

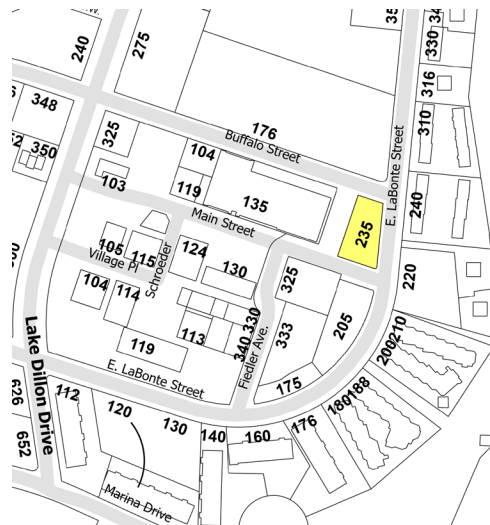
October 6, 2020



Dear Homeowners and Business Owners,

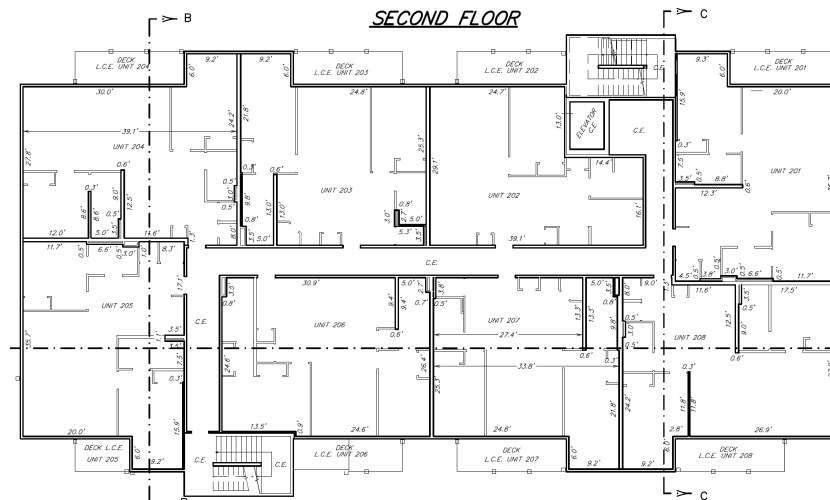
You are receiving this mailing because your property is within 300 feet of the approved **Sail Lofts 2 Condominium Building** located at 235 E. La Bonte Street. The purpose of this mailing is to notify you of a public hearing before the Town of Dillon Planning and Zoning Commission, to review a **Class S-3 Subdivision Application for a Condominium Map**.

The public hearing notice and information about how to access detailed information about this proposal on the Town of Dillon website are contained on the 2nd & 3rd pages of this letter.



Background:

The **Sail Lofts 2 Project** was approved by the Dillon Planning and Zoning Commission on September 6, 2017. The project construction began in June of 2019 and is nearing completion. The condo map divides the building into individual condominium units and defines the common elements of the complex.



**TOWN OF DILLON
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN that the October 20, 2020 meeting of the Planning and Zoning Commission of the Town of Dillon will conduct a public hearing for a Class S-3 Subdivision Application for a Condominium Map for the Sails Lofts 2 development located at 235 E. La Bonte Street, more specifically Lot 16R, Block A, New Town of Dillon Subdivision.

The public hearing shall be held before the Planning and Zoning Commission of the Town of Dillon immediately following the regular meeting of the Town Council of the Town of Dillon on **Tuesday, October 20, 2020**. The Town Council meeting is scheduled to begin at 7:00 p.m. and upon adjournment of that meeting, the Planning Commission meeting will commence.

The public hearing shall be held by internet video conference. Any person may join and participate in the online meeting through an internet browser or by phone and may be heard regarding the matters under consideration.

At least 72 hours before the meeting, instructions on how to join and participate in the online meeting may be obtained at the following internet address: www.townofdillon.com. You may also contact Ned West at (970) 262-3421, or by email at nwest@townofdillon.com for more information.

At the outset of the hearing, the Chair of the Planning Commission will describe the hearing procedures, including how testimony and public comment will be received. Following the public hearing, the Planning Commission will make a decision on whether to approve, approve with conditions, or deny the Application (the "Resolution").

Copies of the Application, the Resolution, and other materials relevant to the hearing will be made available online at www.townofdillon.com at least 72 hours in advance of the hearing. The Town will reasonably accommodate interested parties who lack equipment, or the ability to access equipment, necessary to view materials relevant to the hearing. To receive a paper copy of the materials relevant to the hearing, please contact the Town Clerk at astuckey@townofdillon.com.

Interested parties are encouraged to submit written comments in advance of the hearing. [Written comments may be submitted electronically to astuckey@townofdillon.com, or by mail to the Town Clerk at](mailto:astuckey@townofdillon.com) Town of Dillon, P.O. Box 8, Dillon, CO 80435. [All written comments submitted electronically must be received by the Town](#) prior to 1:00 pm on Tuesday, October 20th, 2020. All written comments submitted by mail must be received by the Town prior to 1:00 p.m. on Friday, October 16th, 2020. Only written comments received by the Town prior to the applicable deadline will be added to the hearing record.

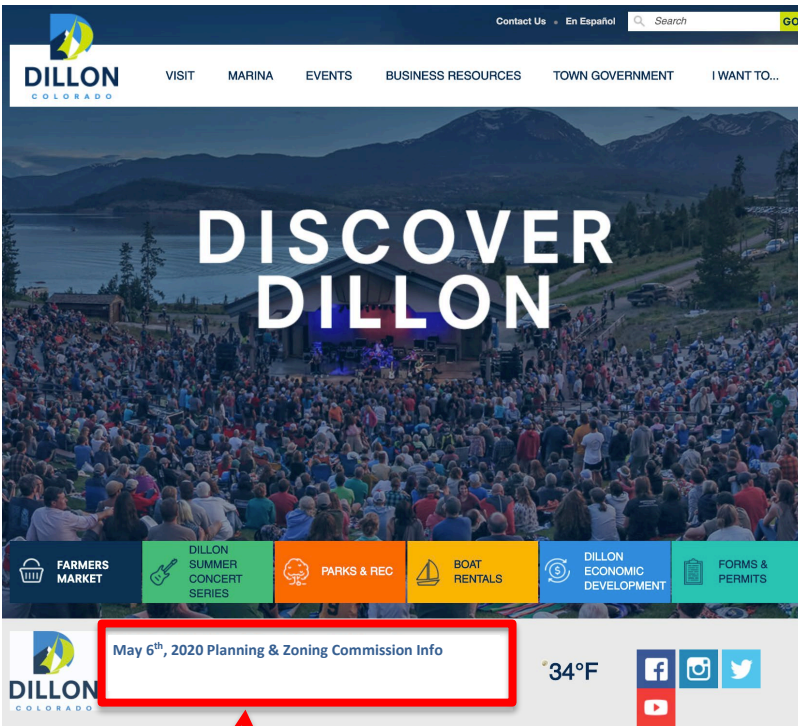
BY ORDER OF PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON
By: /s/ Adrienne Stucky, Town Clerk

Public Hearing Packet Materials:

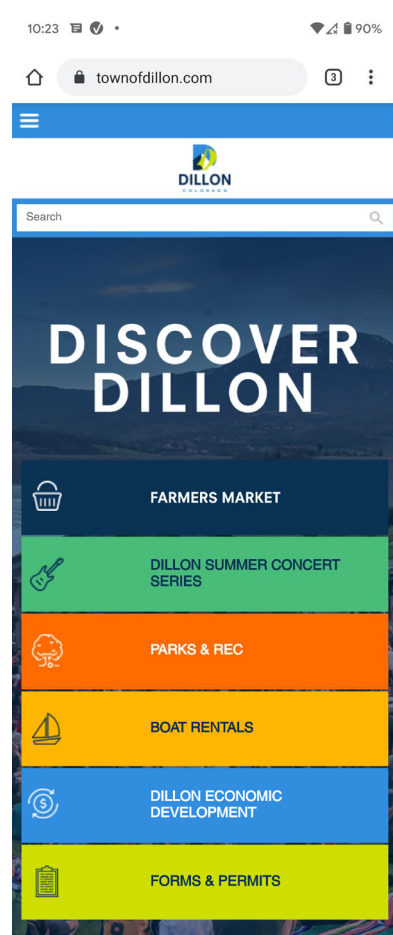
The staff summary, resolution and condo map for the application can be accessed from the Town of Dillon website by selecting the following button as shown below:

Go to **townofdillon.com** homepage on your internet browser and select the Planning & Zoning Commission hearing button as shown below.

On a Desktop Browser



On a Mobile Phone





**TOWN OF DILLON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

**Virtual Meeting via Microsoft Teams
To Join Microsoft Teams Meeting
[+1 469-206-8493](tel:+14692068493) United States, Dallas (Toll)
Conference ID: 375 919 064#**

**Please click below to join the Meeting Online
[Join Microsoft Teams Meeting](#)**

The public should download the software and join the meeting

5-10 minutes before the start of the meeting.

**Tuesday, October 20, 2020
Immediately Following the Town Council Regular Meeting Starting at 7:00 p.m.**

AGENDA

- 1. Call to Order and Roll Call**
- 2. Remind the Public of the Opportunity to JOIN THE MICROSOFT TEAMS meeting by clicking on the link above.** Alternatively, the public can send an e-mail to the Town at CMcDonnell@townofdillon.com to be invited to join the meeting and view presentation materials.
- 3. [Consideration of Resolution PZ 12-20, Series of 2020](#) (Public Hearing)**
A RESOLUTION APPROVING AN APPLICATION FOR CLASS S-3 SUBDIVISION TO BE KNOWN AS THE CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2.

Individual Packet Items:

[Staff Summary](#)
[Condo Map Plan Set](#)
[Resolution](#)

- 4. Adjournment**

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
OCTOBER 20, 2020 PLANNING AND ZONING COMMISSION SPECIAL MEETING**

DATE: October 16, 2020

AGENDA ITEM NUMBER: 3

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 12-20, Series of 2020.

PUBIC HEARING

A RESOLUTION APPROVING AN APPLICATION FOR CLASS S-3 SUBDIVISION
TO BE KNOWN AS THE CONDOMINIUM MAP OF SAIL LOFTS AT LAKE
DILLON BUILDING 2.

BACKGROUND & TIMELINE:

- September 6, 2017: Planning and Zoning Commission approval of the Level III Development Application for Building 2 of Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)
- September 19, 2017: Town Council Notification of the Planning and Zoning Commission Approval of Building 2 of Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)
- December 17, 2017: Town Council Approval of the Development Agreement for the Sail Lofts at Lake Dillon Condominiums (originally “Dillon Flats”)

SUMMARY:

This Class S-3 Subdivision application is for approval of the condominium map for the Sail Lofts at Lake Dillon Condominiums Building 2 (“Condominium Map”). The Applicant for this subdivision condominium map is Sail Lofts 2 LLC.

The Condominium Map defines the condominium volumes for twenty-four (24) units in the building and sets forth Common Elements and Limited Common Elements for the building.

Easements required for the Development in accordance with the Development Agreement have been executed by separate instrument. All other conditions of the Development Agreement have been met.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Scott O’Brien, Public Works Director

RESOLUTION NO. PZ 12-20
Series of 2020

**A RESOLUTION APPROVING AN APPLICATION FOR
CLASS S-3 SUBDIVISION TO BE KNOWN AS THE
CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON
BUILDING 2.**

WHEREAS, the Town Council sitting, *ex officio*, as the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) pursuant to Emergency Ordinance No. 20-20, Series of 2020, has received an application from Sail Lofts 2, LLC (“**Applicant**”) for approval of a Class S-3 Subdivision of Lot 16R, Block A, New Town of Dillon Subdivision, to be known as the “Condominium Map of Sail Lofts at Lake Dillon Building 2” (“**Application**”); and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on October 20, 2020, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Town Council sitting, *ex officio*, as the Planning and Zoning Commission of the Town of Dillon pursuant to Emergency Ordinance No. 20-20, Series of 2020, following the required notice, held a public hearing on October 20, 2020 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application is compatible with the Core Area Zone District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Town Council sitting, *ex officio*, as the Planning and Zoning Commission of the Town of Dillon pursuant to Emergency Ordinance No. 20-20, Series of 2020, hereby approves the Application, subject to the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. The Applicant shall record “Condominium Map of Sail Lofts at Lake Dillon Building 2” in the office of the Summit County Clerk and Recorder.
- C. The Applicant shall file a copy of the recorded “Condominium Map of Sail Lofts at Lake Dillon Building 2” with the Town of Dillon.

**APPROVED AND ADOPTED THIS 20TH DAY OF OCTOBER, 2020 BY
THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Carolyn Skowyra, Chairperson

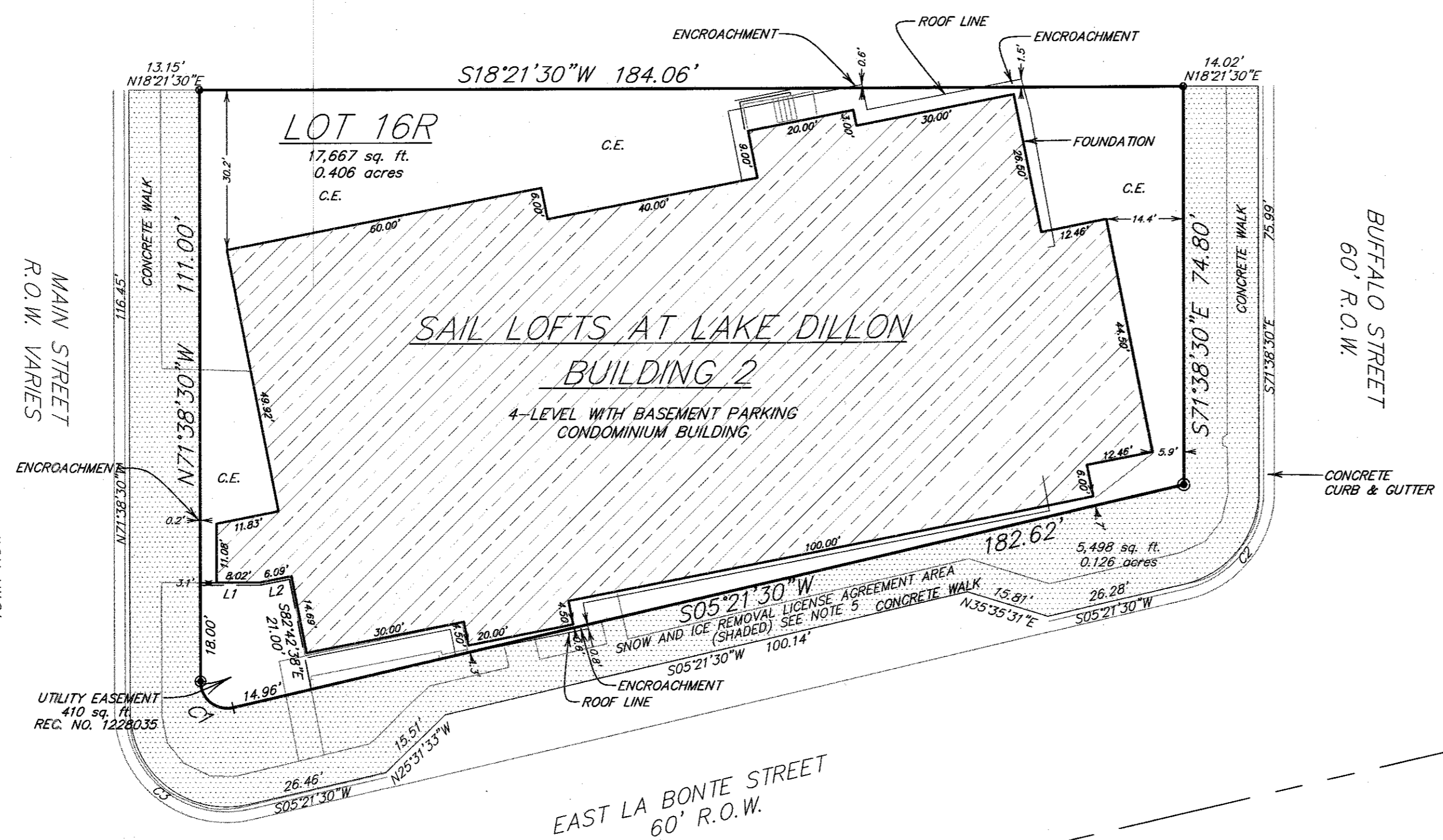
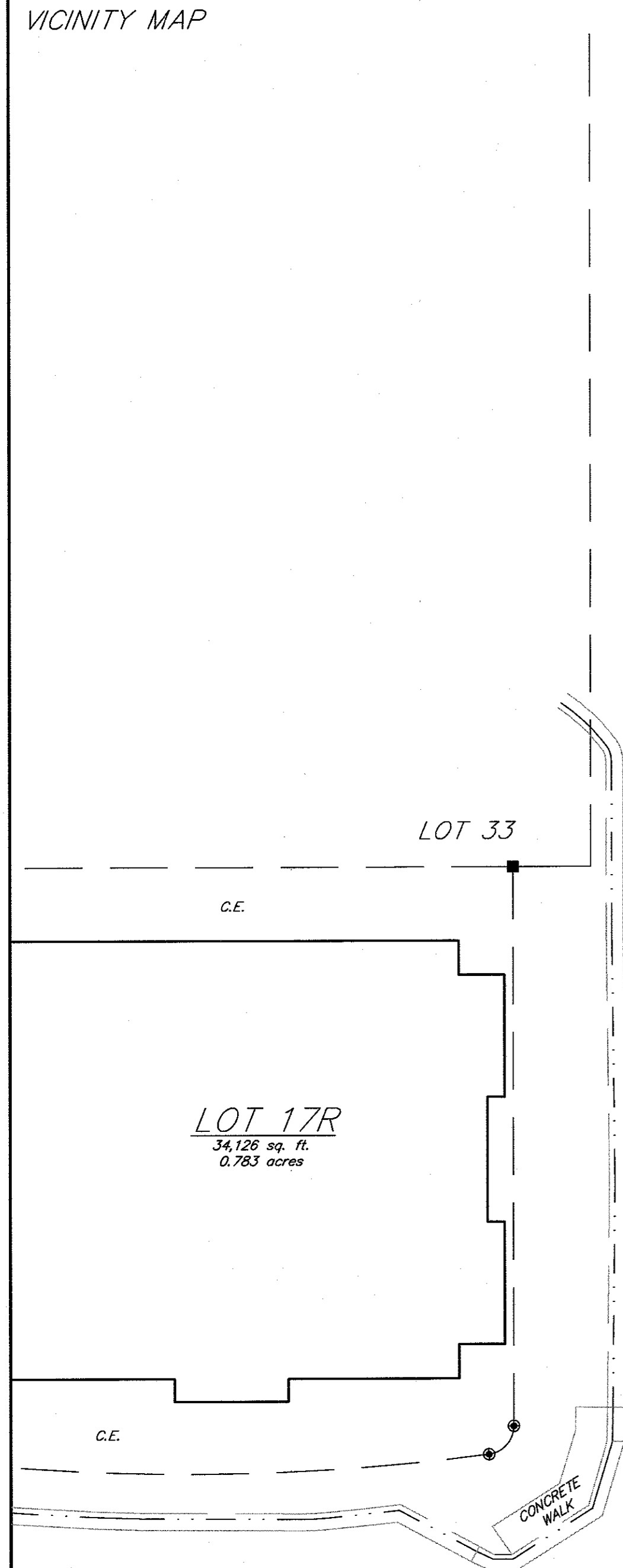
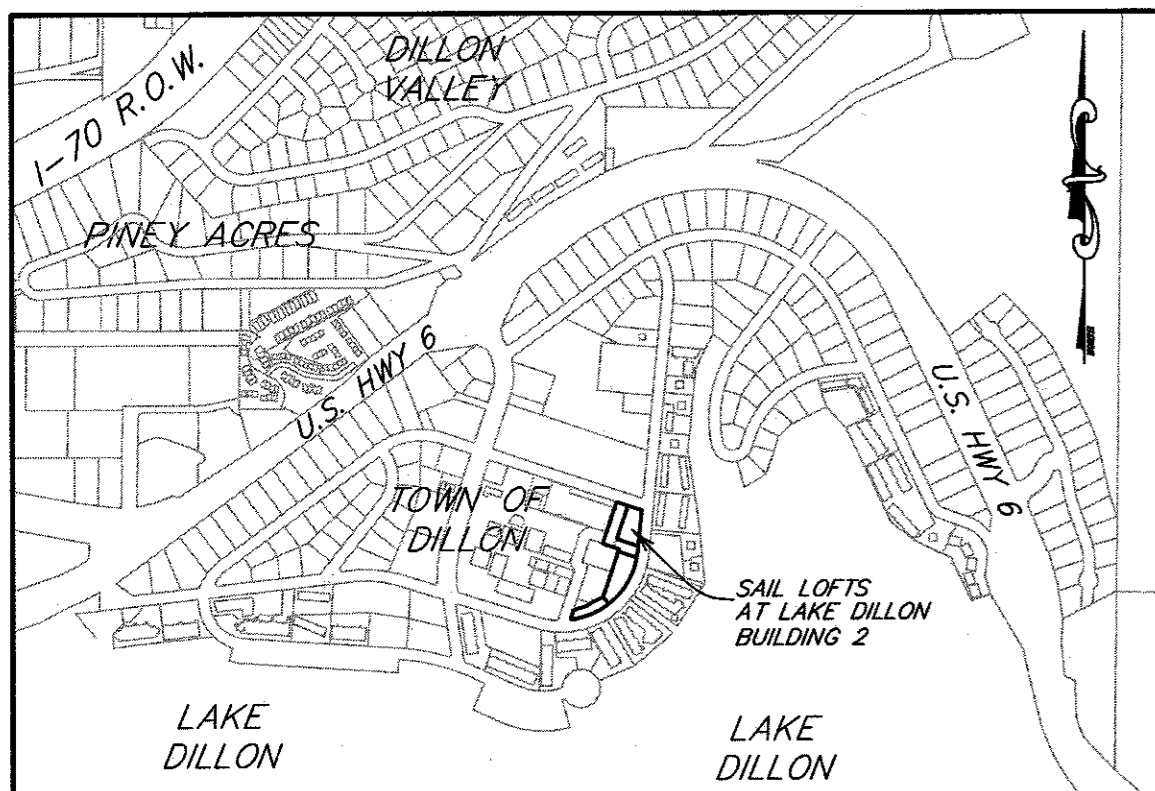
ATTEST:

By: _____
Michelle Haynes, Secretary to the Commission

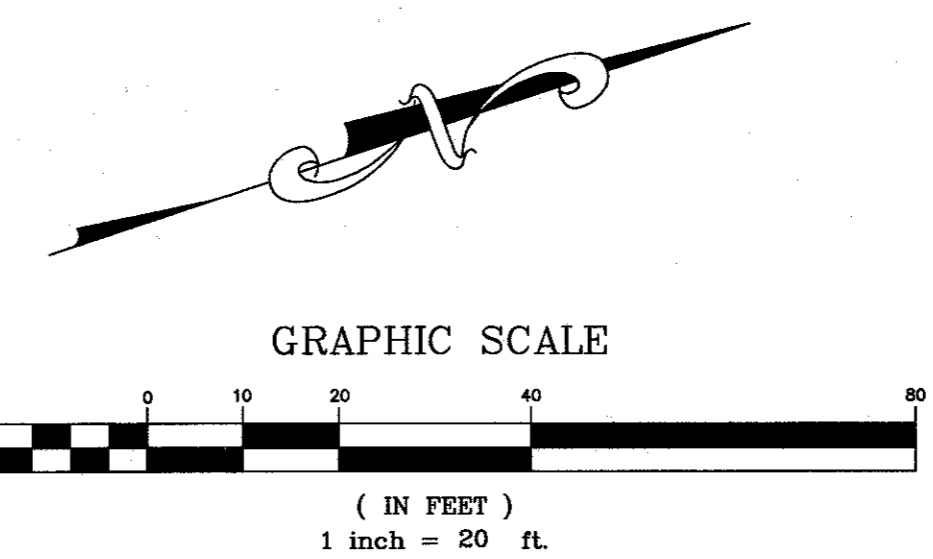
A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2

LOT 16R, BLOCK A, NEW TOWN OF DILLON SUBDIVISION
 A RESUBDIVISION OF LOTS 16, 17 AND OPEN AREA, BLOCK A
 SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

PAGE 1 of 3



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.69	498.85	468.07	N46°39'08"E	71°28'32"
C2	5.00	7.20	6.60	N30°21'49"W	82°33'22"
C3	351.51	67.61	67.51	N74°05'36"E	11°01'13"
C4	5.00	8.99	7.83	N56°51'30"E	103°00'00"



- LEGEND**
- REBAR & YELLOW PLASTIC CAP (PLS 26292)
 - ⊙ MAG NAIL WITH WASHER (PLS 26292)
 - C.E. COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT
 - UTILITY PEDESTAL
 - ⊙ WATER VALVE BOX
 - ⊙ SEWER CLEANOUT
 - ⊙ ROOF DRAIN
 - ⊙ SEWER MANHOLE
 - ⊙ FIRE HYDRANT

DILLON TOWN COUNCIL CERTIFICATE:
 APPROVED THIS _____ DAY OF _____ A.D., _____ TOWN COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

NOTICE
 PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF DILLON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:
 APPROVED THIS _____ DAY OF _____ A.D., _____ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

CLERK'S CERTIFICATE:
 STATE OF COLORADO)
 COUNTY OF SUMMIT) SS.
 TOWN OF DILLON)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ A.D., _____ AND IS DULY RECORDED.

ENGINEERS CERTIFICATE:
 ALL ROAD AND DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED ACCORDING TO ROAD AND DRAINAGE PLANS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY DILLON TOWN ENGINEER.
 TOWN ENGINEER, DAN BURROUGHS, P.E.

- MAP NOTES:**
- DECLARATION, ALL PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE DECLARATION FOR SAIL LOFTS AT LAKE DILLON RECORDED JUNE 13, 2019 AT RECEPTION NO. 1200329 AND THE SUPPLEMENTAL DECLARATION FOR SAIL LOFTS AT LAKE DILLON BUILDING 2 RECORDED _____ AT RECEPTION NO. _____ ALL DEFINED TERMS IN THE DECLARATION HAVE THE SAME MEANING IN THIS MAP.
 - PARTIAL ASSIGNMENT OF DECLARANT RIGHTS, SAIL LOFTS 2, LLC WAS ASSIGNED THE SPECIAL DECLARANT RIGHTS AND THE DEVELOPMENT RIGHTS FOR LOT 16R BY THE INSTRUMENT RECORDED AUGUST 22, 2019 AT RECEPTION NO. 1205689.
 - PARKING, 6 PARKING SPACES CREATED BY THE MAP OF SAIL LOFTS ON LOT 17R ARE PERMANENTLY AVAILABLE FOR USE BY UNIT OWNERS IN SAIL LOFTS 2 IN LOCATIONS AS MAY BE DETERMINED BY THE ASSOCIATION.
 - THE ROOF ENCROACHMENTS ARE SUBJECT TO THE EASEMENT AGREEMENT RECORDED _____ AT RECEPTION NO. _____
 - THE SNOW AND ICE REMOVAL AND MAINTENANCE AGREEMENT RECORDED _____ AT RECEPTION NO. _____
 - THE UTILITY EASEMENT ON LOT 16R AS DEPICTED ON THE CONDOMINIUM MAP FOR SAIL LOFTS AT LAKE DILLON CONDOMINIUMS RECORDED JUNE 4, 2019 AT REC. NO. 1199489 IS VACATED BY THIS PLAT.

OWNER'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS: THAT THE SAIL LOFTS 2, LLC, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:
 LOT 16R, BLOCK A, NEW TOWN OF DILLON SUBDIVISION, A RESUBDIVISION OF LOTS 16, 17 AND OPEN AREA, BLOCK A, TOWN OF DILLON SUMMIT COUNTY, COLORADO. (RECEPTION NO. 1082321)
 HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2, LOT 16R, BLOCK A, NEW TOWN OF DILLON, A RESUBDIVISION OF LOTS 16, 17, AND OPEN AREA, BLOCK A, NEW TOWN OF DILLON, TOWN OF DILLON, SUMMIT COUNTY, COLORADO", AND
 BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)
 IN WITNESS WHEREOF, TIM CRANE, AS MANAGER OF SAIL LOFTS 2, LLC, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ A.D., _____

SAIL LOFTS 2, LLC
 BY: _____
 TIM CRANE, MANAGER
ACKNOWLEDGEMENT:
 STATE OF COLORADO)
 COUNTY OF SUMMIT) SS.
 TOWN OF DILLON)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., _____ BY _____ AS MANAGER OF SAIL LOFTS 2, LLC, A COLORADO LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL (SEAL OF NOTARY)
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:
 I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY THAT THE FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS CONDOMINIUMS BUILDING 2 AND THE DECLARATION TOGETHER CONTAIN ALL INFORMATION REQUIRED BY C.R.S. 38-33.3-209.
 DATED THIS 14th DAY OF OCTOBER, 2020.
 SIGNATURE _____
 GARY A. WILKINSON
 COLORADO REGISTRATION NO. 31945

CERTIFICATE OF ARCHITECT:
 I, ROBERT E. CRAIG, BEING A REGISTERED ARCHITECT IN THE STATE OF COLORADO, CERTIFY THAT ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED.
 DATED THIS _____ DAY OF _____, 20____.
 SIGNATURE _____
 ROBERT E. CRAIG
 AIA, LICENSE NO. 303137029

CERTIFICATE OF TAXES PAID:
 I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
 DATED THIS _____ DAY OF _____, 20____.
 SIGNATURE _____
 SUMMIT COUNTY TREASURER

TITLE COMPANY'S CERTIFICATE:
 EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

 DATED THIS _____ DAY OF _____, A.D., _____
 AGENT _____

MORTGAGE HOLDER CERTIFICATE:
 FIRST BANK OF COLORADO, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.
 BY: _____
 NAME: _____
 TITLE: _____

CLERK & RECORDER'S CERTIFICATE:
 STATE OF COLORADO)
 COUNTY OF SUMMIT) SS.
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ THIS _____ DAY OF _____, A.D., _____ AND FILED UNDER RECEPTION NO. _____
 SUMMIT COUNTY CLERK AND RECORDER

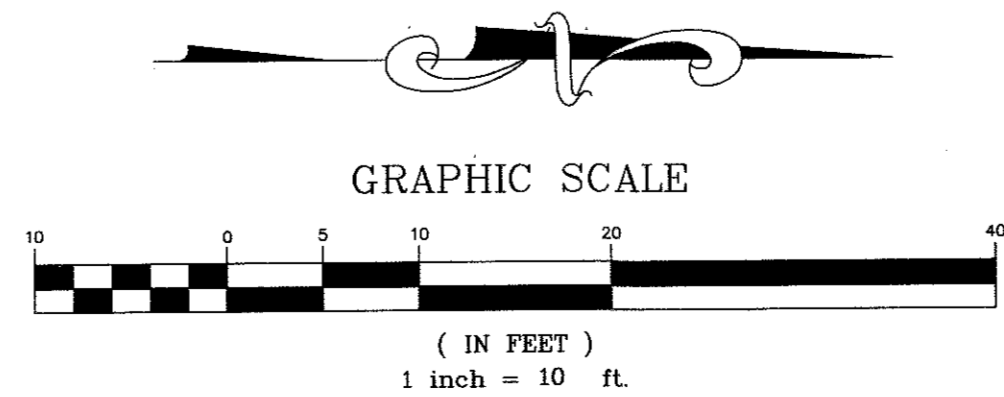
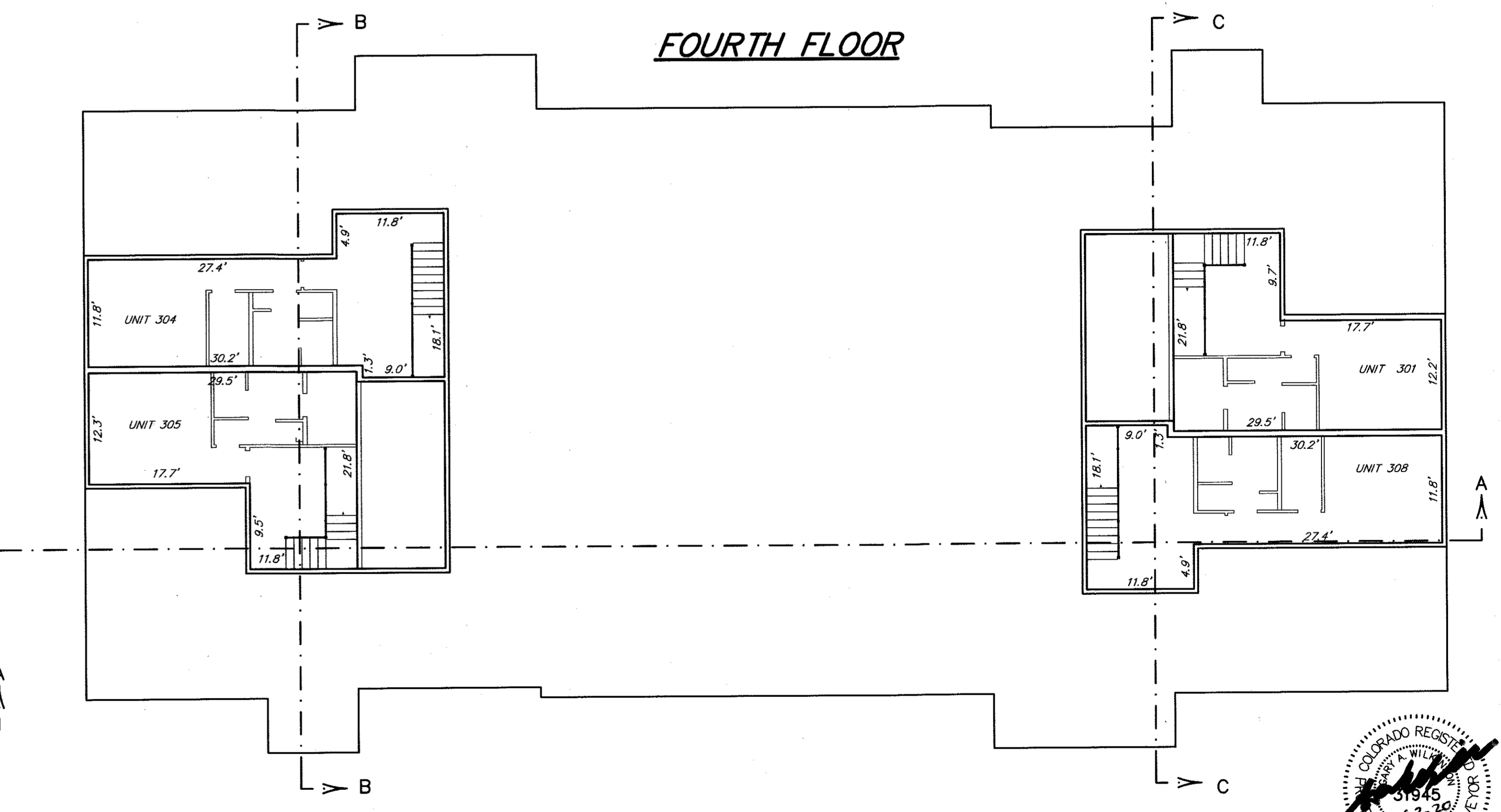
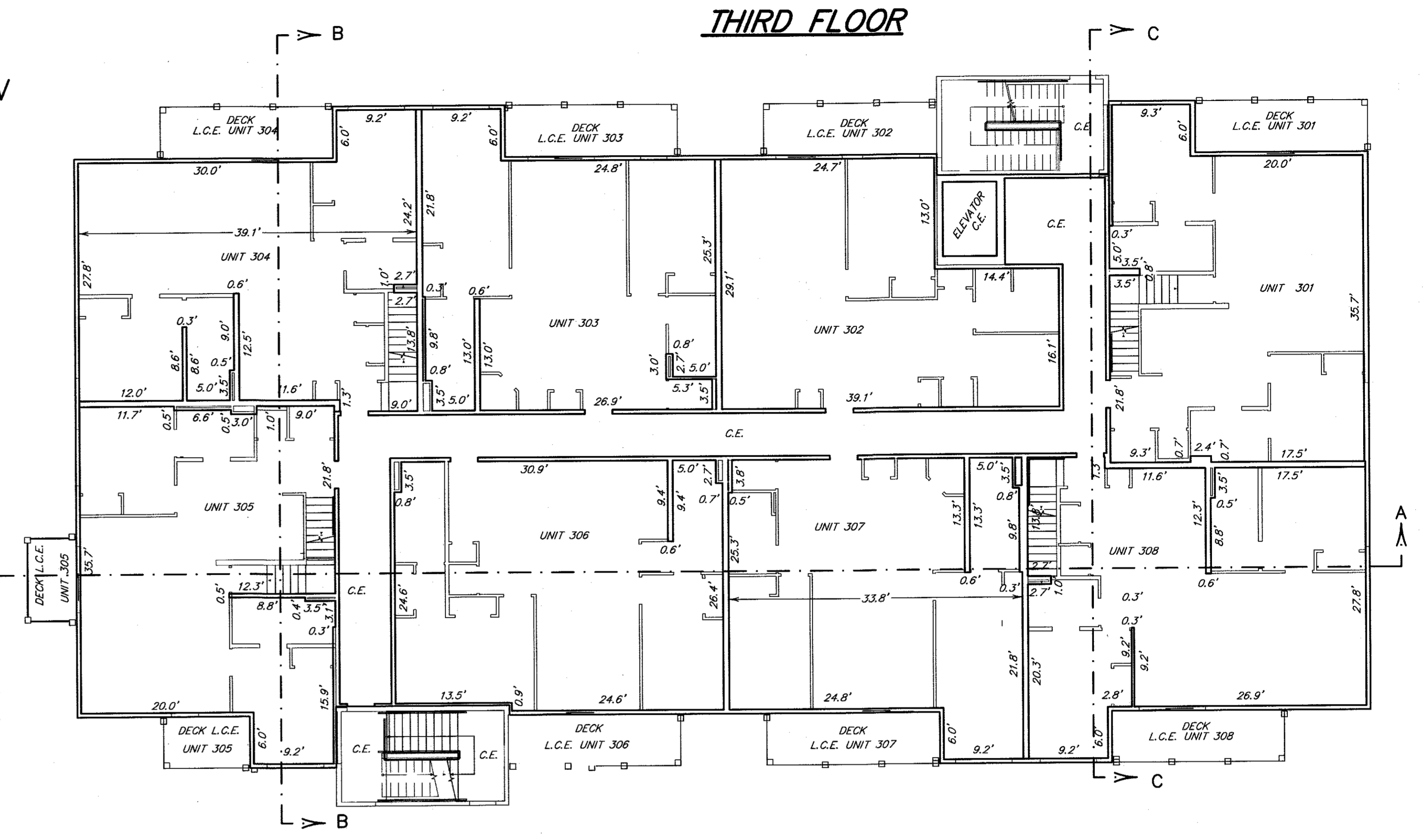
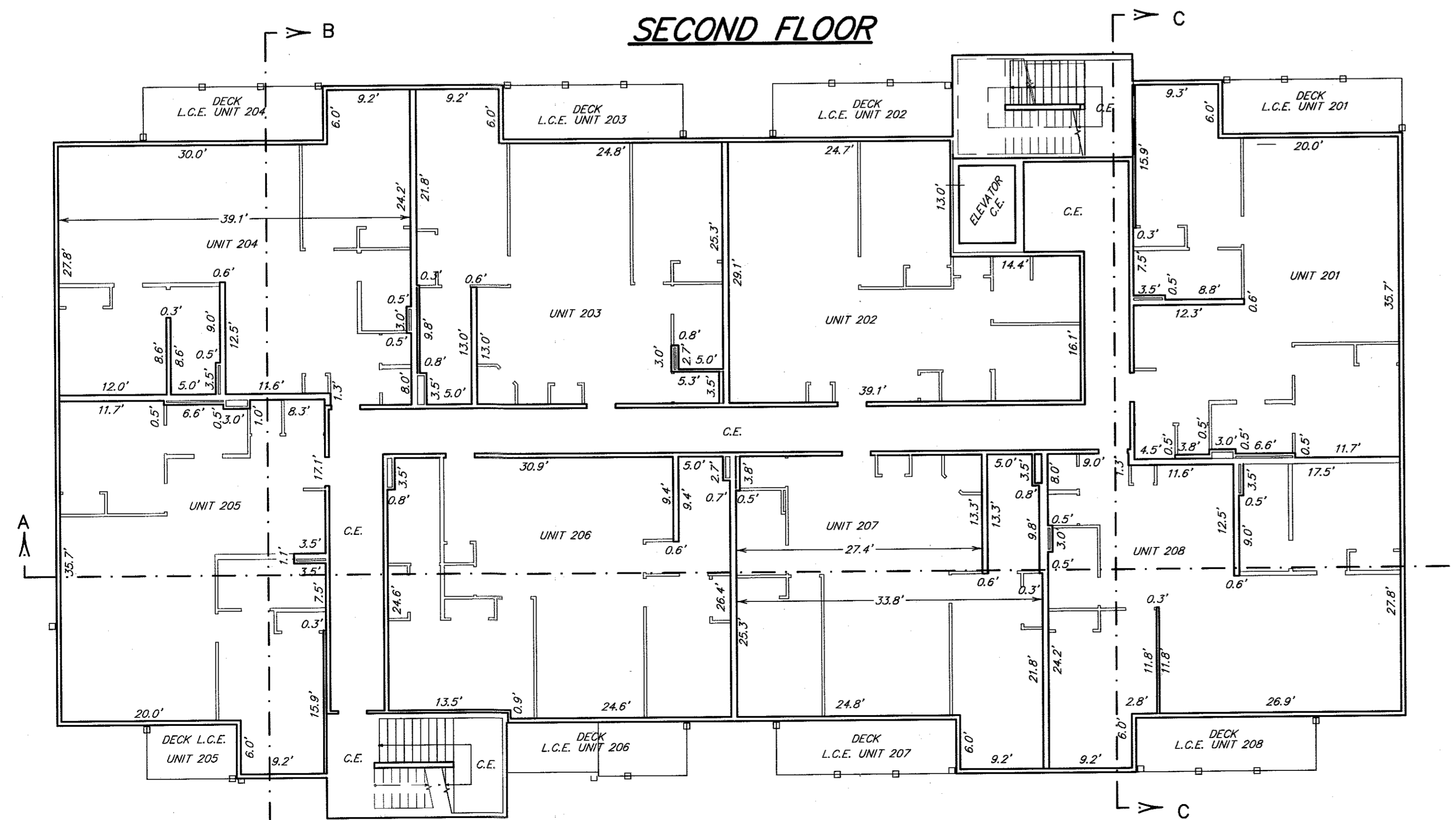
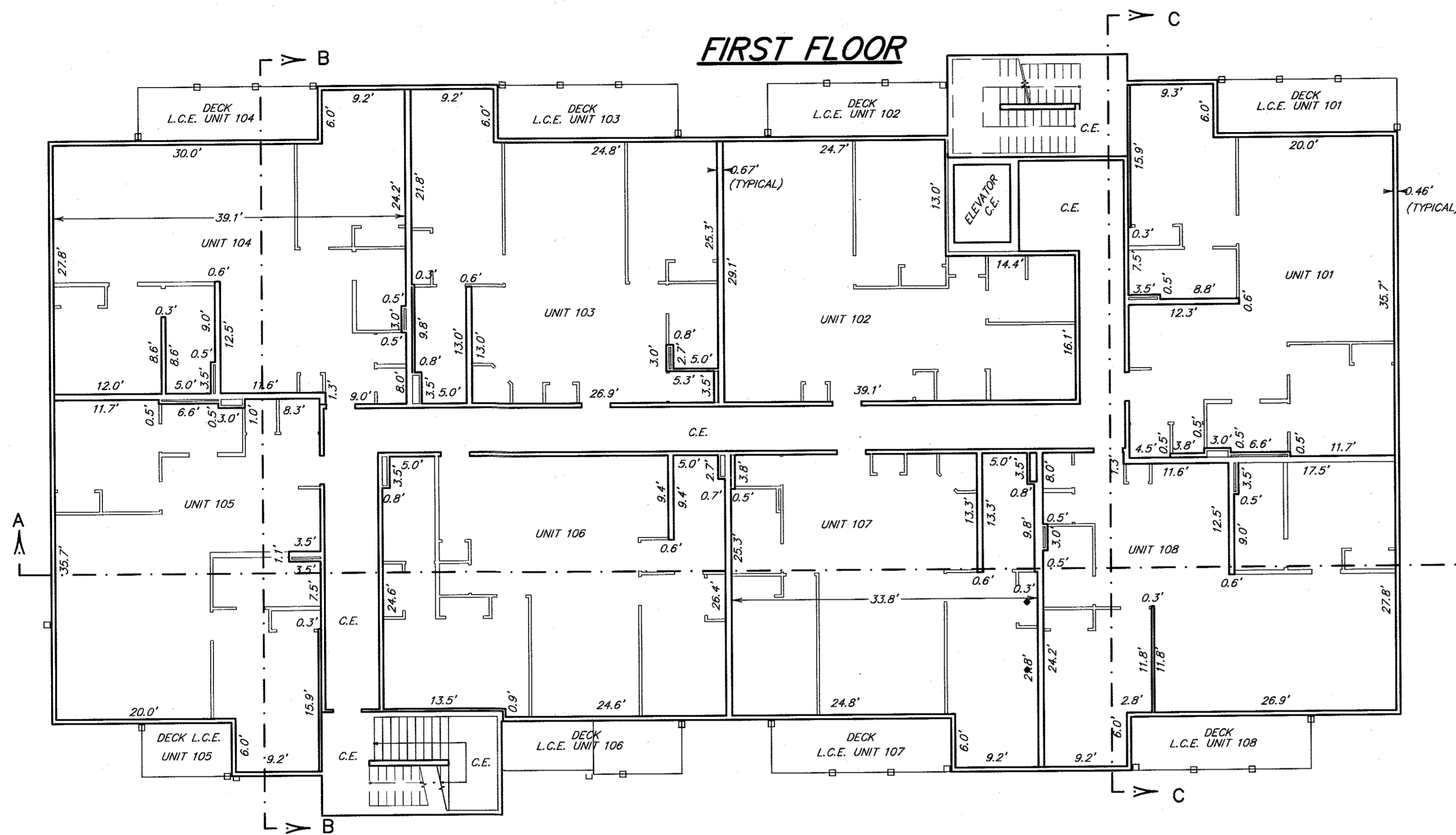
Drawn RRJ/KK/GAW Dwg CONDO 2 SHEET 1 Project 21410
 Checked RRJ Date 10/14/2020 Sheet 1 of 3
R-A-N-G-E-W-E-S-T
 ENGINEERS & SURVEYORS INC.
 P.O. Box 589
 Silverthorne, CO 80498 970-468-6281

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

A CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON BUILDING 2

LOT 16R, BLOCK A, NEW TOWN OF DILLON SUBDIVISION
 A RESUBDIVISION OF LOTS 16, 17 AND OPEN AREA, BLOCK A
 SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

PAGE 2 of 3



NOTE: THE FACILITIES WITHIN WALLS INSIDE OF UNITS THAT ARE DIMENSIONED ARE C.E. AND UNDIMENSIONED WALLS DEPICTED IN A LIGHT LINE ARE PART OF THE UNIT.



Drawn RRJ/JK/GAW	Dwg CONDO 2 SHEET 2	Project 21410
Checked RRJ	Date 08/18/2020	Sheet 2 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

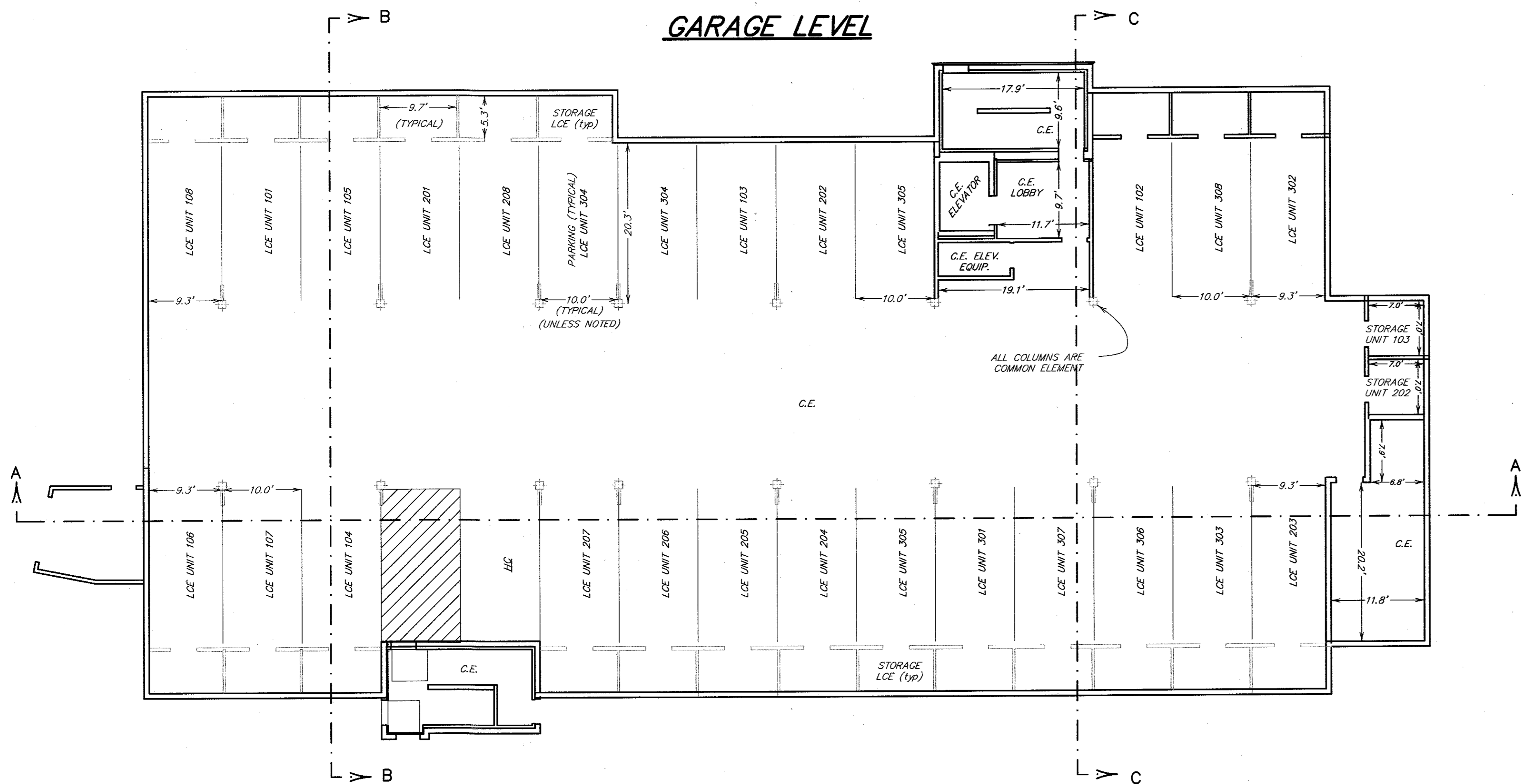
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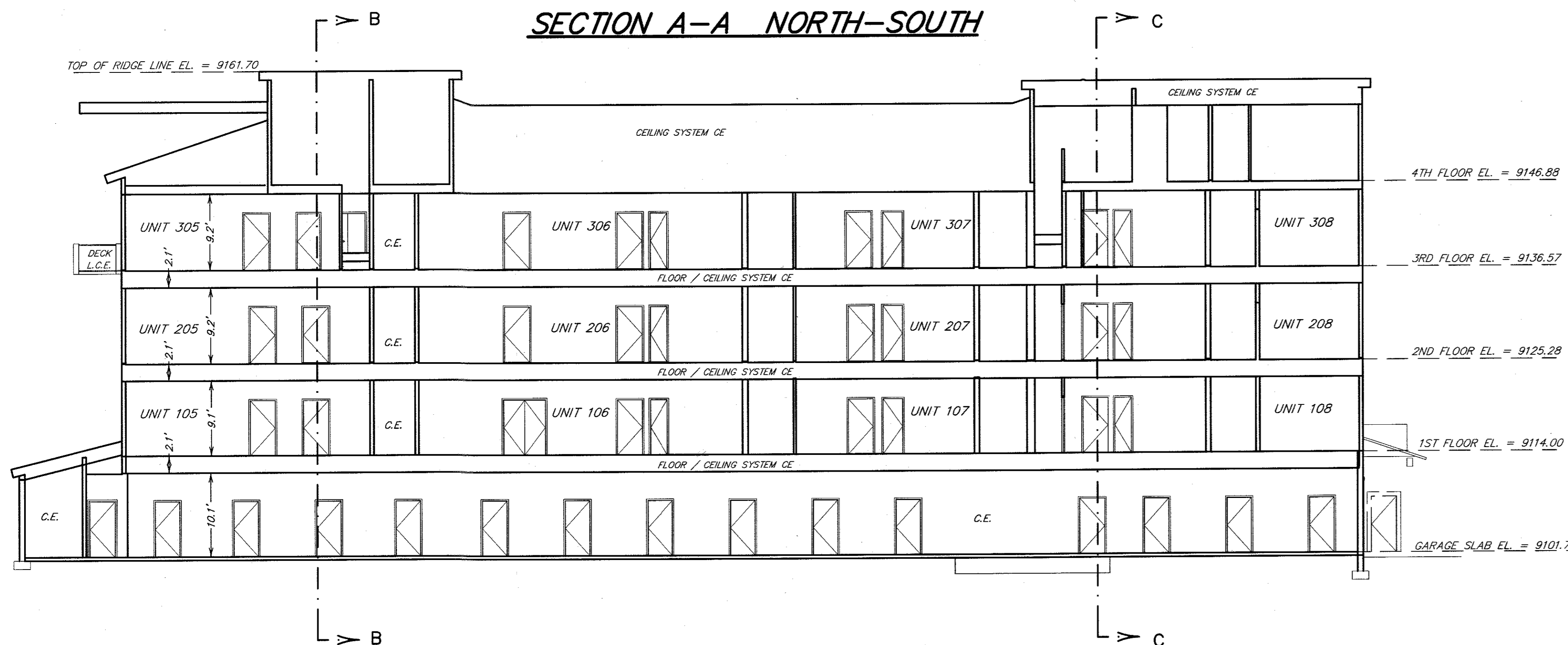
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 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

PAGE 3 of 3

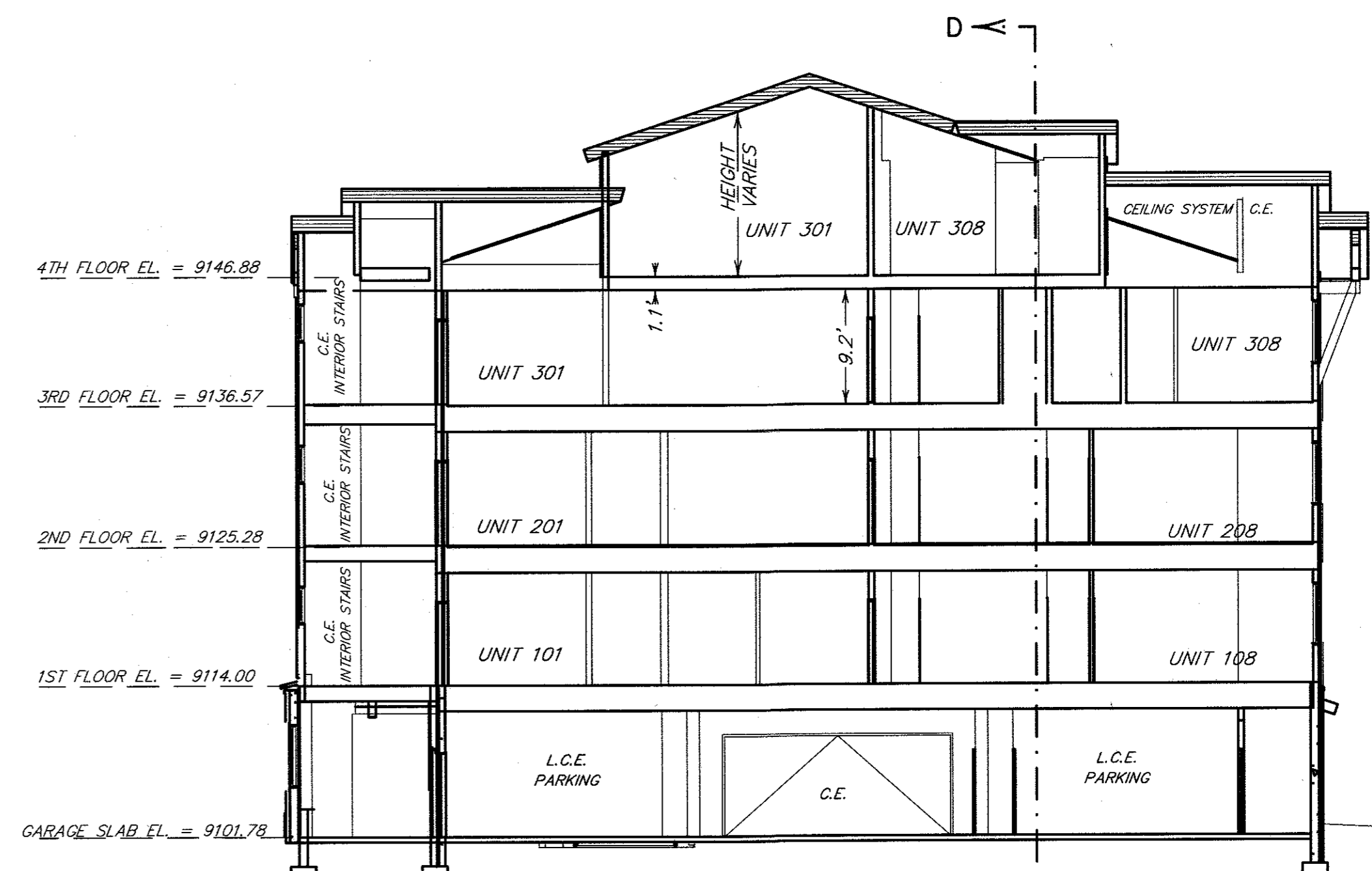
GARAGE LEVEL



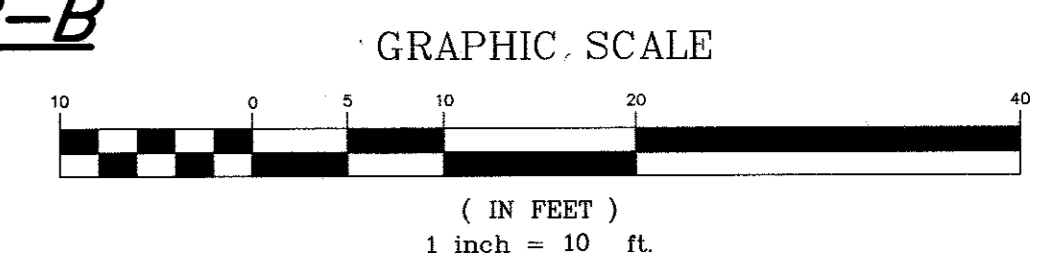
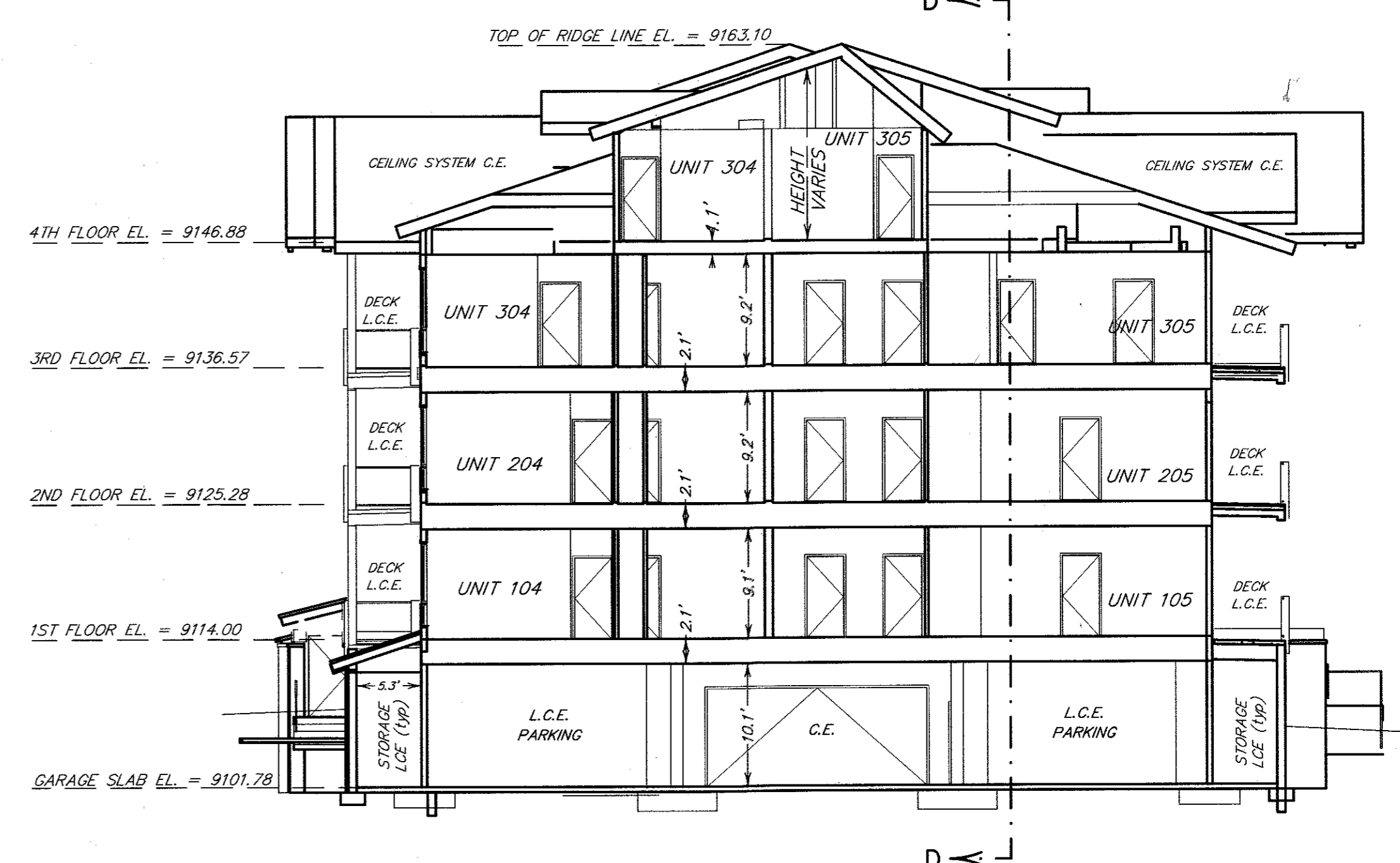
SECTION A-A NORTH-SOUTH



SECTION C-C



SECTION B-B



Drawn RRJ/JK/GAW	Dwg CONDO 2 SHEET 3	Project 21410
Checked RRJ	Date 10/02/2020	Sheet 3 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		