

Ordinance No. 2016-53

AN ORDINANCE APPROVING A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AND AMENDING LOTS F, G, AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION LOCATED AT 7520-7570 ROYAL STREET EAST, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 7520-7570 Royal Street East has petitioned the City Council for approval of a plat amendment; and

WHEREAS, on September 10, 2016, the property was properly noticed according to the requirements of the Land Management Code and legal notice was published in the Park Record; and

WHEREAS, on September 14, 2016, the property was posted and notice was sent to property owners within 300 feet; and

WHEREAS, the Planning Commission held a work session on January 13, 2016, and public hearings on September 28th, October 26th, November 9th, and November 30th, 2016, to receive input on the plat amendment; and

WHEREAS, the Planning Commission, on November 30, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 15, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the plat amendment.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment, Amending Lots D, F, G, and H located at 7520-7570 Royal Street East, as shown on Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7520, 7530, 7540, and 7570 Royal Street East.
2. The property is in the Residential Development (RD) Zoning District and is subject to the Deer Valley Master Planned Development, as amended.

3. The subject property consists of platted Lots D, F, G, and H of the Re-Subdivision of Lots No.1 and No. 2 Silver Lake Village No. 1 Subdivision.
4. This plat amendment creates one (1) lot of record, to be known as Lot I, from three platted lots, namely Lots F, G, and H.
5. Lots F, G, and H are currently vacant, undeveloped lots. The applicant desires to construct a multi-family building on Lot I, consistent with the Deer Valley MPD and subject to an approved Conditional Use Permit.
6. These Lots are currently utilized as temporary parking for Silver Lake Village and Deer Valley Resort. The parking is roughly paved and not striped and depending on the level of parking management can accommodate 60 to 100 vehicles.
7. Per the existing plat, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot D is amended to reflect the as-built condition of the building by increasing the skier and pedestrian circulation easement by 749 sf and decreasing the fee simple area by the same amount. An easement for the bridge connection is proposed on a portion of Lots D and I and over Sterling Court. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement.
8. Per the existing plat, Lot F consists of 8,766 sf of fee simple area and 6,622 sf of pedestrian and skier circulation and easement area.
9. Per the existing plat Lot G consists of 7,772 sf of fee simple area and 8,581 sf of pedestrian and skier circulation and easement area.
10. Per the existing plat Lot H consists of 7,879 sf of fee simple area and 11,166 sf of pedestrian and skier circulation and easement area.
11. Lot I is proposed to consist of 50,786 sf (1.17 acres) with platted utility and access easement areas.
12. The fee simple areas of Lots F, G, and H are to be owned by the applicant. Transfer of ownership of the easement areas around Lots F, G, and H was approved by the Silver Lake Village Owner's Association on June 3, 2016. Easement area around Lot D will continue to be owned by the Silver Lake Village Owner's Association.
13. A condominium plat, known as Mount Cervin Villas, was recorded on Lot F, as Phase 2 of the existing Mount Cervin Condominiums, which were constructed on Lot E. Lot E, is not part of this plat amendment. Mount Cervin Villas on Lot F, owned by the applicant, were not constructed.
14. The applicant will vacate the Mount Cervin Villas condominium plat on Lot F (which they also have title to) with recordation of this plat amendment or with recordation of a new condominium plat for the Goldener Hirsch Inn CUP.
15. A condominium plat for the multi-unit residential building proposed on Lot I, subject to the Goldener Hirsch Inn CUP, is required prior to individual sale of any units.
16. A condominium plat, known as Golden Deer Condominiums, was recorded on Lot D, as the existing Goldener Hirsch Inn. The condominium plat was amended in 2007 to add 272 sf to the restaurant. A second amended Golden Deer Condominium plat will be submitted for review and approval to memorialize amendments proposed with the Goldener Hirsch Inn Conditional Use Permit, including converting two existing residential units (843 sf) into common area to

- accommodate the proposed bridge connection to the multi-unit residential building proposed on Lots F, G, and H.
17. The plat amendment combines Lots F, G, and H, and the associated pedestrian and skier circulation easement areas, into one (1) 1.166 acre (50,786sf) lot of record, to be known as Lot I and associated utility, skier and pedestrian circulation easement areas.
 18. The plat amendment provides a bridge easement for the proposed bridge connecting Lot D to proposed Lot I across Sterling Court, a private street.
 19. There are no minimum or maximum lot sizes in the RD District.
 20. Silver Lake Village No. 1 Subdivision was approved by City Council on April 20, 1989 and recorded at Summit County on June 21, 1989.
 21. Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision was approved by City Council on October 5, 1989 and recorded at Summit County on November 8, 1989.
 22. Multi-family buildings are allowed in the RD District, subject to requirements of the Deer Valley MPD, as amended.
 23. Access to the property is from Royal Street East, a public street, and Sterling Court, a private street.
 24. Public utility and access easements, as required by the City Engineer and other service providers, consistent with the final utility plan for the Goldener Hirsch Inn Conditional Use Permit shall be shown on the plat prior to recordation.
 25. The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
 26. Snow storage area is required along Royal Street East due to the possibility of large amounts of snowfall in this location.
 27. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code, the Deer Valley MPD, and applicable State law regarding plat amendments.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

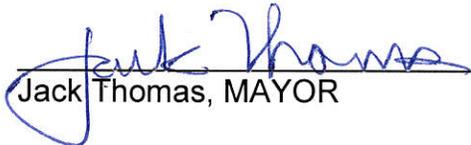
1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If the plat is not recorded within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to expiration and an extension is granted by the City Council.

3. A ten foot (10') wide public snow storage easement is required along the Royal Street East frontage of the property and shall be shown on the plat prior to recordation.
4. Easements, as required by the City Engineer and other utility service providers, and consistent with the final approved utility plan for the Goldener Hirsch Inn Conditional Use Permit, shall be shown on the plat prior to recordation, including but not limited to; placement of utility structures, boxes and transformers, storm water detention, and requirements of an approved fire plan.
5. Modified 13-D fire sprinklers are required per the Chief Building Official and shall be noted on the plat.
6. All requirements of the Snyderville Basin Water Reclamation District shall be satisfied prior to recordation of the plat and/or noted on the plat.
7. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the Lot or within easement areas on the property.
8. The final utility plan must address storm water detention on the Lot, or within the easement areas.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 15th day of December, 2016.

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR



ATTEST:



Michelle Kellogg, City Recorder

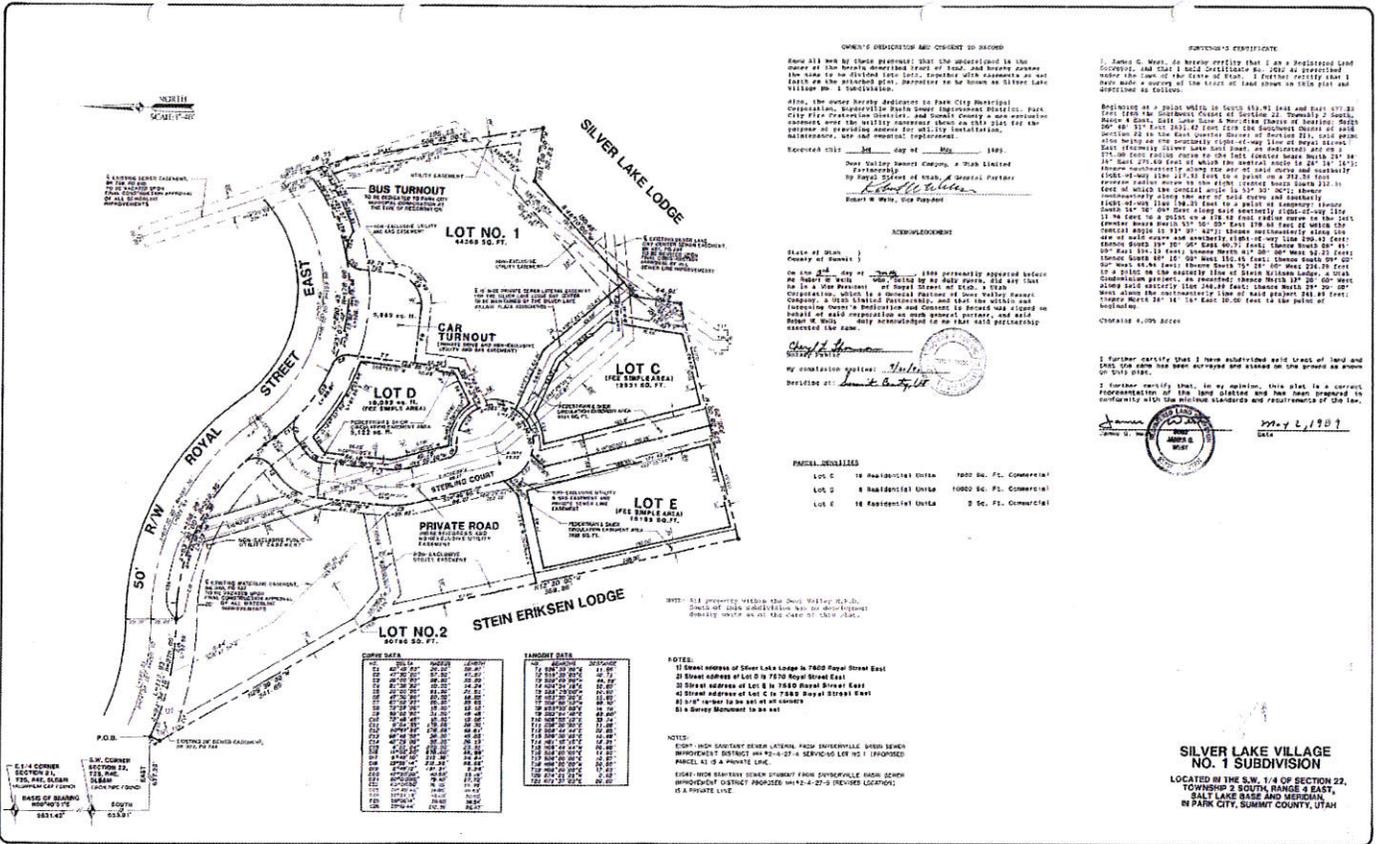
APPROVED AS TO FORM:



Mark Harrington, City Attorney

Exhibit A- Proposed plat

EXHIBIT B



OWNER'S DECLARATION AND CONSENT TO RECORD

I, James G. West, do hereby certify that I am a Resident Land Owner of the above described tract of land, and hereby approve the same to be divided into lots, together with easements as set forth in the attached plan, preparatory to be known as Silver Lake Lodge No. 1 Subdivision.

Also, the undersigned hereby declares to Park City Municipal Corporation, Headquarter State Street Improvement District, Park City Fire Protection District, and Summit County a new subdivision, and that the utility easements shown on this plan for the purpose of providing water for utility installation, maintenance, use and removal, is approved.

Recorded this 14th day of May, 1987.

Don Valley Survey Company, a Utah Limited Partnership
By *Don Valley*, A General Partner
Don Valley
Don W. West, Vice President

WITNESS'S CERTIFICATE

I, James G. West, do hereby certify that I am a Resident Land Owner of the above described tract of land, and hereby approve the same to be divided into lots, together with easements as set forth in the attached plan, preparatory to be known as Silver Lake Lodge No. 1 Subdivision.

Witnessed at a Public Sale in Section 22, Township 2 South, Range 4 East, Salt Lake County, Utah, on the 14th day of May, 1987, at 10:00 A.M. the undersigned, James G. West, and I, James G. West, do hereby certify that I am a Resident Land Owner of the above described tract of land, and hereby approve the same to be divided into lots, together with easements as set forth in the attached plan, preparatory to be known as Silver Lake Lodge No. 1 Subdivision.

ACKNOWLEDGMENT

I, Don Valley, do hereby certify that I am a Resident Land Owner of the above described tract of land, and hereby approve the same to be divided into lots, together with easements as set forth in the attached plan, preparatory to be known as Silver Lake Lodge No. 1 Subdivision.

NOTARY PUBLIC

My commission expires: *1/1/88*
Notary at: *Don Valley*

PARTIAL UTILITIES

Lot C	18 Residential Units	1000 Sq. Ft. Commercial
Lot D	8 Residential Units	1000 Sq. Ft. Commercial
Lot E	8 Residential Units	3 Sq. Ft. Commercial

NOTES:

- 1) Street address of Silver Lake Lodge is 7800 Royal Street East
- 2) Street address of Lot D is 7820 Royal Street East
- 3) Street address of Lot E is 7820 Royal Street East
- 4) Street address of Lot C is 7820 Royal Street East
- 5) Lot "A" to be set as a corner
- 6) Survey Monument to be set

NOTE:

RIGHT-OF-WAY EASEMENT FROM UTILITY DISTRICT FOR UTILITY SERVICE FROM UTILITY DISTRICT PROPOSED FOR 14'-0" TO 14'-0" (SEE REVISION LOCATION) IS A PRIVATE EASEMENT.

I further certify that I have subdivided said tract of land and that the same has been surveyed and staked on the ground as shown on this plan.

I further certify that, in my opinion, this plan is a correct representation of the land shown and has been prepared in conformity with the laws and standards and requirements of the law.

James G. West
Date: *May 14, 1987*

<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE BOARD OF Park City Council, this 14th day of May, 1987, at 10:00 A.M. at which time the Board of Survey was approved.</p> <p><i>James G. West</i> Mayor</p>	<p>CITY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE CITY ENGINEER ON THIS 14th DAY OF MAY, 1987.</p> <p><i>Chris W. O'Hara, Jr.</i> CITY ENGINEER</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 14th DAY OF MAY, 1987.</p> <p><i>Robert White</i> CHAIRMAN</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THIS 14th DAY OF MAY, 1987.</p> <p><i>Don Valley</i> ATTORNEY</p>	<p>RECORDED</p> <p>RECORDED AND FILED AT THE COUNTY CLERK'S OFFICE IN THE COUNTY OF SALT LAKE, UTAH, ON THIS 14th DAY OF MAY, 1987.</p> <p><i>James G. West</i> OWNER</p>	<p>THE SEAR-BROWN GROUP</p> <p>FULL-SERVICE DESIGN PROFESSIONALS</p>
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When Recorded Return to:

Craig B. Terry
Parsons Behle & Latimer
2901 Ashton Boulevard, Suite 210
Lehi, Utah 84043

**AFFIDAVIT PERTAINING TO THE RECORDING OF THE 2ND AMENDMENT
TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION**

THIS AFFIDAVIT PERTAINING TO THE RECORDING OF THE 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION (this "Affidavit") is executed by ECCKIDS LIMITED LIABILITY COMPANY, a Wyoming limited liability company ("ECCKIDS"), DVP, LLC, a Utah limited liability company ("DVP"), SILVER LAKE VILLAGE PLAZA ASSOCIATION, a Utah non-profit corporation, (the "Association"), and PARK CITY MUNICIPAL CORPORATION (the "City").

RECITALS

A. ECCKIDS, DVP, the Association and the City executed that certain 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION (the "2nd Amendment"), which 2nd Amendment was recorded in the Office of the Recorder of Summit County, Utah on September 12, 2017 as Entry No. 1077411. The boundary description of the real property (the "Real Property") that is described within the 2nd Amendment is set forth in Exhibit A attached hereto and incorporated herein by this reference.

B. A copy of the recorded 2nd Amendment is attached hereto as Exhibit B and incorporated herein by this reference.

C. A portion of the Real Property described on the 2nd Amendment and which is described in Exhibit A attached hereto is referred to as LOT D ("LOT D").

D. THE RECORD OF SURVEY MAP OF GOLDEN DEER PHASE I, A UTAH CONDOMINIUM PROJECT (the "Golden Deer Condominium Plat") was recorded in the Office of the Recorder of Summit County, Utah on December 27, 1990 as Entry No. 334606. A copy of the recorded Golden Deer Condominium Plat is attached hereto as Exhibit C." The Golden Deer Condominium Plat pertains to and affects all or most of the portion of the Real Property that is described within the Second Amendment as LOT D.

E. By executing and causing to be recorded the 2nd Amendment, DVP, ECCKIDS, the Association and the City did not intend to vacate nor to amend the Golden Deer Condominium Plat, and DVP, ECCKIDS, the Association and the City desire to evidence such intention by executing and causing to be recorded this Affidavit.

CERTIFICATION

NOW THEREFORE, in consideration of the foregoing Recitals, DVP, ECCKIDS, the Association and the City, by hereby certify and affirm that DVP, ECCKIDS, the Association and the City, by executing and causing to be recorded in the Office of the Recorder of Summit County, Utah the 2nd Amendment, did not vacate nor amend the Golden Deer Condominium Plat, and they did not intend to vacate nor to amend the Golden Deer Condominium Plat.

IN WITNESS WHEREOF, DVP, ECCKIDS, the Association and the City have caused this Affidavit to be executed by persons duly authorized to execute the same.

ECCKIDS LIMITED LIABILITY COMPANY,
a Wyoming limited liability company

By: C. Hope Eccles
Name: C. Hope Eccles
Title: Manager

DVP, LLC, a Utah limited liability company

By: C. Hope Eccles
Name: C. Hope Eccles
Title: Manager

SILVER LAKE VILLAGE PLAZA
ASSOCIATION, a Utah non-profit corporation

By: Steven Issowitz
Name: Steven Issowitz
Title: President

PARK CITY MUNICIPAL CORPORATION

By: Andy B
Title: Mayor



Attest:
Michelle Kellogg
City Clerk of Park City Municipal Corporation
Recorder

STATE OF UTAH)
)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 13th day of March, 2019, by C. Hope Eccles, in her capacity as the Manager of ECCKIDS LIMITED LIABILITY COMPANY, a Wyoming limited liability company.



Ellen Hammond

Notary Public, in and for the State of Utah

STATE OF UTAH)
)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 13th day of March, 2019, by C. Hope Eccles, in her capacity as the Manager of DVP, LLC, a Utah limited liability company.

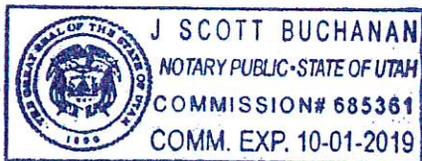


Ellen Hammond

Notary Public, in and for the State of Utah

STATE OF UTAH)
)
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 13th day of March, 2019, by Steven Issowits, in his capacity as the President of SILVER LAKE VILLAGE PLAZA ASSOCIATION, a Utah non-profit company.



J Scott Buchanan

Notary Public, in and for the State of Utah

EXHIBIT A

REAL PROPERTY DESCRIBED ON THE 2ND AMENDMENT

2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2, Silver Lake Village No. 1 Subdivision

CURRENT LOTS: D, F, G & H of the A Re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision.

More particularly described as follows:

LOT I

Beginning at a point South 653.91 feet and East 677.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:

thence Easterly 117.93 feet along the arc of a 275.00 foot radius curve to the left (center bears North 24°34'16" East and the chord bears South 77°42'52" East 117.03 feet with a central angle of 24°34'16");

thence Southeasterly 173.45 feet along the arc of a 212.36 foot radius curve to the right (center bears South and the chord bears South 66°36'05" East 168.67 feet with a central angle of 46°47'50");

thence Southerly 28.88 feet along the arc of a 20.01 foot radius curve to the right (center bears South 60°48'00" West and the chord bears South 12°08'45" West 26.44 feet with a central angle of 82°41'31");

thence South 53°30'00" West 10.00 feet;

thence Southwesterly 47.67 feet along the arc of a 57.50 foot radius curve to the left (center bears South 36°30'00" East and the chord bears South 29°45'00" West 46.32 feet with a central angle of 47°30'00");

thence South 06°00'00" West 64.18 feet;

thence Southerly 33.82 feet along the arc of a 96.90 foot radius curve to the left (center bears South 84°00'00" East and the chord bears South 04°00'00" East 33.65 feet with a central angle of 20°00'00");

thence South 14°00'00" East 88.27 feet;

thence South 45°00'00" West 19.95 feet;

thence South 77°40'00" West 87.51 feet;

thence North 12°20'00" West 163.89 feet;

thence North 29°30'00" West 241.89 feet;

thence North 24°34'16" East 10.00 feet to the point of beginning.

Contains 50,785 square feet or 1.166 acres.

LOT D

Beginning at a point East 997.541 feet and South 974.43 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:

thence Northwesterly 45.54 feet along the arc of a 38.00 foot radius curve to the left (center bears South 63°03'14" West and the chord bears North 61°16'49" West 42.87 feet with a central angle of 68°40'06");

thence Northwesterly 14.24 feet along the arc of a 10.00 foot radius curve to the right (center bears North 05°36'52" West and the chord bears North 54°48'26" West 13.07 feet with a central angle of 81°36'52");

thence North 14°00'00" West 40.78 feet;

thence Northerly 21.61 feet along the arc of a 61.90 foot radius curve to the right (center bears North 76°00'00" East and the chord bears North 04°00'00" West 21.50 feet with a central angle of 20°00'00");

thence North 06°00'00" East 64.18 feet;

thence Northeasterly 18.65 feet along the arc of a 22.50 foot radius curve to the right (center bears South 84°00'00" East and the chord bears North 29°45'00" East 18.12 feet with a central angle of 47°30'00");

thence North 53°30'00" East 15.00 feet;

thence Easterly 23.76 feet along the arc of a 19.59 foot radius curve to the right (center bears South 37°18'49" East and the chord bears North 87°25'44" East 22.33 feet with a central angle of 69°29'04");

thence Southeasterly 63.80 feet along the arc of a 178.64 foot radius curve to the left (center bears North 44°25'32" East and the chord bears South 55°48'18" East 63.46 feet with a central angle of 20°27'40");

thence Southeasterly 19.10 feet along the arc of a 15.00 foot radius curve to the right (center bears South 23°58'02" West and the chord bears South 29°33'23" East 17.83 feet with a central angle of 72°57'10");

thence South 06°55'12" West 108.62 feet;

thence South $63^{\circ}03'50''$ West 43.33 feet to the point of beginning.

Contains 15,206 square feet or 0.349 acres.

EXHIBIT B

COPY OF THE RECORDED 2ND AMENDMENT

2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

THIS IS A PART OF
A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
FILED IN THE COUNTY CLERK'S OFFICE OF
PARK COUNTY, MONTANA, ON
MAY 11, 1988.

LOT	AREA	OWNER
1	1.00	...
2	1.00	...
3	1.00	...
4	1.00	...
5	1.00	...
6	1.00	...
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17	1.00	...
18	1.00	...
19	1.00	...
20	1.00	...
21	1.00	...
22	1.00	...

LEGEND

- Proposed Subdivision
- Proposed Easements
- Proposed Setbacks
- Proposed Right-of-Way
- Proposed Utility Lines
- Proposed Other Features

NOTES

1. This plan is a 2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision.
2. The area shown on this plan is a part of the original subdivision.
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22. The area shown on this plan is a part of the original subdivision.

APPROVED FOR THE CITY OF SILVER LAKE

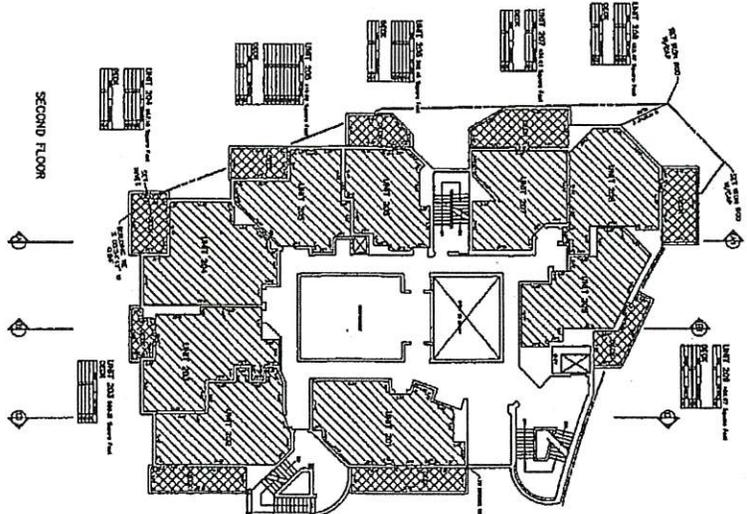
[Signature]
City Clerk

APPROVED FOR THE COUNTY OF PARK

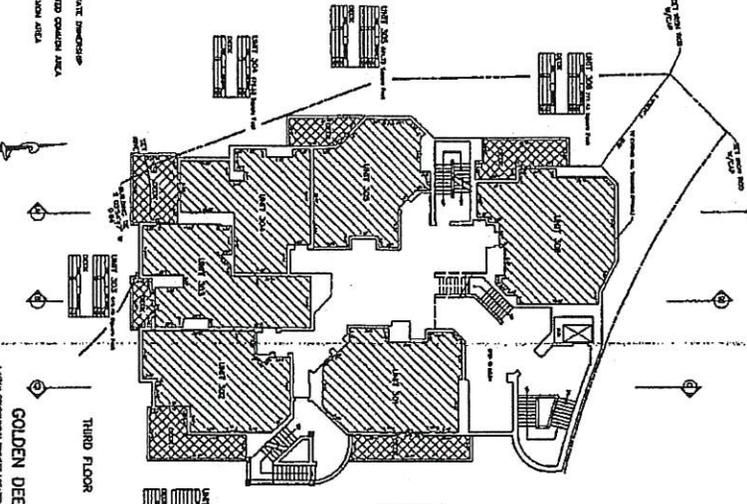
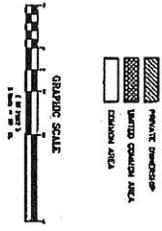
[Signature]
County Clerk

EXHIBIT C

COPY OF THE RECORDED GOLDEN DEER CONDOMINIUM PLAT



SECOND FLOOR



THIRD FLOOR

GOLDEN DEER PHASE I

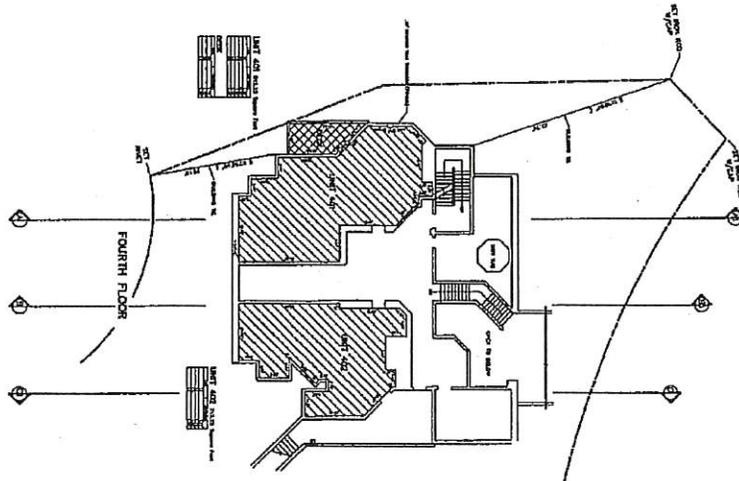
1/4" = 1'-0" (VERTICAL SCALE)
 1" = 20'-0" (HORIZONTAL SCALE)
 1/8" = 2'-0" (VERTICAL SCALE)
 1/4" = 4'-0" (HORIZONTAL SCALE)

PAGE 3 OF 5

RECORDED
 THE STATE OF ILLINOIS
 REC'D AT THE COUNTY CLERK'S OFFICE
 OF THE COUNTY OF COOK
 THIS 15th DAY OF FEBRUARY 1994
 AT CHICAGO, ILLINOIS
 BY: [Signature]
 COUNTY CLERK

THE SEAR-BROWN GROUP
 FULL SERVICE ARCHITECTURAL PROFESSIONALS
 1000 N. Dearborn Street, Suite 200
 Chicago, Illinois 60610
 (312) 467-1000

ARCHITECT: SEAR-BROWN GROUP



 STRUCTURAL CONCRETE
 LIMITED CONCRETE AREAS
 COMMON AREAS



GOLDEN DEER PHASE I
 A 100% COMPLETE/PROJECT LOCATED IN SECTION 10, NUMBER 1 SOUTH,
 BLOCK 4, EAST 10TH AVENUE, DENVER, COLORADO

PAGE 4 OF 5

RECORDED
 THE SEAR-BROWN GROUP
 ARCHITECTS AND ENGINEERS
 1425 EAST CHERRY STREET, SUITE 1000
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW: WWW.SBAGROUP.COM

THE SEAR-BROWN GROUP
 ARCHITECTS AND ENGINEERS
 1425 EAST CHERRY STREET, SUITE 1000
 DENVER, COLORADO 80202
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 FAX: (303) 733-1112
 WWW: WWW.SBAGROUP.COM

CADWAT 0022 5/11 4/05

