

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: Brue Baukol Capital Partners  
 Contact: Jordan Swisher  
 Address: 1555 Blake St., Ste 210  
Denver, CO 80202  
 Mailing Address: 1555 Blake St., Ste 210  
Denver, CO 80202  
 Telephone: 720.930.4711  
 Fax: 720.399.6472  
 Email: jordan.swisher@bruebaukol.com

**OWNER INFORMATION**

Firm: Phillips 66 Corporation  
 Contact: Greg L. Cardwell  
 Address: 2331 CityWest Boulevard  
Houston, TX 77242  
 Mailing Address: P.O. Box 421959  
Houston, TX 77252  
 Telephone: 832.765.1412  
 Fax: 832.765.9810  
 Email: greg.l.cardwell@p66.com

**REPRESENTATIVE INFORMATION**

Firm: Brue Baukol Capital Partners  
 Contact: Jordan Swisher  
 Address: 1555 Blake St., Ste 210  
Denver, CO 80202  
 Mailing Address: 1555 Blake St., Ste 210  
Denver, CO 80202  
 Telephone: 720.930.4711  
 Fax: 720.399.6472  
 Email: jordan.swisher@bruebaukol.com

**PROPERTY INFORMATION**

Common Address: \*see attached Legal Description  
 Legal Description: Lot \_\_\_\_\_ Blk \_\_\_\_\_  
 Subdivision \_\_\_\_\_  
 Area: \_\_\_\_\_ Sq. Ft.

**TYPE (S) OF APPLICATION**

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: \_\_\_\_\_
- CMRS Facility: \_\_\_\_\_
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

**PROJECT INFORMATION**

Summary: \_\_\_\_\_  
 The intent of this application is to establish the preliminary master plat corresponding to the proposed ConocoPhillips Campus GDP 1st Amendment. Additionally, the intent is to establish the first final plat within the master plat. Written request is included separately.

Current zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

**SIGNATURES & DATE**

Applicant: \_\_\_\_\_  
 Print: Jordan Swisher  
 Owner: Phillips 66 Corporation  
 Print: \*see Letter of Authorization  
 Representative: \_\_\_\_\_  
 Print: Jordan Swisher

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

190108 – Nawatny Ridge  
Louisville Portion Only

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20 AND THE NORTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER IN THE STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 89°48'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,625.59 FEET;

THENCE SOUTH 00°02'13" EAST ALONG A LINE PARALLEL AND 30 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,326.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 85.45 FEET TO THE NORTH CORNER OF PARCEL TK-71-2 DESCRIBED AT RECEPTION NO. 2386686 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 33°27'26" WEST, A DISTANCE OF 60.64 FEET;
- 2) SOUTH 01°40'28" WEST, A DISTANCE OF 45.12 FEET;
- 3) SOUTH 88°19'32" EAST, A DISTANCE OF 34.84 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00°02'35" EAST ALONG A LINE PARALLEL WITH AND 30 FEET WEST OF SAID EAST LINE, A DISTANCE OF 404.28 FEET TO A POINT OF NON-TANGENT CURVATURE AT THE NORTH CORNER OF PARCEL TK-71 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 86.28 FEET, SAID CURVE HAVING A RADIUS OF 2,441.83 FEET, A CENTRAL ANGLE OF 02°01'28", AND A CHORD WHICH BEARS SOUTH 04°26'27" WEST A CHORD DISTANCE OF 86.27 FEET;
- 2) SOUTH 03°25'43" WEST, A DISTANCE OF 124.37 FEET;
- 3) SOUTH 00°02'35" EAST AND ALONG THE WEST LINE OF PARCEL TK-71-1 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 529.71 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°42'42" WEST, A DISTANCE OF 55.73 FEET;
- 2) SOUTH 00°00'35" WEST, A DISTANCE OF 30.02 FEET;
- 3) SOUTH 44°51'26" EAST, A DISTANCE OF 35.44 FEET;
- 4) SOUTH 00°00'35" WEST, A DISTANCE OF 127.21 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 520800 IN THE RECORDS OF BOULDER COUNTY;

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

- 1) NORTH 89°59'25" WEST, A DISTANCE OF 55.00 FEET;
- 2) SOUTH 00°00'35" WEST, A DISTANCE OF 50.00 FEET;
- 3) SOUTH 89°59'25" EAST, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 1560711 IN THE RECORDS OF BOULDER COUNTY;

THENCE SOUTH 00°00'35" WEST ALONG THE WEST LINE OF SAID PARCEL AND ALONG A LINE PARALLEL WITH AND 75 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 247.79 FEET;

THENCE SOUTH 16°40'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 93.77 FEET TO THE NORTH CORNER OF PARCEL TK-75 DESCRIBED AT RECEPTION NO. 2309730 IN THE RECORDS OF BOULDER COUNTY;

THENCE SOUTH 00°00'35" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE WEST LINE OF SAID TK-75, A DISTANCE OF 611.12 FEET;

THENCE SOUTH 89°48'45" EAST ALONG THE SOUTH LINE OF SAID TK-75, A DISTANCE OF 48.09 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,308.62 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 14°13'32" WEST, A DISTANCE OF 140.04 FEET;
- 2) NORTH 60°44'04" WEST, A DISTANCE OF 682.66 FEET;

- 3) NORTH 31°43'59" WEST, A DISTANCE OF 355.27 FEET;
- 4) NORTH 50°04'57" WEST, A DISTANCE OF 351.37 FEET;
- 5) NORTH 87°28'56" WEST, A DISTANCE OF 246.66 FEET TO THE EASTERN CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 58°29'24" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 186.70 FEET TO A POINT ON THE RIGHT-OF-WAY OF HIGHWAY 36;

THENCE NORTH 50°07'12" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 356.68 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013403 IN THE RECORDS OF BOULDER COUNTY AND THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY;

THENCE CONTINUING NORTH 50°07'12" WEST ALONG THE SAID PARCEL DESCRIBED AT RECEPTION NO. 3411796 IN THE RECORDS OF BOULDER COUNTY, A DISTANCE OF 1,028.45 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 878, PAGE 503 IN THE RECORDS OF BOULDER COUNTY;

THENCE NORTH 25°26'59" WEST ALONG SAID EAST LINE, A DISTANCE OF 842.57 TO THE SOUTH CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1989419 IN THE RECORDS OF BOULDER COUNTY;

THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°54'00" EAST, A DISTANCE OF 95.53 FEET;
- 2) NORTH 08°22'46" WEST, A DISTANCE OF 184.53 FEET;
- 3) NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.70 FEET;
- 4) SOUTH 89°50'51" WEST, A DISTANCE OF 34.06 FEET TO A POINT 25.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°09'09" WEST ALONG A LINE PARALLEL WITH AND 25 FEET FROM THE SAID WEST LINE, A DISTANCE OF 473.64 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 1819920 IN THE RECORDS OF BOULDER COUNTY EXTENDED WESTERLY;

THENCE SOUTH 89°48'38" EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 265.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00°09'09" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 256.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPUS DRIVE;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°48'38" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.02 FEET;
- 2) SOUTH 82°25'28" EAST, A DISTANCE OF 202.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 139.86 FEET, SAID CURVE HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°23'09", AND A CHORD WHICH BEARS SOUTH 86°07'04" EAST A CHORD DISTANCE OF 139.77 FEET;
- 4) SOUTH 89°48'38" EAST, A DISTANCE OF 1,975.05 FEET TO A POINT ON THE EAST LINE SAID SOUTHWEST QUARTER;

THENCE NORTH 00°02'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 17,024,252 SQUARE FEET OR 390.82 ACRES, MORE OR LESS.