500 shares of Preferred Stock to Seven-Eleven Japan Co., Ltd. ("Seven-Eleven Japan") in exchange for all of the shares of 7-Eleven, Inc., a Texas corporation and (ii) thereafter shall issue 1,470 shares of Common Stock to Seven Eleven Japan against a concurrent cash contribution by Seven Eleven Japan of \$124,950,000 USD. The par value of the shares of Common Stock and Preferred Stock so issued (and only the par value thereof) shall be designated as "capital" of the Corporation.

GENERAL AUTHORIZATION; RATIFICATION

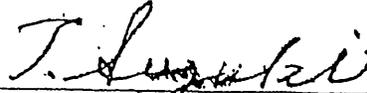
RESOLVED, that any specific resolutions that may be required to have been adopted by the Board in connection with the actions contemplated by the foregoing resolutions be, and the same hereby are, adopted, and the officers and other authorized representatives of the Corporation hereby are authorized to certify as to the adoption of any and all such resolutions;

RESOLVED FURTHER, that any acts of any officer or officers of the Corporation and any person or persons designated and authorized to act by any officer of the Corporation, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of such resolutions, hereby are severally ratified, confirmed, approved and adopted as the acts of the Corporation; and

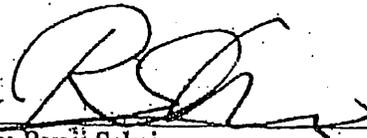
RESOLVED FURTHER, that the officers, directors and other authorized representatives of the Corporation be, and they hereby are, authorized and directed to execute and deliver all documents and to take all such actions as they may deem necessary, advisable or appropriate in order to carry out the purposes of these resolutions.

[The remainder of this page has been intentionally left blank.]

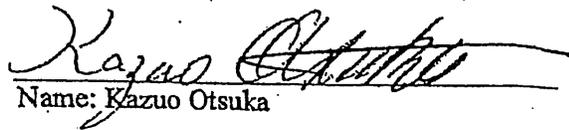
IN WITNESS WHEREOF, the undersigned has executed this written consent as of the date first written above.



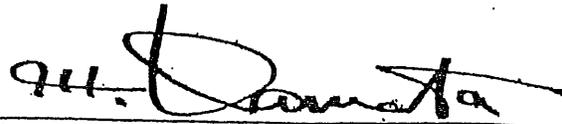
Name: Toshifumi Suzuki



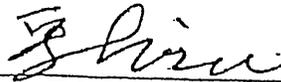
Name: Ryoji Sakai



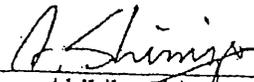
Name: Kazuo Otsuka



Name: Masaaki Kamata



Name: Takashi Hira



Name: Akihiko Shimizu

Affidavit of Posting

I, Regina Dennehy, do hereby affirm that pursuant to the liquor laws of the State of Colorado and the City of Lone Tree, a Notice was posted on the premises located at 9010 Park Meadows Drive, Lone Tree, CO 80124, plainly visible to the general public beginning on December 23, 2014.

The sign was posted for a period of at least 10 days before the Public Hearing on the application for a Special Events Permit.

12-29-14

Date

Regina Dennehy
Regina Dennehy
Court Clerk II

Subscribed and affirmed before me in the County of Douglas, State of Colorado, this 29th day of December, 2014.

Cheryl C. Cobler
Notary Public

(Seal)

**CHERYL C. COBLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144028604
MY COMMISSION EXPIRES 07/23/2018**

ESQUIRE PETITIONING SERVICES, LLC
Liquor Licensing Specialists
2792 South Race Street
Denver, Colorado 80210
Telephone: (303)331-8600
Facsimile: (303)331-9048

December 11, 2014

To: City of Lone Tree Liquor Licensing Authority
Re: Summary report of petition circulation methods and results in the application for a 3.2% Beer Off Premises Liquor License

Applicant: Twin Star Energy, LLC. & 7-Eleven, Inc.
Trade Name: 7-Eleven Store 39733A
Proposed Location: 9010 Park Meadows Drive
Lone Tree, Colorado 80124

Methods:

1. The petition circulation was conducted under the control of Esquire Petitioning Services, L.L.C. ("Esquire").
2. Circulators were driven to the proposed site and became familiar with the Applicant's proposed location.
3. Petitions were pre-filed according to the Licensing Authority's local rules.
4. Esquire prepared all of the petition circulation materials. Each circulator carried a clipboard and petition packet consisting of the following: a. a map of the designated neighborhood with neighborhood boundaries outlined and the proposed location of the outlet denoted by an "X"; b. a petition cover sheet stating: the Applicant's name, the trade name, the proposed location, the type of license application, the qualifications for signing the petition and the information concerning the public hearing; c. signature sheets that provided eligible persons the opportunity to sign the petition in support of, or in opposition to, the application; and d. data sheets on which to record all responses by address.

5. The circulators were instructed as follows:
 - a. to state the petition being circulated concerned an application for a 3.2 % Beer Off Premises Liquor License for 7-Eleven Store 39733A;
 - b. to present the map of the designated neighborhood, state the Applicant's name, trade name and to describe the Applicant's location;
 - c. to review the qualifications for signing the petition and the petition issue;
 - d. to provide eligible persons the opportunity to sign the petition in support of, or in opposition of the application;
 - e. to witness all signatures; and
 - f. to record, by address, all responses on the data sheet.

RESULTS:

1. **Overview of Petition Results:**

Total door knocks:	533
Persons who signed the petition:	163
Persons who declined to sign the petition:	35
Ineligible contacts:	
(Younger than 21; non-resident; non-English speaking;	24
Not a business owner or manager)	
No answer to the door knock:	320

2. <u>Response of Eligible Contacts:</u>	Totals:	Percentages
a. Signatures supporting issuance:		
Residents:	132	81.0%
Business Owners/Managers:	24	14.7 %
TOTAL:	156	95.7 %
b. Signatures opposing issuance:		
Residents:	7	4.3 %
Business Owners/Managers:	0	0.0 %
TOTAL:	7	4.3 %
 <u>TOTAL SIGNATURES</u>	 163	 100 %

c. Reasons Stated for Signing In Opposition to the License:

	Totals	% of people signing:
Does not drink alcohol:	2	1.2%
Neutral:	0	0.0 %
Sufficient number of outlets:	3	1.9%
Traffic	0	0.0 %
Children	0	0.0 %
No reason stated/other	2	1.2 %
TOTAL:	7	4.3 %

d. Results analyzed on a needs and desires basis

Signatures supporting the issuance of the license because the eligible contacts desired the license to issue because the existing outlets are not sufficient to meet the needs of the neighborhood. 156 98.1 %

Signatures opposing the issuance of the license because the eligible contacts did not desire the license to issue because the existing outlets are sufficient to meet the needs of the neighborhood. 3 1.9 %

Total: 163 100 %

e. Reasons stated for declining to sign the petition:

Preferred to remain neutral:	1
No interest in application:	16
Does not drink alcohol:	7
Too busy to sign:	7
Against company policy	0
Do Not sign Petitions	3
Other:	1
TOTAL	35

Prepared by Kelly B. Pietrs
Esquire Petitioning Services, LLC



CITY OF LONE TREE STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Jennifer Pettinger, CMC, City Clerk

DATE: December 26, 2014

FOR: January 6, 2015 Agenda Item

SUBJECT: Resolution, 15-01, ADOPTING THE AMENDED CITY OF LONE TREE FEE SCHEDULE

Summary

Each Department has reviewed their applicable fee schedule. Changes have been made to the Police Department, Planning & Building Division, and Public Works Fee Schedules.

Cost

There is no direct cost.

Suggested Motion or Recommended Action

I move to approve Resolution 15-01, ADOPTING THE AMENDED CITY OF LONE TREE FEE SCHEDULE.

Background

Below is an explanation of the changes to the fee schedule. Staff is available to further explain these changes if Council so desires.

Administrative/Police Department Fees Schedule Change

There are no changes to the Administrative fees or the Liquor Licensing fees. The Police Department changes has been noted on their redline.

Building Division Fees Schedule Change

As explained at the December 16th Study Session, in regard to the Cherry Creek Basin Water Quality Authority IGA, we will be collecting fees on behalf of the CCBWAQ and are revising the fee schedule to reflect those fees.

Public Works Fee Schedule Changes

Right-of-Way Use and/or Construction Fees:

Each of the six (6) added items (which are highlighted, and noted as “Not currently listed” under the Current Fee schedule), have been added in Douglas County’s similar Fee Schedule. We have added those items our form, at the same rates/unit prices as contained in the Douglas County forms, to remain reasonably comparable with Douglas County.

Engineering Review Fees:

- **REPLAT (Administrative Lot Line Adjustment or Vacation)** – This current listing in the Fee Schedule was revised, and a new footnote added, to better clarify when this fee is applicable. There had been confusion in the past, and this update should help avoid that in the future. The fee did not change.
- **REPLAT (Non-Administrative Lot Line Adjustment or Vacation):** This is a new listing – addressing the category of Replat/Lot Line Adjustment, per Article VII, Section 17-7-30(b), that is Non-Administrative in nature. Douglas County’s current schedule includes a similar “Replat (Non-Administrative)” listing, with an associated fee of \$640.00. We are recommending a \$1,000 fee for COLT based on the amount of staff time/costs Public Works has seen on the last few such cases that would fall under this listing.
- **Site Improvement Plan “Pad Site”:** This is a new listing which Douglas County has added to their schedule, which allows for a reduced fee (compared to a normal SIP fee) for specific types of “Pad Site” situations. We have added this listing, along with notes and fee, matching what Douglas County now has.
- **PD Amendment (Major):** This is a new listing which Douglas County has added to their schedule which addresses PD Amendments. We have added this listing and fee, matching what Douglas County now has.
- **Minimum Engineering Review Fee:** There are some instances where items requiring Engineering Review and Approval do not fit within one of the “Standard” listed fees. In those instances, this “Minimum Fee” may be utilized. Douglas County has added this “Minimum Fee” listing and amount in their current schedule, and we have duplicated it in our listing accordingly.
- **Revised / New Notes:** Douglas County has added notes to their Fee Schedule to better clarify some of the Fee Items. We have incorporated those, or appropriately revised notes, to our schedule to provide similar clarifications.

Attachments:

- Redline changes for Administration/Police Department Fees
- Redline changes for Planning Division Fees
- Redline changes for Public Works Fees
- Resolution 15-01 w/ revised Appendix A

**City of Lone Tree Administrative Fee Schedule
Administrative/Police Department Fees**

Note: A single-sided piece of paper (up to 11" x 17") constitutes one page.
A double-sided piece of paper (up to 11" x 17") constitutes two pages.

Type of Service	Charge	Additional Charges
Open Records Request for criminal justice records – onsite standard size paper documents (includes traffic citations, sex offender registry)	\$5.00 per request, which includes up to two standard size pages	\$.50 per page for additional pages
Open Records Request for non-criminal justice records – onsite standard size paper documents Includes Sex Offender Listing	\$.25 per standard size copy	Compiling Records - First 15 minutes spent compiling records is free, \$.50 per each additional 15 minutes
Certified Copies (per page)	\$2.00 per page \$5.00 Flat Fee	
Open Records Request – Plat Map copies	\$5.00 per paper copy, up to 24" x 36" \$10.00 per mylar copy, up to 24" x 36"	\$5.00 per 15 minutes spent having plat maps copied
Open Records Request – CD Documents (including photos)	\$25 per CD (up to 700 MB)	
Open Records Request – Printed Photographs (3.5 x 5 size) each	\$3.00	6 or more \$20.00 Plus \$.50 per print
Open Records Request – Printed Photographs (8x10 size) each	\$7.00	6 or more \$40.00 Plus \$.50 per print
Open Records Request – Digital Photos (CD-Rom)	\$10.00 (1-50 Count) \$20.00 (51-100 Count)	Delete
Open Records Request – Digital Photos (additional pictures)	\$10.00 for each additional set of 50	Digital Photos (not prorated) Delete
Open Records Request – Audio CD	\$12.00 per recording	
Open Records Request – Video Recording	\$25.00 per recording	
Open Records Request – Off-site Records (covers the cost of delivery and pickup only)	\$75.00 PRE-PAID for one off-site box, plus the standard copy fees as listed above	\$10.00 PRE-PAID for each additional box, plus the standard fees as listed above
Open Records Request – Body Camera Video	\$30.00 (up to 4 hours of research fee)	\$30.00 per hour that exceeds the initial 4 hours.
Manual and/or Computer Research and/or Retrieval	1 st hour no charge Subsequent hours \$30.00 per hour	
Redacting Charge	\$20.00 per hour min fee	Thereafter changed in 0.50 hour increments
Returned Check	\$25.00	
Fingerprinting (Lone Tree Resident or employed in Lone Tree)	\$10.00 for the first card	\$3.00 for each additional card
Fingerprinting (Not a Lone Tree Resident or not employed in Lone Tree)	\$15.00 for the first card	\$3.00 for each additional card
Sex Offender Registration	\$15.00 Annual	No charge for quarterly registration
VIN Verification (Lone Tree Resident)	No charge	

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City of Lone Tree Administrative Fee Schedule

VIN Verification (Not a Lone Tree Resident)	\$10.00 per verification	
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Notes to changes:

Certified Copies fee. A flat \$5.00 regardless of the pages involved is sufficient for our department to charge for this service.

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Open Records Request – CD Documents – Charging one fee of \$25.00 for a CD for photos is appropriate regardless if it is 10 or 100 photos. Most requests are for no more than 10-20 photos.

Digital Photos – All our photos are disseminated on a CD and the fee is addressed in the line above for Open Records Request – CD Documents.

Open Records Request – Body Camera Video – Command Staff reviews all body camera videos before releasing to make sure protected information is not part of the video (i.e. juveniles and protected HIPAA information). Generally, this takes less than 4 hours, but if it takes more the fee will apply to take the time to ensure we release the correct information.

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City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Building, Plumbing and Mechanical Permit Fees for All Occupancies (For Electrical, see table below)	
Total Valuation (See below for determination of value)	Permit Fees
\$1.00 to \$500.00	\$23.50.
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.
Electrical Permit Fees	
Valuation of Work (Actual cost to customer – Labor and Materials)	
Not more than \$300.00	\$30.00
More than \$300.00 but not more than \$2,000.00	\$35.00
More than \$2,000.00 but not more than \$20,000.00	\$15.00 per thousand or fraction there of total valuation
More than \$20,000.00	\$10.00 per thousand or fraction thereof of total valuation, Plus \$100.00
Mobile homes and travel parks per space	\$100.00
Reinspection on all the above	\$50.00

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Other Fees and Inspections		
Solar Electric or Solar Thermal Device	\$480.00	
Residential Master Plan Review	\$200	
Demolition Permit	\$10.00	
Tents, Temporary Buildings, Mobile Units	\$10.00 per 1,000 square feet or fraction thereof	
Inspections outside of normal business hours (minimum charge – two hours)	\$47.00 per hour*	
Reinspection	\$47.00 per hour*	
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour*	
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge – one-half hour)	\$47.00 per hour*	
Compliance Inspection	\$145	
<p><u>A fee will be collected at the time of building permit, if applicable, on behalf of the Cherry Creek Basin Water Quality Authority (the Authority), in association with the protection and preservation of water quality of the Cherry Creek Reservoir and Watershed. Fees are established annually by the Authority.</u></p>		
<p>* or the total hourly cost to the jurisdiction whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.</p>		
Elevators and Escalators		
Elevator Annual Certification Inspection (Hydraulic or Traction) Follow-up inspection as required	\$200	Per unit per year
Escalator Certification Inspection (Internal & External Including witnessed Step Skirt Index (6 Hr. allowance, \$100/Hr. after 6 Hrs.))	\$800	Per unit per year
Commercial Elevator Acceptance (new installation or major modernization) including Plan Review and 2 progress inspections	\$750	Per unit
Residential Elevator Acceptance including Plan Review and 1 progress inspection	\$500	Per unit
Special inspections not otherwise covered, e.g. construction use, temporary use, minor modernization and safety test witnessing	\$100	Per hour
5 Year Hydraulic Witnessed Test (1.5 Hr. allowance*)	\$180	Per unit
5 Year Traction Witnessed Test (4 Hr. allowance*)	\$450	Per unit
* Witnessed tests above invoiced directly to building owner by City's inspection service company		
Plan Review Fees		
<p>1. Plan Review fees shall be sixty-five (65%) of the applicable Building Permit Fee calculated using the above tables.</p>		

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

2. For Commercial, Institutional and Multi-family construction, fifty percent (50%) of the Plan Review Fee shall be deposited with the City at the time of building permit application.

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Use Tax

A use tax of 2.8125% will be collected at the time a building permit is issued and will apply to materials used in construction, per Chapter 4, Article III of the Lone Tree Municipal Code. Use tax is collected as follows:

Lone Tree Use Tax = (Valuation of Project x .50) x 1.8125%

Douglas County Use Tax = (Valuation of Project x .50) x 1.0%

No Douglas County Use Tax will be collected on mechanical, plumbing or electrical only permits/projects (examples: air conditioners, furnaces, water heaters and/or gas lines).

Determination of Value

Determination of Value: The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include **total value of work, including construction materials and labor**, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official.

In the event of a dispute, the Building Official shall use the latest version of the Building Valuation Data published in the International Code Council's *Building Safety Journal* or other similar cost per square-foot resources to determine the minimum acceptable valuation. Final building permit valuation shall be set by the building official.

ENGINEERING REVIEW FEES				
DESCRIPTION	ENGR FEE	QUANTITY	CURRENT FEE	COMMENTS
ZONING APPLICATION	\$6,500.00	<5 acres	\$6,500.00	
- includes required plans and reports	\$9,900.00	≥ 5 ac. and < 25 ac.	\$9,900.00	
	\$13,300.00	≥ 25 acres	\$13,300.00	
SKETCH PLAN	\$2,500.00	<5 acres	\$2,500.00	
- includes required plans and reports	\$5,000.00	≥ 5 ac. and <25 ac.	\$5,000.00	
	\$7,500.00	≥ 25 acres	\$7,500.00	
PRELIMINARY PLAN	\$2,500.00	<5 acres	\$2,500.00	
- includes required plans and reports	\$5,000.00	≥ 5 ac. and <25 ac.	\$5,000.00	
	\$7,500.00	≥ 25 acres	\$7,500.00	
FINAL PLAT	\$5,000.00	<5 acres	\$5,000.00	
- includes required plans and reports	\$5,800.00	≥ 5 ac. and <25 ac.	\$5,800.00	
	\$7,500.00	≥ 25 acres	\$7,500.00	
MINOR DEVELOPMENT PLAT	\$5,000.00	<5 acres	\$5,000.00	
- includes required plans and reports	\$5,800.00	≥ 5 ac. and <25 ac.	\$5,800.00	
	\$7,500.00	≥ 25 acres	\$7,500.00	
REPLAT (Administrative Lot Line Adjustment or Vacation) +	\$500.00		\$500.00	Revised Lable & Notes
REPLAT (Non - Administrative Lot Line Adjustment or Vacation) +	\$1,000.00		Not Currently Listed	New Listing, Fee & Notes.
CONDOMINIUM MAP	\$500 + \$15/unit		\$500 + \$15/unit	
SITE IMPROVEMENT PLAN	\$3,000.00	<5 acres	\$3,000.00	
(and Major Revisions to Site Improvement Plan)	\$5,500.00	≥ 5 ac. and <25 ac.	\$5,500.00	
- includes required plans and reports	\$9,500.00	≥ 25 acres	\$9,500.00	
SITE IMPROVEMENT PLAN ++	\$1,500.00		Not Currently Listed	New Listing & Fee - DC
"Pad Site" (Part of a Larger Approved SIP)	\$400.00		\$400.00	
SITE IMPROVEMENT PLAN - Minor Revision	\$200.00		\$200.00	
SITE IMPROVEMENT PLAN - Minor Modification	\$3,000.00	<5 acres	\$3,000.00	
USE BY SPECIAL REVIEW +++	\$5,500.00	≥ 5 ac. and <25 ac.	\$5,500.00	
- includes required plans and reports	\$9,500.00	≥ 25 acres	\$9,500.00	
PD Amendment (Major)	\$500.00		Not Currently Listed	New Listing & Fee - DC
SERVICE PLAN (Special District)	\$640.00		\$640.00	
RIGHT-OF-WAY (R.O.W.) DEDICATION (Public)	\$200.00		\$200.00	
R.O.W. VACATION	\$2,400.00		\$2,400.00	
MINOR ADJUSTMENT TO EXISTING R.O.W.	\$200.00		\$200.00	
DEDICATION OF DRAINAGE EASEMENT	\$200.00		\$200.00	
VACATION of Access or Drainage Easements	\$1,000.00		\$1,000.00	
VACATION of Other Easements	\$400.00		\$400.00	
(May be used for Access or Drainage Easements if part of a larger project)				
SB 35 EXEMPTION	\$1,200.00		\$1,200.00	
LOCATION & EXTENT	\$1,000.00		\$1,000.00	
PLANNED DEVELOPMENT (Zoning)	\$400.00		\$400.00	
Administrative Amendment				
CONSTRUCTION PLAN REVIEWS	ENGR FEE	QUANTITY	CURRENT FEE	COMMENTS
STREET / STORM PLANS	\$1,600.00	<5 acres	\$1,600.00	
	\$2,000.00	≥ 5 ac. and <25 ac.	\$2,000.00	
	\$2,400.00	≥ 25 acres	\$2,400.00	
GRADING, EROSION & SEDIMENT CONTROL (GESC) PLANS (1)	\$250 + \$25(X)		\$250 + \$25(X)	
LOW IMPACT GESC PLANS	\$250.00		\$250.00	
DISTRICT ROADWAY PLANS (2)	\$700 + \$60√Y		\$700 + \$60√Y	
DISTRICT STORM SEWER PLANS (2)	\$700 + \$75√Y		\$700 + \$75√Y	
REGIONAL DETENTION POND PLANS (1)	\$500 + \$40√X		\$500 + \$40√X	

REGIONAL WATER QUALITY FACILITY PLANS	\$400.00		\$400.00	
UTILITY PLANS Gas, Electric, Telephone, Cable TV (For submittals greater than 1000 LF)*	\$450.00		\$450.00	
TRAFFIC SIGNAL PLANS (Per Intersection)	\$800.00		\$800.00	
SIGNAGE AND STRIPING PLANS (if not a part of an overall construction plan set)	\$200 per sheet		\$200 per sheet	
R.O.W. LANDSCAPE PLANS (2)	\$350 + \$60√Y		\$350 + \$60√Y	
OTHER REVIEW SERVICES	ENGR FEE	QUANTITY	CURRENT FEE	COMMENTS
PHASE I DRAINAGE REPORT	\$336.00	<5 acres	\$336.00	
	\$560.00	≥ 5 ac. and <25 ac.	\$560.00	
	\$672.00	≥ 25 acres	\$672.00	
PHASE II or PHASE III DRAINAGE REPORT	\$672.00	<5 acres	\$672.00	
	\$1,120.00	≥ 5 ac. and <25 ac.	\$1,120.00	
	\$1,344.00	≥ 25 acres	\$1,344.00	
DRAINAGE CONFORMANCE LETTER	\$100.00		\$100.00	
FLOODPLAIN MODIFICATION STUDY - Minor	\$800.00		\$800.00	
FLOODPLAIN MODIFICATION STUDY - Major	\$1,600.00		\$1,600.00	
FLOODPLAIN DEVELOPMENT PERMIT	\$100.00		\$100.00	
PAVEMENT DESIGN REPORT	\$250.00		\$250.00	
ACCESS PERMIT	\$75.00		\$75.00	
TRAFFIC IMPACT STUDY FOR:				
Rezoning, Sketch Plan or Preliminary Plan	\$2,000.00		\$2,000.00	
Updated Report to Original for Sketch or Preliminary	\$1,000.00		\$1,000.00	
Final Plat / Minor Development Plat	\$500.00		\$500.00	
Site Improvement Plan	\$500.00		\$500.00	
Use by Special Review	\$1,500.00		\$1,500.00	
SIGNAL WARRANT STUDY (Per Intersection)	\$200.00		\$200.00	
VARIANCE REQUEST	\$200.00		\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Minor Revision	\$200.00		\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Major Revision	\$500.00		\$500.00	
ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS	\$2,500.00		\$2,500.00	
Revision to Alternative Roadway Standards	\$500.00		\$500.00	
ROADWAY STANDARDS FOR PRIVATE ROADS	\$2,500.00		\$2,500.00	
Revision to Private Roadway Standards	\$250.00		\$250.00	
LICENSE AGREEMENT	\$250.00		\$250.00	
INTERGOVERNMENTAL AGREEMENT (Special District)	\$1,000.00		\$1,000.00	
MODIFICATION to Standard Improvements Agreements	\$500.00		\$500.00	
MINIMUM ENGINEERING REVIEW FEE	\$300.00		Not Currently Listed	New Listing & Fee - DC
Notes:				Revised Notes
+ See Article VII, Section 17-7-30(b) for clarification / applicability.				New Note - DC
++ A "Pad Site" is part of a larger approved Site Improvement Plan (SIP). The following items must exist (or be approved) to qualify as a "Pad Site": (1) Detention/water quality, access, parking (generally), grading (generally) and utilities all provided for through the larger SIP; (2) No revisions are required to the overall drainage patterns, detention, water quality, etc.; (3) The consulting engineer for the Project is required to submit a letter (minimum) certifying that the drainage and access for the "Pad Site" are in substantial compliance with the Larger SIP Drainage Report and Traffic Report (if applicable).				New Note - DC
+++ The City of Lone Tree reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review, and those fees shall be assessed to and paid by the applicant.				New Note - DC
1. X denotes area in acres 2. Y denotes longitudinal distance in hundreds of feet				
The fees listed above are for the initial submittal. All third resubmittals are charged 50% of the initial submittal fee. Resubmittals following a "conditional approval" require <u>no</u> fee.				

RIGHT-OF-WAY USE AND/OR CONSTRUCTION FEES

CONSTRUCTION

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE STO/SAN/WAT/PHO/TV/GAS TRENCH DRAIN/ELEC/CONDUIT	\$60.00 EA	\$60.00 EA
Pipe/Cable 0.5"-8"	\$0.19/LF	\$0.19/LF
Pipe/Cable 8.25"-16"	\$0.27/LF	\$0.27/LF
Pipe/Cable 16.25"-24"	\$0.44/LF	\$0.44/LF
Pipe/Cable 24.25"-42"	\$0.77/LF	\$0.77/LF
Pipe/Cable 42.25"-Larger	\$0.97/LF	\$0.97/LF

STREET CUT

DESCRIPTION	PROPOSED FEE	CURRENT FEE
Paved Road	\$5.00/SF	\$5.00/SF
Gravel	\$2.00/SF	\$2.00/SF
Boring/Jacking/Tunneling	\$75.00 EA	\$75.00 EA

STREET / ROAD CONSTRUCTION

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE SUBGRADE / BASE COURSE / SURFACE (CIRCLE ALL THAT APPLY)	\$85.00 EA	\$85.00 EA
Subgrade	\$0.11/SY	\$0.11/SY
Base Course	\$0.11/SY	\$0.11/SY
Surface	\$0.11/SY	\$0.11/SY

CROSSPANS

DESCRIPTION	PROPOSED FEE	CURRENT FEE
First Crossspan	\$55.00 EA	\$55.00 EA
Additional Crosspans	\$28.00 EA	\$28.00 EA

SIDEWALK / CURB & GUTTER / HANDICAP RAMP

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE	\$55.00 EA	\$55.00 EA
Curb & Gutter w/integral sidewalk	\$0.11/LF	\$0.11/LF
Sidewalk Only	\$0.11/LF	\$0.11/LF
Curb & Gutter Only	\$0.11/LF	\$0.11/LF
Sidewalk Chase Drain (no base fee required)	\$45.00 EA	\$45.00 EA
Handicap Ramp	\$50.00 EA	\$50.00 EA

VALLEY PAN OR TRICKLE CHANNEL

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE	\$53.00 EA	\$53.00 EA
Plus Lineal Feet	\$0.17/LF	\$0.17/LF

PIPE CULVERT

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE	\$60.00 EA	\$60.00 EA
36" or smaller	Base Only	Base Only
> 36"	\$0.90/LF	\$0.90/LF

CAST-IN-PLACE / PRE-FAB VAULT / INLET / JUNCTION BOX / DISSIPATER

DESCRIPTION	PROPOSED FEE	CURRENT FEE
6' or smaller	\$75.00 EA	\$75.00 EA
> 6'	\$150.00 EA	\$150.00 EA

LANDSCAPE / GRADING RETAINING WALLS > 4 Ft Height†(Not tied to buildings)

DESCRIPTION	FEE	CURRENT FEE
BASE FEE	\$60.00	(Not currently listed)
Plus face square foot	0.11	(Not currently listed)

* Wall height measured from top of wall footer to top of wall.

DETENTION POND / WATER QUALITY

DESCRIPTION	FEE	CURRENT FEE
Micro Pool	\$50.00 EA	\$50.00 EA
Forebay	\$0.19/SY	\$0.19/SY
Pond Volume		
< 10 Acre FT	\$100.00 EA	\$100.00 EA
10-1000 Acre FT	\$200.00 EA	\$200.00 EA
> 1000 Acre FT	Case by Case	Case by Case
Underground Structure	Case by Case	Case by Case
Outlet Structure	\$150.00 EA	\$150.00 EA

RIP-RAP / EROSION PROTECTION

DESCRIPTION	FEE	CURRENT FEE
Rip-Rap BASE FEE	\$60.00 EA	\$60.00 EA
Plus Cubic Yard	\$0.20/CY	\$0.20/CY
OR Tonnage	\$0.15/TON	\$0.15/TON
Vehicle Tracking Control (VTC) (unless included in a separate GESC Plan/Permit)	\$50.00 EA	\$50.00 EA
VTC w/ Wheel Wash (unless included in a separate GESC Plan/Permit)	\$75.00 EA	\$75.00 EA

POROUS LANDSCAPE / SAND FILTER

DESCRIPTION	PROPOSED FEE	CURRENT FEE
≤ 10 SY	Base Only	Base Only
> 10 SY	\$0.09/SY	\$0.09/SY
Vehicle Tracking Control (VTC) Pad	\$50.00 EA	\$50.00 EA
VTC w/ Wheel Wash	\$75.00 EA	\$75.00 EA

CONCRETE TRICKLE CHANNEL (For Detention Ponds or drainageways)

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE	\$53.00 EA	(Not currently listed)
Plus Linear Feet	\$0.17/LF	(Not currently listed)

LANDSCAPE IN RIGHT-OF-WAY

DESCRIPTION	PROPOSED FEE	CURRENT FEE
BASE FEE	\$60.00 EA	\$60.00 EA
Plus Square Yards	\$0.10/SY	\$0.10/SY

MISCELLANEOUS ITEMS

DESCRIPTION	PROPOSED FEE	CURRENT FEE
Utility Handhole/Pull Box	\$37.00 EA	\$37.00 EA
Manhole (Precast or cast-in-place)	\$53.00 EA	\$53.00 EA
Bridge/Cast-in-place Box Culvert	\$500.00 EA	\$500.00 EA
Traffic Signal (per pole)	\$500.00 EA	\$500.00 EA
Traffic Signage BASE FEE (per project)	\$50.00 EA	\$50.00 EA
Plus Each Sign	\$12.50 EA	\$12.50 EA
Traffic Control Only (No ROW Work)**	\$60.00/DAY	\$60.00/DAY
Temporary Construction Permit*	\$75.00 EA	(Not currently listed)
Access Permit (Permanent)*	\$75.00 EA	(Not currently listed)
*Requires separate additional Access Permit Application Form		

WARRANTY WORK / REPAIR

DESCRIPTION	PROPOSED FEE	CURRENT FEE
1st 60 day permit	No Cost	No Cost
Subsequent Permits	\$200 + Each Item	\$200 + Each Item

Minimum Permit Fee	\$200.00	\$200.00
Working without City Issued Permit	3x permit fee	3x permit fee
Reinstatement Fee (after stop work order)	\$600.00	\$600.00

**CITY OF LONE TREE
RESOLUTION NO. 15-01**

**A RESOLUTION ADOPTING THE AMENDED CITY OF LONE TREE
ADMINISTRATIVE FEE SCHEDULE**

WHEREAS, pursuant to Article XII, Section 4 of the City of Lone Tree Charter, the City Council has the authority to levy fees for any and all municipal purposes; and

WHEREAS, the City Council, pursuant to the authority granted under C.R.S. §31-15-101(2), may establish a fee schedule to defray the cost of the City in providing such services; and

WHEREAS, the City Council has determined that all fees and charges imposed by the City should reflect the actual costs and expenses incurred by the City; and

WHEREAS, the City Council has determined that the fees and charges established by this Resolution are reasonable and not excessive and reflect the actual costs incurred by the City in process the various applications, petitions, permits, plans, plats and requests; and

WHEREAS, on June 2, 1998, the City adopted Resolution 98-16, approving Local Liquor License Fees; and

WHEREAS, on June 2, 1998, the City adopted Resolution 06-11, adopting fees for Planning and Zoning Services; and

WHEREAS, on June 2, 1998, the City adopted Resolution 07-10, adopting fees for Permits and Engineering Services; and

WHEREAS, on November 19, 2009 adopted Resolution 09-11, consolidating the City's fee schedules; and

WHEREAS, on August 17, 2010 the City adopted Resolution 10-30, amending the City's fee schedule; and

WHEREAS, on October 19, 2010 the City adopted Resolution 10-40, amending the City's fee schedule; and

WHEREAS, on March 6, 2012 the City adopted Resolution 12-05, amending the City's fee schedule; and

WHEREAS, on July 1, 2014 the City adopted Resolution 14-14, amending the City's fee schedule; and

WHEREAS, the City Council desires to make clarifications, adjustments and additions to the "Administrative/Police Department Fees", "Building Division Fees", "Engineering Review Fees", and the "Right-of-Way Use and/or Construction Fees"; and

WHEREAS, adoption of a complete amended Administrative Fee Schedule is in the best

interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO:

1. The City of Lone Tree Administrative Fee Schedule attached hereto as Appendix A and incorporated herein is hereby adopted.
2. This Resolution shall be in full force and effect upon passage.

APPROVED AND ADOPTED THIS 6th DAY OF JANUARY, 2015.

CITY OF LONE TREE

By: _____
James D. Gunning, Mayor

ATTEST:

By: _____
Jennifer Pettinger, CMC, City Clerk

City of Lone Tree Administrative Fee Schedule

Administrative/Police Department Fees

Note: A single-sided piece of paper (up to 11" x 17") constitutes one page.

A double-sided piece of paper (up to 11" x 17") constitutes two pages.

Type of Service	Charge	Additional Charges
Open Records Request for criminal justice records – onsite standard size paper documents (includes traffic citations, sex offender registry)	\$5.00 per request, which includes up to two standard size pages	\$.50 per page for additional pages
Open Records Request for non-criminal justice records – onsite standard size paper documents Includes Sex Offender Listing	\$.25 per standard size copy	Compiling Records - First 15 minutes spent compiling records is free, \$5.00 per each additional 15 minutes
Certified Copies (per page)	\$5.00 Flat Fee	
Open Records Request – Plat Map copies	\$5.00 per paper copy, up to 24" x 36" \$10.00 per mylar copy, up to 24" x 36"	\$5.00 per 15 minutes spent having plat maps copied
Open Records Request – CD Documents (including photos)	\$25 per CD (up to 700 MB)	
Open Records Request – Printed Photographs (3.5 x 5 size) each	\$3.00	6 or more \$20.00 Plus \$.50 per print
Open Records Request – Printed Photographs (8x10 size) each	\$7.00	6 or more \$40.00 Plus \$5.00 per print
Open Records Request – Audio CD	\$12.00 per recording	
Open Records Request – Video Recording	\$25.00 per recording	
Open Records Request – Off-site Records (covers the cost of delivery and pickup only)	\$75.00 <i>PRE-PAID</i> for one off-site box, plus the standard copy fees as listed above	\$10.00 <i>PRE-PAID</i> for each additional box, plus the standard fees as listed above
Open Records Request – Body Camera Video	\$30.00 (up to 4 hours of research fee)	\$30.00 per hour that exceeds the initial 4 hours.
Manual and/or Computer Research and/or Retrieval	1 st hour no charge Subsequent hours \$30.00 per hour	
Redacting Charge	\$20.00 per hour min fee	Thereafter charged in 0.50 hour increments
Returned Check	\$25.00	
Fingerprinting (Lone Tree Resident or employed in Lone Tree)	\$10.00 for the first card	\$3.00 for each additional card
Fingerprinting (Not a Lone Tree Resident or not employed in Lone Tree)	\$15.00 for the first card	\$3.00 for each additional card
Sex Offender Registration	\$15.00 Annual	No charge for quarterly registration
VIN Verification (Lone Tree Resident)	No charge	
VIN Verification (Not a Lone Tree Resident)	\$10.00 per verification	

City of Lone Tree Administrative Fee Schedule

Liquor License Fees

CRS 12-47-505 (a)-(m) and 12-47-505 (4)(a)(I)-(III)

Type of License	License Fee
Retail Liquor Store	\$72.50
Drug Store Liquor	\$72.50
Beer & Wine	\$98.75
Hotel & Restaurant	\$125.00
Tavern	\$125.00
Optional Premises	\$125.00
Brew Pub	\$125.00
Club	\$91.25
Arts	\$91.25
3.2% Beer (On/Off Premise)	\$25.00
Special Events	\$25.00/Day
Temporary Permit	\$100.00

Other Liquor License Fees	Fee
New License Application Fee	\$500.00 PLUS License Fee
Transfer of Ownership Application Fee	\$500.00 PLUS License Fee
Change of Location Application Fee	\$500.00
Corporate Report of Changes Application Fee	\$100.00 per person
Manager Registration Application Fee	\$75.00
Late Renewal Application Fee	\$500.00 PLUS License Fee
Mini Bar Permit (w/H&R License) Application Fee	\$150.00
Tasting Permit Application Fee	\$50.00
Change of Name	No Charge
Modification of Premises	No Charge
Duplicate License	No Charge

Additional costs paid directly by the applicant:

- Fingerprinting & CBI Report
- State Fees
- Other fees as may be required

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Building, Plumbing and Mechanical Permit Fees for All Occupancies (For Electrical, see table below)	
Total Valuation (See below for determination of value)	Permit Fees
\$1.00 to \$500.00	\$23.50.
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.
Electrical Permit Fees	
Valuation of Work (Actual cost to customer – Labor and Materials)	
Not more than \$300.00	\$30.00
More than \$300.00 but not more than \$2,000.00	\$35.00
More than \$2,000.00 but not more than \$20,000.00	\$15.00 per thousand or fraction there of total valuation
More than \$20,000.00	\$10.00 per thousand or fraction thereof of total valuation, Plus \$100.00
Mobile homes and travel parks per space	\$100.00
Reinspection on all the above	\$50.00

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

Other Fees and Inspections		
Solar Electric or Solar Thermal Device	\$480.00	
Residential Master Plan Review	\$200	
Demolition Permit	\$10.00	
Tents, Temporary Buildings, Mobile Units	\$10.00 per 1,000 square feet or fraction thereof	
Inspections outside of normal business hours (minimum charge – two hours)	\$47.00 per hour*	
Reinspection	\$47.00 per hour*	
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$47.00 per hour*	
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge – one-half hour)	\$47.00 per hour*	
Compliance Inspection	\$145	
A fee will be collected at the time of building permit, if applicable, on behalf of the Cherry Creek Basin Water Quality Authority (the Authority), in association with the protection and preservation of water quality of the Cherry Creek Reservoir and Watershed. Fees are established annually by the Authority.		
* or the total hourly cost to the jurisdiction whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		
Elevators and Escalators		
Elevator Annual Certification Inspection (Hydraulic or Traction) Follow-up inspection as required	\$200	Per unit per year
Escalator Certification Inspection (Internal & External Including witnessed Step Skirt Index (6 Hr. allowance, \$100/Hr. after 6 Hrs.))	\$800	Per unit per year
Commercial Elevator Acceptance (new installation or major modernization) including Plan Review and 2 progress inspections	\$750	Per unit
Residential Elevator Acceptance including Plan Review and 1 progress inspection	\$500	Per unit
Special inspections not otherwise covered, e.g. construction use, temporary use, minor modernization and safety test witnessing	\$100	Per hour
5 Year Hydraulic Witnessed Test (1.5 Hr. allowance*)	\$180	Per unit
5 Year Traction Witnessed Test (4 Hr. allowance*)	\$450	Per unit
* Witnessed tests above invoiced directly to building owner by City's inspection service company		
Plan Review Fees		
1. Plan Review fees shall be sixty-five (65%) of the applicable Building Permit Fee calculated using the above tables.		

City of Lone Tree Administrative Fee Schedule
Community Development Department Fees
Building Division Fees

2. For Commercial, Institutional and Multi-family construction, fifty percent (50%) of the Plan Review Fee shall be deposited with the City at the time of building permit application.

Use Tax

A use tax of 2.8125% will be collected at the time a building permit is issued and will apply to materials used in construction, per Chapter 4, Article III of the Lone Tree Municipal Code. Use tax is collected as follows:

Lone Tree Use Tax = (Valuation of Project x .50) x 1.8125%

Douglas County Use Tax = (Valuation of Project x .50) x 1.0%

No Douglas County Use Tax will be collected on mechanical, plumbing or electrical only permits/projects (examples: air conditioners, furnaces, water heaters and/or gas lines).

Determination of Value

Determination of Value: The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include **total value of work, including construction materials and labor**, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official.

In the event of a dispute, the Building Official shall use the latest version of the Building Valuation Data published in the International Code Council's *Building Safety Journal* or other similar cost per square-foot resources to determine the minimum acceptable valuation. Final building permit valuation shall be set by the building official.

ENGINEERING REVIEW FEES

DESCRIPTION	ENGR FEE	QUANTITY
ZONING APPLICATION	\$6,500.00	<5 acres
- includes required plans and reports	\$9,900.00	≥ 5 ac. and < 25 ac.
	\$13,300.00	≥ 25 acres
SKETCH PLAN	\$2,500.00	<5 acres
- includes required plans and reports	\$5,000.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
PRELIMINARY PLAN	\$2,500.00	<5 acres
- includes required plans and reports	\$5,000.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
FINAL PLAT	\$5,000.00	<5 acres
- includes required plans and reports	\$5,800.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
MINOR DEVELOPMENT PLAT	\$5,000.00	<5 acres
- includes required plans and reports	\$5,800.00	≥ 5 ac. and <25 ac.
	\$7,500.00	≥ 25 acres
REPLAT (Administrative Lot Line Adjustment or Vacation) +	\$500.00	
REPLAT (Non - Administrative Lot Line Adjustment or Vacation) +	\$1,000.00	
CONDOMINIUM MAP	\$500 + \$15/unit	
SITE IMPROVEMENT PLAN	\$3,000.00	<5 acres
(and Major Revisions to Site Improvement Plan)	\$5,500.00	≥ 5 ac. and <25 ac.
- includes required plans and reports	\$9,500.00	≥ 25 acres
SITE IMPROVEMENT PLAN ++	\$1,500.00	
"Pad Site" (Part of a Larger Approved SIP)		
SITE IMPROVEMENT PLAN - Minor Revision	\$400.00	
SITE IMPROVEMENT PLAN - Minor Modification	\$200.00	
USE BY SPECIAL REVIEW +++	\$3,000.00	<5 acres
- includes required plans and reports	\$5,500.00	≥ 5 ac. and <25 ac.
	\$9,500.00	≥ 25 acres
PD Amendment (Major)	\$500.00	
SERVICE PLAN (Special District)	\$640.00	
RIGHT-OF-WAY (R.O.W.) DEDICATION (Public)	\$200.00	
R.O.W. VACATION	\$2,400.00	
MINOR ADJUSTMENT TO EXISTING R.O.W.	\$200.00	
DEDICATION OF DRAINAGE EASEMENT	\$200.00	
VACATION of Access or Drainage Easements	\$1,000.00	
VACATION of Other Easements (May be used for Access or Drainage Easements if part of a larger project)	\$400.00	
SB 35 EXEMPTION	\$1,200.00	
LOCATION & EXTENT	\$1,000.00	
PLANNED DEVELOPMENT (Zoning)	\$400.00	
Administrative Amendment		
CONSTRUCTION PLAN REVIEWS	ENGR FEE	QUANTITY
STREET / STORM PLANS	\$1,600.00	<5 acres
	\$2,000.00	≥ 5 ac. and <25 ac.
	\$2,400.00	≥ 25 acres
GRADING, EROSION & SEDIMENT CONTROL (GESC) PLANS ⁽¹⁾	\$250 + \$25(X)	
LOW IMPACT GESC PLANS	\$250.00	
DISTRICT ROADWAY PLANS ⁽²⁾	\$700 + \$60√ Y	
DISTRICT STORM SEWER PLANS ⁽²⁾	\$700 + \$75√ Y	
REGIONAL DETENTION POND PLANS ⁽¹⁾	\$500 + \$40√ X	

REGIONAL WATER QUALITY FACILITY PLANS	\$400.00	
UTILITY PLANS Gas, Electric, Telephone, Cable TV (For submittals greater than 1000 LF)*	\$450.00	
TRAFFIC SIGNAL PLANS (Per Intersection)	\$800.00	
SIGNAGE AND STRIPING PLANS (if not a part of an overall construction plan set)	\$200 per sheet	
R.O.W. LANDSCAPE PLANS ⁽²⁾	\$350 + \$60√ Y	
OTHER REVIEW SERVICES	ENGR FEE	QUANTITY
PHASE I DRAINAGE REPORT	\$336.00	<5 acres
	\$560.00	≥ 5 ac. and <25 ac.
	\$672.00	≥ 25 acres
PHASE II or PHASE III DRAINAGE REPORT	\$672.00	<5 acres
	\$1,120.00	≥ 5 ac. and <25 ac.
	\$1,344.00	≥ 25 acres
DRAINAGE CONFORMANCE LETTER	\$100.00	
FLOODPLAIN MODIFICATION STUDY - Minor	\$800.00	
FLOODPLAIN MODIFICATION STUDY - Major	\$1,600.00	
FLOODPLAIN DEVELOPMENT PERMIT	\$100.00	
PAVEMENT DESIGN REPORT	\$250.00	
ACCESS PERMIT	\$75.00	
TRAFFIC IMPACT STUDY FOR:		
Rezoning, Sketch Plan or Preliminary Plan	\$2,000.00	
Updated Report to Original for Sketch or Preliminary	\$1,000.00	
Final Plat / Minor Development Plat	\$500.00	
Site Improvement Plan	\$500.00	
Use by Special Review	\$1,500.00	
SIGNAL WARRANT STUDY (Per Intersection)	\$200.00	
VARIANCE REQUEST	\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Minor Revision	\$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Major Revision	\$500.00	
ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS	\$2,500.00	
Revision to Alternative Roadway Standards	\$500.00	
ROADWAY STANDARDS FOR PRIVATE ROADS	\$2,500.00	
Revision to Private Roadway Standards	\$250.00	
LICENSE AGREEMENT	\$250.00	
INTERGOVERNMENTAL AGREEMENT (Special District)	\$1,000.00	
MODIFICATION to Standard Improvements Agreements	\$500.00	
MINIMUM ENGINEERING REVIEW FEE	\$300.00	
Notes:		
+ See Article VII, Section 17-7-30(b) for clarification / applicability.		
++ A "Pad Site" is part of a larger approved Site Improvement Plan (SIP). The following items must exist (or be approved) to qualify as a "Pad Site": (1) Detention/water quality, access, parking (generally), grading (generally) and utilities all provided for through the larger SIP; (2) No revisions are required to the overall drainage patterns, detention, water quality, etc.; (3) The consulting engineer for the Project is required to submit a letter (minimum) certifying that the drainage and access for the "Pad Site" are in substantial compliance with the Larger SIP Drainage Report and Traffic Report (if applicable).		
+++ The City of Lone Tree reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review, and those fees shall be assessed to and paid by the applicant.		
1. X denotes area in acres		
2. Y denotes longitudinal distance in hundreds of feet		
The fees listed above are for the initial submittal. All third resubmittals are charged 50% of the initial submittal fee. Resubmittals following a "conditional approval" require <u>no</u> fee.		

RIGHT-OF-WAY USE AND/OR CONSTRUCTION FEES

CONSTRUCTION

DESCRIPTION	FEE
BASE FEE	
STO/SAN/WAT/PHO/TV/GAS	\$60.00 EA
TRENCH DRAIN/ELEC/CONDUIT	
Pipe/Cable 0.5"-8"	\$0.19/LF
Pipe/Cable 8.25"-16"	\$0.27/LF
Pipe/Cable 16.25"-24"	\$0.44/LF
Pipe/Cable 24.25"-42"	\$0.77/LF
Pipe/Cable 42.25"-Larger	\$0.97/LF

STREET CUT

DESCRIPTION	FEE
Paved Road	\$5.00/SF
Gravel	\$2.00/SF
Boring/Jacking/Tunneling	\$75.00 EA

STREET/ROAD CONSTRUCTION

DESCRIPTION	FEE
BASE FEE	
SUBGRADE / BASE COURSE / SURFACE (CIRCLE ALL THAT APPLY)	\$85.00 EA
Subgrade	\$0.11/SY
Base Course	\$0.11/SY
Surface	\$0.11/SY

CROSSPANS

DESCRIPTION	FEE
First Crossspan	\$55.00 EA
Additional Crossspans	\$28.00 EA

SIDEWALK / CURB & GUTTER / HANDICAP RAMP

DESCRIPTION	FEE
BASE FEE	\$55.00 EA
Curb & Gutter w/integral sidewalk	\$0.11/LF
Sidewalk Only	\$0.11/LF
Curb & Gutter Only	\$0.11/LF
Sidewalk Chase Drain (no base fee required)	\$45.00 EA
Handicap Ramp	\$50.00 EA

VALLEY PAN OR TRICKLE CHANNEL

DESCRIPTION	FEE
BASE FEE	\$53.00 EA
Plus Lineal Feet	\$0.17/LF

PIPE CULVERT

DESCRIPTION	FEE
BASE FEE	\$60.00 EA
36" or smaller	Base Only
> 36"	\$0.90/LF

CAST-IN-PLACE / PRE-FAB VAULT / INLET / JUNCTION BOX / DISSIPATER

DESCRIPTION	FEE
6' or smaller	\$75.00 EA
> 6'	\$150.00 EA

LANDSCAPE / GRADING RETAINING WALLS > 4 Ft Height!* (Not tied to buildings)

DESCRIPTION	FEE
BASE FEE	\$60.00
Plus face square foot	0.11

* Wall height measured from top of wall footer to top of wall.

DETENTION POND / WATER QUALITY

DESCRIPTION	FEE
Micro Pool	\$50.00 EA
Forebay	\$0.19/SY
Pond Volume	
< 10 Acre FT	\$100.00 EA
10-1000 Acre FT	\$200.00 EA
> 1000 Acre FT	Case by Case
Underground Structure	Case by Case
Outlet Structure	\$150.00 EA

RIP-RAP / EROSION PROTECTION

DESCRIPTION	FEE
Rip-Rap BASE FEE	\$60.00 EA
Plus Cubic Yard	\$0.20/CY
OR Tonnage	\$0.15/TON
Vehicle Tracking Control (VTC) (unless included in a separate GESD Plan/Permit)	\$50.00 EA
VTC w/ Wheel Wash (unless included in a separate GESD Plan/Permit)	\$75.00 EA

POROUS LANDSCAPE / SAND FILTER

DESCRIPTION	FEE
BASE FEE	\$50.00 EA
≤ 10 SY	Base Only
> 10 SY	\$0.09/SY

CONCRETE TRICKLE CHANNEL (For Detention Ponds or drainageways)

DESCRIPTION	FEE
BASE FEE	\$53.00 EA
Plus Linear Feet	\$0.17/LF

LANDSCAPE IN RIGHT-OF-WAY

DESCRIPTION	FEE
BASE FEE	\$60.00 EA
Plus Square Yards	\$0.10/SY

MISCELLANEOUS ITEMS

DESCRIPTION	FEE
Utility Handhole/Pull Box	\$37.00 EA
Manhole (Precast or cast-in-place)	\$53.00 EA
Bridge/Cast-in-place Box Culvert	\$500.00 EA
Traffic Signal (per pole)	\$500.00 EA
Traffic Signage BASE FEE (per project)	\$50.00 EA
Plus Each Sign	\$12.50 EA
Traffic Control Only (No ROW Work)**	\$60.00/DAY
Temporary Construction Permit*	\$75.00 EA
Access Permit (Permanent)*	\$75.00 EA
*Requires separate additional Access Permit Application Form	

WARRANTY WORK / REPAIR

DESCRIPTION	FEE
1st 60 day permit	No Cost
Subsequent Permits	\$200 + Each Item

Minimum Permit Fee	\$200.00
Working without City Issued Permit	3x permit fee
Reinstatement Fee (after stop work order)	\$600.00