

STATE OF  
COLORADO

Bowles - DNR, Brock &lt;brock.bowles@state.co.us&gt;

## Confirming Excavating Permit for lower landing of Mighty Argo Cablecar

1 message

Dylan Graves <dgraves@idahospringsco.com>  
To: "brock.bowles@state.co.us" <brock.bowles@state.co.us>

Fri, Apr 5, 2024 at 12:47 PM

Hello Brock,

As discussed earlier this week, here is some additional information about current approvals for the Mighty Argo Cablecar project. I've attached two documents. The first is an issued earth disturbance permit for the upper landing of the Argo project. The second is the approved FDP (non-executed version but approved) that shows all proposed improvements including upper and lower landing.

Note that it appears only an earth disturbance permit for the upper landing has been issued. We do not yet have earth disturbance, grading, or building permits for the lower landing adjacent to Riverside Drive. That is anticipated to eventually come in and be reviewed to ensure compliance but has not yet been completed. Plans for the lower landing are included on the FDP.

I do have plans from the earth disturbance permit for the upper landing, which I have not included here but if you would like them, I can forward them along.

Best,

**Dylan Graves**

Community Development Planner

City of Idaho Springs

[DGraves@idahospringsco.com](mailto:DGraves@idahospringsco.com)

(303) 567-4421 x118

*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this city-owned email account may be subject to public disclosure.*



2 attachments



**Upper Landing ARGO Earth Disturbance Permit.pdf**

3440K



**2020\_0424\_MIGHTY Argo\_FDP\_ResubmitV2.pdf**

15377K





PERSPECTIVE VIEW OF UPPER LANDING



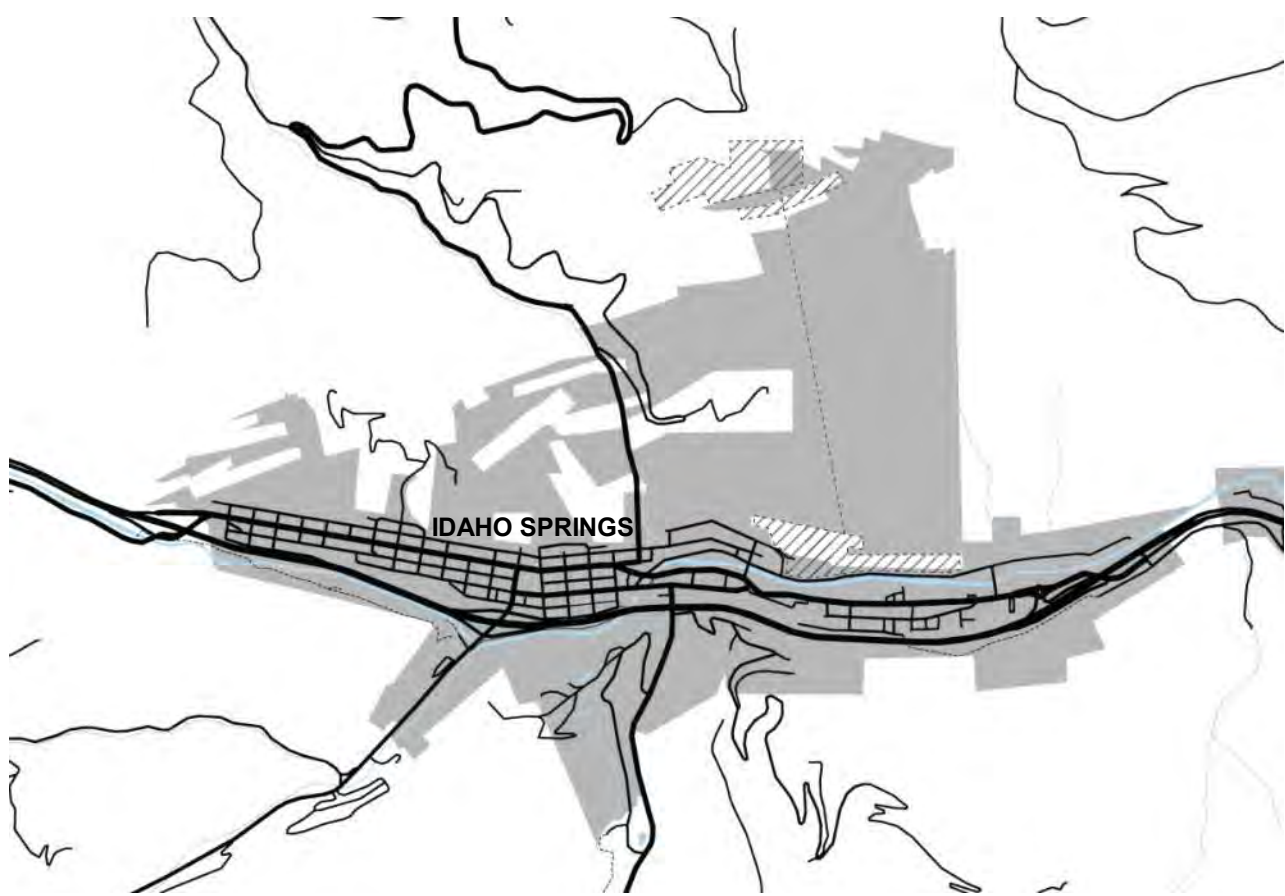
PERSPECTIVE VIEW OF LOWER LANDING

# Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

2350 Riverside Drive  
Idaho Springs, CO 80452

FINAL DEVELOPMENT PLAN

April 24, 2020



VICINITY MAP

NTS

OSA PROJECT NO.  
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2019-025  
2020 open studio | architecture

## Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1 FINAL DEVELOPMENT PLAN March 2, 2020

### owner/applicant:

**ARGO Holdings, LLC**  
1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevlie  
303 903 2427

### owners:

**City of Idaho Springs**  
City Hall, 1711 Miner Street  
Idaho Springs, CO 80452  
Mike Hillman - Mayor  
Alan Tiefenbach - City Planner  
Andrew Marsh - City Administrator

### Mary Jane Loevlie

PO Box 218  
Idaho Springs, Colorado 80452

### architect:

### open studio | architecture

1010 Park Ave. West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

### structural engineer:

### Martin/Martin, Inc.

0101 Fawcett Road #260  
Avon, CO 81620  
970 926 6007  
Sean Molloy

### civil engineer:

### Martin/Martin, Inc.

12499 W. Colfax Ave  
Lakewood, CO 80215  
303 431 6100  
Mark Sundstrom

### landscape architect:

### META

3120 Blake Street  
Denver, CO 80205  
720-508-6080  
Herb Kindsfater  
Tim Anderson



# Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

## FINAL DEVELOPMENT PLAN

### OWNER'S SIGNATURE:

I (We), the undersigned, shall comply with all regulations contained in the Idaho Springs Zoning Code.  
The following signatures constitute all owners and holders of deeds of trust for land and structures included in this plan:

#### ARGO HOLDINGS LLC

By \_\_\_\_\_ Date \_\_\_\_\_  
Mary Jane Loevlie

By \_\_\_\_\_ Date \_\_\_\_\_  
Robert Bowland

#### MARY JANE LOEVLIE

By \_\_\_\_\_ Date \_\_\_\_\_  
Mary Jane Loevlie

#### CITY OF IDAHO SPRINGS

By \_\_\_\_\_ Date \_\_\_\_\_  
Mayor Chuck Harmon

### NOTARY PUBLIC

City of Idaho Springs, County of Clear Creek, State of Colorado, The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_ AD 20\_\_\_\_

By \_\_\_\_\_

Witness my hand and official seal

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Address

### CLERK AND RECORDER'S CERTIFICATION:

I hereby, certify that this instrument was filed for the record in my office at

\_\_\_\_\_ o'clock \_\_.m., \_\_\_\_\_ 20\_\_\_\_ and duly recorded.

\_\_\_\_\_  
City of Idaho Springs Clerk Clear Creek Recorder

by \_\_\_\_\_, Deputy Clerk

FEE \$ \_\_\_\_\_

### SITE DESCRIPTION:

Located within Idaho Springs and Clear Creek County, Colorado, the project site consists of approximately 500 acres of City land, 50 acres of privately owned property including the Argo Mill site on the Southern border, and several parcels at the Gondola Upper Landing.

### STATISTICAL INFORMATION:

POTENTIAL EMPLOYEES: 20 - 40

#### PARCEL SIZES IN GROSS AND NET ACRES OR SQUARE FEET

Refer to overall site plan on Sheet 0-10. Refer to PD sheet 02, section 1.1 for allowed uses.

ARGO + Lower Terminal	Area 1	23.3 acres
Upper Landing	Area 2A	4.9 acres
	Area 2B	24.3 acres
	Area 2C	4.2 acres
Virginia Canyon Mountain Park	Area 3	472 acres*

\*This area is an estimate based on BLM Transfer Agreement.

#### DEDICATED OPEN SPACE REQUIREMENTS

10% Minimum of C-1 Use Areas to be dedicated open space. NOTE: Refer to Sheet 0-10 for location.

C-1 Use Area (Area 1)	Required Open Space	Proposed Open Space
23.3 acres	2.33 acres	2.76 acres

#### EXISTING AND PROPOSED PARKING

	Existing	Proposed	Total	
Surface	36	12	48	(Includes 10 dedicated VCMP Parking)
Parking Deck	0	143	143	
TOTAL			191	

#### EXISTING AND PROPOSED BUILDING COVERAGE SQUARE FOOTAGES & USES

Use Area	Use	Existing (SF)	Proposed (SF)	Max Height ^
Use Area 1A	Cable Car Platform (Ramp)	-	946 SF	46'-0"
	Gondola	-	-	-
	Total Building Coverage = 946 SF (< 94,226 SF allowed per PD)			
Use Area 1B	[No proposed uses]			
Use Area 1C	[No proposed building coverage]			
Use Area 1D	Cable Car Platform	Gondola	-	2,646 SF
	Shipping Containers	Storage	-	480 SF
	Total Building Coverage = 3,126 SF (< 30,566 SF allowed per PD)			
Use Area 1E	Argo Mill	Museum	20000 SF	-
	Argo Ancillary Buildings	Museum	2100 SF	-
	Argo Mercantile	Retail/Office	1943 SF	-
	Parking Deck	Parking	-	17,802 SF
	Total Building Coverage = 41,845 SF (<108,270 SF allowed per PD)			
Use Area 2A	Gondola towers	Gondola	-	480 SF
	Total Building Coverage = 480 SF (< 10,672 SF allowed per PD)			
Use Area 2B	Amenity	Food&Bev/Office	-	5,130 SF
	Shipping Container <sup>C</sup>	Storage	-	(160 SF) <sup>C</sup>
	Shipping Container <sup>C</sup>	Food & Bev	-	(160 SF) <sup>C</sup>
	Shipping Container <sup>C</sup>	Retail	-	(160 SF) <sup>C</sup>
	Distribution Building	Utility	-	640 SF
	Total Building Coverage = 5,450 SF (< 74,923 SF allowed per PD)			
	Elevated Decks = 2,974 SF (< 25,000 SF allowed per PD)			
Use Area 2C	Maintenance	Gondola	-	2,924 SF
	Total Building Coverage = SF			
	Elevated Decks = 2,580 SF (< 25,000 SF allowed per PD)			

Note: No dwelling units proposed.

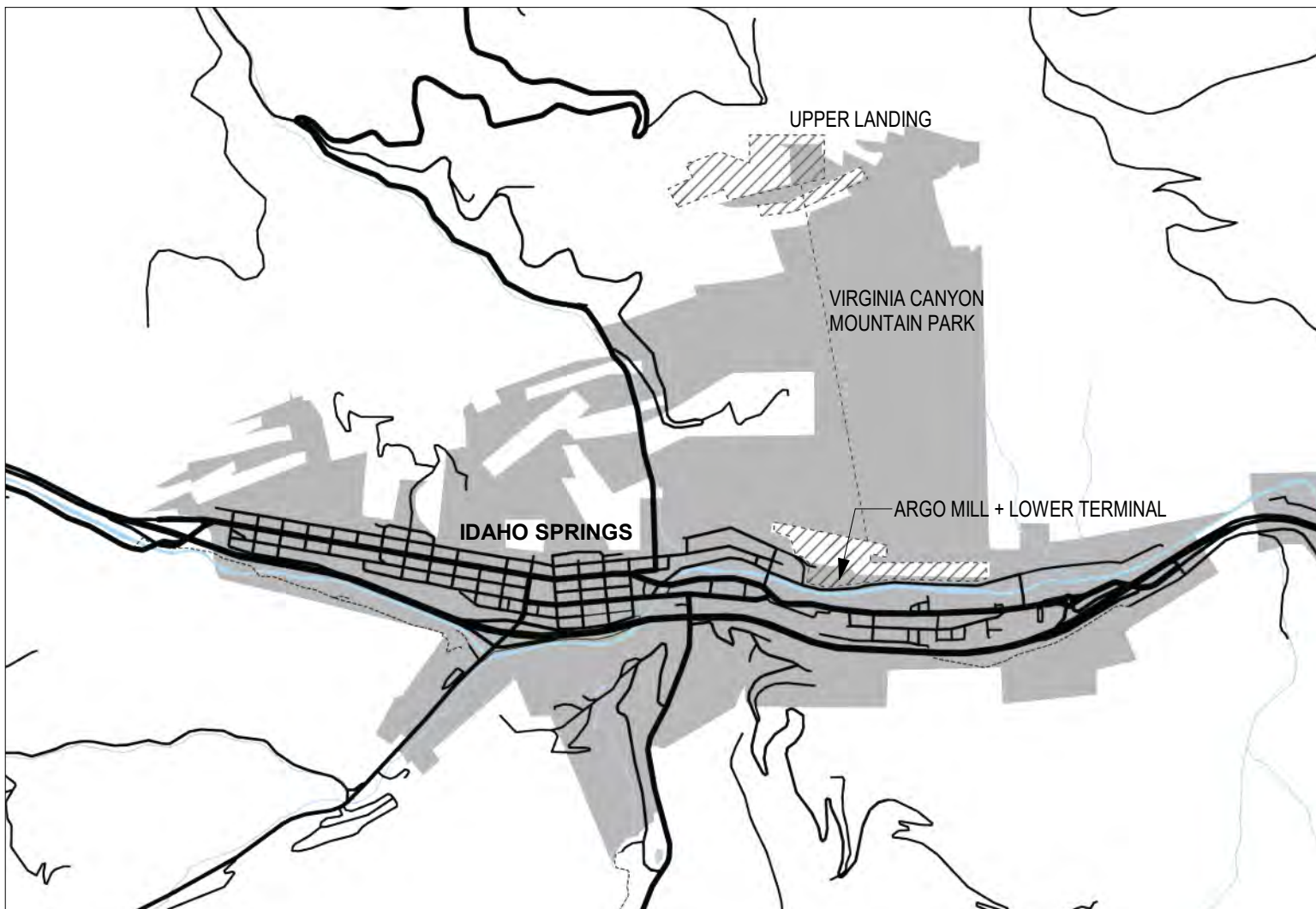
<sup>A</sup> Refer to elevations for building height calculations.

<sup>B</sup> Refer to Sheet 0-10 for tower height schedule.

<sup>C</sup> Shipping Containers as noted proposed within Amenity roof canopy and do not count towards building coverage.

### GENERAL NOTES:

- FUTURE STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL STRUCTURES TO COMPLY WITH SETBACKS AND HEIGHT REQUIREMENTS AS OUTLINED IN PLANNED DEVELOPMENT (APPROVED 6/10/2019).
- REFER TO SHEETS 0-02 AND 0-03 FOR FULL LEGAL DESCRIPTION.



### VICINITY MAP

1" = 2000'

### SHEET INDEX - FINAL DEVELOPMENT PLAN

Sheet Number	Sheet Name
0-01	VICINITY MAP + NOTES
0-02	LEGAL DESCRIPTION
0-03	LEGAL DESCRIPTION
0-10	OVERALL SITE PLAN
0-11	ACCESS & SIGNAGE PLAN
0-12	PUBLIC IMPROVEMENTS AGREEMENT - EXHIBIT
1-00	LOWER TERMINAL - EXISTING CONDITIONS PLAN
1-01	LOWER TERMINAL - GRADING & UTILITY PLAN
1-10	LOWER TERMINAL - SITE & LANDSCAPE PLAN
1-20	LOWER TERMINAL - ELEVATIONS
1-21	LOWER TERMINAL - ELEVATIONS
1-30	LOWER TERMINAL - PERSPECTIVE VIEWS
2-00	UPPER LANDING - EXISTING CONDITIONS PLAN
2-01	UPPER LANDING - GRADING & UTILITY PLAN
2-10	UPPER LANDING - SITE & LANDSCAPE PLAN
2-11	UPPER LANDING - SITE LIGHTING PLAN
2-20	UPPER LANDING - ELEVATIONS
2-21	UPPER LANDING - ELEVATIONS
2-22	UPPER LANDING - ELEVATIONS
2-30	UPPER LANDING - PERSPECTIVE VIEWS
3-00	GONDOLA - ELEVATIONS

#### applicant

#### ARGO Holdings, LLC

1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevlie  
303 903 2427

#### open studio | architecture

1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

OSA project no.: 2019-025

copyright: 2020 open studio | architecture

issue date: April 24, 2020

VICINITY MAP + NOTES

0-01



# Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

## FINAL DEVELOPMENT PLAN

### LEGAL DESCRIPTION:

#### PARCEL - ARGO BASECAMP

FROM CHICAGO TITLE OF COLORADO COMMITMENT TO INSURE NO. 097-C201386-072-JT2 PARCEL A:

ALL THAT PORTION OF THE ARGO LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 8580A AND THE ARGO MILLSITE CLAIM, U.S. MINERAL SURVEY NO. 8580B, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT WHICH LIES N. 68°32'W., 118.12 FEET FROM CORNER NO. 4 OF SAID ARGO MILLSITE; THENCE N. 30°50'W., 80.43 FEET; THENCE N. 68°32'W., 135.57 FEET; THENCE N. 14°45'W., 366.40 FEET TO THE NORTHERLY LINE OF SAID ARGO LODE, U.S. PATENT RECORDED IN BOOK 313 AT PAGE 88.

PARCEL B:

THE SILVER AGE MILLSITE CLAIM, U.S. SURVEY NO. 5757B, DESCRIBED IN INITED STATES PATENT RECORDED IN BOOK 313, PAGE 88, EXCEPTING AN EASEMENT AND RIGHT OF WAY 30 FEET IN WIDTH, AS DESCRIBED IN BOOK 183 AT PAGE 219, THE SAN TOY MILLSITE CLAIM, U.S. MINERAL SURVEY NO. 18377, DESCRIBED IN UNITED STATES PATENT RECORDED IN

BOOK 313, PAGE 68, ALL THAT PORTION OF THE ARGO LODE MINING CLAIM, U.S. SURVEY NO. 8580A AND THE ARGO MLL SITE, U.S. SURVEY NO. 8580B LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT WHICH LIES N. 68°32'W., 118.12 FEET FROM CORNER NO. 4 OF SAID ARGO MILLSITE; THENCE N. 30°05'W., 80.43 FEET; THENCE N. 68°32' W., 135.57 FEET; THENCE N. 14°45' W., 366.40 FEET TO THE NORTHERLY LINE OF SAID ARGO LODE, U.S. PATENT RECORDED IN BOOK 313 AT PAGE 88, THE WELCH PLACER, U.S.

SURVEY NO. 236, DESCRIBED IN UNITED STATES PATENT RECORDED IN BOOK 313, AT PAGE 62, EXCEPT A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AS DESCRIBED IN INSTRUMENT RECORDED JUNE 16, 1969 IN BOOK 313 AT PAGE 278, AND EXCEPT THAT PORTION OF SAID WELCH PLACER, U.S. MINERAL SURVEY NO. 236 DESCRIBED AS FOLLOWS: COMMENCING AT CORNER NO. 2 OF THE DUNN PLACER, U.S.

SURVEY NO. 188, BEING ALSO CORNER NO. 7 OF THE WELCH PLACER, U.S. SURVEY NO. 236 THENCE S. 13°13' W., ALONG THE EAST LINE OF THE DUNN PLACER, 173.35 FEET TO THE TRUE POINT OF BEGINNING SAID POINT BEING ON THE NORTHEASTERLY CORNER OF BLOCK "B" OF THE SUNNYSIDE ADDITION TO THE CITY OF IDAHO SPRINGS; THENCE N. 13°13' W., 178.40 FEET; THENCE S. 68°55' E., 40.38 FEET; THENCE S. 13°13' E., 129.84 FEET TO A POINT ON A CONTINUATION OF THE SOUTH LINE OF VIRGINIA STREET; THENCE N. 70°57' W., ALONG A CONTINUATION OF THE SOUTH LINE OF VIRGINIA STREET A DISTANCE OF 40.38 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION WHICH MAY HAVE BEEN DEEDED TO THE CITY OF IDAHO SPRINGS FOR STREET PURPOSES ONLY. THE ABOVE MOST RECENTLY SET FORTH IN DEED RECORDED IN BOOK 443 AT PAGE 745.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DEED RECORDED JULY 17, 1991, IN BOOK 482, AT PAGE 575 AND CORRECTION DEED RECORDED SEPTEMBER 26, 1991, IN BOOK 484 AT PAGE 237.

EXCEPTING ALSO THOSE PORTIONS CONVEYED BY DEED RECORDED AUGUST 11, 1997, IN BOOK 553 AT PAGE 441.

EXCEPTING ALSO RESERVATIONS, EASEMENTS AND OTHER RIGHTS OF RECORD, INCLUDING WITHOUT LIMITATION, RIVERSIDE DRIVE, AND THAT EASMENT RECORDED IN BOOK 553 AT PAGE 436.

SUBJECT TO THAT SEPTEMBER 1, 1993 LEASE TO JONES SPACELINK LTD., AND TO THAT PARTIAL CONSENT DECREE IN CIVIL ACTION NO. 97-WY-286 ENTERED ON JUNE 3, 1997, IN THE UNITED STATES DISTRICT COURT, DISTRICT OF COLORADO.

PARCEL - 2018 ACQUISITION (GLEANER)

A PART OF DORINA LODE MINING CLAIM, NO NAME LODE MINING CLAIM, AND THE NO NAME MILL-SITE, AS DEPICTED ON U.S. MINERAL SURVEY NO. 1422A & 1422B, APPROVED ON OCTOBER 26, 1900; A PART OF GLENER LODE MINING CLAIM, AS DEPICTED ON U.S.

MINERAL SURVEY NO. 13041, APPROVED ON MARCH 28, 1899; A PART OF HARVEST LODE MINING CLAIM, AS DEPICTED ON U.S. MINERAL SURVEY NO. 17793, APPROVED ON JANUARY 24, 1906; AND A PART OF SECTION 25 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 22, 2003 UNDER RECEPTION NUMBER 221817 IN THE RECORDS OF THE

CLEAR CREEK COUNTY CLERK AND RECORDERS OFFICE ALL BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CLEAR CREEK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT CORNER 5 OF SAID THE NO NAME MILL SITE BEING MONUMENTED WITH AN ORIGINAL MARKED STONE 30X14X10, WHENCE CORNER 11 OF EUPHRATES LODE MINING CLAIM, AS DEPICTED ON U.S. MINERAL SURVEY NO. 6002, APPROVED ON OCTOBER 17, 1889, BEING MONUMENTED WITH A NUMBER 4 REBAR, BEARS S85°06'05"W A DISTANCE OF 774.72 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE 5-4 LINE OF SAID THE NO NAME MILL SITE N65°06'05"E A DISTANCE OF 320.00 FEET TO CORNER 4 THEREOF BEING ALSO CORNER 12 OF SAID EUPHRATES LODE MINING CLAIM; THENCE ALONG THE 12-7 LINE OF SAID EUPHRATES LODE MINING CLAIM N24°53'55"W A DISTANCE OF 150.00 FEET TO CORNER 7 THEREOF; THENCE ALONG THE 7-8 LINE OF SAID EUPHRATES LODE MINING CLAIM S65°06'05"W A DISTANCE OF 156.26 W TO A POINT ON THE 3-4 LINE OF SAID DORINA LODE MINING CLAIM; THENCE ALONG SAID 3-4 LINE OF DORINA LODE MINING CLAIM N04°21'27"W A DISTANCE OF 21.17 FEET TO A POINT ON THE 5-6 LINE OF GRAND VIEW LODE MINING CLAIM, AS DEPICTED ON U.S. MINERAL SURVEY NO. 2059, APPROVED ON APRIL 7, 1894; THENCE ALONG SAID 5-6 LINE OF GRAND VIEW LODE MINING CLAIM N65°30'00"E A DISTANCE OF 436.63 FEET TO A POINT ON THE 4-5 LINE OF SAID DORINA LODE MINING CLAIM; THENCE ALONG SAID 4-5 LINE OF DORINA LODE MINING CLAIM N74°01'58"E A DISTANCE OF 179.25 FEET TO CORNER 5 THEREOF BEING ALSO A POINT ON THE 7-8 LINE OF SILVER QUEEN LODE MINING CLAIM, AS DEPICTED ON U.S. MINERAL SURVEY NO. 1857, APPROVED ON MARCH 6, 1893; THENCE ALONG SAID 7-8 LINE OF SILVER QUEEN LODE MINING CLAIM S68°30'00"E A DISTANCE OF 444.08 FEET TO CORNER 6 THEREOF; THENCE ALONG THE 8-1 LINE OF SAID SILVER QUEEN LODE MINING CLAIM N02°50'00"E A DISTANCE OF 158.33 FEET TO CORNER 1 THEREOF; THENCE ALONG THE 1-2 LINE OF SAID SILVER QUEEN LODE MINING CLAIM N68°30'00"W A DISTANCE OF 87.37 FEET TO THE 5-6 LINE OF SAID DORINA LODE MINING CLAIM; THENCE ALONG SAID 5-6 LINE OF DORINA LODE MINING CLAIM N65°31'58"E A DISTANCE OF 560.58 FEET TO CORNER 6 THEREOF; THENCE ALONG THE 6-1 LINE OF E A DISTANCE OF 560.58 FEET TO CORNER 6 THEREOF; THENCE ALONG THE 6-1 LINE OF SAID DORINA LODE MINING CLAIM S04°31'39"E A DISTANCE OF 149.70 FEET TO CORNER 1 THEREOF; THENCE ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED S00°22'29"W A DISTANCE OF 185.37 FEET TO CORNER 1 OF SAID HARVEST LODE MINING CLAIM; THENCE ALONG THE 1-4 LINE OF SAID HARVEST LODE MINING CLAIM S11°50'51"E A DISTANCE OF 150.05 FEET TO CORNER 4 THEREOF; THENCE ALONG THE 4-3 LINE OF SAID HARVEST LODE MINING CLAIM S78°05'32"W A DISTANCE OF 884.40 FEET TO A POINT ON THE 3-2 LINE OF FRANCE EXTENSION LODE MINING CLAIM, AS DEPICTED ON U.S. MINERAL SURVEY NO. 2229, APPROVED ON SEPTEMBER 16, 1885; THENCE ALONG SAID 3-2 LINE OF FRANCE EXTENSION LODE MINING CLAIM N22°45'00"W A DISTANCE OF 136.50 FEET TO CORNER 2 THEREOF; THENCE ALONG THE 2-1 LINE OF SAID FRANCE EXTENSION LODE MINING CLAIM S67°15'00"W A DISTANCE OF 591.28 FEET TO A POINT ON THE 3-4 LINE OF SAID GLEANER LODE MINING CLAIM; THENCE ALONG SAID 3-4 LINE OF GLEANER LODE MINING CLAIM N42°30'25"W A DISTANCE OF 75.79 FEET TO CORNER 4 THEREOF BEING ALSO CORNER 6 OF SAID THE NO NAME MILL SITE; THENCE ALONG THE 6-5 LINE OF SAID N23°15'25"W A DISTANCE OF 199.51 FEET TO THE POINT OF BEGINNING.

PARCEL - 2019 ALLEN LODE

THE ALLEN LODE, U.S. SURVEY NO 17569, AS DESCRIBED IN U.S. PATENT RECORDED FEBRUARY 5, 2001 IN BOOK 608 AT PAGE 855, COUNTY OF CLEAR CREEK, STATE OF COLORADO.

#### CORRECTION DEED

THIS DEED, made this 24<sup>th</sup> day of September, 2003, between the Board of County Commissioners of the County of Clear Creek, State of Colorado, grantors and City of Idaho Springs, whose legal address is 1711 Miner Street, Idaho Springs, Colorado 80452, of the County of Clear Creek, grantee;

THIS DEED is given to correct the legal description used in a former deed between the grantors and the grantee hereto dated March 24, 2003 and recorded on March 24, 2003, in Book 667, at Page 440 of the records in the office of the County Clerk and Recorder of Clear Creek County. Specifically this deed excludes Government Survey Lot No. 7, as conveyed in the former deed, on which is situated a house which expressly was excepted in the former deed.

WITNESSETH, that the grantor for and in consideration of the sum of \$0.00, receipt and sufficiency is hereby acknowledged has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto the grantee, its heirs and assigns forever, all of the real property together with improvements, if any, situate, lying and being in the County of Clear Creek, State of Colorado, described as follows:

Parcel 1: As depicted on attached Exhibit A

A tract of land located in Sections 25, 35, and 36, Township 3 South, Range 73 West of the 6th Principal Meridian, County of Clear Creek, State of Colorado, more particularly described as follows:

Beginning at Corner No. 39 of the Idaho Springs Townsite, otherwise known as the southeast corner of the easternmost boundary of Government Survey Lot 3; thence N 87° 15'E, a distance of 100 feet; thence northwest along a straight line to a point which bears N 85° 40' E a distance of 100 feet from the northeast corner of that parcel of land described in Book 506, Pages 968-969; thence S 85° 40' W to the southeast corner of that parcel of land described in Book 562, Page 797; thence N 11°26'20"W to the northeast corner of said parcel of land; thence S 61°00'00"W to the point of intersection with the northernmost boundary line of Government Survey Lot 3; thence southwesterly along the northernmost boundary of said Government Survey Lot to the point of intersection with Line 1-4 of the Tin Can Lode, M.S. No. 17930; thence northwesterly along Line 1-4 of said lode to Corner No. 4 of said lode; thence southwesterly along Line 4-3 of said lode to Corner No. 3 of said lode; thence southeasterly along Line 3-2 of said lode to the point of intersection with Line 3-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 3-2 of said lode to the point of intersection with Line 1-4 of the said lode to Corner No. 4 of said lode; thence northwesterly along Line 1-4 of said lode to the point of intersection with Line 4-3 of the Quartermaster Lode, M.S. No. 1185; thence northwesterly along Line 4-3 of said lode to the point of intersection with Line 2-1 of the Lucky Lad Lode, M.S. No. 20148; thence southeasterly along Line 2-1 of said lode to Corner No. 1 of said lode; thence northwesterly along Line 1-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-3 of said lode to the point of intersection with Line 1-4 of the

Independence Lode, M.S. No. 20148; thence northwesterly along Line 1-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-3 of said lode to Corner No. 3 of said lode; thence southwesterly along Line 3-2 of said lode to the point of intersection with Line 4-3 of the Tom Boy Lode, M.S. No. 20148; thence northwesterly along Line 4-3 of said lode to the point of intersection with Line 3-2 of the Aurora Lode, M.S. No. 13185; thence northwesterly along Line 3-2 of said lode to the point of intersection with Line 3-2 of the Gold Quartz Lode, M.S. No. 8883; thence southeasterly along Line 3-2 of said lode to Corner No. 2 of said lode; thence northwesterly along Line 2-1 of said lode to Corner No. 1 of said lode; thence northwesterly along Line 1-4 of said lode to the point of intersection with Line 3-2 of said lode to the point of intersection with Line 3-4 of the said lode to Corner No. 4 of said lode; thence northwesterly along Line 3-2 of said lode to the point of intersection with Line 1-2 of said lode to the point of intersection with Line 3-4 of the Allen Lode, M.S. No. 17569; thence northwesterly along Line 3-4 of said lode to the point of intersection with Line 1-2 of said lode to the point of intersection with Line 4-1 of the Orr Lode, M.S. No. 15840; thence northwesterly along Line 4-1 of said lode to Corner No. 1 of said lode; thence southwesterly along Line 1-2 of said lode to Corner No. 2 of said lode; thence southwesterly along Line 2-3 of said lode to the point of intersection with Line 4-1 of the Orr Lode, M.S. No. 15840; thence northwesterly along Line 4-1 of said lode to Corner No. 1 of said lode; thence southwesterly along Line 1-2 of said lode to the point of intersection with Line 4-3 of the France Extension Lode, M.S. No. 2229; thence northwesterly along Line 1-2 of said lode to Corner No. 3 of said lode; thence northwesterly along Line 3-2 of said lode to the point of intersection with Line 3-4 of the Harvest Lode, M.S. No. 17793; thence northwesterly along Line 3-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-1 of said lode to Corner No. 1 of said lode, otherwise known as Corner No. 1 of the Gleaner Lode, M.S. No. 13041; thence northwesterly along a straight line to Corner No. 1 of the Dorina Lode, M.S. No. 14222A; thence northwesterly along Line 1-6 of said lode to Corner No. 6 of said lode; thence southwesterly along Line 6-5 of said lode to the point of intersection with Line 3-4 of the Alpha Lode, M.S. No. 14559; thence northwesterly along Line 3-4 of said lode to the point of intersection with Line 11-12 of the Queen Lode, M.S. No. 205; thence easterly along Line 11-12 of said lode to the point of intersection with Line 12-13 of said lode to Corner No. 13 of said lode; thence southeasterly along Line 13-14 of said lode to Corner No. 14 of said lode; thence northerly along Line 14-15 of said lode to the point of intersection with Line 3-4 of the Bobby Burns Lode, M.S. No. 16549; thence southeasterly along Line 3-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-1 of said lode to Corner No. 1 of said lode; thence northwesterly along Line 1-2 of said lode to the point of intersection with Line 15-16 of the Queen Lode, M.S. No. 205; thence easterly along Line 15-16 of said lode to the point of intersection with Line 3-4 of the Connecting Link Lode, M.S. No. 14559; thence southwesterly along Line 3-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-1 of said lode to the point of intersection with Line 3-4 of the Joubert Lode, M.S. No. 14559; thence southeasterly along Line 3-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-1 of said lode to the point of intersection with Line 19-18 of the South Lode, M.S. No. 5375; thence southeasterly along Line 19-

Page 1



Page 3



Page 5



Meridian, County Of Clear Creek, State of Colorado, more particularly described as:

That portion of the Warner Lode Mining Claim, U.S. Survey No. 20556 as described in and conveyed by deed recorded June 26, 1972, in Book 333 at Page 114 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado, as follows: Beginning at a point from whence Cor. 42 of the Warner Lode Claim, Survey No. 20556 bears N. 11°05' W. 193.02 feet; thence N. 79°47' E. 68.95 feet; thence N. 35°32' E. 228.96 feet; thence S. 46°41' E. 84.10 feet; thence S. 38°45' W. 279.39 feet; thence S. 76°05' W. 71.28 feet; thence N. 11°05' W. 95.76 feet to the place of beginning.

And,

Five tracts of land located in Section 36, Township 3 South, Range 73 West of the 6th Principal Meridian, County Of Clear Creek, State of Colorado, more particularly described as:

Government Survey Lot 6; and, Government Survey Lot 5; and, Tract 38; and, The John Paul Jones Lode, M.S. No. 351; and, The Warner Lode, M.S. No. 20556; Excepting therefrom any portion in conflict with Survey Nos. 18357 and 20013, as excepted in the United States patent recorded in Book 235 at Page 67 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Two tracts of land located in Sections 35 and 36, Township 3 South, Range 73 West of the 6th Principal Meridian, County Of Clear Creek, State of Colorado, more particularly described as:

The Edna Fannie Lode, M.S. No. 19882; and, The Arlington Lode, M.S. No. 18386.

And,

A tract of land located in Section 36, Township 3 South, Range 73 West of the 6th Principal Meridian, County Of Clear Creek, State of Colorado, more particularly described as:

Government Survey Lot No. 7

Subject To The Following:

Page 4



Page 6



Those Rights of Way for electrical power transmission purposes as have been granted to Public Service Company of Colorado, its successors and assigns, by the Clear Creek Board of County Commissioners, as recorded in Book 603, at Page 398 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Those Rights of Way for natural gas pipeline purposes as have been granted to Public Service Company of Colorado, its successors and assigns, by the Clear Creek Board of County Commissioners, as recorded in Book 603, at Page 395 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Those Rights of Way for electrical power transmission purposes as have been granted to Public Service Company of Colorado, its successors and assigns, by the Clear Creek Board of County Commissioners, as recorded in Book 603, at Page 405 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Those Rights of Way for electrical power transmission purposes as have been granted to Public Service Company of Colorado, its successors and assigns, by the Clear Creek Board of County Commissioners, as recorded in Book 603, at Page 400 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Those Rights of Way for communication line or site purposes as have been granted to US West Communications, Inc., its successors and assigns, by BLM Right of Way Grant Colorado 51290, as recorded in Book 625, at Page 151 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Those Rights of Way for water pipeline purposes as have been granted to Franklin Consolidated Mining Co., Inc., its successors and assigns, by BLM Right of Way Grant Colorado 40733, as recorded in Book 625, at Page 87 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Those Rights of Way for Idaho Springs Mesa Passive Repeater Site as have been granted to US West Communications, Inc., its successors and assigns, by BLM Right of Way Grant Colorado 11928, as recorded in Book 624, at Page 891 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

#### Except for the Following Reservations:

Reserving therefrom a perpetual easement for the benefit of Clear Creek County, for surface, above-surface and sub-surface use in, on, over and upon the Easement Property for (a) access for flood mitigation engineering, planning and design, (b) construction of flood mitigation structures and floodwater retention on the Easement Property, (c) maintenance of flood mitigation structures and floodwater retention on the Easement Property, and (d) access to adjacent and nearby properties for the purposes of constructing and maintaining thereon flood mitigation structures and floodwater retention. Easement property means a parcel 50 feet east of the centerline of Virginia Canyon Road and 100 feet West of the centerline of Virginia Canyon Road from the city limits of Idaho Springs to the point of intersection with Two Brothers Road and thence 50 feet east of the centerline of Two Brothers Road and 100 feet West of the centerline of Two Brothers Rd. of which portions of the easement property are shown on Sheet 3 of a Land Survey Plat recorded on January 3, 2001, in Book 607, at Page 517 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Reserving therefrom a perpetual, non-exclusive easement one hundred (100) feet in width on, under, over and across the property for the benefit of the public forever. This easement is for the construction, maintenance and use of a public road, including grading and drainage, pullouts, snow storage and other improvements incident thereto, and including the installation of utilities therein or thereupon; provided, however, that the County shall have no obligation to either construct improvements to the road or to perform maintenance of the road, and any and all such improvements and maintenance are to be constructed and performed in accordance with the County's sole judgement as to the location of the easement is fifty feet (50') on either side of the centerline of Virginia Canyon Road.

And,

Reserving therefrom a perpetual, non-exclusive easement one hundred (100) feet in width on, under, over and across the property for the benefit of the public forever. This easement is for the construction, maintenance and use of a public road, including grading and drainage, pullouts, snow storage and other improvements incident thereto, and including the installation of utilities therein or thereupon; provided, however, that the County shall have no obligation to either construct improvements to the road or to perform maintenance of the road, and any and all such improvements and maintenance are to be constructed and performed in accordance with the County's sole judgement. The location of the easement is fifty feet (50') on either side of the centerline of Two Brothers Road as said centerline is platted on Sheet 3 of a Land Survey Plat recorded on January 3, 2001, in Book 607, at Page 517 of the records in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Reserving therefrom a perpetual, non-exclusive easement forty feet (40') in width on, under,

applicant

ARGO Holdings, LLC

1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loewie  
303 903 2427

open studio | architecture

1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

OSA project no.: 2019-025

copyright: 2020 open studio | architecture

issue date: April 24, 2020

LEGAL DESCRIPTION

0-02



Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN

LEGAL DESCRIPTION (CONT):

over and across the property for the benefit of the public forever. This easement is for the construction, maintenance and use of a public road, including grading and drainage, pullouts, snow storage and other improvements incident thereto, and including the installation of utilities therein or thereupon; provided, however, that the County shall have no obligation to either construct improvements to the road or to perform maintenance of the road, and any and all such improvements and maintenance are to be constructed and performed in accordance with the County's sole judgement. The location of the easement is twenty feet (20') on either side of the centerline of an unnamed county road, designated as 10-VC 5, as it presently exists on the property and as shown on the map of "Clear Creek County Primary & Secondary Road System for T3S R73W" recorded in Book 594 at Page 473, Reception No. 199650 in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Reserving therefrom a perpetual, non-exclusive easement forty feet (40') in width on, under, over and across the property for the benefit of the public forever. This easement is for the construction, maintenance and use of a public road, including grading and drainage, pullouts, snow storage and other improvements incident thereto, and including the installation of utilities therein or thereupon; provided, however, that the County shall have no obligation to either construct improvements to the road or to perform maintenance of the road, and any and all such improvements and maintenance are to be constructed and performed in accordance with the County's sole judgement. The location of the easement is twenty feet (20') on either side of the centerline of an unnamed county road, designated as 10-VC 6, as it presently exists on the property and as shown on the map of "Clear Creek County Primary & Secondary Road System for T3S R73W" recorded in Book 594 at Page 473, Reception No. 199650 in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

And,

Reserving therefrom a perpetual, non-exclusive easement forty feet (40') in width on, under, over and across the property for the benefit of the public forever. This easement is for the construction, maintenance and use of a public road, including grading and drainage, pullouts, snow storage and other improvements incident thereto, and including the installation of utilities therein or thereupon; provided, however, that the County shall have no obligation to either construct improvements to the road or to perform maintenance of the road, and any and all such improvements and maintenance are to be constructed and performed in accordance with the County's sole judgement. The location of the easement is twenty feet (20') on either side of the centerline of an unnamed county road, designated as 20-VC 6, as it presently exists on the property and as shown on the map of "Clear Creek County Primary & Secondary Road System for T3S R73W" recorded in Book 594 at Page 473, Reception No. 199650 in the office of the County Clerk and Recorder of Clear Creek County, Colorado.

AND,

Page 7



Parcel 2: As depicted on attached Exhibit B

A tract of land located in Section 35, Township 3 South, Range 73 West of the 6th Principal Meridian, County of Clear Creek, State of Colorado, more particularly described as follows:

Beginning at Corner No. 4 of the Leonard Lode, M.S. No. 13882; thence northwesterly along Line 4-3 of said lode to Corner No. 3 of said lode; thence southwesterly along Line 3-2 of said lode to the point of intersection with Line 2-1 of the Olive Lode, M.S. No. 1667; thence northeasterly along Line 2-1 of said lode to Corner No. 1 of said lode; thence northwesterly along Line 1-4 of said lode to Corner No. 4 of said lode; thence southwesterly along Line 4-3 of said lode to the point of intersection with Line 3-2 of the Beauzy Lode, M.S. No. 667; thence northwesterly along Line 3-2 of said lode to Corner No. 2 of said lode; thence southwesterly along Line 2-1 of said lode to the point of intersection with Line 1-4 of the Wedge Lode, M.S. No. 16639; thence northeasterly along Line 1-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-3 of said lode to the point of intersection with Line 4-3 of the Hyland Extension Lode, M.S. No. 1645; thence northeasterly along Line 4-3 of said lode to Corner No. 3 of said lode; thence northwesterly along Line 3-2 of said lode to the point of intersection with Line 4-3 of the Lewis Lode, M.S. No. 1644; thence northwesterly along Line 4-3 of said lode to Corner No. 3 of said lode; thence southwesterly along Line 3-2 of said lode to the point of intersection with Line 5-4 of the Gertrude Lode, M.S. No. 10915; thence northwesterly along Line 5-4 of said lode to Corner No. 4 of said lode; thence northwesterly along Line 4-3 of said lode to Corner No. 3 of said lode; thence southwesterly along Line 3-2 of said lode to the point of intersection with Line 2-3 of the Edith S. Lode, M.S. No. 15011; thence northwesterly along Line 2-3 of said lode to Corner No. 3 of said lode; thence northwesterly along Line 3-4 of said lode to the point of intersection with Line 2-1 of the Shaw Lode, M.S. No. 12218; thence southwesterly along Line 2-1 of said lode to Corner No. 1 of said lode; thence northeasterly along Line 1-4 of said lode to the point of intersection with Line 3-2 of said lode to Corner No. 2 of said lode; thence southwesterly along Line 2-1 of said lode to the point of intersection with Line 3-2 of the C.S.M. No. 2 Lode, M.S. No. 20794; thence southeasterly along Line 3-2 of said lode to Corner No. 2 of said lode, otherwise known as Corner No. 2 of the C.S.M. No. 3 Lode, M.S. No. 20794; thence southeasterly along Line 2-3 of said lode to Corner No. 3 of said lode; thence northeasterly along Line 3-4 of said lode to the point of intersection with Line 3-4 of the Goodyear Lode, M.S. No. 11562; thence southwesterly along Line 3-4 of said lode to a point which bears S2°18'00" W a distance of 1231.86 feet from Corner No. 3 of said Goodyear Lode; thence S 90°00' 00" W to the point of intersection with Line 1-4 of the Leonard Lode, M.S. 13882; thence northeasterly along Line 1-4 of said lode to Corner No. 4 of said lode, the point of beginning.

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 the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; except any easements of record.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee, her heirs and assigns forever, subject to the following:

Page 8



If the grantee or its successors in interest does not comply with the provisions of the United States Recreation & Public Purposes Act (43 USC §269, et seq.) as if transferred by the United States under such act, and of Patent No. 05-2002-0007 dated February 15, 2002 (replacing Patent No. 05-95-0016 dated April 3, 1995) from the United States to grantor, the Clear Creek County, Colorado Board of Commissioners, after due notice and opportunity for a hearing, may declare the terms of this grant terminated in whole or in part. The grantee, by acceptance of this deed, agrees for itself, and its successors in interest that such declaration shall be conclusive as to the facts found by the Board of County Commissioners and shall, at the option of the Board of County Commissioners, operate to revert in Clear Creek County, Colorado full title to the lands involved in the declaration.

The grantor, for itself and its successors does covenant and agree that it shall and will warrant and forever defend the above-bargained premises and the quiet and peaceful possession of the grantee, her heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the grantor.

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

BOARD OF COUNTY COMMISSIONERS  
CLEAR CREEK COUNTY, COLORADO

*Jo Ann Sorensen*  
Jo Ann Sorensen, Chairman

By and For the Board of County Commissioners by  
motion duly adopted on this 24<sup>th</sup> Day of September, 2003.

ATTEST:

*Deputy Clerk and Recorder*  
Deputy Clerk and Recorder

STATE OF COLORADO )

COUNTY OF CLEAR CREEK ) ss.

The foregoing instrument was acknowledged before me by Jo Ann Sorensen, as commissioner of the County of Clear Creek, on the date set forth above.



Page 9



Grantee acknowledges the error in the legal description in the original deed and that this Correction Deed supercedes the original deed, as witnessed by their signatures below.

*Mary J. Reid pro tem*  
Dennis Lumbrey, Mayor  
City of Idaho Springs

STATE OF COLORADO )

COUNTY OF Clear Creek ) ss.

Subscribed and sworn before me by Dennis Lumbrey, as Mayor of the City of Idaho Springs this 24<sup>th</sup> Day of Sept., 2003.



*Leander Lee Haffner*  
Notary Public

My Commission expires: 11-21-05  
Date

Page 10

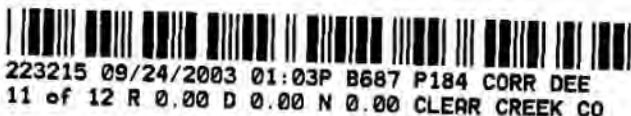
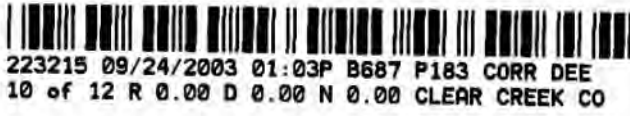


EXHIBIT A

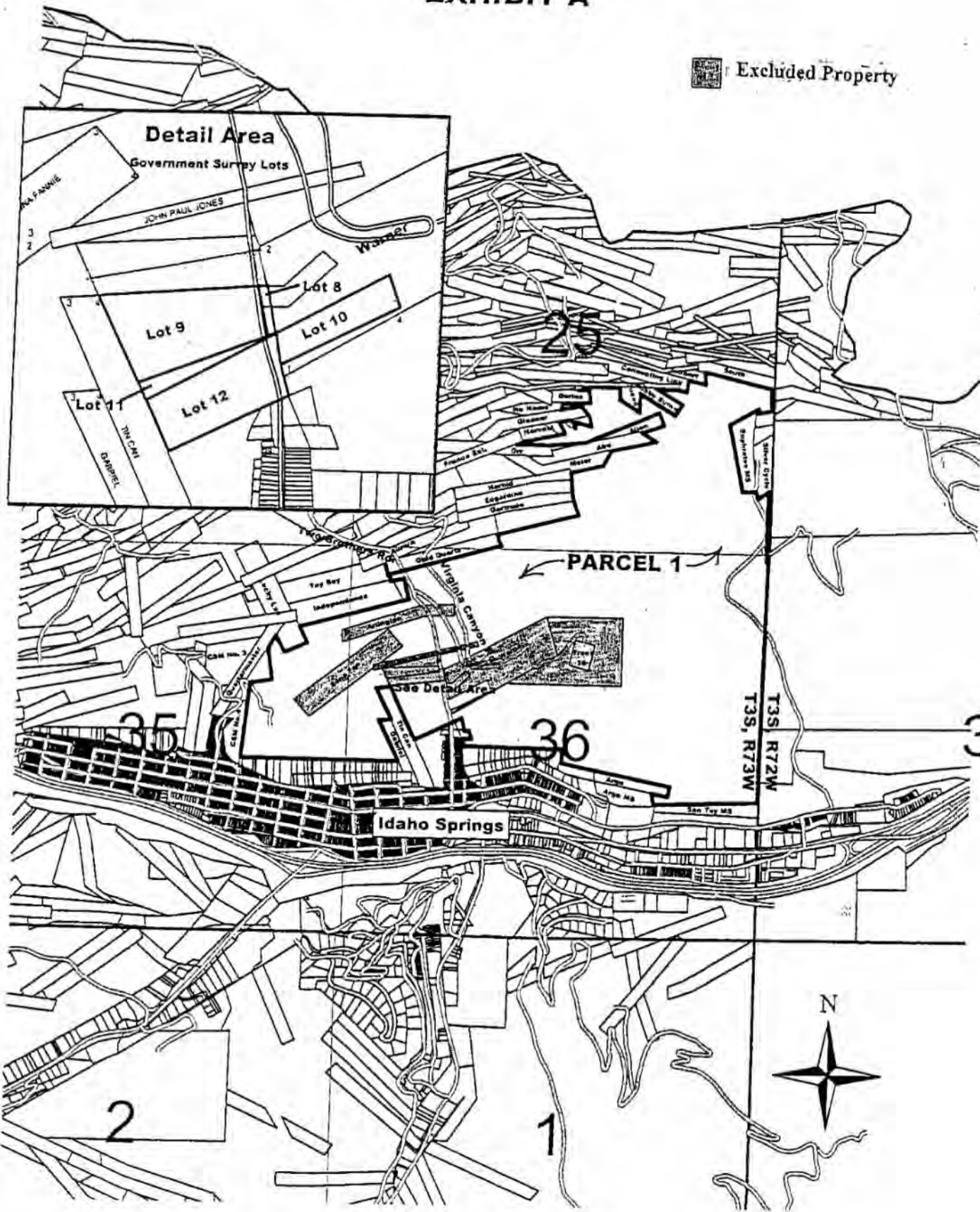
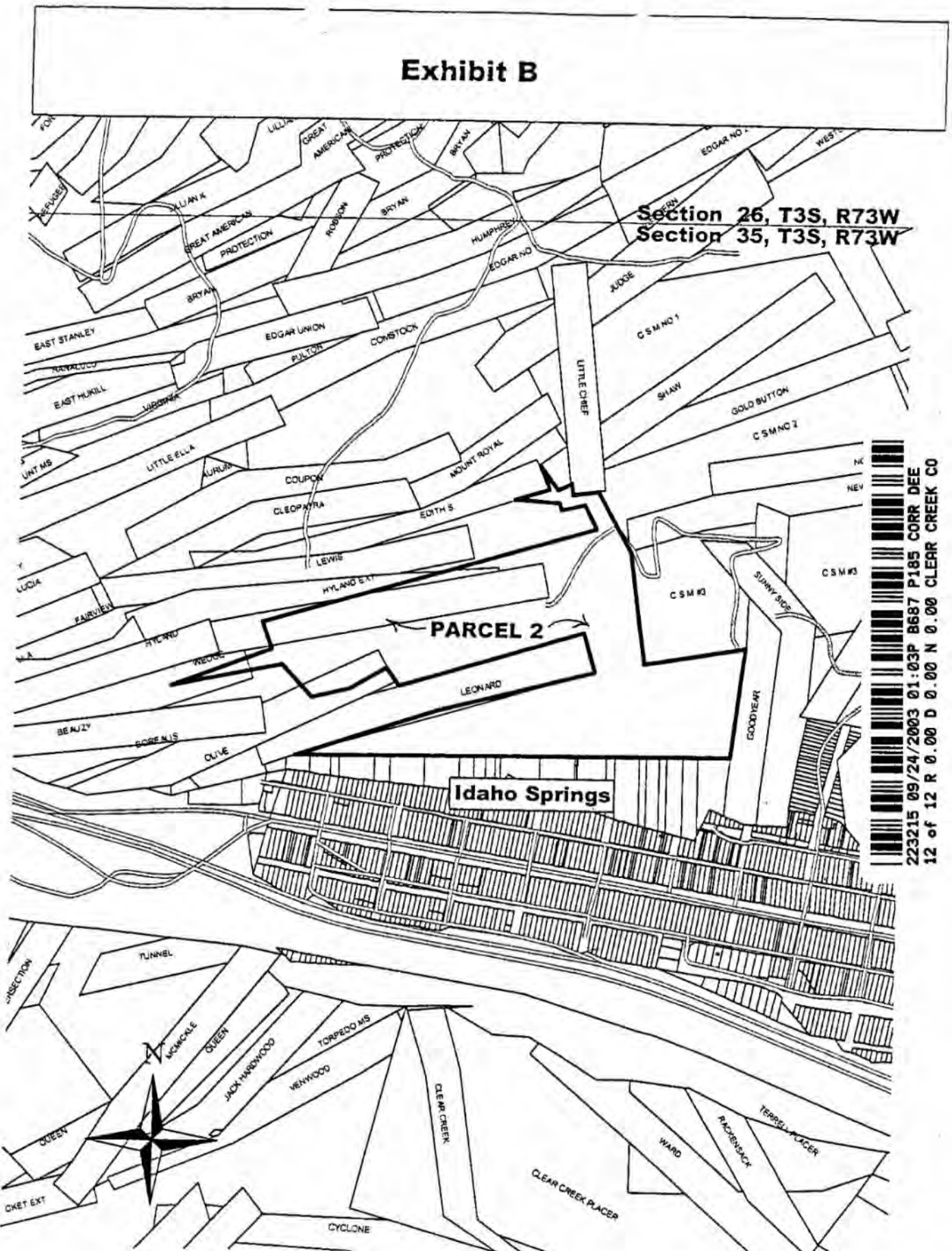


Exhibit B



applicant

ARGO Holdings, LLC

1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevle  
303 903 2427

open studio | architecture

1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

OSA project no.:

2019-025

copyright:

2020 open studio | architecture

issue date:

April 24, 2020

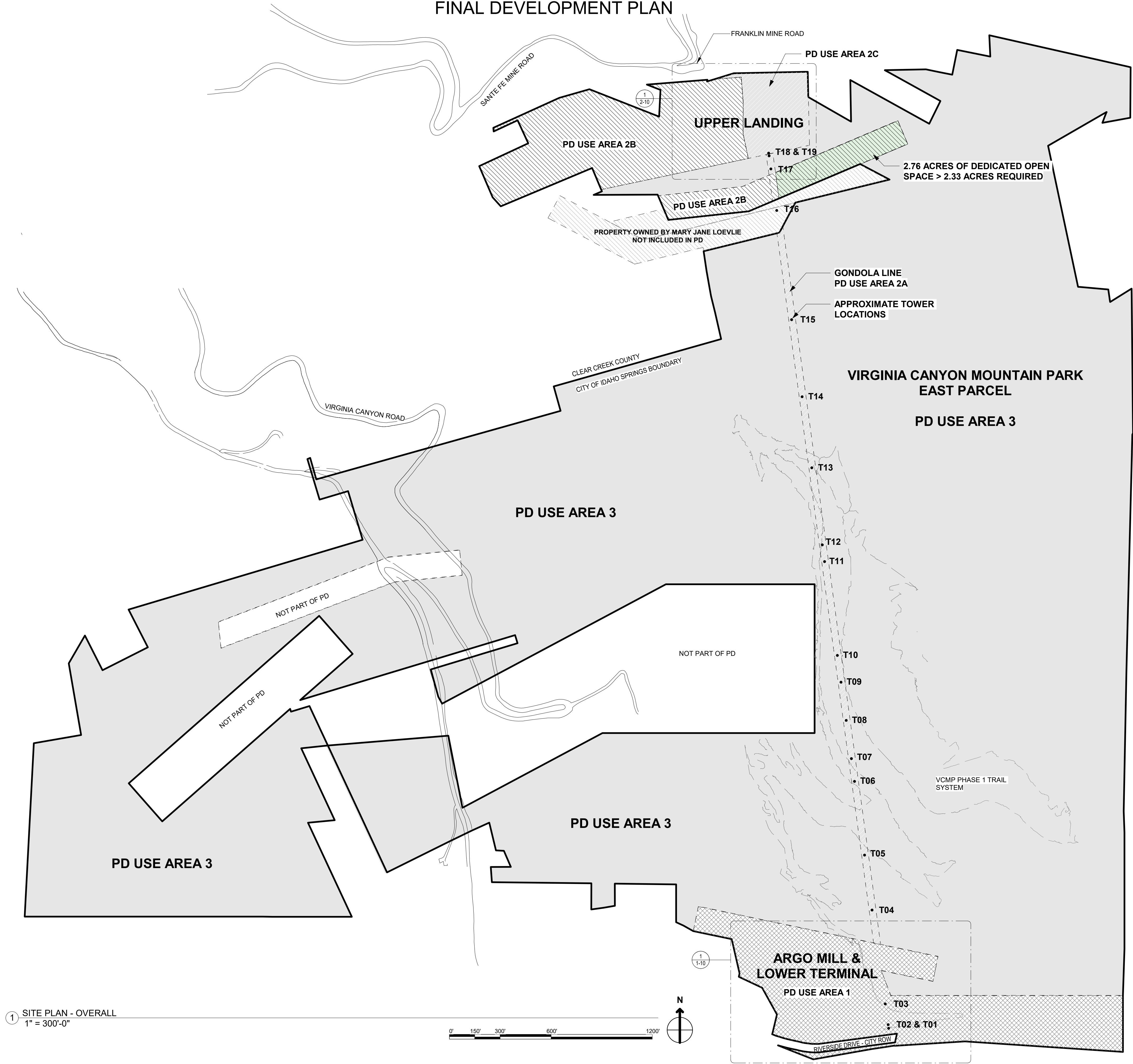
LEGAL DESCRIPTION

0-03



Mighty Argo & Virgina Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN



1 SITE PLAN - OVERALL  
1" = 300'-0"



TOWER SCHEDULE:

TOWER	TOWER HEIGHT
T01 <sup>A</sup>	30.4 FT
T02 <sup>A</sup>	28.6 FT
T03 <sup>B</sup>	55.9 FT
T04 <sup>B</sup>	60.7 FT
T05 <sup>A</sup>	43.75 FT
T06 <sup>A</sup>	39.5 FT
T07 <sup>A</sup>	44.6 FT
T08 <sup>B</sup>	48.14 FT
T09 <sup>C</sup>	47.9 FT
T10 <sup>C</sup>	45.2 FT
T11 <sup>C</sup>	40.6 FT
T12 <sup>C</sup>	42.4 FT
T13 <sup>C</sup>	53.9 FT
T14 <sup>A</sup>	43.4 FT
T15 <sup>B</sup>	55.5 FT
T16 <sup>A</sup>	40.7 FT
T17 <sup>A</sup>	40 FT
T18 <sup>A</sup>	40 FT
T19 <sup>A</sup>	38.1 FT

GONDOLA TOWER HEIGHT RESTRICTIONS PER PLANNED DEVELOPMENT DOCUMENT:  
<sup>A</sup> 10 TOWERS MAX UP TO 46FT MAX;  
<sup>B</sup> 5 TOWERS MAX UP TO 65FT MAX;  
<sup>C</sup> 5 TOWERS MAX TBD BASED ON FINAL COORDINATION BETWEEN GONDOLA AND VCMP DESIGN TEAMS AND OWNERS DUE TO HEIGHTS WITHIN THE CRITICAL COORDINATION AREA.

SITE PLAN LEGEND:

- VCMP - GONDOLA USE AREA
- VCMP - PARK USE AREA
- ARGO HOLDINGS LLC PROPERTY
- MARY JANE LOEVIE PROPERTY
- DEDICATED OPEN SPACE
- PD BOUNDARY/COIS BOUNDARY
- GONDOLA TOWER LOCATIONS

applicant  
ARGO Holdings, LLC

1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevie  
303 903 2427

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1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

OSA project no.: 2019-025

copyright: 2020 open studio | architecture

issue date: April 24, 2020

OVERALL SITE PLAN

0-10












## FINAL DEVELOPMENT PLAN

1. HISTORICAL ARTIFACTS TO BE DISPERSED ONSITE AS LANDSCAPE ELEMENTS.
2. REFER TO GRADING AND UTILITY PLANS FOR PROPERTY LINNESS, UTILITY, HYDRANT, DRAINAGE STRUCTURE, AND ADDITIONAL SIGNAGE LOCATIONS.
3. REFER TO SITE LIGHTING PLAN FOR PROPOSED EXTERIOR SITE LIGHTING. REFER TO BUILDING ELEVATIONS FOR BUILDING MOUNTED LIGHTING.
4. REFER TO SHEET 0-11 FOR PARKING DECK COUNTS.
5. REFER TO ELEVATIONS FOR BUILDING HEIGHT CALCULATIONS.
6. REFER TO SHEET 0-01 FOR ADDITIONAL BUILDING AND USE AREA INFORMATION.



**NOTE: NO PUBLIC DRIVE ACCESS OR PARKING AT UPPER LANDING PROPERTY. EMERGENCY AND SERVICE ACCESS ONLY.**

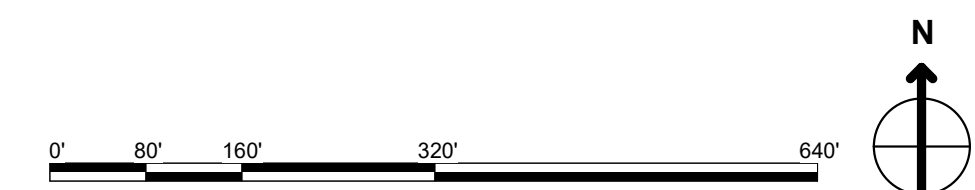
	BICYCLE RACK
	LIGHT POLE
	ACCESSIBLE ROUTES
	SIGN
	PEDESTRIAN ONLY PATHS
	DIRECTIONAL SIGNAGE
	VCMF TRAIL
	CLEAR CREEK GREENWAY
	VEHICULAR ACCESS

**open studio | architecture**

1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

issue date:	April 24, 2020
-------------	----------------

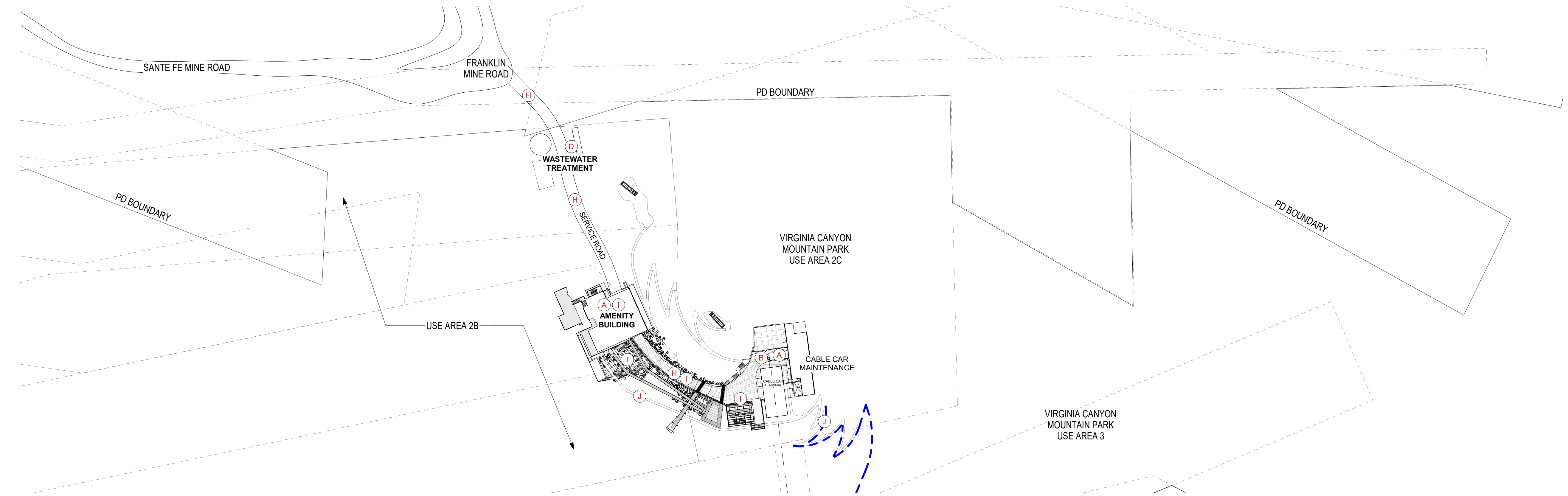
0-11





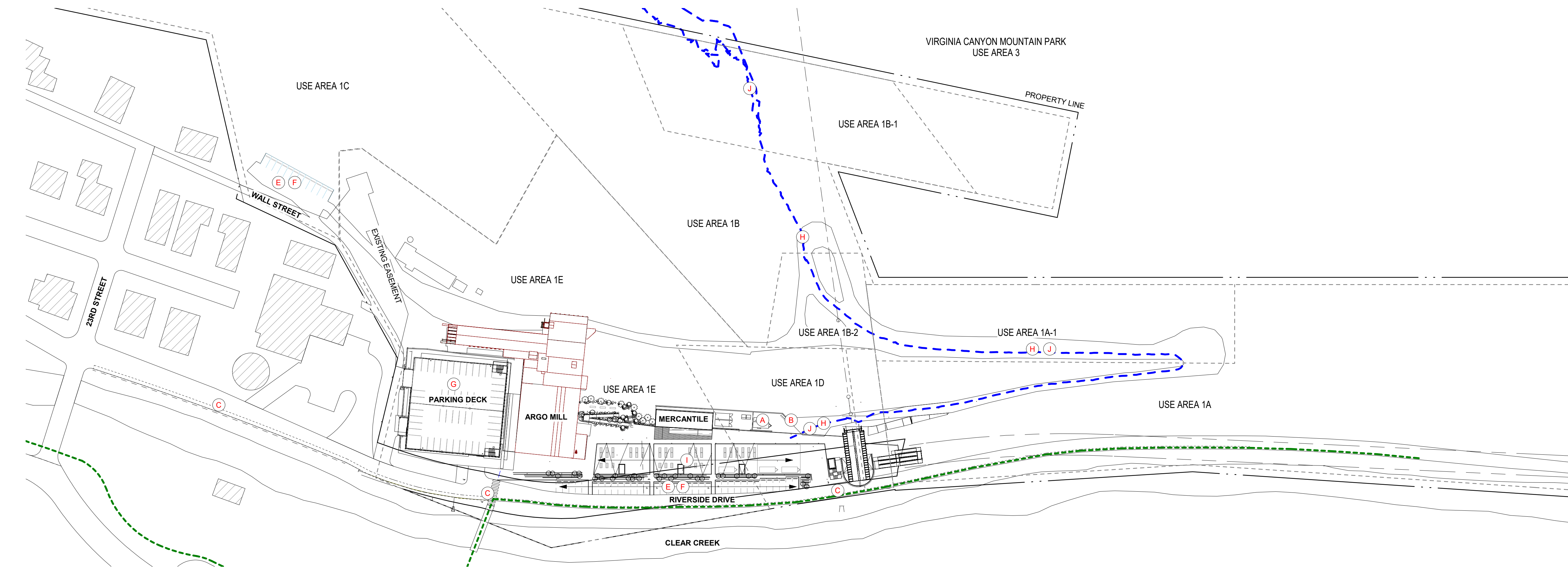
Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN



2 SITE PLAN - UPPER LANDING PIA  
1" = 80'-0"

- PUBLIC IMPROVEMENTS KEY:
- A AMENITIES
  - B RESTROOMS (15 TOILETS)
  - C BIKE RACKS (APPROX 20)
  - D SHARED INFRASTRUCTURE
  - E FINISH & STRIPING RIGHT OF WAY
  - F WASTE WATER TREATMENT PLANT
  - G PARKING AND STREET LIGHTING
  - H PARKING, CONNECTIVITY, MOBILITY
  - I SURFACE PARKING
  - J ENVIRONMENTAL MITIGATION & REMEDIATION
  - SIGNAGE (SITE WIDE)
  - H EMERGENCY ACCESS
  - I COMMUNITY SPACES
  - J PUBLIC MULTI-USE TRAIL ACCESS



1 SITE PLAN - LOWER TERMINAL PIA  
1" = 80'-0"

applicant  
ARGO Holdings, LLC  
1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevile  
303 903 2427

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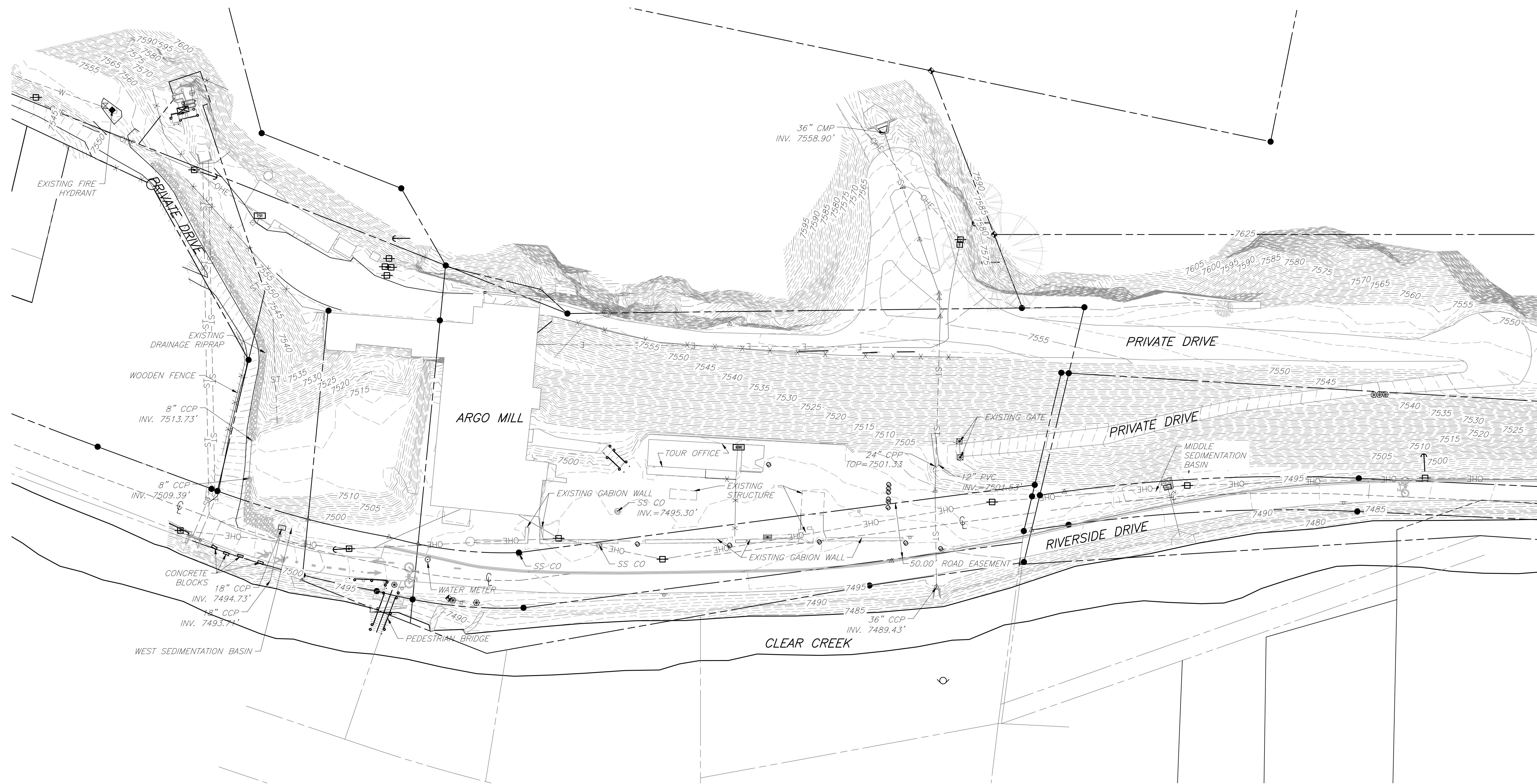
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issue date: April 24, 2020

PUBLIC IMPROVEMENTS  
AGREEMENT EXHIBIT

0-12

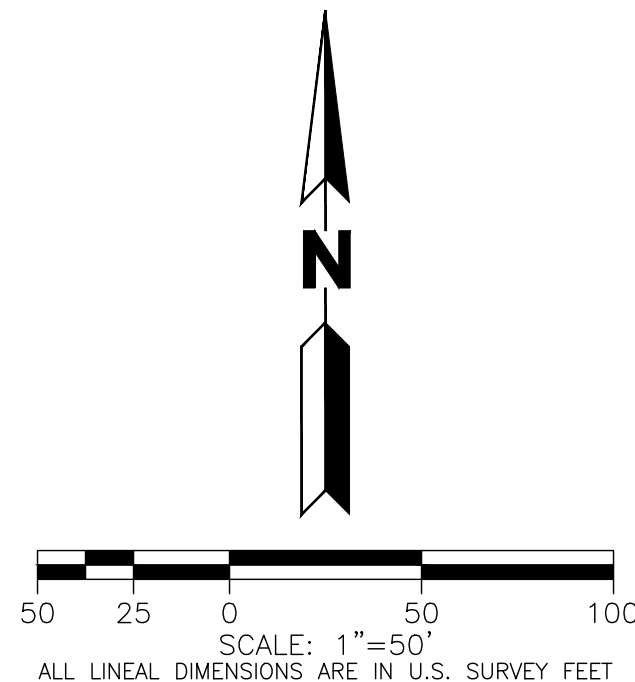


Mighty Argo & Virginia Canyon Mountain Park Mixed-Use Development  
FINAL DEVELOPMENT PLAN



LEGEND

- PROPERTY LINE
- CURB & GUTTER
- CONTOURS
- STORM SEWER
- MAPPED STORM SEWER
- CLEAN OUT
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GUY WIRE
- POWER POLE
- ELECTRIC METER
- FENCE LINE
- GUARD RAIL
- BOULDER
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- DESCRIPTIONS



CALL 811 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY  
LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN  
PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D  
(Q<sub>6</sub>) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS  
RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL  
AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT  
DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF EUPHRATES LODGE MINING CLAIM,  
U.S. MINERAL SURVEY NO. 6002, WITH CORNER 11 OF SAID EUPHRATES LODGE MINING CLAIM  
BEING MONUMENTED WITH A NO. 4 REBAR AND CORNER 5 OF THE NO NAME MILL SITE, U.S.  
MINERAL SURVEY NO. 1422B BEING MONUMENTED WITH AN ORIGINAL MARKED STONE  
30x14x10, HAVING AN ASSUMED BEARING OF N65°06'05"E.

BENCHMARK:

BASIS OF ELEVATIONS: PROJECT ELEVATIONS ARE BASED ON CPS OBSERVATIONS DERIVED  
FROM AN OPUS SOLUTION USING GEIOD12, HELD ON THE TOP SECTION CONTROL POINT, 2"  
DIAMETER ALUMINUM CAP STAMPED: MERICK 204, WITH A NAVD 88 ELEVATION OF 8725.5  
FEET.

NO. 5 REBAR, N:1695275.50, E:2998032.83, Z:7498.19

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EXISTING CONDITIONS PLAN  
- LOWER TERMINAL

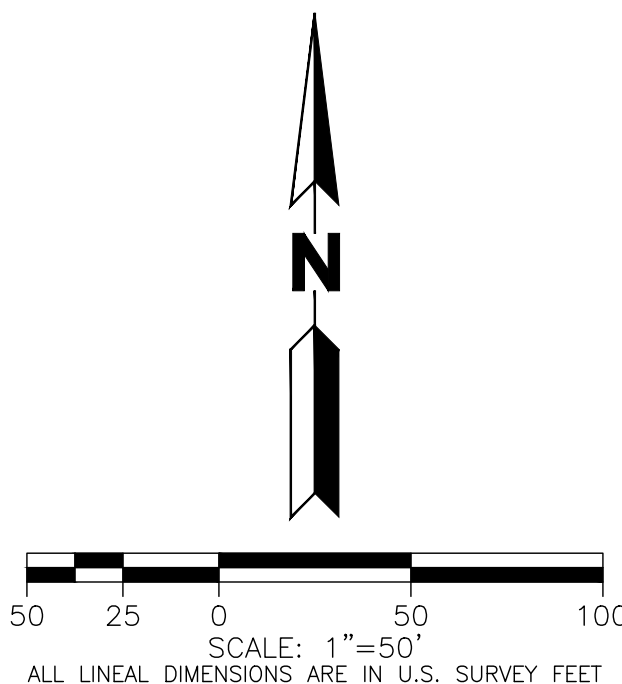
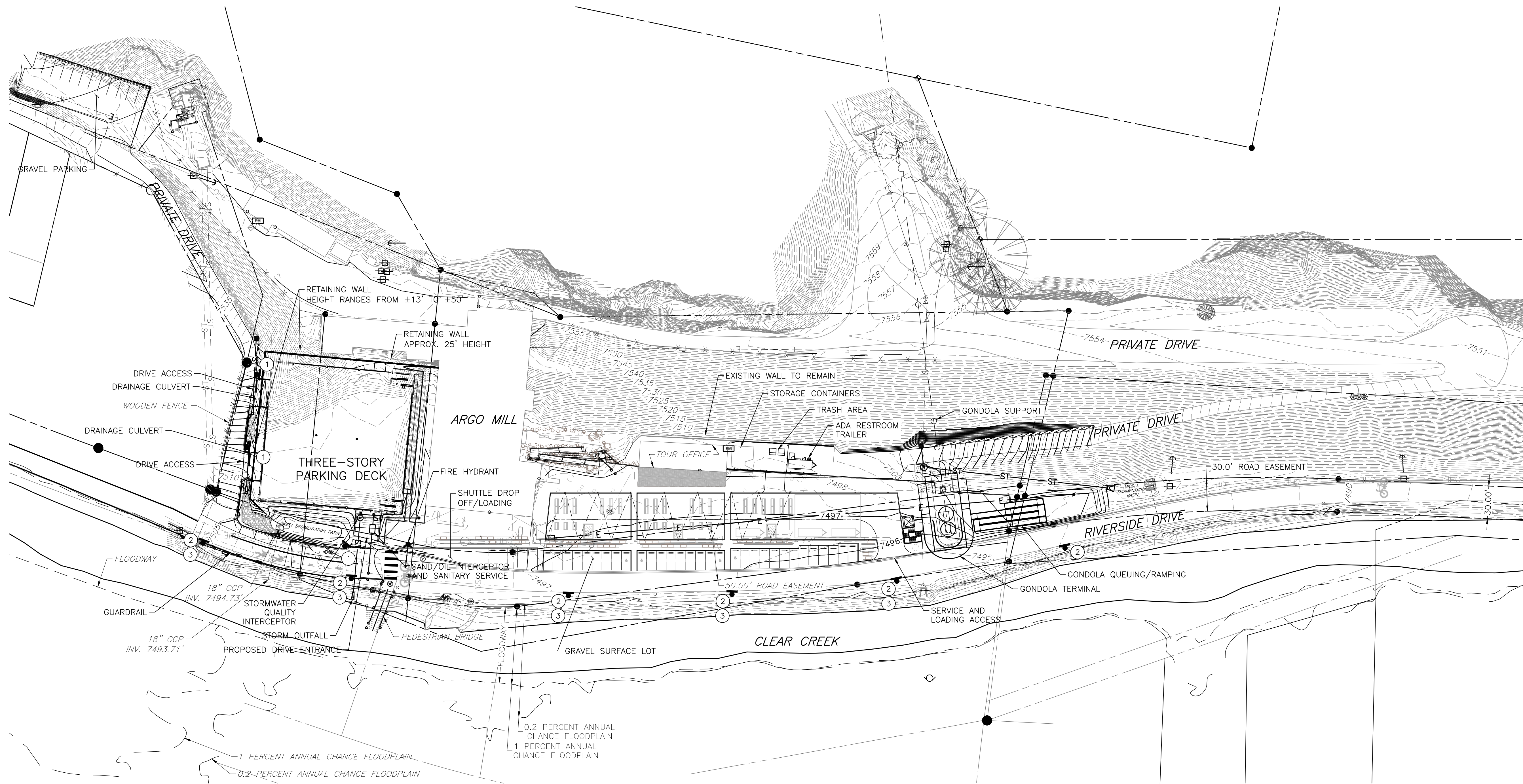
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PLOT DATE: Friday, April 24, 2020 3:23 PM LAST SAVED BY: MSUNDSTROM  
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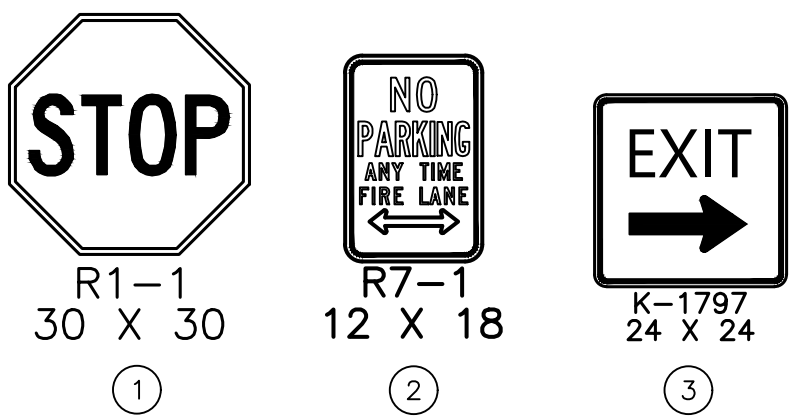


# Mighty Argo & Virginia Canyon Mountain Park Mixed-Use Development

## FINAL DEVELOPMENT PLAN



### SIGN LEGEND



### ESTIMATED DEMANDS:

1. NO NEW WATER SERVICE CONNECTIONS TO CITY INFRASTRUCTURE ARE REQUESTED AS PART OF THIS PROJECT.
2. SANITARY DEMANDS ARE ASSOCIATED WITH THE PROPOSED SAND/OIL SEPARATOR FOR LOWER TWO LEVELS OF PARKING DECK. DEMAND IS MINIMAL AND MOSTLY ASSOCIATED WITH SNOW MELT TRACKED IN FROM VEHICLES.

ESTIMATED STORM DEMANDS		
PROPOSED STORM	Q5 = 1.01 CFS	DISCHARGE DIRECTLY INTO
PROPOSED STORM	Q100 = 1.85 CFS	CLEAR CREEK



CALL **811** 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

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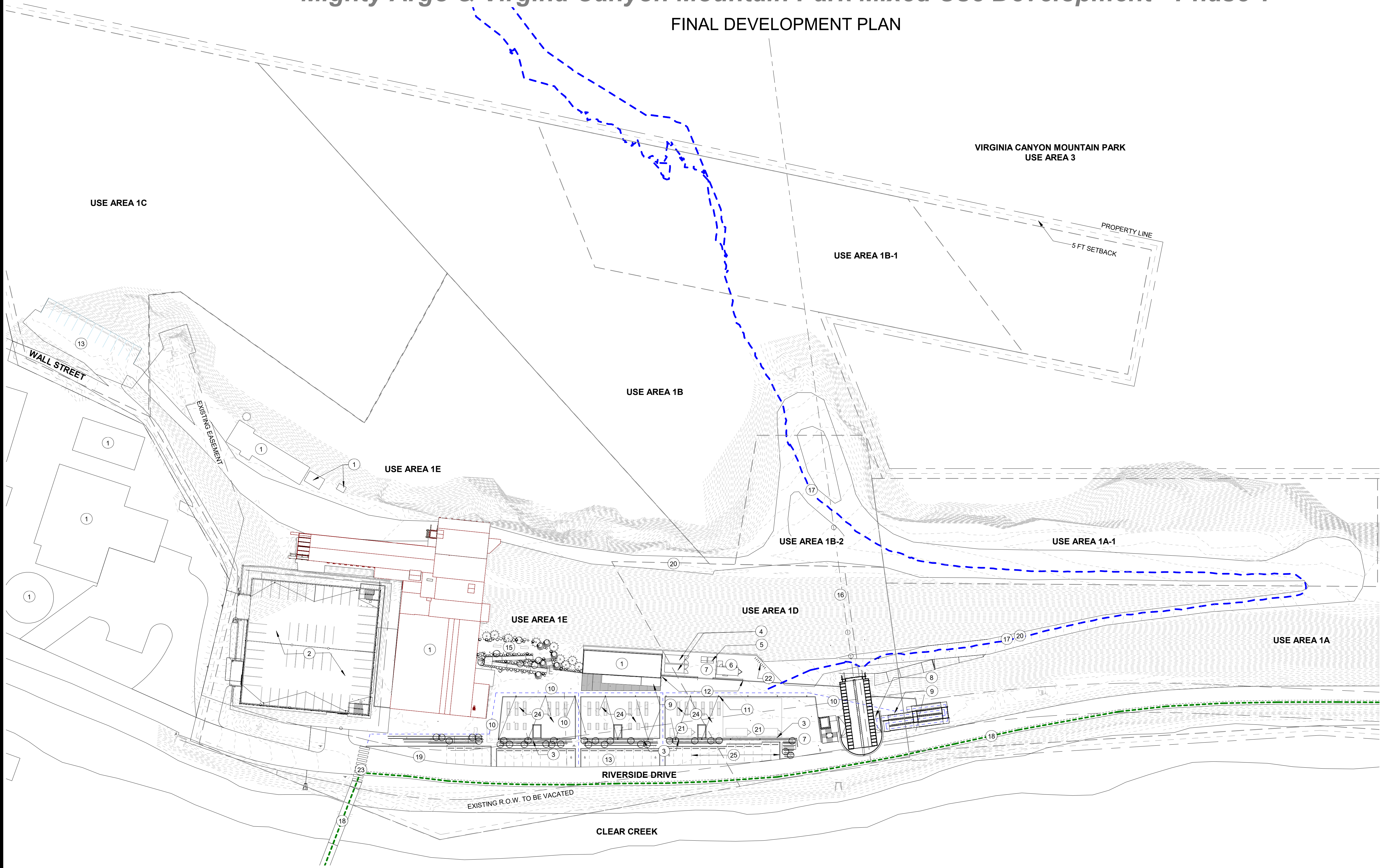
GRADING & UTILITY PLAN -  
LOWER TERMINAL

1-01



Mighty Argo & Virgina Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN



1 SITE PLAN - LOWER TERMINAL  
1" = 50'-0"

GENERAL NOTES - SITE PLAN:

- 1. HISTORICAL ARTIFACTS TO BE DISPERSED ONSITE AS LANDSCAPE ELEMENTS.
- 2. REFER TO GRADING AND UTILITY PLANS FOR PROPERTY LINESS, UTILITY, HYDRANT, DRAINAGE STRUCTURE, AND ADDITIONAL SIGNAGE LOCATIONS.
- 3. REFER TO SITE LIGHTING PLAN FOR PROPOSED EXTERIOR SITE LIGHTING; REFER TO BUILDING ELEVATIONS FOR BUILDING MOUNTED LIGHTING.
- 4. REFER TO SHEET 0-11 FOR PARKING DECK COUNTS.
- 5. REFER TO ELEVATIONS FOR BUILDING HEIGHT CALCULATIONS.
- 6. REFER TO SHEET 0-01 FOR ADDITIONAL BUILDING AND USE AREA INFORMATION.

KEYNOTES - SITE PLAN (FDP)	
1	EXISTING BUILDING TO REMAIN
2	3 STORY PARKING DECK; RE: SHEET 1-20 FOR ELEVATIONS
3	ORE CAR PLANTERS ON LIGHT GAUGE RAIL
4	STORAGE CONTAINERS
5	TRASH AND RECYCLE
6	ADA RESTROOM TRAILER
7	SERVICE AND LOADING ACCESS
8	CABLE CAR PLATFORM AND STAIRS ON STEEL STRUCTURE; STEEL GUARDRAIL; RE: SHEET 1-21 FOR ELEVATIONS
9	ADA ACCESS RAMP
10	ACCESSIBLE PEDESTRIAN PATH; STABILIZED CRUSHED STONE
11	POLE SUPPORTS FOR FESTOON LIGHTING ABOVE
12	WOOD FENCE; RE: SHEET 1-21 FOR ELEVATION
13	GRAVEL SURFACE LOT
15	EDUCATION AND GOLD PANNING AREA
16	CENTERLINE OF CABLE CAR LINE
17	RECREATION TRAIL
18	CLEAR CREEK GREENWAY TRAIL
19	SHUTTLE DROP-OFF + LOADING
20	EMERGENCY ACCESS ROAD
21	FOOD AND BEVERAGE TRUCK PARKING
22	BIKE RACKS
23	PEDESTRIAN CROSSWALK
24	PEDESTRIAN PLAZA
25	(10) DEDICATED VCMP PARKING SPACES; SIGNED

SITE PLAN LEGEND:

- BICYCLE RACK
- LIGHT POLE
- ACCESSIBLE ROUTES
- SIGN
- PEDESTRIAN ONLY PATHS
- DIRECTIONAL SIGNAGE
- VCMP TRAIL
- CLEAR CREEK GREENWAY
- VEHICULAR ACCESS

applicant

ARGO Holdings, LLC

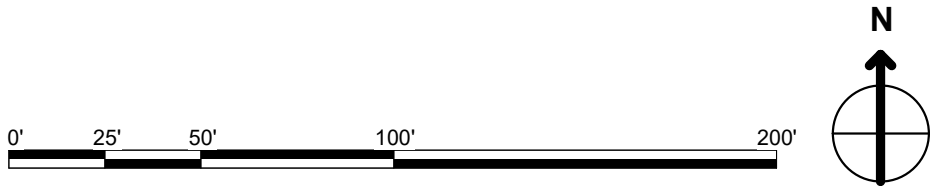
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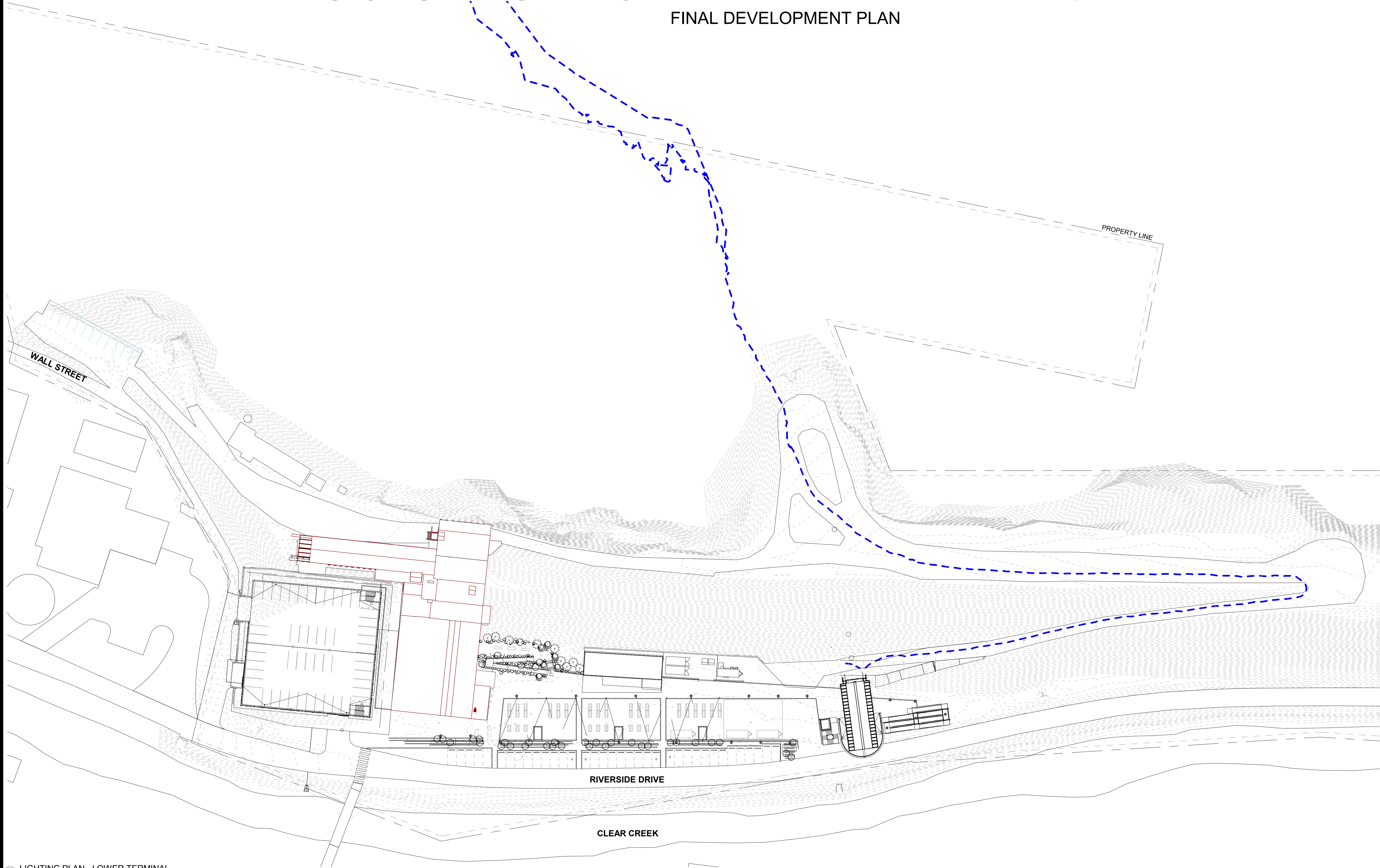
LOWER TERMINAL - SITE & LANDSCAPE PLAN





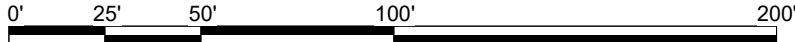
Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN



1 LIGHTING PLAN - LOWER TERMINAL  
1" = 50'-0"

- LIGHTING SCHEDULE**
- 7.1 POLE MOUNTED CUT-OFF DOWNLIGHT
  - 7.2 STRUCTURE MOUNTED CUT-OFF DOWNLIGHT
  - 7.3 RAIL DOWNLIGHT
  - 7.4 STEP SIDE LIGHT
  - 7.5 PATH DOWNLIGHT
  - 7.6 TREE LIGHT
  - 7.7 LED STRIP LIGHT
  - 7.8 SHIELDED STRING LIGHTS
  - 7.9 TWIN STAFFED DOWNLIGHT
- NOTE: LIGHT POLES TO BE 20 FEET MAXIMUM HEIGHT



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LOWER TERMINAL - SITE  
LIGHTING PLAN

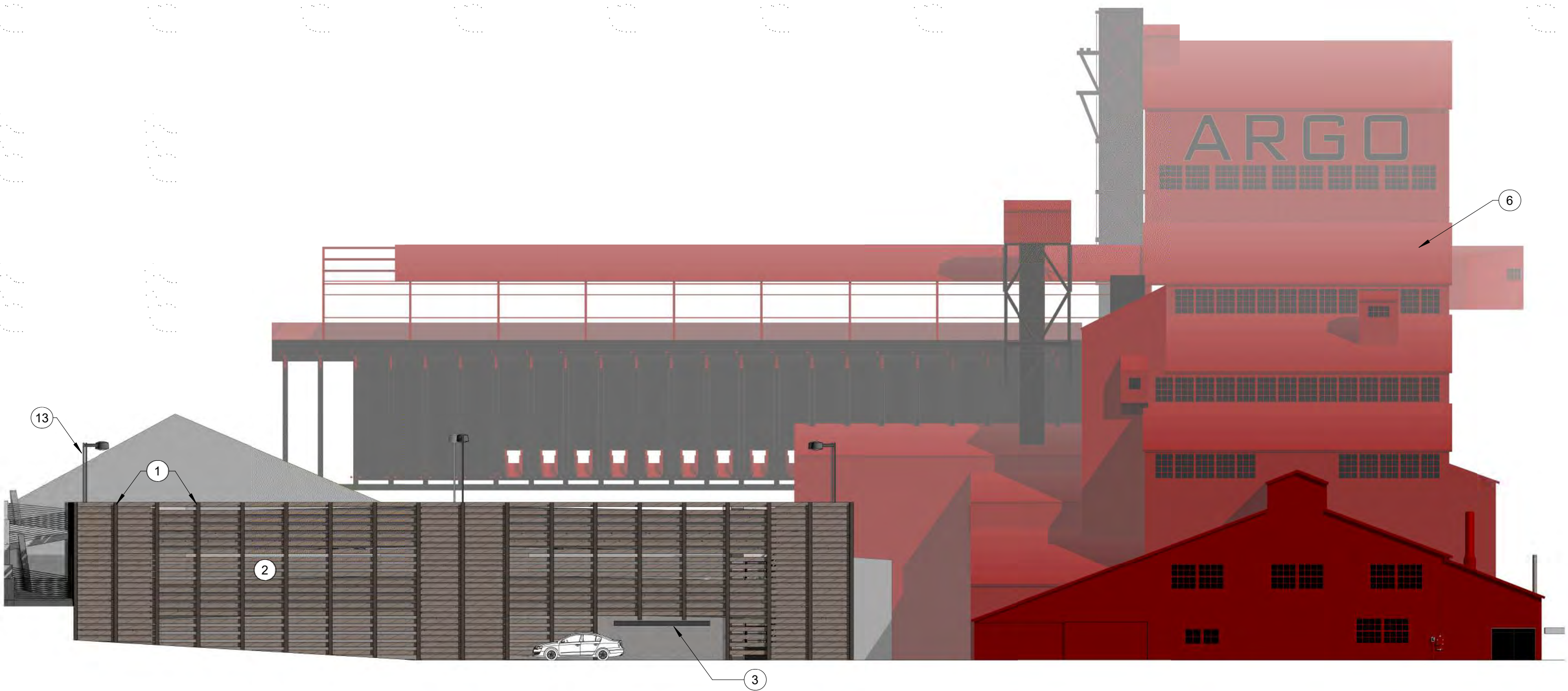


MIGHTY ARGO & VIRGINIA CANYON MOUNTAIN PARK MIXED USE DEVELOPMENT - PHASE 1

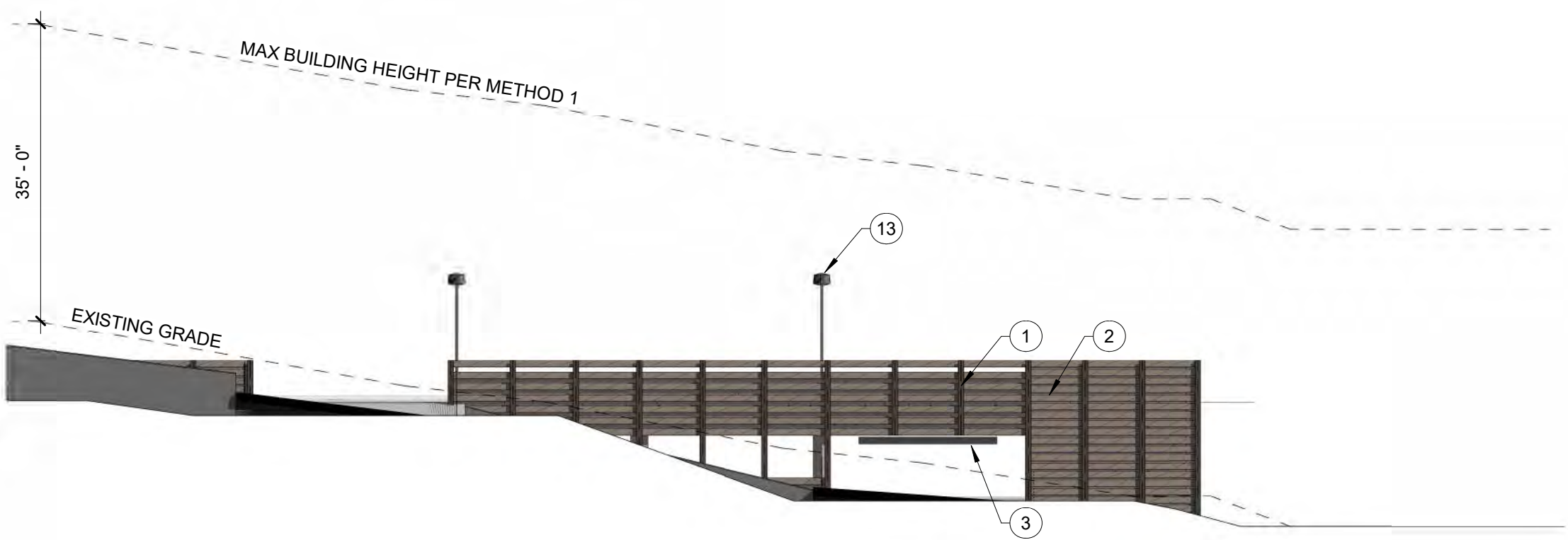
FINAL DEVELOPMENT PLAN

KEYNOTES - BUILDING ELEVATIONS (FDP)

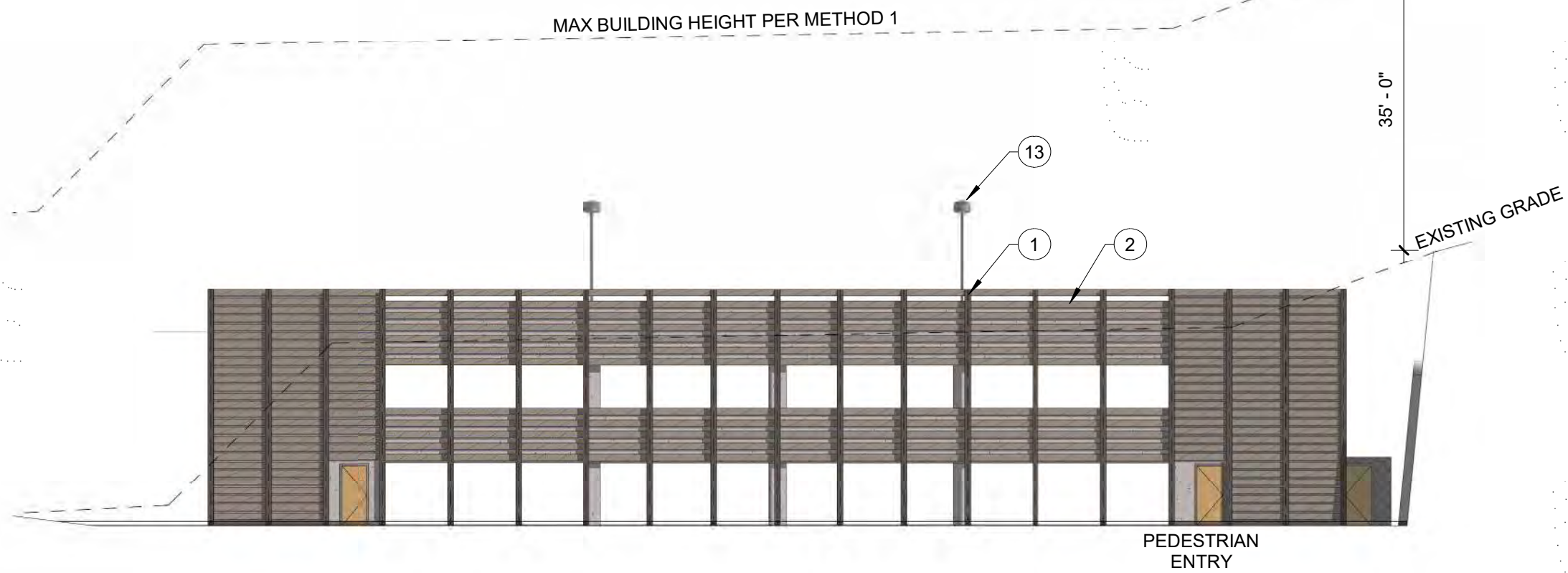
1	VERTICAL STEEL W-FLANGE
2	3X6 WOOD HORIZONTAL LOUVER; DARK STAIN
3	KNOCK BAR
4	WOOD FENCE
5	GATE
6	EXISTING BUILDING TO REMAIN
8	STEEL + WIRE MESH GUARDRAIL
9	STEEL FRAME RAMP
10	RENOVATION OF EXISTING BUILDING
11	STEEL FRAME STAIR
12	ADA RESTROOM TRAILER BEHIND FENCE
13	LIGHT POLES



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION. METHOD 1, RE: PD SHEET 03  
① ELEVATION- PARKING DECK- SOUTH  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION. METHOD 1, RE: PD SHEET 03  
② ELEVATION- PARKING DECK- WEST  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION. METHOD 1, RE: PD SHEET 03  
③ ELEVATION- PARKING DECK - EAST  
1/16" = 1'-0"

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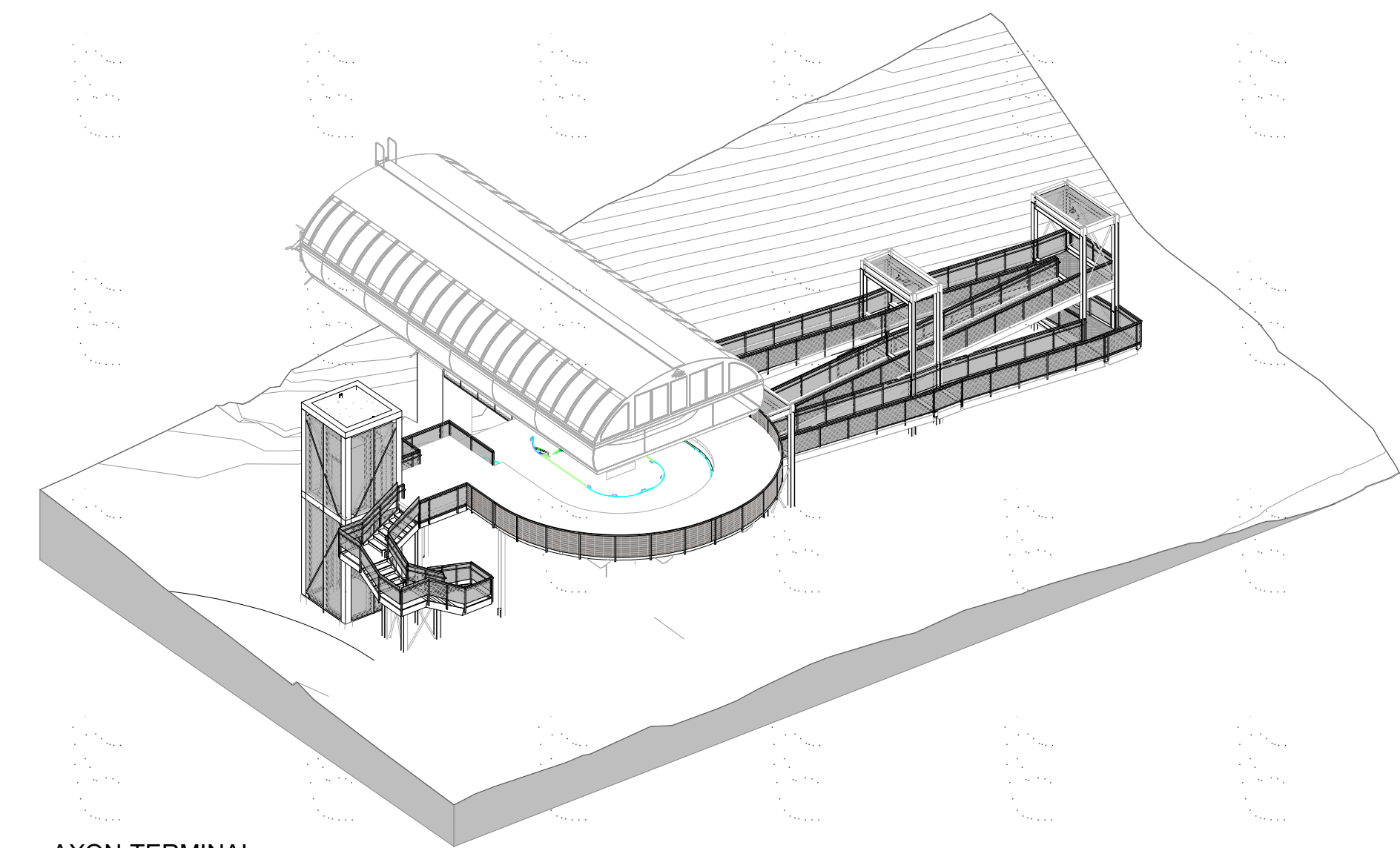
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LOWER TERMINAL  
ELEVATIONS

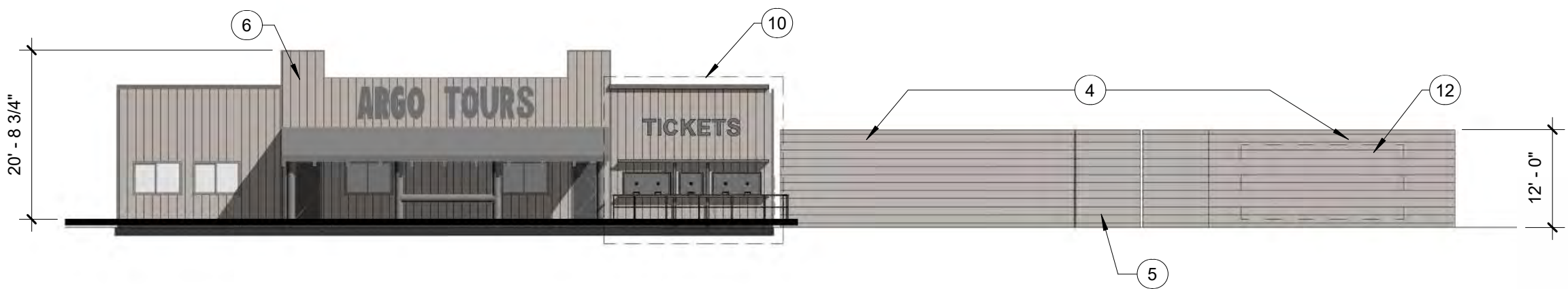
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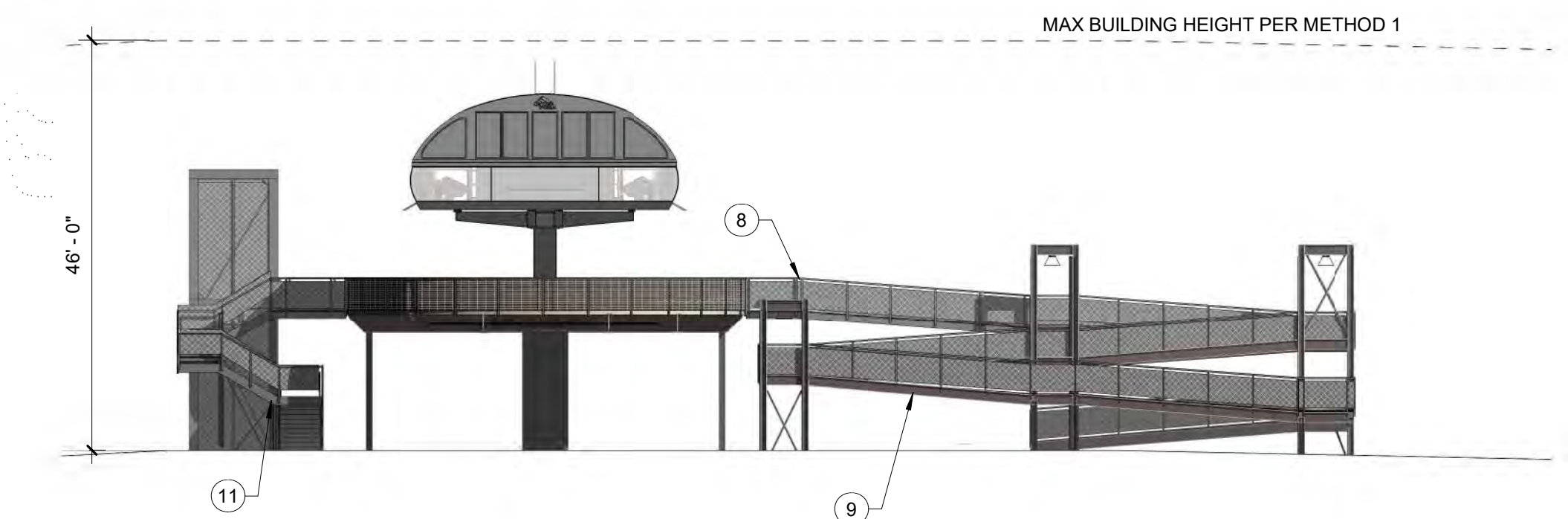
MIGHTY ARGO & VIRGINIA CANYON MOUNTAIN PARK MIXED USE DEVELOPMENT - PHASE 1  
FINAL DEVELOPMENT PLAN



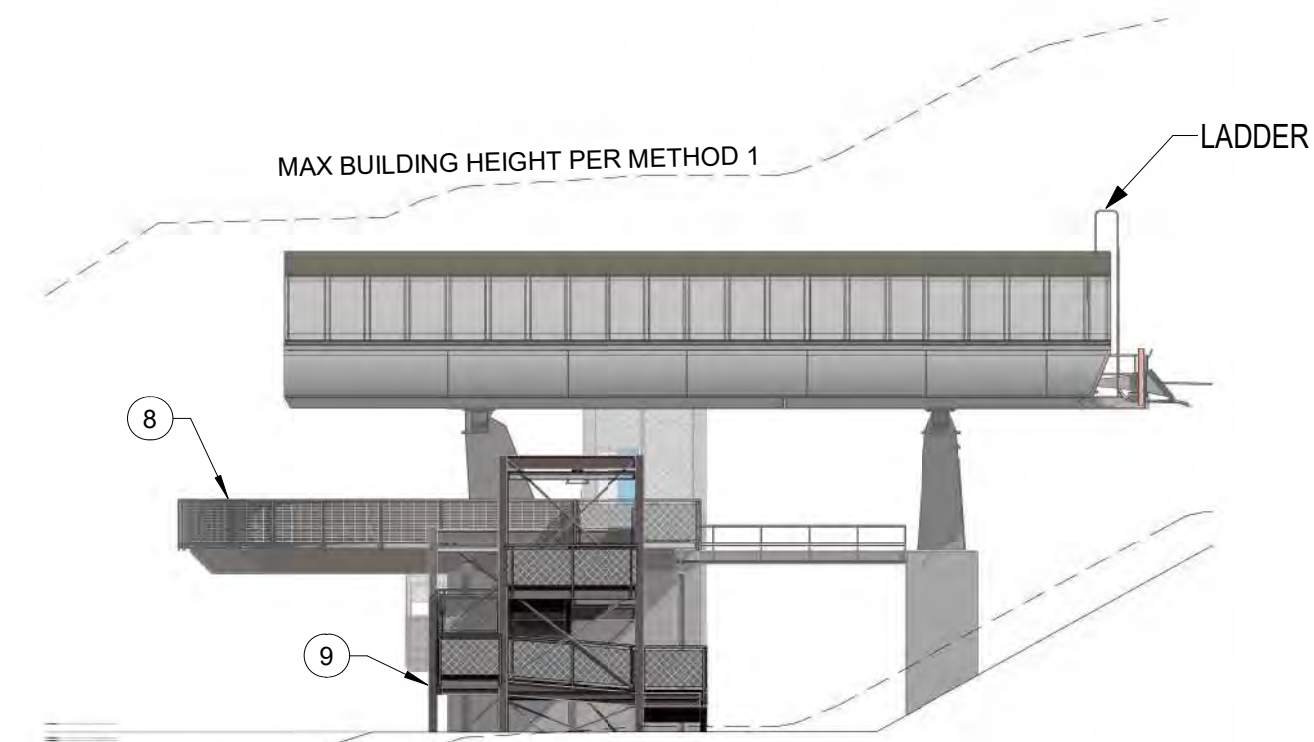
6 AXON-TERMINAL



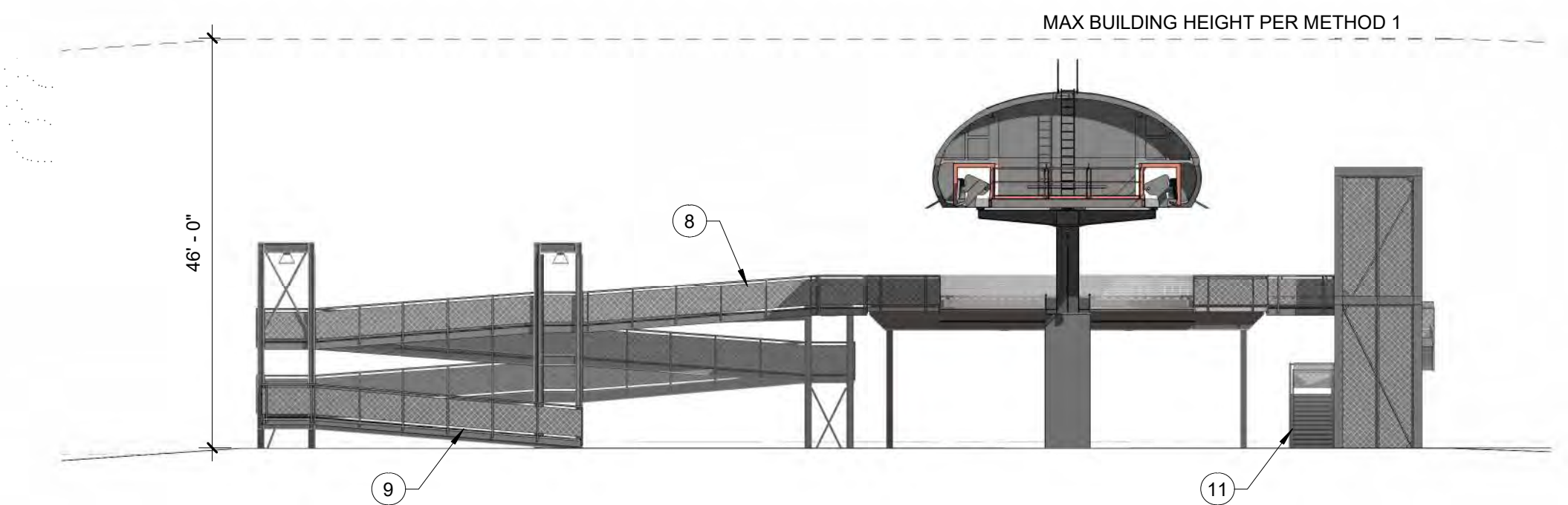
5 MERCANTILE - ELEVATION  
1/16" = 1'-0" REFERRING VIEW A0.02 / 1



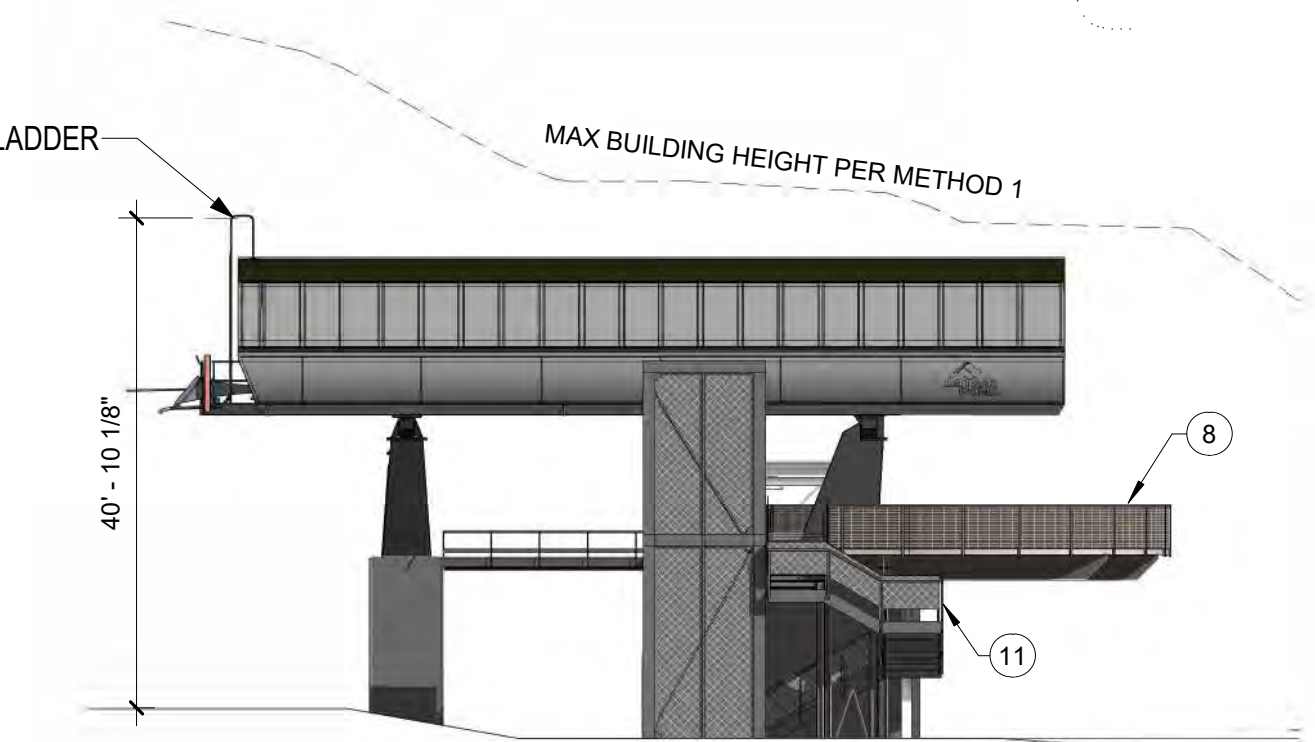
NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
4 TERMINAL - ELEVATION - SOUTH  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
3 TERMINAL - ELEVATION - EAST  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION. METHOD 1, RE: PD SHEET 03  
2 TERMINAL - ELEVATION - NORTH  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
1 TERMINAL - ELEVATION - WEST  
1/16" = 1'-0"

KEYNOTES - BUILDING ELEVATIONS (FDP)

1	VERTICAL STEEL W-FLANGE
2	3X6 WOOD HORIZONTAL LOUVER; DARK STAIN
3	KNOCK BAR
4	WOOD FENCE
5	GATE
6	EXISTING BUILDING TO REMAIN
8	STEEL + WIRE MESH GUARDRAIL
9	STEEL FRAME RAMP
10	RENOVATION OF EXISTING BUILDING
11	STEEL FRAME STAIR
12	ADA RESTROOM TRAILER BEHIND FENCE
13	LIGHT POLES

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LOWER TERMINAL  
ELEVATIONS

1-21



Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN

- GENERAL NOTES:
- 1. REFER TO SHEETS 0-02 AND 0-03 FOR FULL LEGAL DESCRIPTION.
  - 2. HISTORICAL ARTIFACTS TO BE DISPERSED ONSITE AS LANDSCAPE ELEMENTS.
  - 3. REFER TO SITE PLANS AND ELEVATIONS FOR PROPOSED BUILDING HEIGHTS AND LOCATIONS.
  - 4. PERSPECTIVE VIEWS PROVIDED FOR REFERENCE ONLY.



4: PERSPECTIVE VIEW - PUBLIC PLAZA



3: PERSPECTIVE VIEW - PARKING DECK



2: PERSPECTIVE VIEW - PLAZA



1: PERSPECTIVE VIEW - GONDOLA TERMINAL

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LOWER TERMINAL - PERSPECTIVE VIEWS	



Mighty Argo & Virginia Canyon Mountain Park Mixed-Use Development  
FINAL DEVELOPMENT PLAN



LEGEND	
	PROPERTY LINE
	MINING CLAIM
	GRAVEL ROAD
	CONTOURS
	SIGN
	TREE
	ROCK OUTCROPPING
	DRIVE DESCRIPTIONS

BASIS OF BEARINGS:

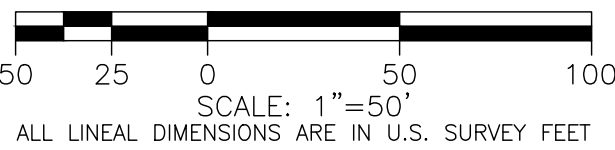
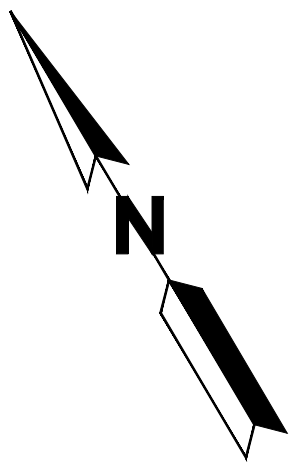
BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF EUPRATES LODGE MINING CLAIM, U.S. MINERAL SURVEY NO. 6002, WITH CORNER 11 OF SAID EUPHRATES LODGE MINING CLAIM BEING MONUMENTED WITH A NO. 4 REBAR AND CORNER 5 OF THE NO NAME MILL SITE, U.S. MINERAL SURVEY NO. 1422B BEING MONUMENTED WITH AN ORIGINAL MARKED STONE 30x14x10, HAVING AN ASSUMED BEARING OF N65°06'05"E.

SURVEY PROVIDED BY CCS CONSULTANTS, INC. ON OCTOBER 23, 2019.

BENCHMARK:

BASIS OF ELEVATIONS: PROJECT ELEVATIONS ARE BASED ON CPS OBSERVATIONS DERIVED FROM AN OPUS SOLUTION USING GEOD12, HELD ON THE TOP SECTION CONTROL POINT, 2" DIAMETER ALUMINUM CAP STAMPED: MERICK 204, WITH A NAVD 88 ELEVATION OF 8725.5 FEET.

2" DIAMETER ALUMINUM CAP STAMPED: MERICK 204, N:1700734.07, E:2995914.08, Z:8725.5



CALL 811 2-BUSINESS DAYS IN ADVANCE  
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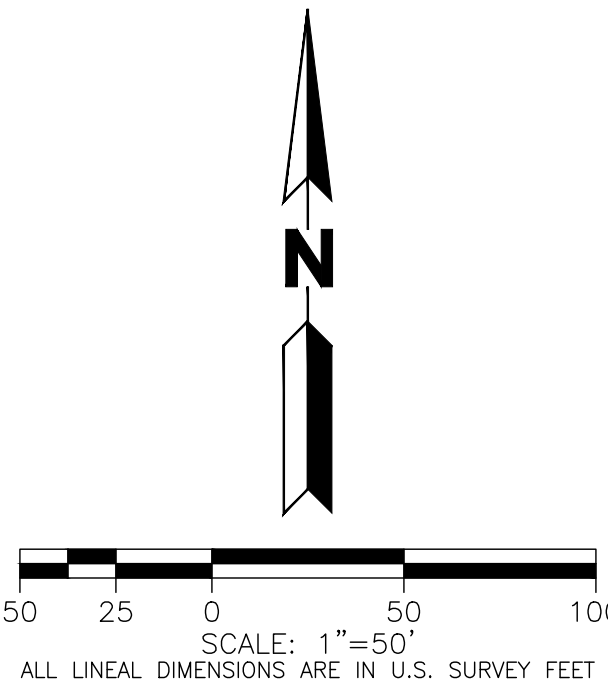
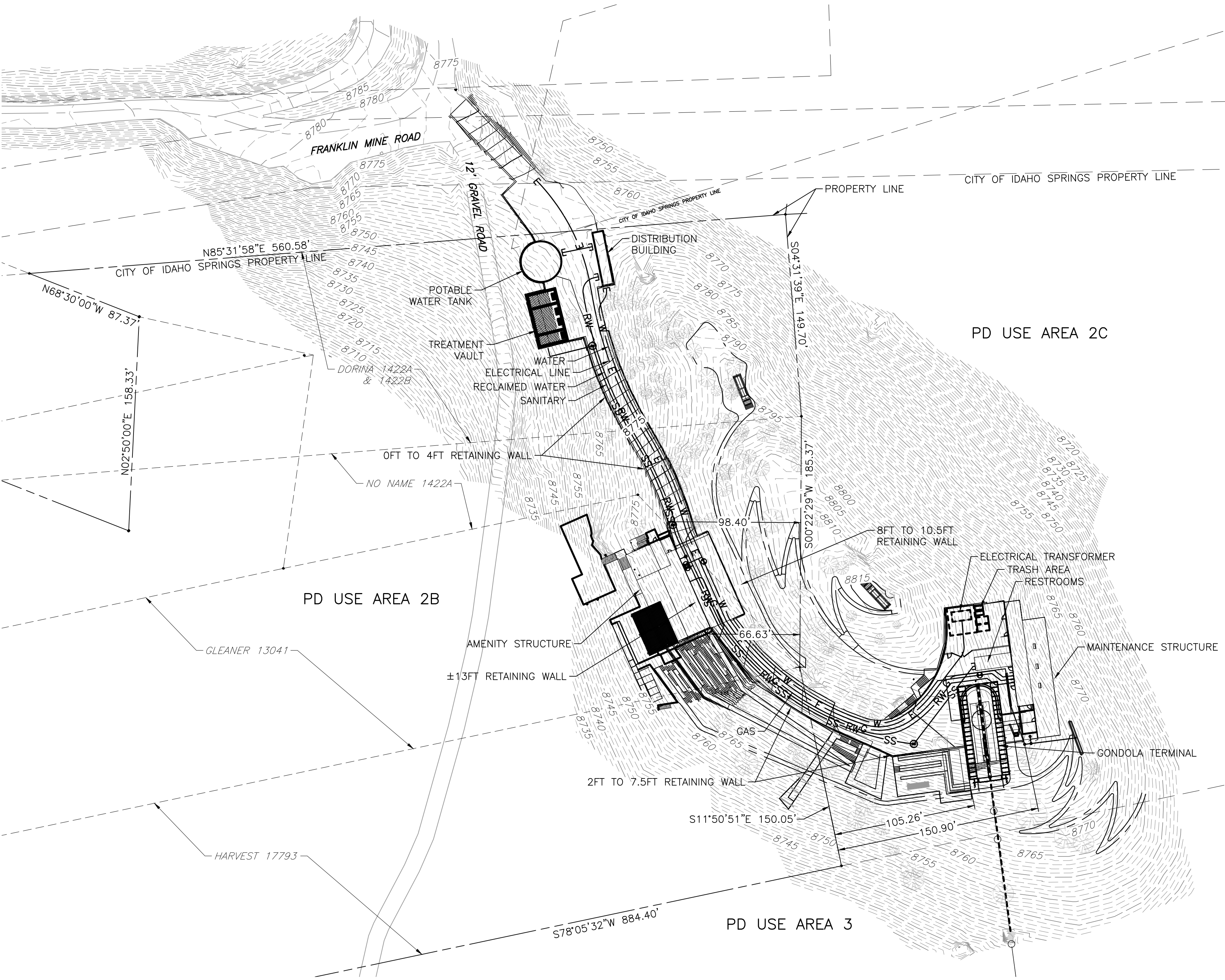
**EXISTING CONDITIONS PLAN**  
**- UPPER TERMINAL**

2-00



# Mighty Argo & Virginia Canyon Mountain Park Mixed-Use Development

## FINAL DEVELOPMENT PLAN



**applicant**  
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**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

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**GRADING & UTILITY PLAN -  
UPPER LANDING**

**2-01**

### ESTIMATED DEMANDS:

1. NO NEW UTILITY SERVICE CONNECTIONS TO CITY INFRASTRUCTURE ARE REQUESTED AS PART OF THIS PROJECT.



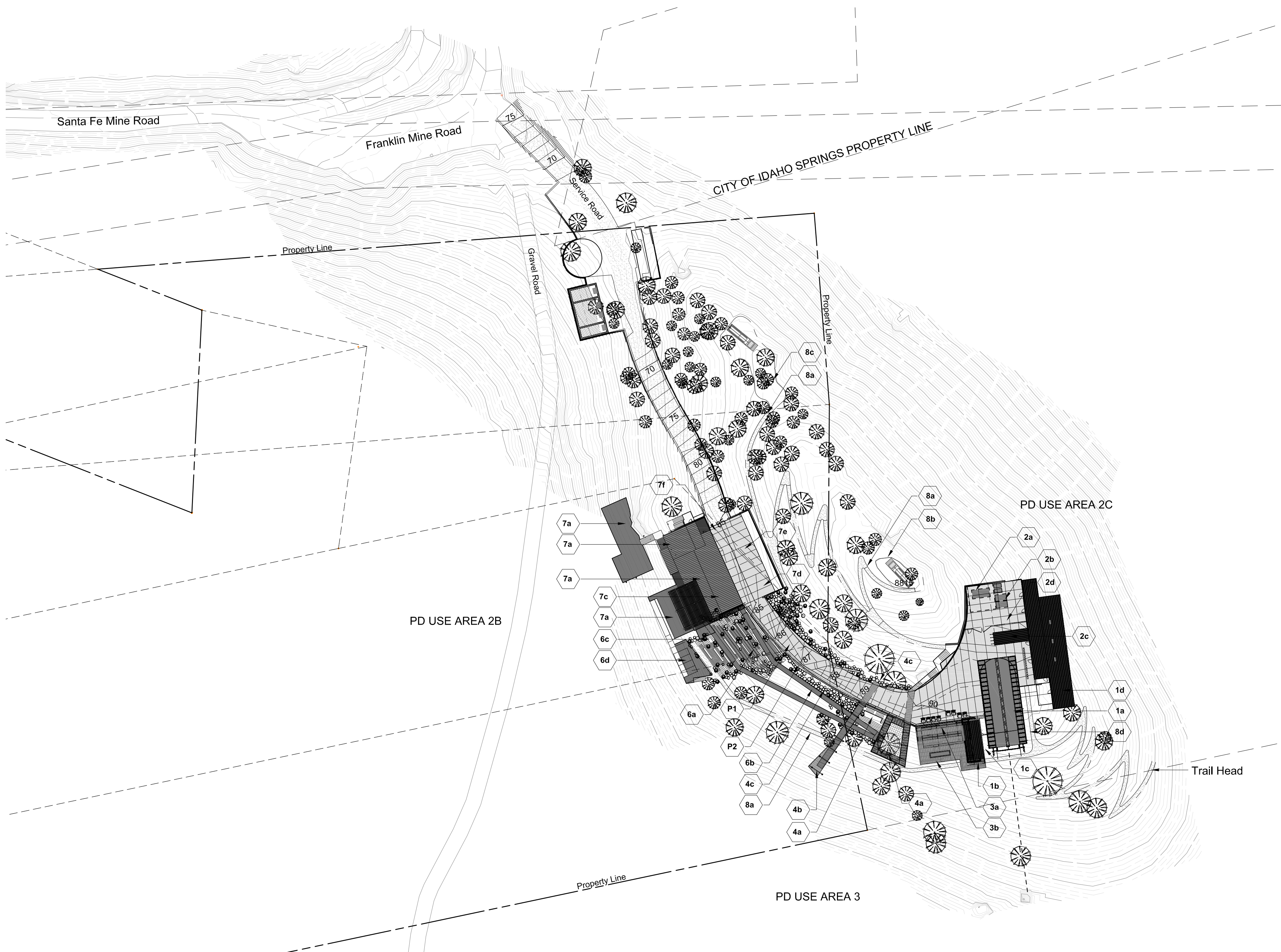
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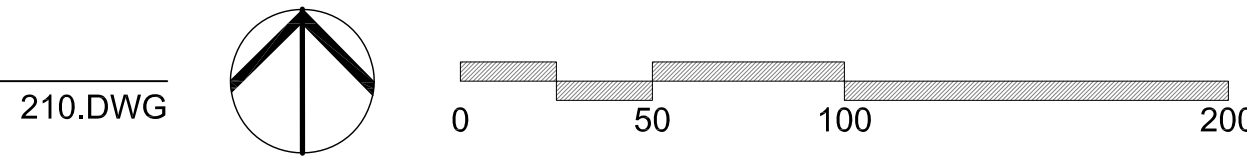


# Mighty Argo & Virginia Canyon Mountain Park Mixed-Use Development

## FINAL DEVELOPMENT PLAN



1 SITE/ LANDSCAPE PLAN  
SCALE: 1:50



### LANDSCAPE LEGEND

- EXISTING EVERGREEN TREES - To remain
- NATIVE STONE BOULDER FEATURES - To remain
- PROPOSED STONE BOULDERS To be (re)-located from site and placed as seating/ play features

### MATERIALS SCHEDULE

P1	PAVEMENT - Type 1 Paving - Non-Porous
P2	PAVEMENT - Type 2 Paving - Porous
NS	NATIVE SEED To be used for disturbed areas that are not covered with native stone for naturalized establishment, non-irrigated
	BIKE RACKS

### LANDSCAPE FEATURES

	Reference sheet
1.0	<b>GONDOLA TERMINAL</b> 1a. GONDOLA TERMINAL See sheet 3-00 1b. GONDOLA QUEUING AREA See sheet 2/2-30 1c. GONDOLA QUEUING AREA - Shade Structure See sheet 2-20 1d. CABLE CAR MAINTENANCE STRUCTURE See sheet 2-20
2.0	<b>MAINTENANCE AREA - PUBLIC BATHROOMS</b> 2a. MECHANICAL/ TRANSFORMER AREA See sheet 2-20 2b. TRASH AREA See sheet 2-20 2c. RESTROOMS See sheet 2-20 2d. MECHANICAL SCREENING See sheet 2,3/2-20
3.0	<b>OBSERVATION DECK</b> 3a. UPPER DECK - seating/ viewing area See sheet 2/2-30 3b. LOWER DECK - seating/ fire pit/ viewing area See sheet 2/2-30
4.0	<b>EXPLORATORY STRUCTURE + TRESTLE OVERLOOK</b> 4a. EXPLORATORY STRUCTURE-Adventure/artifact area See sheet 3/2-30 4b. TRESTLE OVERLOOK - Elevated viewing structure See sheet 3/2-30 4c. CHILDREN'S PLAY AREA - Naturalized play See sheet 3/2-30
5.0	<b>PROMENADE</b> 5a. PROMENADE-Paved surface for access + connection See sheet 1/2-30 5b. NATURALIZED EDGE - Native Stone boulder seating See sheet 1/2-30
6.0	<b>AMPHITHEATER AREA</b> 6a. SEATING - Wood/ stone seating See sheet 4/2-30 6b. RAMP - Paved surface connection See sheet 4/2-30 6c. STAIRS - Paved connection for seating and terraces See sheet 4/2-30 6d. STAGE - For performances/ artifact presentation See sheet 4/2-30
7.0	<b>AMENITY STRUCTURE + AREA</b> 7a. AMENITY STRUCTURE See sheet 2-21 7c. SHIPPING CONTAINER - STORAGE Sim. to 9/2-20 7d. SHIPPING CONTAINER - FOOD/ BEV See sheet 7/2-20 7e. SHIPPING CONTAINER - RETAIL See sheet 8/2-20 7f. GATE AND FENCE
8.0	<b>NATURAL LANDSCAPE EXPERIENCE</b> 8a. TRAILS See Sheet 1/2-30 8b. OVERLOOK See Sheet 1/2-30 8c. PICNIC AREA 8d. TRAIL HEAD

### NOTES -

- See sheet 0-01 for statistical information.
- See sheet 0-02/ 0-03 for legal description of property.

**applicant**  
ARGO Holdings, LLC  
1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevlie  
303 903 2427

**open studio | architecture**  
1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

**META | landscape architecture**  
3120 Blake Street  
Denver, Colorado 80205  
303 600 6080

OSA project no.: 2019-25

copyright: 2019 open studio | architecture

issue date: APRIL 24, 2020

revision date: -

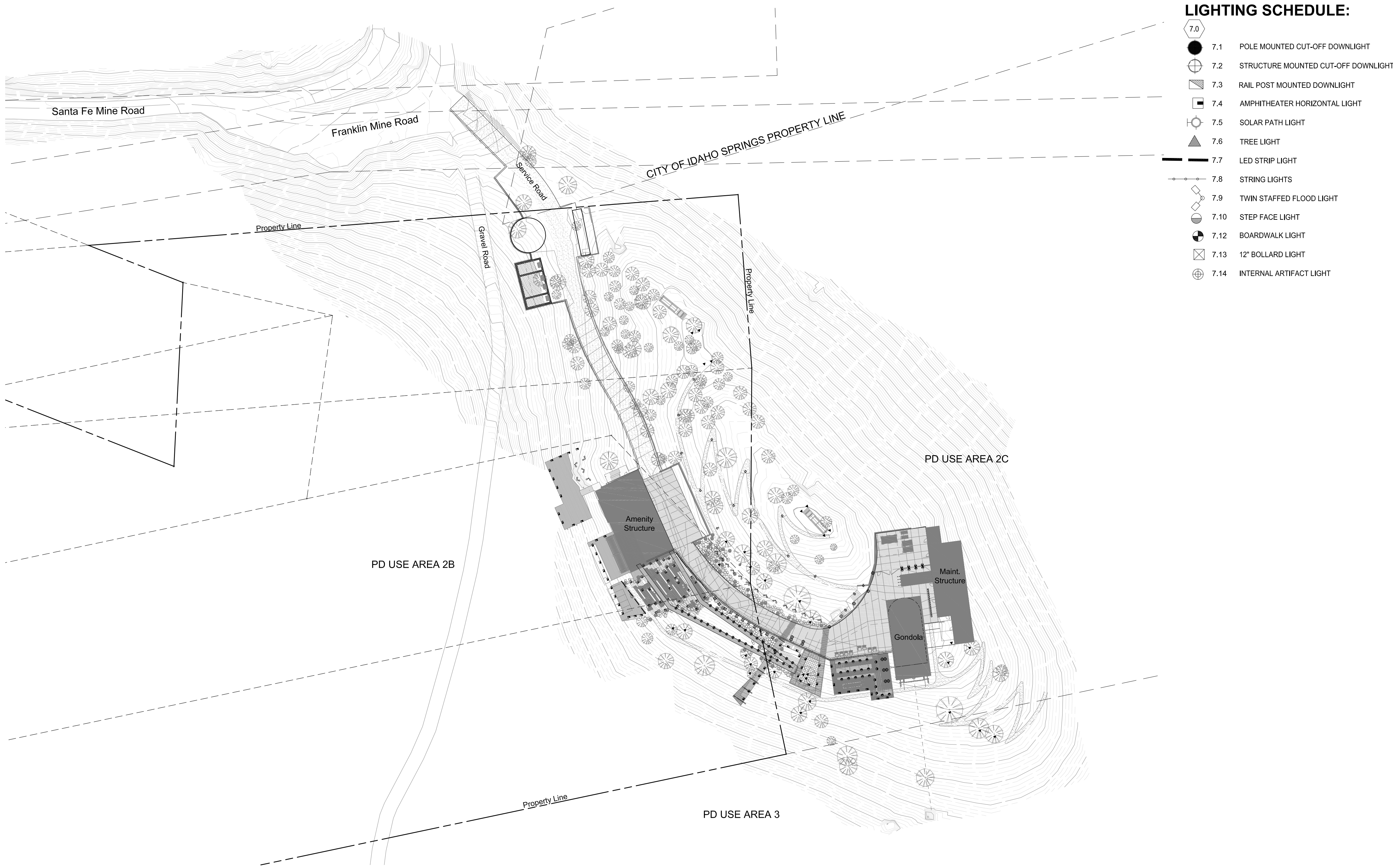
UPPER LANDING -  
SITE/ LANDSCAPE PLAN

2-10



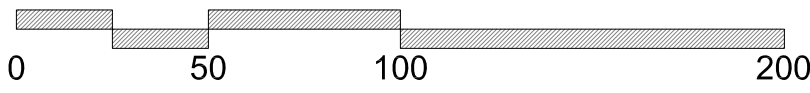
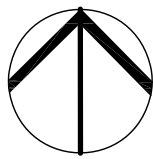
Mighty Argo & Virginia Canyon Mountain Park Mixed-Use Development

FINAL DEVELOPMENT PLAN



1 SITE LIGHTING PLAN  
SCALE: 1:50

211.DWG



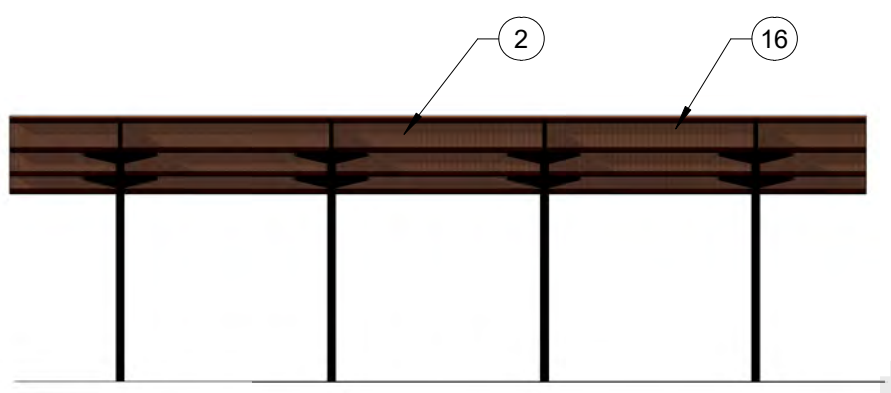
<b>applicant</b> <b>ARGO Holdings, LLC</b> 1431 Miner Street Idaho Springs, CO 80452 Mary Jane Loevlie 303 903 2427
<b>open studio   architecture</b> 1010 Park Avenue West Suite 200 Denver, Colorado 80205 303 640 3173
<b>META   landscape architecture</b> 3120 Blake Street Denver, Colorado 80205 303 600 6080
OSA project no.: 2019-25
copyright: 2019 open studio   architecture
issue date: APRIL 24, 2020
revision date: -
UPPER LANDING - SITE LIGHTING PLAN
2-11



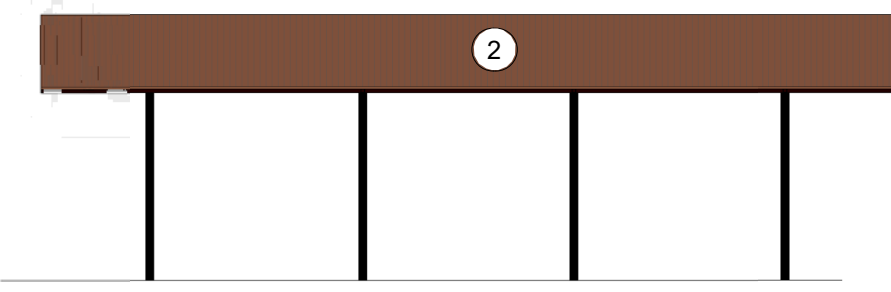
Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN

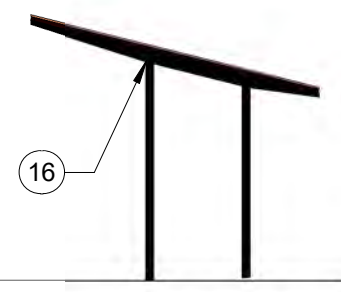
KEYNOTES - BUILDING ELEVATIONS (FDP)	
1	STEEL FRAME STAIR
2	CORTEN CORRUGATED METAL SIDING
3	REPURPOSED SHIPPING CONTAINER, PAINTED
4	GRAPHIC / SIGNAGE
5	METAL MESH SCREEN
6	GATE
7	BARN DOORS
8	WOOD TRIM WINDOW, STAINED
9	RESTROOMS
10	STEEL + CABLE GUARDRAIL
11	EQUIPMENT PLATFORM
12	STANDING SEAM ROOF
13	HEAVY TIMBER STRUCTURE
14	WOOD FIXED LOUVER
15	STEEL SUPPORT GUIDERAIL FOR CABLE CARS
16	STEEL FRAME STRUCTURE
17	BUILDING MOUNTED DOWNLIGHT
18	SKYLIGHT
19	STEEL STAGE TRELLIS
20	BOLTED STEEL CISTERN, ARGO RED FINISH
21	LADDER WITH CAGE LOCK



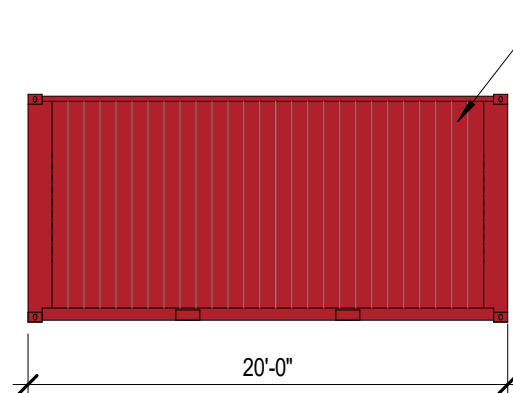
12 FRONT ELEVATION, SHADE STRUCTURE TYP.  
1/8" = 1'-0"



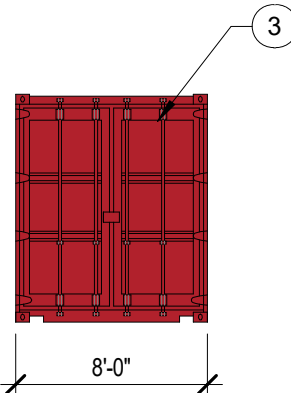
11 BACK ELEVATION, SHADE STRUCTURE TYP.  
1/8" = 1'-0"



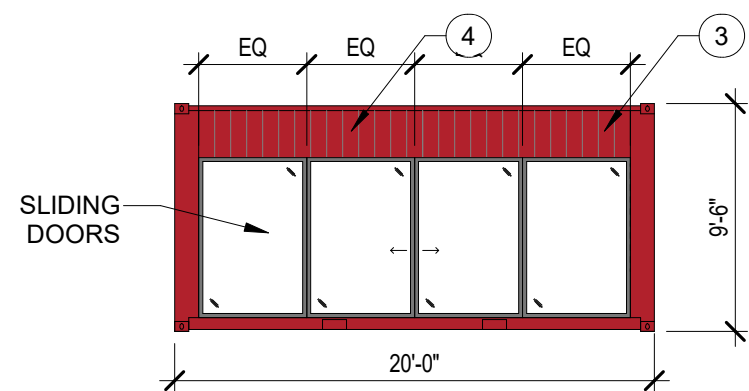
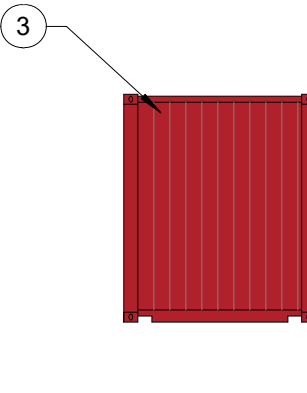
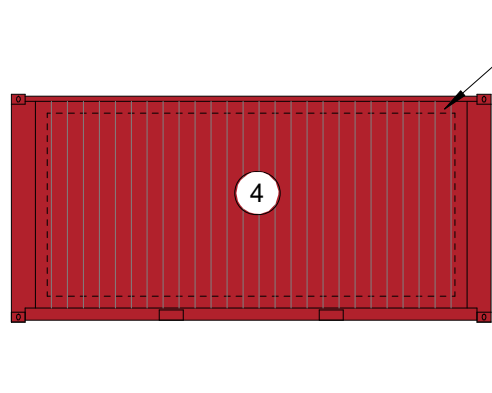
10 SIDE ELEVATION, SHADE STRUCTURE TYP.  
1/8" = 1'-0"



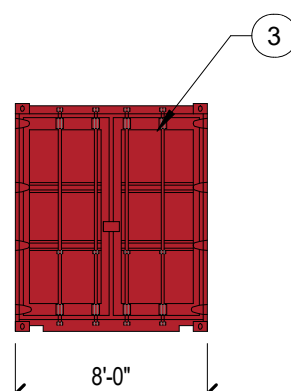
9 ELEVATIONS - STORAGE  
1/8" = 1'-0"



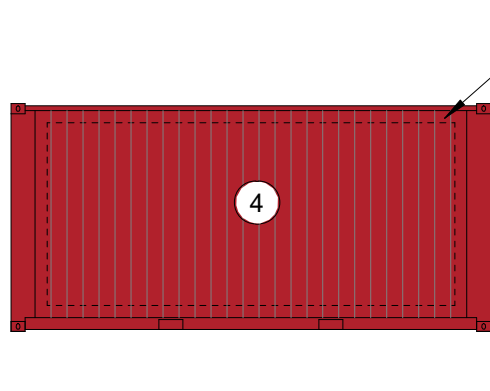
NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03



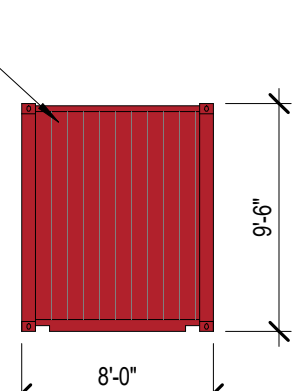
8 ELEVATIONS - RETAIL  
1/8" = 1'-0"



DOOR

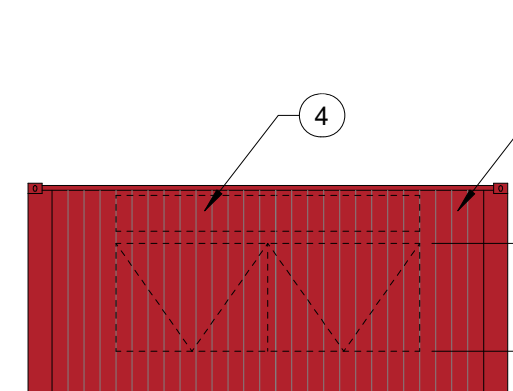


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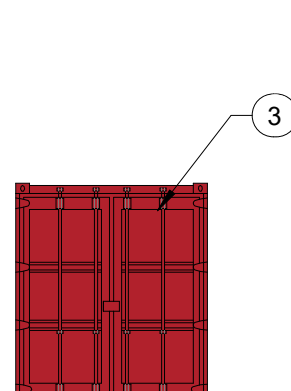


SIDE

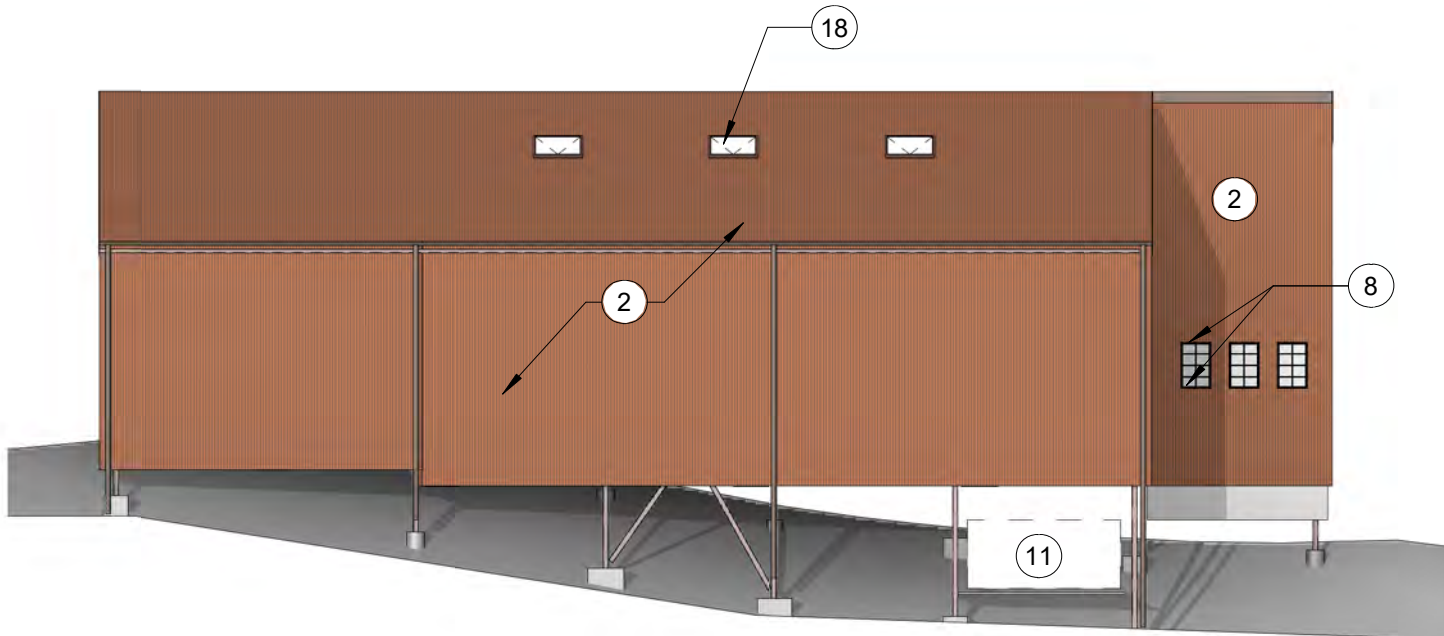
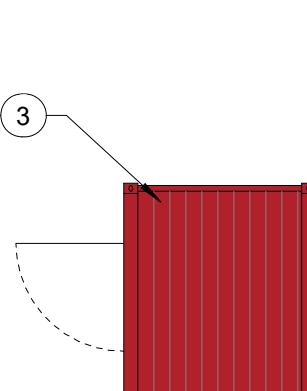
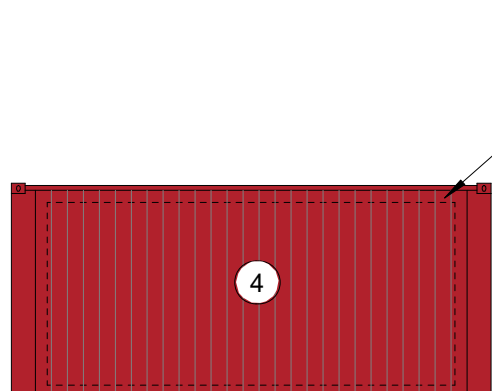
NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03



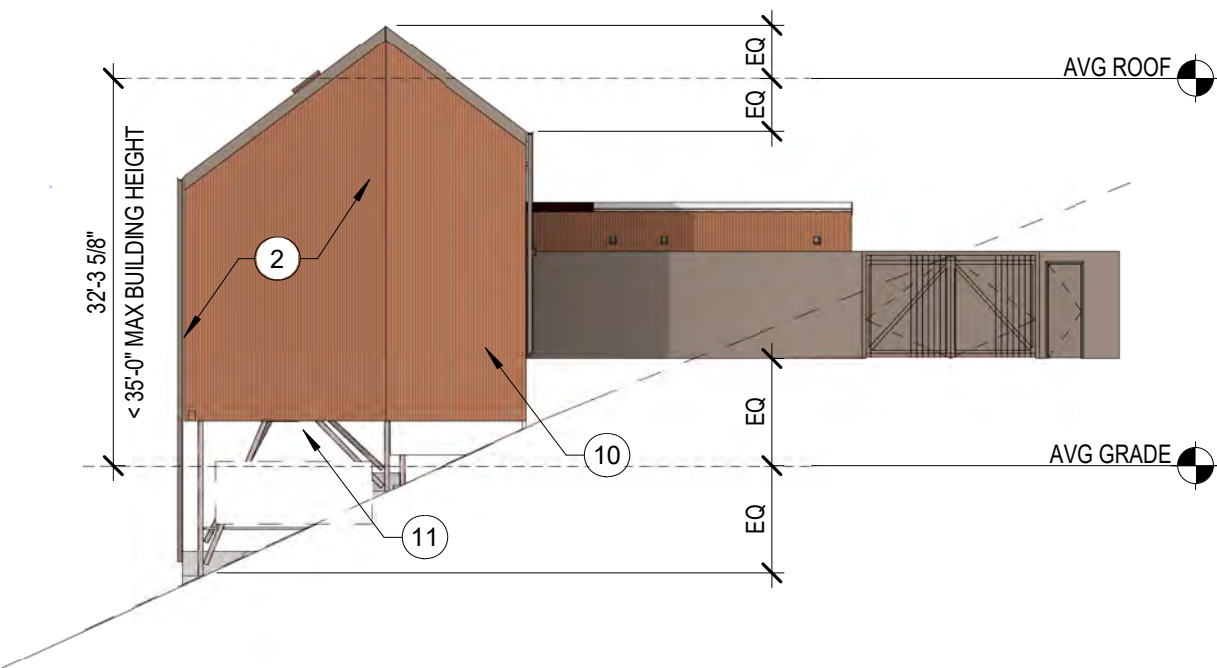
7 ELEVATIONS - BAR  
1/8" = 1'-0"



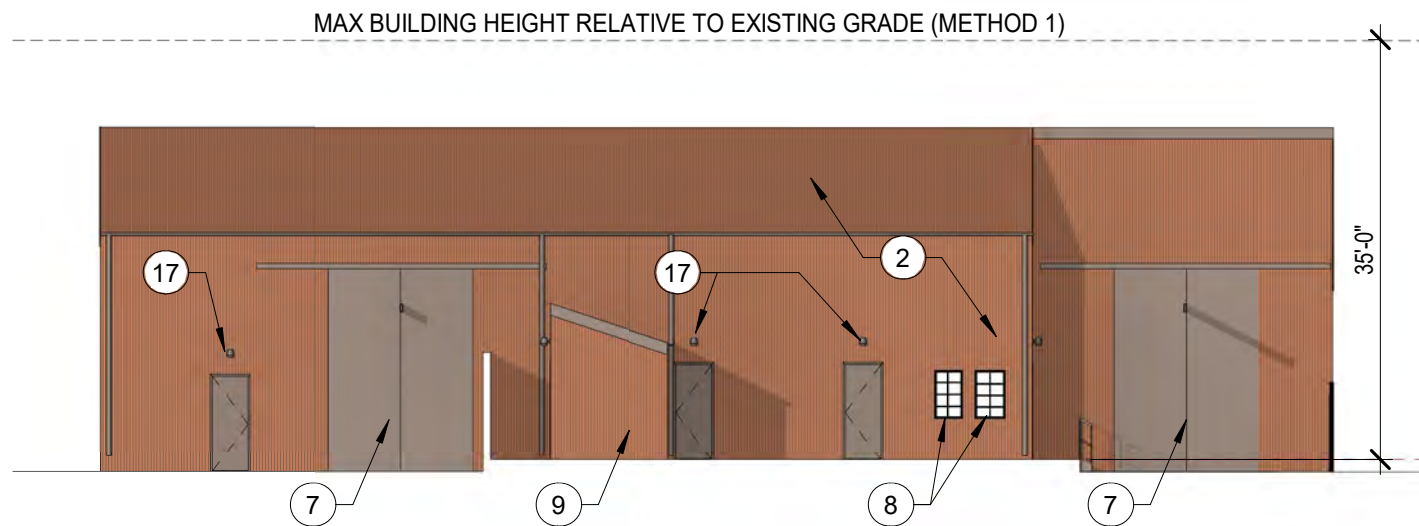
NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03



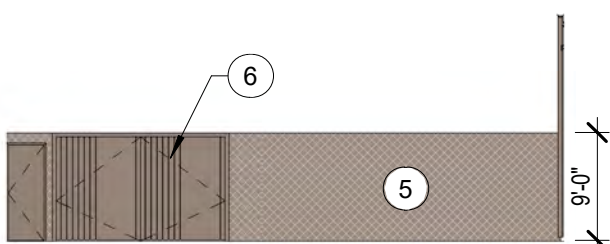
NOTE: REFER TO NORTH AND SOUTH ELEVATIONS FOR BUILDING HEIGHT CALCULATIONS. COMPLIANT PER PD HEIGHT CALCULATION METHOD 2  
ELEVATION - MAINTENANCE - EAST  
1/16" = 1'-0"



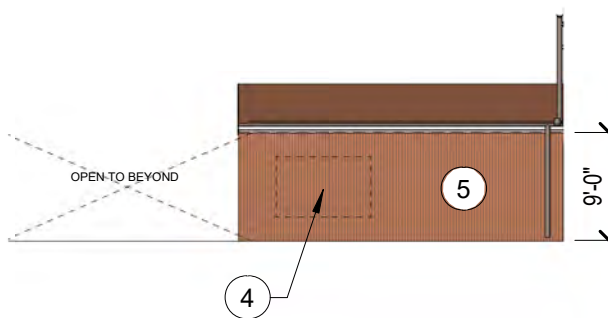
NOTE: COMPLIANT PER PD HEIGHT CALCULATION METHOD 2  
ELEVATION - MAINTENANCE - NORTH  
1/16" = 1'-0"



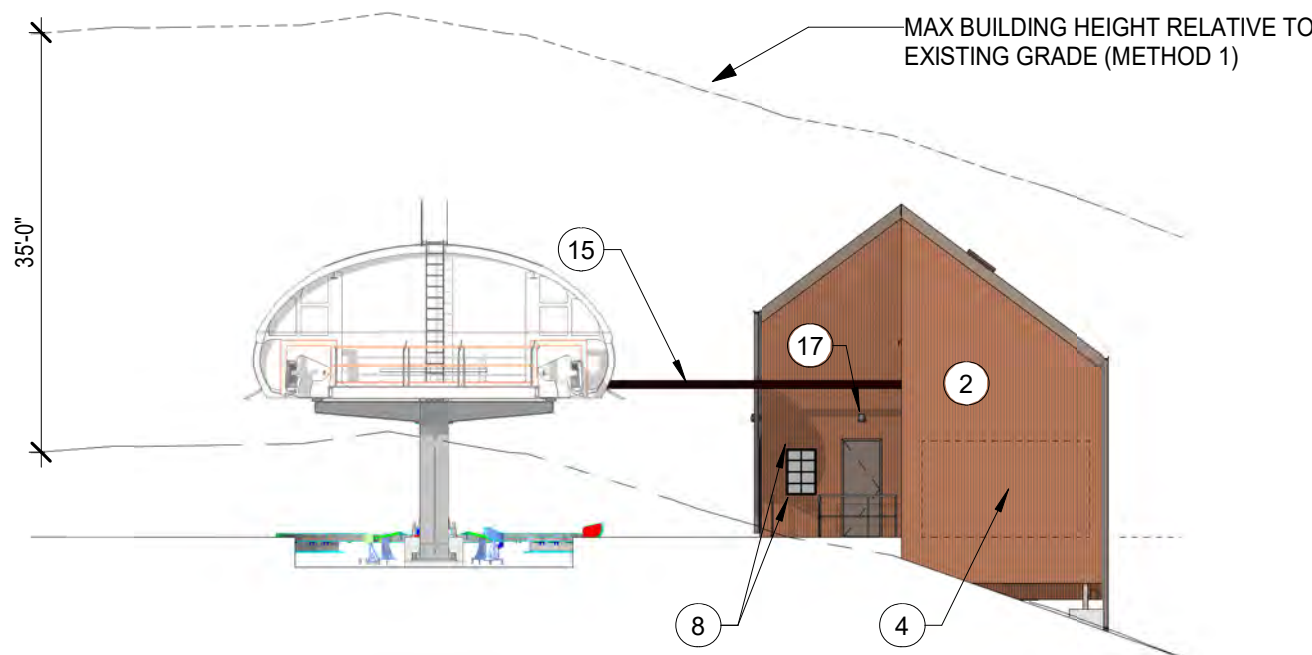
NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
ELEVATION - MAINTENANCE - WEST  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
ELEVATION - MECHANICAL SCREEN  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
ELEVATION - RESTROOM  
1/16" = 1'-0"



NOTE: HEIGHT COMPLIANT PER PD HEIGHT CALCULATION METHOD 1, RE: PD SHEET 03  
ELEVATION - MAINTENANCE - SOUTH  
1/16" = 1'-0"

0' 8' 16' 32' 64'

applicant  
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Mary Jane Loevlie  
303 903 2427

open studio | architecture  
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303 640 3173

OSA project no.: 2019-025  
copyright: 2020 open studio | architecture  
issue date: April 24, 2020

UPPER LANDING -  
ELEVATIONS

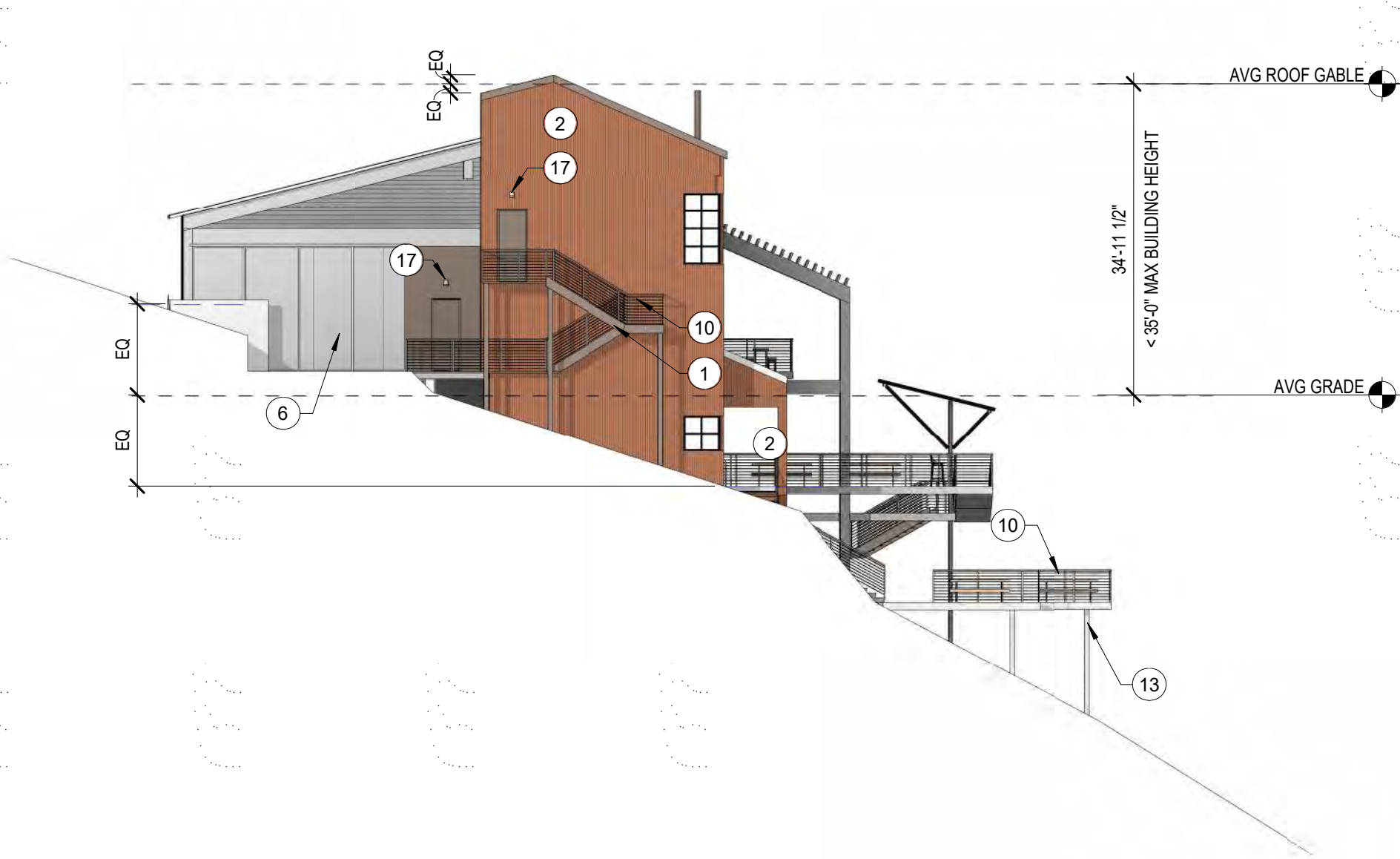
2-20



Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN

KEYNOTES - BUILDING ELEVATIONS (FDP)	
1	STEEL FRAME STAIR
2	CORTEN CORRUGATED METAL SIDING
3	REPURPOSED SHIPPING CONTAINER, PAINTED
4	GRAPHIC / SIGNAGE
5	METAL MESH SCREEN
6	GATE
7	BARN DOORS
8	WOOD TRIM WINDOW, STAINED
9	TEMP PORTABLE RESTROOMS
10	STEEL + CABLE GUARDRAIL
11	EQUIPMENT PLATFORM
12	STANDING SEAM ROOF
13	HEAVY TIMBER STRUCTURE
14	WOOD FIXED LOUVER
15	STEEL SUPPORT GUIDERAIL FOR CABLE CARS
16	STEEL FRAME STRUCTURE
17	BUILDING MOUNTED DOWNLIGHT
18	SKYLIGHT
19	STEEL STAGE TRELLIS



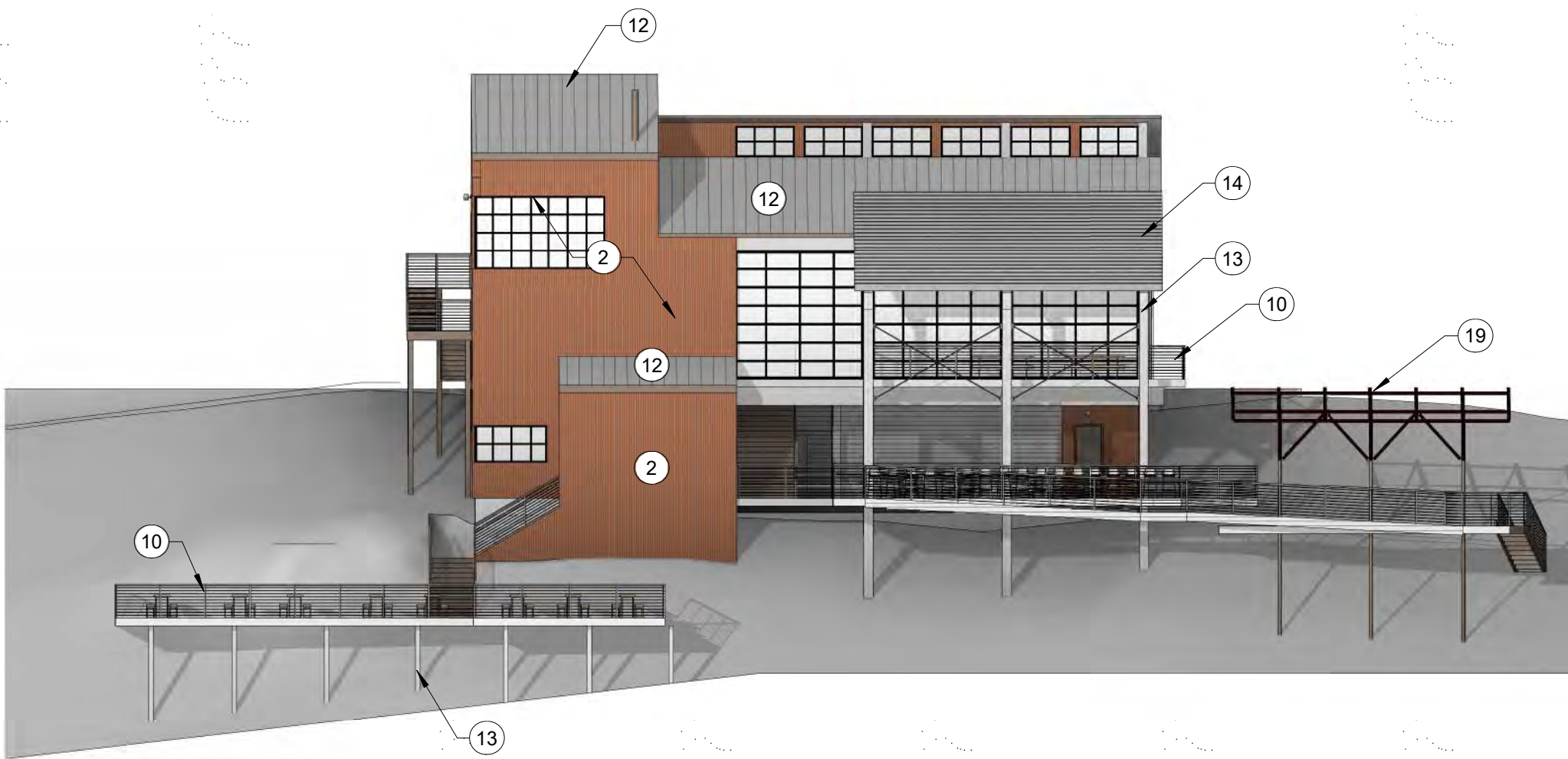
NOTE: COMPLIANT PER PD HEIGHT CALCULATION METHOD 2

4 ELEVATION - AMENITY - NORTH  
1/16" = 1'-0"



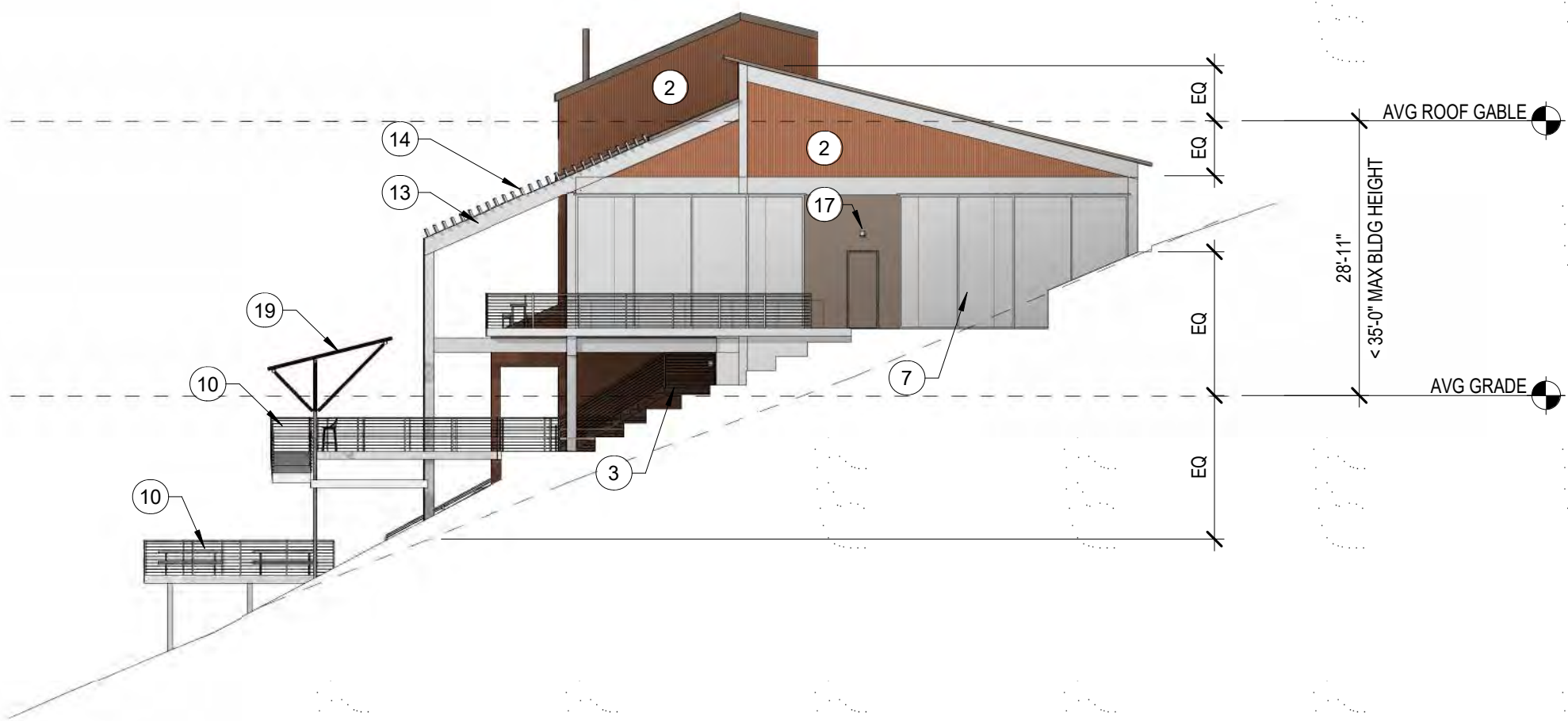
NOTE: REFER TO NORTH AND SOUTH ELEVATIONS FOR BUILDING HEIGHT CALCULATIONS, COMPLIANT PER PD HEIGHT CALCULATION METHOD 2

3 ELEVATION - AMENITY - EAST  
1/16" = 1'-0"



NOTE: REFER TO NORTH AND SOUTH ELEVATIONS FOR BUILDING HEIGHT CALCULATIONS, COMPLIANT PER PD HEIGHT CALCULATION METHOD 2

2 ELEVATION - AMENITY - WEST  
1/16" = 1'-0"



NOTE: COMPLIANT PER PD HEIGHT CALCULATION METHOD 2

1 ELEVATION - AMENITY - SOUTH  
1/16" = 1'-0"

0' 8' 16' 32' 64'

applicant  
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OSA project no.: 2019-025  
copyright: 2020 open studio | architecture  
issue date: April 24, 2020

UPPER LANDING -  
ELEVATIONS

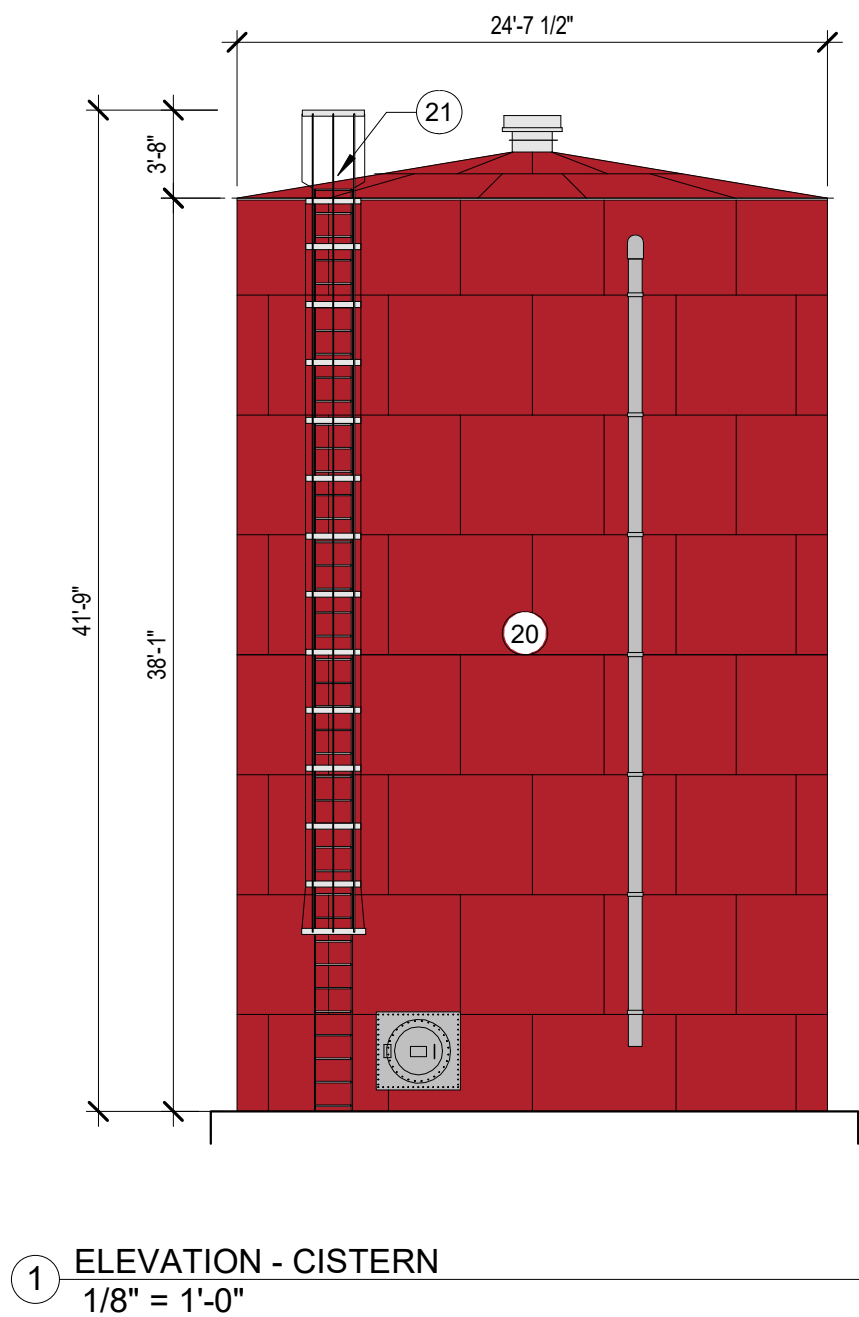
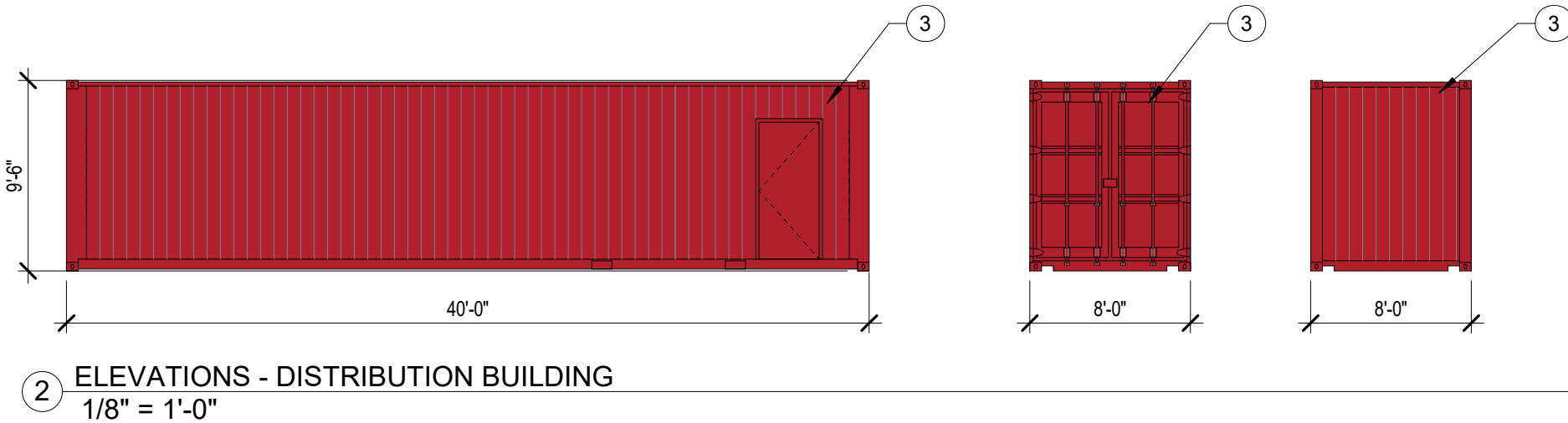
2-21



Mighty Argo & Virgina Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN

KEYNOTES - BUILDING ELEVATIONS (FDP)	
1	STEEL FRAME STAIR
2	CORTEN CORRUGATED METAL SIDING
3	REPURPOSED SHIPPING CONTAINER, PAINTED
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17	BUILDING MOUNTED DOWNLIGHT
18	SKYLIGHT
19	STEEL STAGE TRELLIS
20	BOLTED STEEL CISTERN, ARGO RED FINISH
21	LADDER WITH CAGE LOCK



NOTE: PER PD SHEET 02, WATER TANKS ARE EXEMPT FROM BUILDING HEIGHT RESTRICTIONS.

applicant

ARGO Holdings, LLC

1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevile  
303 903 2427

open studio | architecture

1010 Park Avenue West  
Suite 200  
Denver, Colorado 80205  
303 640 3173

OSA project no.:

2019-025

copyright:

2020 open studio | architecture

issue date:

April 24, 2020

UPPER LANDING - ELEVATIONS

2-22



Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN

- GENERAL NOTES:
1. REFER TO SHEETS 0-02 AND 0-03 FOR FULL LEGAL DESCRIPTION.
  2. HISTORICAL ARTIFACTS TO BE DISPERSED ONSITE AS LANDSCAPE ELEMENTS.
  3. REFER TO SITE PLANS AND ELEVATIONS FOR PROPOSED BUILDING HEIGHTS AND LOCATIONS.
  4. PERSPECTIVE VIEWS PROVIDED FOR REFERENCE ONLY.



4: PERSPECTIVE VIEW - AMPITHEATER AND AMENITY STRUCTURE



3: PERSPECTIVE VIEW - OBSERVATION PLATFORM AND EXPLORATORY DECK



2: PERSPECTIVE VIEW - OBSERVATION DECK AND TERMINAL LANDING



1: OVERALL PERSPECTIVE VIEW FROM SOUTH

applicant  
ARGO Holdings, LLC  
1431 Miner Street  
Idaho Springs, CO 80452  
Mary Jane Loevlie  
303 903 2427

open studio | architecture  
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Denver, Colorado 80205  
303 640 3173

OSA project no.: 2019-025

copyright: 2020 open studio | architecture

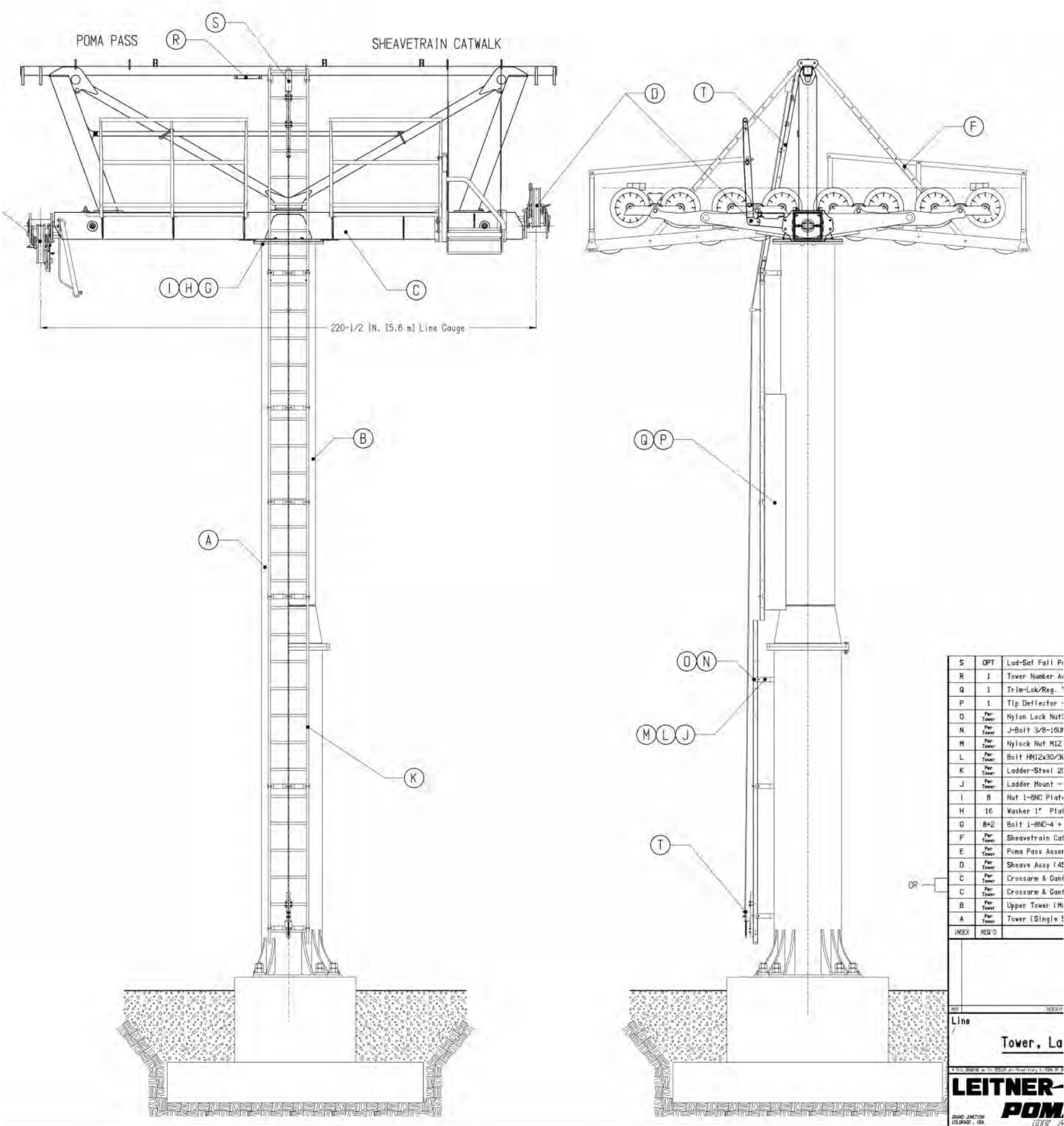
issue date: April 24, 2020

UPPER LANDING -  
PERSPECTIVE VIEWS

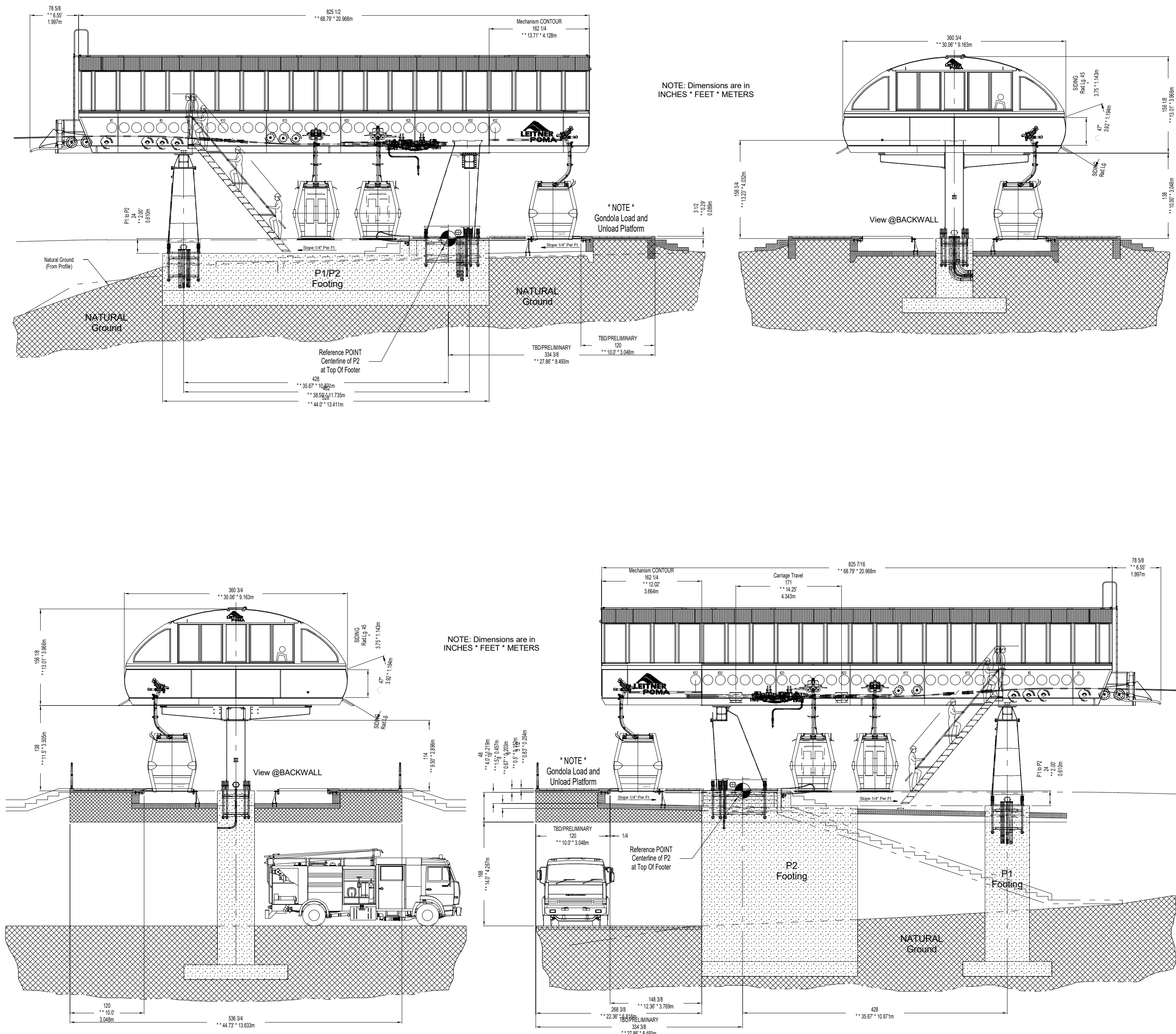


Mighty Argo & Virginia Canyon Mountain Park Mixed Use Development - Phase 1

FINAL DEVELOPMENT PLAN



2 TOWER ELEVATIONS  
1/4" = 1'-0"



1 GONDOLA ELEVATIONS  
1" = 10'-0"

TOWER SCHEDULE:

TOWER	TOWER HEIGHT
T01 <sup>A</sup>	30.4 FT
T02 <sup>A</sup>	28.6 FT
T03 <sup>B</sup>	55.9 FT
T04 <sup>B</sup>	60.7 FT
T05 <sup>A</sup>	43.75 FT
T06 <sup>A</sup>	39.5 FT
T07 <sup>A</sup>	44.6 FT
T08 <sup>B</sup>	48.14 FT
T09 <sup>C</sup>	47.9 FT
T10 <sup>C</sup>	45.2 FT
T11 <sup>C</sup>	40.6 FT
T12 <sup>C</sup>	42.4 FT
T13 <sup>C</sup>	53.9 FT
T14 <sup>A</sup>	43.4 FT
T15 <sup>B</sup>	55.5 FT
T16 <sup>A</sup>	40.7 FT
T17 <sup>A</sup>	40 FT
T18 <sup>A</sup>	40 FT
T19 <sup>A</sup>	38.1 FT

GONDOLA TOWER HEIGHT RESTRICTIONS PER PLANNED DEVELOPMENT DOCUMENT:  
A: 10 TOWERS MAX UP TO 46FT MAX;  
B: 5 TOWERS MAX UP TO 65FT MAX;  
C: 5 TOWERS MAX TBD BASED ON FINAL COORDINATION BETWEEN GONDOLA AND VCMF DESIGN TEAMS AND OWNERS DUE TO HEIGHTS WITHIN THE CRITICAL COORDINATION AREA.

applicant

ARGO Holdings, LLC

1431 Miner Street  
Idaho Springs, CO 80452  
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Denver, Colorado 80205  
303 640 3173

FOR REFERENCE ONLY

OSA project no.: 2019-025

copyright: 2020 open studio | architecture

issue date: April 24, 2020

GONDOLA - ELEVATIONS

3-00



# EARTH DISTURBANCE/EXCAVATION/FILL PERMIT

CITY OF IDAHO SPRINGS, CO **PERMIT IS VALID FOR 14 DAYS FROM THE DATE OF ISSUE**

(303) 567-4421 • (303) 567-4955 (Fax)

Date: 4-10-20

Application No. \_\_\_\_\_

Permit No. \_\_\_\_\_

Authority: Municipal Code Section 23-33

OWNER ARGO HOLDINGS, LLC Phone \_\_\_\_\_

MAILING ADDRESS PO BOX 1201, IDAHO SPRINGS, CO 80452

The applicant hereby requests the City of Idaho Springs to issue permit to:

APPLICANT ARGO HOLDINGS, LLC  
(If different from owner-\*also must submit Landowner Authorization Form)

FIRM ESCO MOUNTAIN CONSTRUCTION License No. \_\_\_\_\_

PROPERTY ADDRESS 2350 RIVERSIDE DRIVE, IDAHO SPRINGS CO 80452

PARCEL # UPPER LANDING DEVELOPMENT

LEGAL DESCRIPTION OF PROPERTY A PART OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, COUNTY OF CLEAR CREEK, STATE OF COLORADO  
¼ Section & Section-Township-Range, Mining Claim Name & MS# or Subdivision-Lot-Block

DESCRIPTION OF PROPOSED USE Preliminary access driveway and excavation of gondola terminal foundation.

Excavation/Fill is in Flood Plain? YES NO

If Yes: Excavation/Fill is greater than 8 cubic yards YES NO

If No: Excavation/Fill is greater than 3,500 cubic yards YES NO

BMP's attached? (Erosion Control Plan, Traffic control plan) YES NO

- I certify that the information I have provided is true and correct to the best of my knowledge.
- I have read, understand, and will comply with the above information and attached documentation.
- Any and all changes to the proposed excavation/fill require notification of the City's Public Works Department.
- I will allow the City's Public Works Department staff to go onto my property in order to process this request.
- The 14 days of this permit being valid must include permanent repair of any asphalt.
- Backfill is required at 95% compaction
- If the work fails within 1 year, you will be required to return to fix the problem.

[Signature]  
Owner/Applicant

4.10.20  
Date

FOR CITY USE ONLY:

APPROVED: [Signature]  
City Public Works Director (303) 567-2400

9/10/2020  
Date

FEE PAID \$100.00 DATE PAID 09/14/2020 RECEIPT # 3025910 RECEIVED BY WM

ACCEPTED: [Signature]  
City Clerk

09/10/2020  
Date



City of Idaho Springs  
1711 Miner Street  
PO Box 907  
Idaho Springs CO 80452-0907

303-567-4421

Receipt No: 3.025910

Sep 14, 2020

Mighty Argo Cable Car LLC

Previous Balance:	.00
General - Upper Landing Earth Disturbance Permit	100.00
<hr/>	
Total:	100.00
<hr/>	
Check - Money Market      Check No: 1143	100.00
Total Applied:	100.00
<hr/>	
Change Tendered:	.00
<hr/>	

09/14/2020 9:41 AM



## Wonder Martell

---

**From:** Andrew Marsh, City Administrator  
**Sent:** Thursday, September 10, 2020 12:47 PM  
**To:** Wonder Martell  
**Subject:** FW: Argo - Upper Landing Development, EDP  
**Attachments:** 2020.09.04 Mighty Argo Upper Access Road Comment Response.pdf; 20200910 - Mighty Argo Upper Landing Area Review of Developer Responses Letter.pdf

FYI

---

**From:** Tracy M. Lawless <tlawless@jvajva.com>  
**Sent:** Thursday, September 10, 2020 10:59 AM  
**To:** Andrew Marsh, City Administrator <admin@idahospringsco.com>; John Bordoni <pw@idahospringsco.com>; Barbara Cole <barbcole@communitymattersinstitute.org>  
**Subject:** Argo - Upper Landing Development, EDP

Andy:

I have received and reviewed the attached letter responding to comments made 7 through 20 in my review letter dated 7/23/20 regarding the subject project. All comments have now been satisfactorily addressed, and I am recommending issuance of the Earth Disturbance Permit for the Upper Landing Development with the understanding that no retaining wall work above a height of 4 foot can be undertaken prior to issuance of a building permit for the walls. Should you have any questions, please contact me.

Regards,

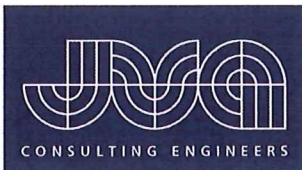


**TRACY M. LAWLESS, P.E., S.E. | Senior Project Manager**

JVA, Incorporated  
Boulder, CO 80302  
Direct: 720.975.1461 | Mobile: 618.792.9551 | Phone: 303.444.1951  
[www.jvajva.com](http://www.jvajva.com)

Boulder | Fort Collins | Winter Park | Glenwood Springs | Denver





JVA, Incorporated  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
info@jvajva.com

September 10, 2020

Mr. Andrew Marsh, City Administrator  
City of Idaho Springs  
1711 Miner Street  
Idaho Springs, CO 80452

www.jvajva.com

RE: Mighty Argo Development – Upper Landing Area  
Review of Developer Responses to July 23, 2020 Final Review Comments  
JVA Job No. 1529.38c

Dear Andy:


JVA reviewed a submittal package for the above referenced project in Idaho Springs, Colorado, dated June 3, 2020, and provided a final review letter dated July 23, 2020 which listed 20 review comments. The purpose of the review completed July 23, 2020 was to comment to civil engineering related issues and compliance with the City of Idaho Springs Municipal Code (Code) and Standards and Specifications for Design and Construction (Standards). The review letter dated July 23, 2020 was regarding the following documents:

- Mighty Argo Development – Upper Landing Area Civil Plans dated June 3, 2020
- Mighty Argo Development – Upper Landing Drainage Report dated June 3, 2020

Martin/Martin (Argo Holdings, LLC's project civil engineer) submitted responses to the Plans comments (comments 7 through 20) listed in our review letter of 7/23/20 in a letter dated September 4, 2020. Those responses satisfactorily address comments 7 through 20 in our July 23, 2020 review letter. At this time all review comments pertaining to the Upper landing Civil Plans and Drainage Report have been satisfactorily addressed, and it is in order to issue an Earth Disturbance Permit for the upper landing portion of the project. Please note, as mentioned in several prior communications, a building permit will be required for the retaining walls associated with the Upper Landing Area development.

JVA has no further comments at this time. Please contact me at (720) 975-1461 with any questions.

Sincerely,  
JVA, INCORPORATED

By:   
Tracy M. Lawless, P.E., S.E.  
Senior Project Manager

### Scope of Services

JVA Inc.'s review of the submittals listed in this review letter was performed within the following limitations and parameters:

The plan and document review by the City of Idaho Springs does not necessarily include confirmation of design calculations, project approach or every project design element. Therefore, authorization from the City of Idaho Springs to proceed with construction of the project does not constitute unconditional acceptance or approval of the submitted plans or documents, particularly if specific aspects are later discovered to not be in compliance with the City of Idaho Springs municipal code, standards or regulations in effect at the time such authorization was granted. The responsibility for compliance with the City of Idaho Springs municipal code, standards, and regulations rests solely with the developer, their design engineer, and their engineer's consultants. Neither the City of Idaho Springs nor JVA, Inc, accept responsibility for the project design and/or construction of this development nor any other design consideration or standard utilized in the project.



August 21, 2020

Updated September 4, 2020

Mary Jane Loevlie  
ARGO Holdings, LLC  
PO Box 1201  
Idaho Springs, CO 80452

Re: Mighty Argo Development – Upper Landing Area Final Review Comment Responses  
Martin/Martin, Inc. Project No.: 19.1070

## GENERAL COMMENTS AND RESPONSES

*The following are responses to comments provided by JVA Consulting Engineers dated July 23, 2020 regarding the Mighty Argo Development – Upper Landing Area.*

### **Drainage Report:**

C1: Add name of firm to “Certification Statement” signature block, sign and seal certification statement by designated Colorado PE.

**R1: *Certification Statement updated accordingly.***

C2: As greater than 1 acre will be disturbed by the development, a SWMP and CDPHE stormwater permit will be required.

**R2: *SWMP has been prepared and is being issued for CDPHE Permit.***

C3: On page 3 of the report Basin A2 is indicated as having an area of 0.27 acres, in Table 2 on page 4 the area is shown as 0.21 acres. Revise as appropriate.

**R3: *Basin area updated.***

C4: On page 3 of the report Basin A3 is indicated as having an area of 0.11 acres, in Table 2 on page 4 the area is shown as 0.16 acres. Revise as appropriate.

**R4: *Basin area updated.***

C5: It was noted in the report that the MPLD pond design will be submitted for review with building permit submittal. Therefore, the review of those ponds and stormwater detention in general is not addressed in this review or letter.

**R5: *Water quality ponds/level spreader design is included with revised submittal.***

C6: The hydrologic computations provided in Appendix B base rainfall intensity on NOAA Atlas 14, provide computations of estimated runoff based on rainfall intensities from the IDF curves shown on Figure 13 in the City Standards.





**R6:** *The City's Manual uses the 2004 Urban Drainage Manual for determining rainfall data. This method is specific for the Denver area and the latest MHFD Manual recommends using NOAA Atlas 14 rainfall depth-duration-frequency values for the area of interest. For these reasons, rainfall data was obtained from the National Oceanic and Atmospheric Administration (NOAA). The NOAA Atlas 14 one-hour point rainfall depths for Idaho Springs in conjunction with calculated time of concentrations were used to determine rainfall intensities.*

**Plans:**

C7: Applicant is responsible for obtaining written approvals from all utility agencies.

**R7:** *It is our understanding the only additional utility agencies are Excel energy and phone company and that the Owner has provided these written approvals to the City.*

C8: Applicant shall provide written approval of plans from Clear Creek Fire Authority (CCFA).

**R8:** *CCFA approval is forthcoming.*

C9: In prior reviews of project submittals, the question of easements/legal access to the proposed upper level development has arisen. Has evidence of legal access to the development been submitted?

**R9:** *Final VCMP easements will be submitted next week. Regarding access, the County is finalizing their access approval, and Mary Jane has acquired all of the property within the upper landing development site and these parcels have been approved by Council to be annexed into the City.*

C10: In prior reviews project submittals, it was mentioned that there is a proposed staging area for the upper level construction activities proposed near Santa Fe Mine Road which requires a Special Use permit from Clear Creek County. Is this staging area still being considered, and if so has a permit been obtained?

**R10:** *Yes, staging area is proposed at Gem Pile. Currently pending permit from Clear Creek County.*

C11: Sheet C-000: Per Sections 2.1 and 2.2 of City Standards provide note, seal, and signature of Colorado PE responsible for plan preparation. Add agency list.

**R11:** *Updated accordingly.*

C12: Sheet C-001 to C-002: Add notes from Section 2.2.1 of City Standards that are not on plan sheets submitted.

**R12:** *Updated accordingly.*

C13: Sheet C-030: Vehicle turning movements for loading/unloading areas and delivery trucks should be shown. Verify limits of emergency vehicle access required with Clear Creek Fire Authority (CCFA) and show on plans.

**R13:** *Fire Truck turning templates have been prepared as a separate exhibit and submitted to CCFA. Fire access and turn around is considered to be the most restrictive scenario. Therefore, no delivery truck turning movements are provided.*

C14: Sheets C-101 to C104: Indicate location and height of all retaining walls. K values for vertical curves are very low, we suggest that vertical curve lengths be increased to greatest extent possible. Provide access road profile for section from Sta. 13+74 to Sta. 16+50. Indicate access road width for section





from Sta. 14+50 to Sta. 15+50. Per section 4.4 of the City Standards the maximum allowable drive grade is 10%.

**R14:** *Location and height of retaining walls is provided on revised submittal. The access road is a private driveway and will only be used for maintenance vehicles with no public access. The Owner understands how steep the private driveway is. We will review grading opportunities with respect to the short vertical curve K values. Access road profile from Sta. 13+75 to Sta. 16+75 is provided. Road profile and width provided.*

C15: Sheets C-120 to C122: Show water quality spreaders on cross sections. Is any guardrail proposed?

**R15:** *Water quality spreaders are shown on cross sections. No guardrail is proposed.*

C16: Sheet C-130 was not included in submittal. Submit sheet for review.

**R16:** *Sheet included in revised submittal.*

C17: Sheets C-200 to C-231: The intent of detail shown on Sheet C-212 is unclear, sanitary sewer line is shown through center of manhole on Sheet C-210 but is shown through the edge of manhole on Sheet C-212, clarify intent. A fire hydrant detail is shown on sheet C-501, but no hydrant is shown on the water plans. Are fire hydrants being provided? Are blow-offs or air release valves proposed for the potable and/or reclaimed water lines? Are any of the buildings proposed to be sprinklered? Fire flow calculations and flow rate computations need to be submitted with distribution building/pumping system plans that provide the water system design capacity, estimated design and fire flows and residual system pressure. On sheet C-200 a 2.5" water service with a 2.5" corporation valve is shown to serve the maintenance building, on sheet C-221 a 4" service is shown to serve the building, revise as appropriate. If fire connections are being provided to buildings are there provisions for backflow prevention? Basis of design for size of potable water tank needs to be provided. The wastewater treatment system is being reviewed independently and comments regarding that infrastructure, including reclaimed water/irrigation are not included in this review or letter. Agreements and/or MOU's between the developer and City of Idaho Springs will be required regarding both potable water supply/usage and potential treatment of biosolids and wastewater effluent. The provisions of those documents is not considered in this review or letter.

**R17:** *Sanitary Manhole Alignment Detail on sheet C-212 is intended to show placement of manhole in relation to bin block retaining wall system and impacts on adjacent reclaimed water alignment. Notes have been added to make this clearer. A fire hydrant has been placed near the utility yard as coordinated with CCFA. This hydrant will also act as a blow-off and is located near the low point of the system. No air release valves are provided as the buildings are located at the high points in the system – releasing any air trapped through internal plumbing fixtures. The Exchange building will be sprinklered and backflow prevention is provided internal to the building. See the attached "Fire Protection Water Storage Analysis Report" prepared by BCER and the below response from Aquaworks regarding the basis of design for the potable water tank sizing: "The potable water storage tank is sized at 132,000 GPD. According to the attached memo ["Fire Protection Water Storage Analysis Report" by BCER], the tank needs to have a minimum volume of 80,835 gallons for fire flow. The tank can never drop below a water level equivalent to 80,835 gallons. In addition to the fire flow volume, we want to provide a couple days of domestic water storage. Two days x 16,088 gallons per day = 32,176 gallons. So, the minimum tank volume needed is 113,011 gallons. The tank we are providing exceeds this by 18,989 gallons. It is desirable to have excess capacity".*





C18: Sheets C-300 to C-311: We suggest that SCL be provided along the upstream side of the water quality level spreaders and MPLD ponds in addition to downstream side of the construction limits. The road section shown indicates a fence with SCL placed against it, but no fence is indicated on plan, please clarify.

**R18: *SCL provided upstream of water quality level spreaders. Construction fencing shown.***

C19: Sheets C-400 to C-401: It appears the retaining wall design is to be by Geotech. It should be noted that there are several issues that were identified in the Colorado Geologic Survey review of the geotechnical report associated with the retaining walls, and other site structures, that need to be addressed.

**R19: *Owner to submit information provided by Ground Engineering to address this item.***

C20: Sheets C500 to C-511: We suggest that a structural element (ie. stone, decorative concrete, timber, etc.) be incorporated into the design of the overflow side of the storm water quality level spreaders and MPLD ponds to alleviate the potential of the overflow area eroding and resulting in concentrated flow being released from the basins.

**R20: *Timber edging provided at downstream end of level spreaders.***

Please do not hesitate to contact me with any questions.

Sincerely,

Mark Sundstrom, P.E.