



APPLICATION FORM
CHECK TYPE OF REQUEST:

Zoning

- Rezoning/Zoning Amendments \$695
Planned Development Zoning \$695, plus \$15/acre (round up to the next whole acre)
PD Zoning Amendment (Administrative) \$250

Subdivision Plat

- Subdivision Plat \$230, plus \$15/acre (round up to the next whole acre)
Subdivision Plat Amendment \$250

Comprehensive Plan Amendment

- Comp Plan Amendment \$350

Conceptual Site Plan

- Conceptual Site Plan \$695

Development Permit

- Development Permit \$580
Specific Use Permit (D.P. required) \$115
D.P. Amendment (DPAB**) \$290
D.P. Amendment (Administrative) \$250

Other

- Minor Development Permit \$100
Limited Use Permit
Temporary Use Permit \$90
Vacation of Right-of-Way \$250

Appeal

- Staff Decision \$90

Variance

- Variance Request \$115

DEVELOPMENT PERMITS AND APPEALS BOARD (DPAB)
ONE APPLICATION FORM FOR EACH REQUEST OTHER THAN A SPECIFIC USE PERMIT WHICH REQUIRES A CONCURRENT DEVELOPMENT PERMIT
ALL PERTINENT INFORMATION ON THIS FORM MUST BE COMPLETED

Application Date: 5/4/17

Project Description/Reason for Application: Project Rio is an industrial warehouse to be located north of 144th Ave, between I-25 and the future Grant Street

Applicant: 144 Bull Crossing Associates, LLC Telephone: 303-628-7488

Address: 1225 17th St, Suite 3175, Denver, CO 80202 Email: tnelson@trammellcrow.com

Signature: [Signature] Print Name: Taylor Nelson

The signature of the applicant, if they are the property owner, signifies that they will represent themselves in this request to the City. All communications will be sent to the applicant. If the applicant is not the property owner, the property owner information is needed and the property owner needs to sign this request. The signature of the property owner acknowledges their awareness of the request being made on their behalf and authorizes the Identified applicant to represent the owner in the request being made to the City of Thornton.

Land Owner: Farmers Reservoir and Irrigation Company Telephone: 303-659-7373

(If the same as applicant-put "same")

Address: 80 South 27th Avenue, Brighton, CO 80601 Email: Scott@farmersres.com

Signature: [Signature] Print Name: Scott@farmersres.com

Land Owner: Telephone:

(If the same as applicant-put "same")

Address: Email:

Signature: Print Name:

NOTE - If there are more than two owners, a letter/letters containing their signatures must be attached to the application authorizing the applicant to act on behalf of the identified owner(s).

Project Name: Rio
Property Address (if known): Unknown Adams County Parcel #: 015731500009 & 015731500019
General Location: Grant St & 144th Ave
Existing Subdivision: N/A Existing Zoning: Regional Commercial
Existing Land Use(s) & Structures: Agriculture
Proposed Land Use(s) & Structures: Warehouse
Gross Area: 3,747,224 (square feet) 86.02 (acres) Proposed Zoning: Regional Commercial
Township: 1 South Range: 68 west of the 6th P.M. Section: 15
Legal Description: Full legal description is on the Plat Provided

Additional page(s) may be added for full legal description to be included with application form.

AN ACTUAL ADDRESS OR PARCEL ID NUMBER IS REQUIRED.

Do you have prairie dogs on your development site? Yes: No:

If you do, please refer to Ordinance 2628 (Prairie Dog Relocation). Your assigned case manager can also provide more information.

Are there any existing Developer's Agreements covering this property: Yes: No:

If YES, indicate agreement name: _____

NOTE - For applications regarding the subdivision of land, please enclose 2 copies of the current (within 30 days of application) title commitment.

NOTE - Attach a copy of any deed restrictions effective on this property.

Office Use Only:

Case Number: _____ Intake Review By: _____

Hansen Number: _____ Planner Assigned to Case: _____

AUTHORIZATION OF OWNER

[THORNTON 40 LLC– RIO NORTH]

THORNTON 40 LLC, a Colorado limited liability company (“Owner”), owner of certain real property legally described on **Exhibit A** attached hereto (the “Property”), hereby authorizes TC Denver Development, Inc., a Delaware corporation (“Applicant”) and its agent, Brownstein Hyatt Farber Schreck LLP (“Agent”), to submit on Owner’s behalf all applications necessary to (a) obtain approval by the City of Thornton, Colorado (the “City”) for the following entitlements for the Property: annexation, zoning, conceptual site plan, comprehensive plan amendment, modification and waiver of certain Floor Area Ratio limitations, development permit, specific use permit, subdivision plat, approval for prairie dog relocation, approval of civil construction drawings, a grading permit and a building permit, (b) obtain approval from the State of Colorado (“State”) for a State Discharge Permit for the Property, (c) obtain approval from the Army Corp of Engineers (“Corp”) for a 404 Permit for the Property, and (d) obtain approval from Urban Drainage and Flood Control District (“UDFCD”) for flood plain modifications to the Shay Ditch (collectively, the foregoing shall be referred to herein as the “Entitlement Approvals”).

Owner is aware of the requests and proposals being made by the Agent and the Applicant in connection with the Entitlement Approvals and has no objections thereto. Furthermore, Owner hereby authorizes Applicant and Agent to act on behalf of Owner with regard to those actions reasonably necessary to effectuate the changes contemplated by the Entitlement Approvals, which authorization includes, without limitation, authorization to submit all applications and supporting documents required by the City, State, Corp or UDFCD (collectively, the “Authorities”) in connection with the Entitlement Approvals (collectively, the “Application”), to amend the Application as required by the Authorities, to meet with and appear before the Authorities to discuss the Application, to obtain the Authorities’ approval of the Application, and to take any and all additional actions deemed reasonably necessary by Applicant to obtain the Authorities’ approval of the Application; provided, however, in no event shall the Applicant or Agent be permitted to record any Entitlement Approvals until either (a) Applicant acquires the Property from Owner, or (b) Owner provides separate written authorization for such recording.

The authorization granted hereunder shall expire by its own terms upon the Authorities final and unappealable approval of the Application, or upon written revocation from the Owner delivered to Applicant and Agent.

[Remainder of page intentionally left blank; signature(s) appear on following page(s).]

By this acknowledgement, Owner hereby certifies that the above information is true and correct.

OWNER:

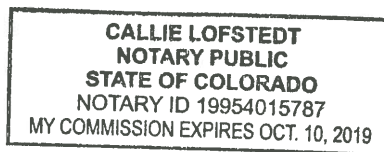
THORNTON 40 LLC,
a Colorado limited liability company

By: *Richard A. Frank*
Name: Richard A. Frank
Title: Manager

State of Colorado)
County of Denver) ss

The foregoing instrument was acknowledged before me this 31 day of January, 2017, by RICHARD A. FRANK as MANAGER of Thornton 40 LLC, a Colorado limited liability company.

Callie Lofstedt
(Notary Signature)



[SEAL]

Commission Expires

EXHIBIT A

Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO AND AS DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER (N1/2 N1/2 SE1/4) OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,

EXCEPT THE EAST 50 FEET OF SAID TRACT DEEDED TO THE COUNTY OF ADAMS RECORDED DECEMBER 30, 1935 IN BOOK 228 AT PAGE 478,

EXCEPT THAT PART CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY FOR THE BULL CANAL IN DEED RECORDED DECEMBER 11, 1914 IN BOOK 73 AT PAGE 86, COUNTY OF ADAMS, STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE N89° 32' 20" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE S00° 01' 37" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 660.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE N89° 32' 55" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1410.67 FEET TO A POINT ON THE EASTERLY LINE OF A 95.00 FEET WIDE RIGHT-OF-WAY FOR BULL CANAL, AS RECORDED IN ADAMS COUNTY, COLORADO IN BOOK 73 AT PAGE 86;

THENCE RUNNING ALONG SAID EASTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N22° 09' 00" W, A DISTANCE OF 73.17 FEET TO A POINT OF CURVATURE;
2. 56.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF

[continued on next page]

09° 03' 36" AND HAVING A RADIUS OF 355.00 FEET TO A POINT;
3. N13° 05' 23" W, A DISTANCE OF 273.23 FEET TO A POINT OF CURVATURE;
4. 156.73 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 20° 10' 46" AND HAVING A RADIUS OF 445.00 FEET TO A POINT;
5. N33° 16' 09" W, A DISTANCE OF 158.54 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE S89° 32' 20" E, ALONG SAID NORTH LINE, A DISTANCE OF 1665.77 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF THORNTON, A MUNICIPAL CORPORATION, IN DEED RECORDED AUGUST 15, 2012 AT RECEPTION NO. 2012000060234,

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 15;
THENCE S89° 32' 20" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 799.75 FEET TO A POINT ON THE WESTERLY LINE OF A 95.00 FEET WIDE RIGHT-OF-WAY FOR THE BULL CANAL, AS RECORDED IN ADAMS COUNTY, COLORADO IN BOOK 73 AT PAGE 86;
THENCE RUNNING ALONG SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:
1. S33° 16' 09" E, A DISTANCE OF 221.97 FEET TO A POINT OF CURVATURE;
2. 123.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONTAINING AN INTERIOR ANGLE OF 20° 10' 46" AND HAVING A RADIUS OF 350.00 FEET TO A POINT;
3. S13° 05' 23" E, A DISTANCE OF 273.23 FEET TO A POINT OF CURVATURE;
4. 71.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONTAINING AN INTERIOR ANGLE OF 09° 03' 36" AND HAVING A RADIUS OF 450.00 FEET TO A POINT;
5. S22° 09' 00" E, A DISTANCE OF 33.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER;
THENCE N89° 32' 55" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1063.89 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER;
THENCE N00° 10' 17" W, ALONG SAID WEST LINE, A DISTANCE OF 661.40 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, IN DEED RECORDED MARCH 31, 2016 AT RECEPTION NO. 2016000024032 AND RE-RECORDED APRIL 25, 2016 AT RECEPTION NO. 2016000031069,

COUNTY OF ADAMS, STATE OF COLORADO.

AUTHORIZATION OF OWNER

[THORNTON INVESTMENTS LLC– RIO SOUTH]

Thornton Investments, LLC, a Colorado limited liability company ("Owner"), owner of certain real property legally described on **Exhibit A** attached hereto (the "Property"), hereby authorizes TC Denver Development, Inc., a Delaware corporation ("Applicant") and its agent, Brownstein Hyatt Farber Schreck LLP ("Agent"), to submit on Owner's behalf all applications necessary to (a) obtain approval by the City of Thornton, Colorado (the "City") for the following entitlements for the Property: conceptual site plan, modification and waiver of certain Floor Area Ratio limitations, development permit, specific use permit, subdivision plat, approval of civil construction drawings, a grading permit and a building permit, (b) obtain approval from the State of Colorado ("State") for a State Discharge Permit for the Property, (c) obtain approval from the Army Corp of Engineers ("Corp") for a 404 Permit for the Property, and (d) obtain approval from Urban Drainage and Flood Control District ("UDFCD") for flood plain modifications to the Shay Ditch (collectively, the foregoing shall be referred to herein as the "Entitlement Approvals").

Owner is aware of the requests and proposals being made by the Agent and the Applicant in connection with the Entitlement Approvals and has no objections thereto. Furthermore, Owner hereby authorizes Applicant and Agent to act on behalf of Owner with regard to those actions reasonably necessary to effectuate the changes contemplated by the Entitlement Approvals, which authorization includes, without limitation, authorization to submit all applications and supporting documents required by the City, State, Corp or UDFCD (collectively, the "Authorities") in connection with the Entitlement Approvals (collectively, the "Application"), to amend the Application as required by the Authorities, to meet with and appear before the Authorities to discuss the Application, to obtain the Authorities' approval of the Application, and to take any and all additional actions deemed reasonably necessary by Applicant to obtain the Authorities' approval of the Application.

The authorization granted hereunder shall expire by its own terms upon the Authorities final and unappealable approval of the Application, or upon written revocation from the Owner delivered to Applicant and Agent.

[Remainder of page intentionally left blank; signature(s) appear on following page(s).]

By this acknowledgement, Owner hereby certifies that the above information is true and correct.

OWNER:

THORNTON INVESTMENTS, LLC,
a Colorado limited liability company

By: *Greg Fulton*
Name: GREG FULTON
Title: MANAGER

State of Colorado)
County of Arapahoe) ss

The foregoing instrument was acknowledged before me this 17 day of February, 2017, by Greg Fulton as Manager of Thornton Investments, LLC, a Colorado limited liability company.

Katherine Walker

(Notary Signature)

Katherine L Walker
Notary Public
State of Colorado
Notary ID 20004022657
My Commission Expires September 09, 2020

9-9-20

[SEAL]

Commission Expires

EXHIBIT A

Legal Description of the Property

A parcel of land located in the Southeast one-quarter of Section 15, Township 1 South, Range 68 West of the 6th P.M., more particularly described as follows:

Commencing at the Southeast corner of the Southeast one-quarter of said Section 15; thence North 89°05'55"West, 30.00 feet; thence North 00°30'38"East, 30.00 feet to the true point of beginning; thence along the North right-of-way for 144th Avenue the following three(3) courses:

1. North 89°05'55"West, 1890.37 feet
2. Thence North 00°54'05"East, 5.00 feet;
3. Thence North 83°48'03"West, 704.04 feet;

Thence along the West line of the Southeast quarter of Section 15, said line also being the East line of Interstate 25, North 00°18'41"East, 1884.14 feet; thence along the North line of the South half of the North Half of the Southeast quarter of Section 15, North 89°04'02"East, 2577.48 feet; thence along the Westerly line of Washington Street South 00°30'38"West, 383.29 feet; thence along the Northerly, Westerly and Southerly lines of a parcel of land described in Book 2582, at Page 314, North 89°04'02"West, 380.00 feet; thence S00°30'38"W, 350.00 feet; thence S89°04'02"E, 380.00 feet; thence along said Washington Street, along the following seven (7) courses;

1. Thence South 00°30'38"West 333.50 feet;
2. Thence North 89°29'22"West 10.00 feet;
3. Thence South 00°30'38"West, 200.00 feet;
4. Thence South 89°29'22"East, 10.00 feet;
5. Thence South 00°30'38"West, 55.00 feet;
6. Thence North 89°29'22"East, 20.00 feet;
7. Thence South 00°30'38"West 830.89 feet to the true point of beginning,

EXCEPT that part of the Bull Canal described in instrument recorded in Book 73, at Page 86.

AND EXCEPT that portion conveyed to the City of Thornton by Warranty Deed recorded October 27, 2004 at Reception No. 20041027001081960,

AND EXCEPT that portion conveyed to the City of Westminster by Special Warranty Deed recorded March 17, 2006 at Reception No. 20060317000274570.

AND FURTHER EXCEPTING those portions as conveyed in Deeds recorded March 2, 2012 at Reception Nos. 2012000016028 and 2012000016029 and May 17, 2016 at Reception No. 2016000038313.

County of Adams,
State of Colorado.