



**PLANNING COMMISSION
REGULAR MEETING
APRIL 28, 2021
6:00 PM**

Call to Order

Roll Call

Approve Minutes from December 02, 2020

Public Hearing-

Proposed Final Development Plan for 1628 Virginia Street Townhomes

Community Development Planners project update

Adjourn

REMOTE MEETING PUBLIC ATTENDANCE INSTRUCTIONS

The Public will be able to view and hear this meeting remotely at the following address:

<https://www.colorado.gov/pacific/idahosprings/city-council-live>

For Remote Public Testimony, please contact the Assistant City Administrator, Jon Cain
jcain@idahospringsco.com no later than 4:00 P.M. the day of the meeting



**PLANNING COMMISSION
MINUTES
December 02, 2020**

ROLL CALL

Chairman Cindy Olson called the meeting to order at 6:00 p.m. Commissioners present were Cindy Olson, Jordan Hudson, Kate Collier, Ursula Cruzalegui, Chuck Howard, Don Reimer and Tracy Stokes. Other staff present are Contract City Planner Barbara Cole, Mike Davenport, City Clerk Diane Breece, City Administrator Andrew Marsh and Nina Williams from the City Attorney's office.

APPROVAL OF MINUTES

Kate Collier moved to approve the minutes from November 04, 2020. Chuck Howard seconded and the motion carried by unanimous roll call vote.

CONFLICT OF INTEREST

None were noted.

NEW BUSINESS

Public Hearing- CRC Park Minor Subdivision

Chairman Olson opened the public hearing at 6:01 p.m.

Barbara Cole presented the staff report outlining the City's application to vacate and re-plat CRC Park.

There was no public comment.

Chairman Olson closed the public hearing at 6:03 pm.

Chuck Howard moved to recommend to the City Council approval of the CRC Park minor subdivision. Kate Collier seconded and the motion passed by unanimous roll call vote.

Public Hearing-Excell Miner Street, LLC

Chairman Olson opened the public hearing at 6:04 p.m.

Mike Davenport presented the staff report outlining the applicant's request to rezone the property at 2800 Miner Street from R-2 to R-3 and if this occurs, the applicant could move forward with a Final Development Plan.

The applicant addressed the Commissioners regarding his request to rezone the property to allow a multifamily residential development that would provide market rate and affordable housing alternatives to the community.

Public Comment-

Kandace Lukow who resides at 2727 Miner St. gave public testimony to the Commission, stating that she opposes the applicants request to rezone the property based on the fact that she believes

it does not conform to the Comprehensive Plan or the East End Action Plan. She also stated that there needs to be a traffic study for the proposed multi-family project.

Chairman Olson closed the public hearing at 7:31 pm.

Kate Collier moved to recommend denying the request to rezone from R-2 to R-3 based on non-conformity with the characteristics of the neighborhood. Chuck Howard seconded and the motion passed by a unanimous roll call vote.

ADJOURN

With no further business before the Commission, Chairman Olson adjourned the regular meeting at 7:48 p.m. to enter into a work session.

IDAHO SPRINGS PLANNING COMMISSION STAFF REPORT

Meeting Date: Wednesday, April 28, 2021

Report Date: Thursday, April 22, 2021

To: Planning Commission

Through: Andrew Marsh, City Administrator

By: Michael Davenport, Community Development Planner for City of Idaho Springs

Re: **Proposed Final Development Plan for 1628 Virginia Street Townhomes**

PROPOSAL:

Blue Spruce Habitat for Humanity (the “Applicant”) requests approval of a Final Development Plan (FDP) for the 1628 Virginia Street Townhomes (the “Project”) consisting of four duplexes or a total of eight housing units.

PLANNING COMMISSION ROLE:

Chapter 21 “Land Development Regulations” of the City of Idaho Springs Municipal Code requires Planning Commission to hold a public hearing to review and make a recommendation on an FDP application. Planning Commission may recommend approval, approval with conditions, denial, or continue the matter to another meeting.

After Planning Commission considers the application, City Council holds a public hearing and makes a decision on the application.

The Applicant for the project must obtain staff approval of an administrative plat to adjust lot lines within the property, prior to building construction.

EXISTING CONDITIONS:

Property description. The property consists of lots 2 through 12 and the west half of lot 1, Block 11, City of Idaho Springs. The total area of the property is slightly more than 15,000 square feet (about 1/3 of an acre). The property sits along the north side Virginia Street between 16th Avenue and 17th Avenue. The property has a long front (253 feet) along Virginia Street, but little depth (typically about 57 feet). However, the usable depth is limited to approximately 40 feet due to a tall concrete retaining wall holding up a steep embankment running the long way through the middle of the property.

On top of the embankment is a shared private driveway that runs across the north portion of the property. This driveway serves two homes and a vacant lot on the north side of the driveway. The private driveway is approximately 22 feet higher than the usable, level portion of the property. The top floor of the proposed dwelling units is roughly level with the shared private driveway serving the houses and vacant lot.

PROJECT DESCRIPTION:

The Applicant previously planned to construct a total of 9 townhouse units divided among 3 buildings. Since then, Applicant reduced the number of units to 8, divided among 4 duplex buildings with two units each. The duplexes will be constructed through Habitat for Humanity and will be income-restricted owner-occupied work force housing. Each home has its own driveway and either 2 or 3 onsite parking spaces. A previously planned parking area on the north side of the shared driveway to the north has been eliminated from the project.

Recent history.

- **Previous use.** Two mobile homes constructed in 1972 and placed on this property. Habitat for Humanity acquired the property as a site for affordable housing, removed the mobile homes, and enclosed the property with a chain link fence.
- **Setback variance.** At a meeting on October 17, 2019, the Variance Board approved a variance to reduce the required front and rear setbacks because of the site constraints mentioned above in the "Property description" section.
- **Community meeting.** A community meeting on the proposed housing project took place on February 4, 2020. The City's Land Development Regulations (LDR) require a community meeting prior to a property submitting an application for a final development plan. Public notice was provided in advance, and the meeting took place at city hall. Sixteen persons were present, nine of whom were "citizens" (persons who were neither city staff members nor representatives for the project.) Staff notes from the meeting are included as an attachment to this staff report. Comments or concerns at that time included parking, vehicles sliding downhill in the winter on 16th Avenue, impact on views, and any improvements planned for Virginia Street.
- **Compact car variance.** At a meeting on December 16, 2020, the Variance Board approved a variance to allow 8 compact spaces to substitute for up to 5 standard size parking spaces.

Existing use and zoning. The vacant property is zoned Residential-Three (R-3). R-3 allows single family homes, duplexes, townhomes, and multifamily buildings.

Surrounding Use and Zoning. The property is surrounded by R-3 zoning, except for R-1 zoning directly west of the site. Houses are located to the east, north, and west of the property; the Elks Lodge and the Catholic Church are located to the south.

REVIEW PROCESS:

The Land Development Regulations have the following process for an FDP.

- Community meeting prior to application.
- Application and review by City staff, City consultants, and other agencies.
- Planning Commission hearing.
- City Council hearing.
- Platting, to adjust the lot lines as mentioned above.

REVIEW CRITERIA:

For other than a single-family dwelling, the Land Development Regulations (LDR) require approval of a Final Development Plan (FDP). For an FDP subject to public hearings, LDR section 21-206 includes the following criterion.

Final development plans shall conform to all use and development standards of the Idaho Springs Municipal Code as well as the Idaho Springs Standards and Specifications for Design and Construction and any underlying Planned Development. (Note: There is no underlying Planned Development on this property.)

- Zone District: R-3 multifamily
- Proposed use: single family attached dwellings – allowed (Table 21-50-1)
- Building setbacks:
 - Front: 20 feet minimum allowed, approved to within 15 feet*
 - Rear: 20 feet minimum allowed, approved to within 15 feet*
 - Side: 5 feet minimum allowed, 5' proposed

*The Variance Board approved a variance to the front and rear setback requirements after a public hearing on October 18, 2019 (Resolution VB 19-02).

- Building height: 35 feet maximum allowed, approximately 31 feet maximum proposed.
- Unobstructed open space: 50% minimum allowed, 52% minimum proposed.
- Lot size for attached dwellings: approximately 2,000 sf proposed, 400 sf minimum required (see footnote (c) of the table in Section 21-63)
- Size of a dwelling unit: 850 sf minimum for attached dwelling (Table 21-61-1)
 - Proposed units with 2 bedrooms: 1,914 sf
 - Proposed units with 3 bedrooms: 2,723 sf
- Minimum number of parking spaces:
 - 1.75 spaces for 2 bedrooms in unit over 800 sf: 7 required
 - 2.5 spaces for 3 bedrooms in unit over 900 sf: 10 required
 - Total space required: 17 required
 - Provided: 8 compact and 12 standard spaces**

**The Variance Board approved a variance to allow 8 compact spaces to substitute for up to 5 standard size spaces (Resolution VB 20-4 on December 16, 2020). The parking table on the site plan incorrectly shows the number of compact and standards switched.

DESIGN STANDARDS:

- Design setting: *"...within a two-block radius of the District...build upon and support the architectural features of the District itself..."* The proposed buildings incorporate elements typical of residences during the western mountain mining boom era: gable roof form, lap siding, and simple arrangement of vertically oriented windows.
- Intent: See "design setting" above in this section.
- Massing: The proposed buildings avoid long, monotonous wall and roof plane surfaces. Facades of townhomes are individually articulated.
- Maximum length: Proposed buildings are well below the limit of 150 feet on the length of building and below a maximum 6 townhomes attached together.
- Roofs: Have a minimum slope of 6:12 or greater, and each building has at least 3 roof planes.
- Architectural elements: Each building includes at least two elements to provide depth to the building mass; all elevations contain windows; stairs are internal; primary entrances are easily identifiable.
- Carports: incorporated into the overall building mass.
- Orientation: All buildings are oriented directly to the street.
- Loading and trash: As attached single family dwellings, each unit has its own driveway.

REFERRALS:

Planning staff sent the application to the following for review, with returned comments noted below. After two weeks a reminder email was sent and phone call made to anyone who had not provided comments by that time.

- City Administrator and City Attorney – review the staff report before it is sent to Planning Commission.
- Public Works including Water and Wastewater: *Need to replace the water and sewer lines to serve the proposed dwelling units and provide adequate fire protection.*
- JVA, the City's consulting engineer: *The notes below the fixture count on the landscape plan submitted indicate that a 4" sanitary sewer pipe will be installed for each duplex unit. However, on the site plan submitted only one sewer line is shown.* Also see the attached site plan sheet with notes added.
- SAFEbuilt, the City's consulting building official: *No comments until building construction plans.*
- Clear Creek Fire Authority: *No comments or concerns with this project.*
- Clear Creek County Environmental Health: Responded but no comments on the project.
- Clear Creek County EMS: Did not receive a response
- Clear Creek County School District: The proposed development is well aligned with the goals of the District. Given the developer is BS Habitat, I do not believe the District would

request any impact fees. Personally, I believe the proposed use is a great use of challenging space.

PUBLIC NOTICE:

Public notice was provided for the Planning Commission and City Council hearings by publishing the notice in the Courant newspaper, posting the property, and mailing the notice to property owners within 300 feet of the property for the proposed FDP.

ATTACHMENTS:

- 3/5/2021 Cover Letter by Kathleen O'Leary for Blue Spruce Habitat for Humanity (3 pages)
- 6/2/2020 letter from History Colorado (1 page)
- 3/27/2021 Drainage Letter by Insight Engineering (1 page)
- 3/17/2021 Traffic Impact Analysis (TIA) by DB Enterprise, LLC (5 pages)
- 8/13/2018 Due Diligence Report on Existing Retaining Wall by EV Studio (1 page)
- 2/4/2020 notes from Community Meeting (1 page)
- 4/8/2021 letter from Xcel Energy (1 page)
- 7/20/2018 Phase I Environmental Site Assessment by Ellis Environmental Engineering, Inc. (49 pages)
- 4/28/2016 Land Survey Plat (1 sheet)
- 5/10/2019 Topo Survey (1 sheet)
- 3/3/2021 Site Plan with project statistics and vehicle turning movements (1 sheet)
- 4/1/2021 Landscape Plan with Plumbing Fixture Schedule (1 sheet)
- JVA comments added to site plan in red lettering (1 sheet)
- 3/18/2021 Architectural Drawings (7 sheets)

PLANNING STAFF SUMMARY:

The City received an FDP application from Blue Spruce Habitat for its property at 1628 Virginia Street. The project consists of eight (8) attached single family dwellings, grouped in four (4) duplex buildings. Staff finds that the application complies with the criteria for approval, except as noted in the recommended conditions of approval.

PLANNING STAFF RECOMMENDATION:

Staff recommends Planning Commission recommend approval to the Final Development Plan for the 1628 Virginia Street Townhomes, based on the findings contained in the staff report, with the following conditions.

1. The applicant must obtain approval of an administrative plat prior to approval of a building permit for any new buildings on the property.
2. Revise Site Plan to show the separate water and sewer lines required by Code for each independent structure;
3. Revise Site Plan to show all existing area City water and sewer mains and any extensions of

mains necessary to serve the project;

4. Revise Site Plan to include all edits and corrections directed by the City Engineer (redlined notes and questions on sheet C1.2)
5. Obtain City Engineer approval of all required Site Plan revisions;
6. Provide written responses to questions asked by City Engineer on Sheet C1.2 prior to City Council hearing on the Application.

/mjd



3/5/2021

Mike Davenport, Community Development
Planner Idaho Springs City Hall
PO BOX 907 1711 Miner St
Idaho Springs, CO 80452

RE: 1628 Virginia Street Townhomes Project

Dear Mr. Davenport,

Blue Spruce Habitat for Humanity respectfully requests from the City of Idaho Springs to grant approval for our Final Development Plan as described below for 1628 Virginia Street Townhomes Project.

We build homes for people in need of decent, safe and affordable housing. We build not just homes, but also stability, opportunity, and hope. Families are transformed through the Habitat process. As you may know, families purchase the homes with an affordable mortgage with payments based on 30% of their income. The low payment and stability of a decent home allows people to move beyond the cycle of poverty and begin to thrive and grow. We also provide opportunities for families to learn goal setting, budgeting and much more through our homeowner support program.

Thank you for considering our request. If you have any questions, please contact me at 303- 674-1127, Ext. 1.

With gratitude,

Kathleen O'Leary

Kathleen O'Leary
Executive
Director
koleary@bluesprucehabitat.org

1628 VIRGINIA STREET TOWNHOMES – IDAHO SPRINGS

Final Development Plan

APPLICATION

TABLE OF CONENTS:

ITEM	DOCUMENT NAME
1. Application	1_1628 Virginia_Land Use Application.pdf
2. Architectural Elevations	2_2021_0318_1628 Virginia Street_Architectural Drawings
3. Cover Letter	3_1628 Virginia St_Cover Letter FDP.pdf
4. Deposit for Costs	4_1628 Virginia St_Development Agreement.pdf
Impact Assessment	N/A
5. Legal Description	3_1628 Virginia St_Cover Letter FDP.pdf
6. Proof of Ownership	6_1628 Virginia St_Special warranty deed.pdf
7. Site Plan	7_2021_0312_1628 Virginia St_E19-0120 Site Plan.pdf
8. Traffic Impact Analysis	8_1628 Virginia St_TIA Report.pdf
9. Supporting Documents	9_1628 Virginia St_ESA Ph I - Virginia St Prop Final
	9_1628 Virginia St_Retaining wall Due Delgence Report
	9_1628 Virginia St_ID75616 SHPO letter.pdf
	9_1628 Virginia St_topo survey.pdf
	9_1628 Virginia St_Land Survey Plat.pdf

1) APPLICANT NAME: BLUE SPRUCE HABITAT FOR HUMANITY

APPLICANT ADDRESS: 1520 Evergreen Parkway, Evergreen, CO 80437-2366

Kathleen O'Leary koleary@bluesprucehabitat.org

LEGAL DESCRIPTION: FILE: Esa Ph I – Virginia St Prop Final (7-20-18).pdf - Page 33 *“All that portion of Lots 2,3,4,5,6,7,8,9,10,11 and the West one half of 1, Block 11, City of Idaho Springs, Lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.*

All that portion of Lor 12, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and Book 250, Page 430, County of Clear Creek, State of Colorado

Also known as: 1628 Virginia Street, Idaho Springs, CO 80452”

2) *Current Use: Vacant land*

3) *Description of development proposed includes* The intention is to build 8 town homes to help with the housing need in the community. The proposed “Virginia Street Town Homes” are: Units 1 – 4 (3 bedroom/ 3 story) with 1407 SQ FT and Units 5-8 (2 bedroom/ 2story) with 1009 SQ FT.

4) vicinity map



The Virginia Street Townhomes have been designed to emulate the historic Victorian and miner's cabin vernacular in the old town area of Idaho Springs, while providing modern floor plans. The exterior material palette of painted lap siding, board and batten, rusted steel, timber, and shingle roofs will compliment existing homes and mining structures.

Blue Spruce Habitat for Humanity has received the necessary variances to mitigate the challenges of this narrow lot. By allowing for a percentage of parking spaces to accommodate compact vehicles, we are able to exceed the required number of spaces.

6) *Know hazards and environmental issues, if any, that may be present due to the topography, geology or hydrology of the property?* Please see included Environmental Site Assessment, Due Diligence Report, and SHPO letter. The building size and number of attached units is below the state requirement for fire suppression.

8) Estimated demands to be imposed upon public water, sanitary sewer and drainage utility systems by the proposed uses of the property? To be provided by Insight Engineering with updated site plan.



2 June 2020

HC #75616

Kathleen O'Leary
Executive Director
Blue Spruce Habitat for Humanity
P.O. Box 2366
1520 Evergreen Pkwy
Evergreen, CO 80437-2366

RE: Habitat for Humanity Project, 1628 Virginia Street, Idaho Springs, Clear Creek County

Dear M. O'Leary:

Thank you for your recent correspondence received 19 May 2020, concerning the proposed use of HOME funding to construct four duplexes at 1628 Virginia Street in Idaho Springs. Our office has reviewed the additional materials submitted with your letter. We find that the proposed undertaking will have no adverse effect on historic properties.

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,



Steve Turner, AIA
State Historic Preservation Officer

March 27, 2021

Blue Spruce Habitat for Humanity
Kathleen O'Leary
PO Box 2366
Evergreen, CO 80437

RE: Historic/Proposed Drainage Assessment
1238 Virginia Street Townhomes
1628 Virginia Street, Idaho Springs, CO 80452
Engineering Project No. E19-0120

Ms. O'Leary,

As requested we are providing a short written assessment of the historical drainage patterns for the above site and proposed changes to drainage patterns based on the proposed townhome construction. The following summarize my findings:

The lot is rectangular in shape, a narrow portion of a city block, and is oriented in a East-West direction. The lot is bounded on the North by a dirt road Wall Street, the East by a neighboring lot, the West by paved 16th Avenue, and on the South by paved Virginia Street. The general grade change is from north to south and east to west. The north quarter of the lot is steep rocky soil with grasses and bushes, sloping down from North to South, to a concrete retaining wall that runs East-West along the entire length of the lot. The southern three-quarters of the lot below the retaining wall is fairly low-sloped and generally slopes North to South to Virginia Street.

Wall Street generally captures drainage from above the lot and directs flow west toward 16th Street. Historical drainage below Wall Street, generally flows south toward the retaining wall, and from the retaining wall South into Virginia Street, where drainage appears to be split. The eastern portion of the lot flows south across Virginia Street to the East toward 17th Avenue. The western portion of the lot flows west toward 16th Street. Surface street drainage and 16th and 17th Avenues is then picked up by storm drain inlets located one block south at the corners of 16th Avenue and Colorado Blvd and 17th Avenue and Colorado Blvd.

With the proposed construction of eight townhomes, the general historical drainage is proposed to remain relatively unchanged. The exceptions are as follows:

- The concrete retaining wall will be removed and replaced with a new structural foundation wall, and grading above the new foundation wall graded to direct flows away from the foundation wall and east toward 16th Avenue.
- General drainage from the new buildings, yards and driveways will continue to drain South toward Virginia Street.
- All drainage in Virginia Street will either be split to the east and west as it is currently, or entirely directed to the west toward 16th Avenue as final grade allows.
- Drain pans will be provided as necessary to direct flows from the Southwest and Southeast property corners to the South across Virginia Street South toward Colorado Blvd storm inlets.

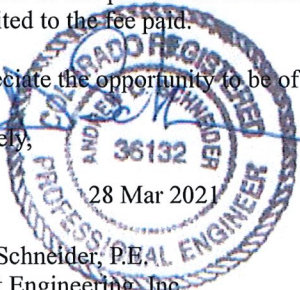
The opinions in this report are limited to observations and conclusions for the proposed grading at the 1628 Virginia Street, Idaho Springs, CO. We reserve the right to review any additional information concerning this property and to amend out opinions accordingly. Please understand that no warranty is either expressed or implied in this inspection. The remarks in this letter do not provide an insurance policy, nor a warranty service. In the event of an oversight, maximum liability must be limited to the fee paid.

I appreciate the opportunity to be of service to you. If I can be of further assistance, please do not hesitate to call.

Sincerely,

28 Mar 2021

Drew Schneider, P.E.
Insight Engineering, Inc.





DB Enterprise, LLC
4771 So. Danube Circle
Aurora, Colorado 80015

Phone: (720) 231-1947
E-Mail: druble.ir@comcast.net

March 17, 2021

Blue Spruce Habitat for Humanity
c/o Kathleen O'Leary, Exec. Dir.
1520 Evergreen Parkway
Evergreen, CO 80439

Re: Virginia Street Townhouse Project
Idaho Springs, CO (DBE #210130)

Dear Ms. O'Leary:

I have completed the preparation of a traffic conformance letter for the proposed Virginia Street Townhouse Project. The proposed Virginia Street Townhouse Project is located near the intersection of Virginia Street and 16th Avenue in Idaho Springs, Colorado. Figure 1 depicts the precise location of the proposed Virginia Street Townhouse Project. The site is bounded by 16th Avenue on the west, private road on the north, residential development on the east, and Virginia Street on the south.

Introduction

The proposed Virginia Street Townhouse Project involves the construction of eight townhomes at full build out. Each townhome will have direct access to Virginia Street. There are several opportunities for guest parking along 16th Avenue, 17th Avenue, and Colorado Boulevard. Figure 2 depicts the proposed site plan for the proposed Virginia Street Townhouse Project. This site plan is under review by the City of Idaho Springs and may change as a result of this review.

Vehicle Trip Generation Estimates

The amount of traffic that is being generated by the proposed Virginia Street Townhouse Project has been estimated based upon trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition, 2017, of *Trip Generation*. The results of the analysis are shown in the attached Table 1, giving the daily and peak-hour (AM and PM) trips expected to be generated by the proposed Virginia Street Townhouse Project.

As illustrated in Table 1, the proposed Virginia Street Townhouse Project is expected to generate 54 daily vehicle-trips with four vehicle-trips occurring in the AM peak-hour, with one vehicle entering the site and three vehicles exiting the site, and five vehicle-trips in the PM peak-hour, with three vehicles entering the site and two vehicles exiting the site.

Conclusion

This small number of vehicle-trips in the AM and PM peak-hours is not expected to affect the Level of Service for the intersections along Colorado Boulevard. The proposed Virginia Street Townhouse Project can be accommodated by the existing roadway network.

* * *

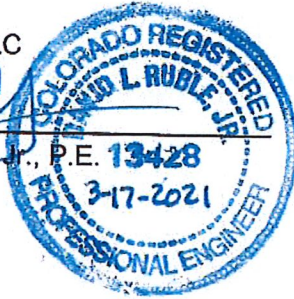
This completes my traffic conformance letter for the proposed Virginia Street Townhouse Project. Please feel free to call if you need any additional information regarding this project.

Respectfully submitted,

DB Enterprise, LLC

By: 

Dave L. Ruble Jr., P.E. 13428



DLR/bar

Enclosures:

Figures 1-2

Table 1

C:\desktop\ruble\DB Enterprise\2021\210130\Virginia Street Townhouse Project Report.docx



Approximate Scale
Scale: 1" = 100'



Figure 1
Vicinity Map

Virginia Street Townhome Project (DBE#210130, March, 2021)



Approximate Scale
Scale 1" = 35'

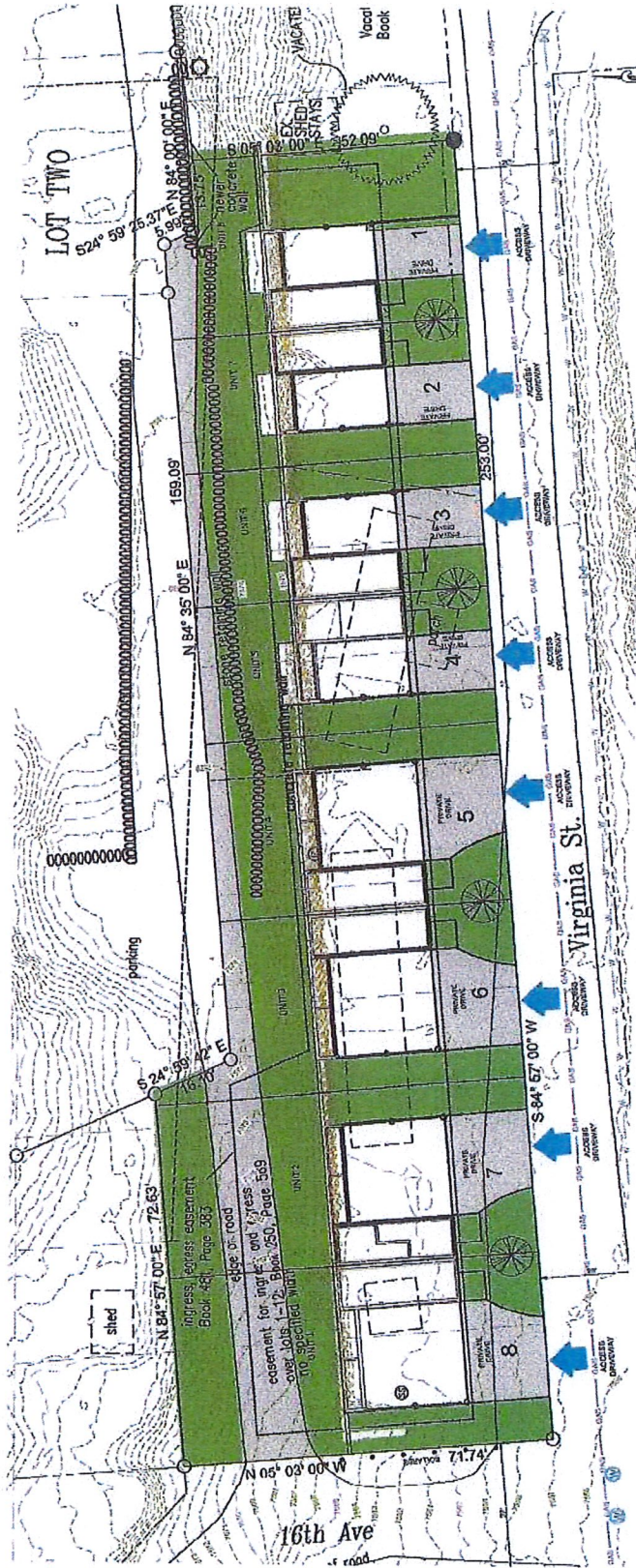


Figure 2
Site Plan

Table 1
Estimated Vehicle Trip Generation
Virginia Street Townhouse Project
Idaho Springs, Colorado
(DBE #210130; March, 2021)

ITE Category	Quantity	Average Weekday (2)	Trip Generation Rates (1)				Total Vehicle Trips Generated					
			AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	
220 Multifamily Housing (Low Rise)	8 DU (2)	7.32	0.11	0.35	0.35	0.21	59	1	3	3	2	

Notes:

- (1) Source: "Trip Generation", Institute of Transportation Engineers, 10th Edition, 2017.
(2) KSF = 1,000 square feet

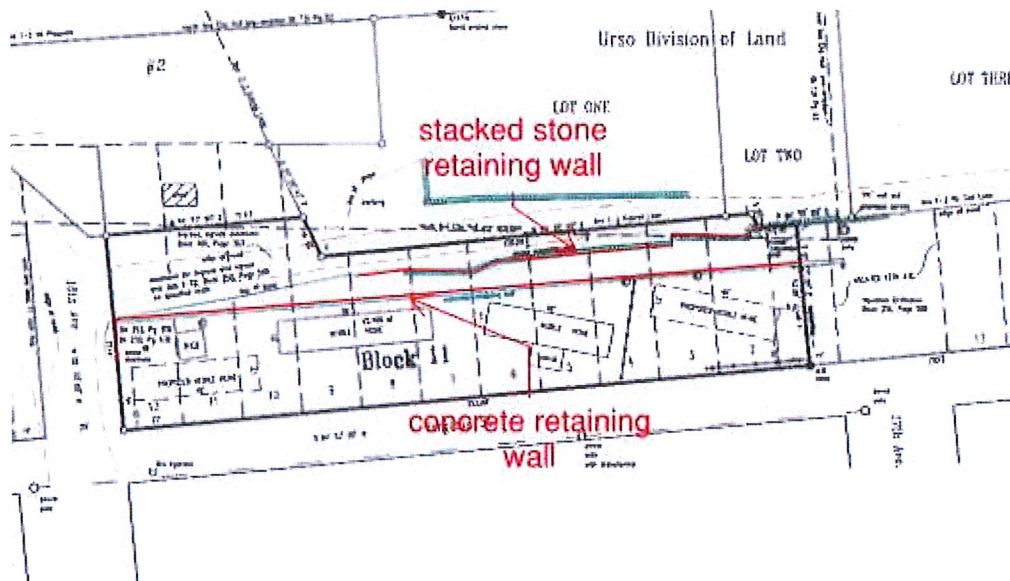
August 30, 2018

Blue Spruce Habitat for Humanity

Re: Due Diligence report on Existing Retaining Wall
Block 11, Virginia Street between 17th and 18th Ave.
Idaho Springs, CO

EVstudio was requested by the Blue Spruce Habitat for humanity to give a visual observation of the retaining wall at the above referenced address

On August 27, 2018, an EVstudio representative visited the property. During the visit, the concrete retaining wall as well as the stacked stone retaining wall were visual examined for structural integrity. The structural observation, and possible solutions are based on a limited non-evasive observation.



Conclusion

During the site visit the concrete retaining wall appeared to be roughly 8-10 feet high running the whole length of the property, with a slight inward batter. This wall shows many signs of cracking and deterioration causing aggregate to be seen. In some locations the steel cable reinforcement could be seen which has begun rusting. No drain tile or weep holes behind the wall were observed.

The upper stacked stone retaining wall begins about 5' back from the top of the concrete retaining wall at about a 2 to 1 slope up to the bottom of the stacked stone retaining wall. The stacked stone retaining wall butts up to a newly installed concrete retaining wall on the east side of the property. This wall varies in height from 5' to zero over the span of the property. This stacked stone wall is supporting a driveway to access 3 homes at the properties to the north of the

property in question. This stone wall has areas that have had wash out causing the stone to be re-stacked as well as sections that are using a wire mesh to keep the stone from falling away. No drain tile or weep holes behind the wall were observed.

The retaining wall for the property to the east has recently been replaced with a new thicker concrete retaining wall for both the lower and upper walls. The current tenant mentioned the original retaining wall had washed away a few years ago in a flood.

Suggested Repairs

At this time, it is EVstudio's professional opinion that these retaining walls will need to be shored up and repaired to function as a permanent retaining wall. Without a full shoring report at this time EVstudio cannot determine the proper fix or assign a relative cost to the repair.

Limitations

- The recommendations of this report are based on the available data and the limited accessibility of the elements and components of the structure.
- The conclusions and recommendations submitted in this report are based on accepted general practice and are limited to the data available to our office (visual observation only). We make no warranty either expressed or implied.
- This report is based on conditions of the structural elements that were readily observable at the time of the investigation. No invasive testing or inspections were performed. EVstudio does not accept responsibility for hidden structural deficiencies not evident during an investigation of this type.

Please feel free to contact this office with any questions or concerns.

Sincerely,



Alex Knuth
Asst. Director of Field Services

Sincerely,



Tiffany Binkowski, PE
Structural Engineer

Pictures:



Concrete retaining wall in question.



Exposed aggregate and cracking in in concrete retaining wall



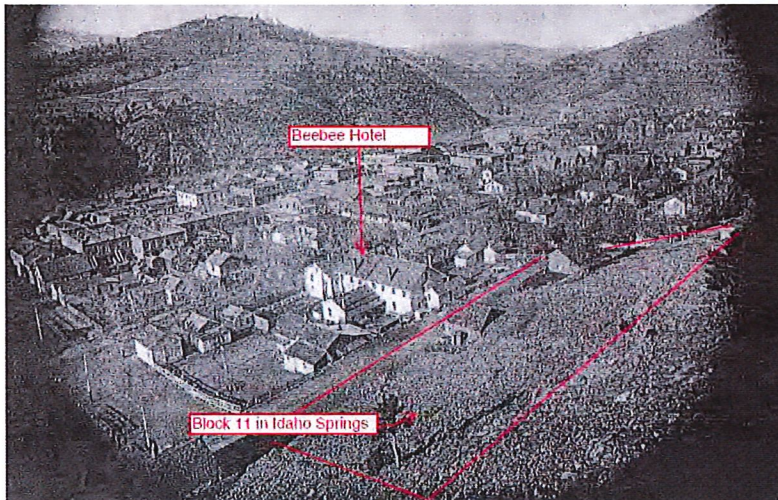
Exposed steel cable reinforcement



Stacked Stone retaining wall supported by wire mesh

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1628 Virginia Street Property
City of Idaho Springs
Clear Creek County, Colorado**



Prepared for:

Ms. Sally S. Rush

Clear Creek County Housing

Georgetown, Colorado

July 2018

Prepared by:

Ellis Environmental Engineering, Inc.

4342 Ulysses Way

Golden, Colorado 80403

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1628 Virginia Street Property
City of Idaho Springs
Clear Creek County, Colorado

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

1628 Virginia Street Property City of Idaho Springs Clear Creek County, Colorado

SUMMARY

In late June and July 2018 a Phase I Environmental Site Assessment (ESA) generally following ASTM Practice E1527-13 guidelines was conducted on a 0.34 acre parcel of land, herein referred to as the 1628 Virginia Street property, within the City of Idaho Springs, currently owned by Precision Investments LLC (Precision) 1900 Federal Blvd., Denver, CO 80204. This ESA was conducted for Ms. Sally S. Rush, Clear Creek County Housing, 401 Argentine Street, County Lands Building, Georgetown, Colorado to support Clear Creek County's purchase of the subject property. Michael D. Ellis, P.E., of Ellis Environmental Engineering, Inc. (Ellis) contacted Mr. Gary Clark, representing Precision on June 27, 2018. Mr. Clark filled out an environmental questionnaire and returned it to Ellis on July 18, 2018. Ellis met with and interviewed tenants of the subject property—Mr. Phil Cullen, Mr. Marvin Eddings, and Ms. Catarina Ruschmyer—on Friday, June 29, 2018. Ellis also inspected the subject property on June 29, 2018 and conducted a complete pedestrian survey for purposes of identifying “recognized environmental conditions” (RECs) or “contained recognized environmental conditions” (CRECs); and to examine and to gain a familiarity with general site conditions. Former owners of the property—Mr. John and Ms. Lou Ann Urso and Mr. Tim Buenzli—were interviewed by phone on July 10, 2018. Ellis also obtained numerous records from Clear Creek County personnel and conducted interviews and email exchanges with local governmental officials and local citizens during the timeframe June 27 through July 20, 2018.

The *main* purpose of this effort was to identify and locate “recognized environmental conditions” (historical and present releases of hazardous substances or petroleum products and other conditions as noted) within the site boundaries. *Based upon the results of this investigation, including: (1) records searches; (2), interviews with knowledgeable personnel representing Precision, Clear Creek County Governmental Agencies, previous land-owners, and other citizens of Idaho Springs and/or Clear Creek County; and (3) the site reconnaissance conducted on June 29, 2018, no RECs were identified.*

1.0 INTRODUCTION

The 1628 Virginia Street site consists of 12 lots in Block 11 within the city boundary of Idaho Springs in Clear Creek County, Colorado. Combined all together the lots are about 0.34 acres in size and can be described as residential lands which have been leveled and terraced to accommodate several mobile homes. A legal description of the property can be found in a copy of the Warranty Deed, as provided in Appendix B of this report. The subject property is shown on maps in Appendix A of this ESA, and it is described in more detail in Section 2.1 below.

On June 29, 2018 a field reconnaissance of the 1628 Virginia Street property site was conducted by Michael D. Ellis, of Ellis Environmental Engineering, Inc. The purpose of this inspection was to determine the presence or absence of any RECs. An area-wide review of standard environmental record sources (federal, state, and local databases) was conducted during the timeframe June 27 through July 1, 2018.

Based on appropriate inquiry, there are no environmental clean-up liens and no formal activity and use limitations (AULs) on the subject property.

1.1 Purpose

In conducting the ESA, ASTM Practice E1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process was used as a general guideline, and the ASTM reporting format was incorporated into this ESA. A Phase I ESA is a preliminary site environmental evaluation suitable for use in pre-acquisition, pre-leasing, or pre-utilization screening, due diligence investigations, pre-feasibility studies, and pre-permitting planning. The goal of a Phase I ESA is to determine the existence of “recognized environmental conditions” (RECs) that may constitute environmental liabilities at a site. The ESA is conducted in a short time frame in a manner that minimizes costs. ASTM E1527-13 specifically discusses RECs attributable to contaminants and hazardous substances and petroleum products within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The standardized guidelines of the ASTM Phase I ESA include research and reporting requirements designed to allow a particular user the ability to qualify for the innocent landowner defense should environmental liabilities be identified. ASTM Practice E1527-13 incorporates the All Appropriate Inquiry Rule (AAI) promulgated by the U.S. Environmental Protection Agency in 2005. The AAI focus is directed toward identification of activity and use limitations (AUL) at a site, if any exist. Engineering and institutional controls placed on a property due to past and present remedial actions are considered AULs and must be revealed under AAI. These AULs are critical to commercial purchase of Brownfields sites, for example.

1.2 Detailed Scope of Services

The assessment consisted of four tasks: (1) file and records review; (2) site reconnaissance; (3) interviews with key site personnel, former owners, and regulators; and (4) report preparation. This ESA was based upon the ASTM concepts and definitions of “*practically reviewable*” (ASTM E1527-13, Section 3.2.69) and “*reasonably ascertainable*” (ASTM E1527-13, Section 3.2.77).

1.3 Significant Assumptions

No significant assumptions were made relative to the Property or the Phase I investigation prior to conducting the ESA. The site was known to be approximately 0.34 acres in size consisting of a residential area containing 12 city lots, a retaining wall on the north side of the lots running East-West, and direct access to Virginia Street (a paved road) near the mouth of Virginia Canyon. Other residences were known to exist on the north and east sides of the property. The Catholic Church building and parking lot are located directly south and the BPOE Building is on the

south/southwest corner of the property. Due west of the site is another residence. Based upon the investigator's previous general knowledge of residential areas in Idaho Springs, the regional mining and industrial activity in the proximity, plus a general knowledge of the other historic communities nearby, the presence of RECs was assumed to be possible but not likely.

1.4 Limitations and Exceptions

This ESA was limited to the 1628 Virginia Street property and the directly adjacent areas adjoining the boundaries of the subject property.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The 1628 Virginia Street site consists 12 city lots, a retaining wall on the north side of the lots running East-West, and direct access to Virginia Street (a paved road) near the mouth of Virginia Canyon. Two mobile homes are located on the footprint of Lots 4, 5, 6, 7, 8, 9, and 10. There are several sheds and an RV parked adjacent to the mobile homes. The general legal description is "Lots 2-12 and the West Half of Lot 1, Block 11, Within the City Limits of Idaho Springs, Section 36, T3S, R73W, 6th PM, County of Clear Creek, State of Colorado". The property center is located at general coordinates: 39° 44'36.06"N / 105° 30'56.06"W at elevation 7570' amsl. Maps and aerial photographs are provided in Appendix A. A copy of the title commitment legal description is found in Appendix B. Photographs in Appendix C show specific characteristics of the site as it existed on June 29, 2018.

2.2 Site and Vicinity General Characteristics

The property is easily visible from the BPOE Building and the Catholic Church Parking Lot on Colorado Boulevard just to the south, between 16th and 17th Avenues in downtown Idaho Springs. It is also easily visible from above as one traverses Wall Street on the northern boundary.

The Idaho Springs community has maintained much of its historic characteristics and local residents are proud of their mining heritage. Presently, the economy of Idaho Springs is based on tourism and on its location as a bedroom community for the Front Range cities to the east and employees of the large Henderson Mine and Mill complex to the west.

The county, consisting of 396 sq. miles, supports three major communities, Idaho Springs, Georgetown (county seat), and the town of Empire. Three smaller unincorporated communities are located along the I-70 corridor—Downieville, Lawson, and Dumont. The region is sparsely populated and consists of large areas of Arapaho/Roosevelt National Forest with numerous interspersed patented mining claims, historic/abandoned mine and mill sites and associated wastes, and related structures.

2.3 Current Property Land Use

The 12 residential lots at 1628 Virginia Street comprise the setting for two mobile homes and associated sheds currently being used as a residential rental property by the owner.

2.4 Property Structures, Roads and Improvements

For purposes of this report the two mobile homes will be identified by the names of their respective tenants. On the east, straddling lots 4, 5, and 6, is the Cullen mobile home. On the west side of the property, straddling lots 7, 8, 9, and 10, is the Eddings / Ruschmyer mobile home. Both mobile homes were visually inspected on the interior and the exterior during the site reconnaissance by Michael D. Ellis on June 29, 2018. According to previous owners—Mr. John and Ms. Lou Ann Urso and Mr. Tim Buenzli—there was a third mobile home on the site, which was demolished sometime after 2003. No remnants of other mobile homes exist except for the electrical “hook-ups” mounted on the concrete retaining wall that resides just north of the current pads. A map of the site provided by Ms. Sally S. Rush of Clear Creek County Housing shows the potential location of two additional mobile homes on Lots 1, 2, and 3 to the east and Lots 10, 11, and 12 to the west. It is not known why these units were not constructed as plotted on the map.

Virginia Street runs E-W along the south perimeter and Wall Street runs E-W along the north perimeter of Block 11, Lots 2 through 12 and provide access to the mobile homes. There is a power line running parallel with Virginia Street on the south perimeter. On one of the wooden power poles is mounted a steel transformer—this is located roughly at the 15 feet south of the center of the south property line on Virginia Street. A manhole cover labeled “Qwest” is located within the pavement of Virginia Street near the west boundary of the property. According to the survey plat map by Mr. Greg Markle, there is also a fire hydrant located near the southwest corner of the property on Virginia Street.

The Cullen Trailer has a covered built-on front porch and a covered back deck that were constructed of wood by Mr. Cullen. The back yard has a small decorative fish pond and a small patch of lawn grass. There is also a wooden fence enclosing the lawn. Mr. Cullen has created a flagstone patio near the pond and has placed some decorative rocks around the water feature. A 3-foot high chain link fence exists to the east of the Cullen Trailer through the center of Lot 4, running north-south. From the public record, the Cullen Mobile Home is a 1972 Bella Vista 12 x 46 ft. unit. The exterior of the unit was judged to be in “fair” condition and has a metal roof per the County Assessor records. Examination by the ESA inspector would tend to verify the “fair” condition; however, it is obvious the tenant takes pride in maintenance of this unit. A brief walk-through of the mobile unit did not reveal the presence of RECs.

The Eddings / Ruschmyer Trailer has a built-on wooden front porch. There is minimal landscaping surrounding this property. To the west is an RV which is used to store antiques, per Mr. Eddings. Likewise, for a small wooden shed that resides west of the RV—antique storage. A few pieces of repurposed or recycled material lays on the ground around the site, as it is Mr. Eddings’ work to trade in the purchase and sale of used equipment and antiques. From the public record, the Eddings / Ruschmyer Mobile Home is a 1972 Hillcrest 12 x 56 ft. unit. The exterior of the unit was judged to be in “poor” condition and has a metal roof per the County Assessor records. Examination by the ESA inspector would tend to verify the “poor” condition. A brief walk-through of the mobile

home did not reveal the presence of RECs. The RV and storage shed were locked and permission was not granted to the ESA inspector to examine the interior.

An eight foot high concrete retaining wall runs the full length (253 feet) of the property, east to west, behind the mobile homes. It appears to be in good shape and structurally sound. Above the concrete retaining wall is a native stone wall running roughly from the east end of the Eddings / Ruschmyer mobile home to about 50 feet east of the northeast property corner onto adjacent parcels. Likewise, this stone wall appears to be stable and structurally sound. According to Mr. Phil Cullen (tenant), after a flood in 2013 these structures—the concrete wall and the stone wall—were repaired to provide slope stability.

Photographs of the site features, as described, are provided in Appendix C.

2.5 Adjoining Property Land Use

The adjoining properties are briefly described as follows: (1) To the north—above the retaining walls—of the subject property are three older, fairly well maintained private residences; (2) Generally to the south, between 16th and 17th Avenues, are two buildings—the BPOE Building to the southwest and the Catholic Church due south—which are well maintained community gathering facilities with parking lots; (3) Another well maintained private residence exists west of the subject property, and (4) A well maintained private residence borders on the east.

3.0 USER PROVIDED INFORMATION

Information and assistance provided by the users of this ESA Phase I (Clear Creek County personnel) included: (1) facilitating Ellis' ability to interview knowledgeable key site personnel—Mr. Gary Clark of Precision Investments LLC; (2) unlimited access to the site; and (3) many useful documents and records. More specific information about the property records can be found below. In general, the Clear Creek County representative—Ms. Sally S. Rush—provided the names and contact information for Precision's key site personnel, historic legal documents, and two excellent site maps.

During the preparation of this ESA Phase I several pertinent and relevant key documents were supplied to Ellis Environmental Engineering, Inc. including the following;

(1) Warranty Deed No. 279787 (April 19, 2016). This important document describes the boundaries of the parcels in question. It was provided by Ms. Kathleen O'Leary of Habitat for Humanity (anticipated to be the ultimate user of the property in question). These boundary descriptions, along with the maps provided by Ms. Sally Rush, enabled the ESA Investigator to conduct the field inspection on the property in question.

(2) 1628 Virginia Street Property ("Site Plan with Mobile Homes") – Plan View. Date unknown. Map document provided to Ellis by Ms. Sally Rush via email June 19, 2018. This key map shows the site location and property boundaries. It labels Block 11 and identifies each of the Lots 1-12, and shows adjacent property lines.

(3) **1628 Virginia Street Property (“Land Survey Plat without Mobile Homes”).** Dated December 29, 2016. Map document created by Mr. Greg Markle, Clear Creek County Surveyor and provided to Ellis by Ms. Rush in an email dated June 19, 2018. This excellent map shows the site as surveyed and recorded on December 29, 2016. Prominent features are labeled and the legal description of Lots 1-12 of Block 11 is given on the map.

(4) **Chain of Title for Block 11.** Email dated July 3, 2018. This historic chain of title traces ownership of Block 11 back to November 1873. It was provided to Ellis by Ms. Alexis Ehr Gott of the Clear Creek County Archives & Records Department. The names of the owners of the property are listed from 1873 through May 1991.

(5) **Photograph of the Historic Beebe Hotel and the Property as it existed in the 1800’s.** This remarkable picture was provided by Ms. Alexis Ehr Gott of the Clear Creek County Archives & Records Department. It shows the property in question prior to development and one can see the rugged nature of the terrain from this photograph. Ms. Ehr Gott’s explanation for the picture is also helpful in understanding the historical property land use (email of July 2, 2018): “Block 11 in Idaho Springs was part of what was historically known as the Beebe Hotel property from about the early 1860s until the early 1900s and, [it was] used for various outbuildings belonging to the hotel. It was initially owned by F.W. and Ella Beebe until they relocated to Manitou Springs in the 1880s. After the Beebes left, it was operated by a Mrs. Stanton (a one-time proprietor of the Barton House hotel in Georgetown) and Sylvania Doe (sister-in-law to ‘Baby Doe’ Tabor) and called the Stanton House. Then it was owned by Charles Pollard (an early part owner of the Barton House) and renamed The Loraine, after Charles’ wife. The Pollards sold it to B.B. Healey in the early 1890s and the hotel name reverted back to the Beebe until it ceased in the 1900s.”

(6) **Sanborn Fire Insurance Maps (6 Maps).** In conjunction with the Beebe Hotel photograph, Ms. Ehr Gott also provided the Sanborn Fire Insurance Maps for the following dates: July 1886; Dec. 1890; Sept. 1895; Oct. 1900; Dec. 1907; and Jan 1931. From these maps one can extract the building history of Block 11. In July 1886 the hotel business used Lots 11 & 12 of Block 11 for the hotel laundry building, and a storage shed existed on Lots 5 & 6 of Block 11. For comparison Lots 5 & 6 are currently occupied by the Cullen Mobile Home. In December 1890, there was no change in use of Block 11 by the hotel business. In September 1895, no change. In October 1900, no change. In December 1907, the BPOE building had been constructed southwest of Block 11, the hotel was gone, and there was a paint shop on the east half of Lot 1, Block 11, as well as two more small buildings on the north ends of Lots 1 through 4. In January 1931, there was no change from the December 1907 map. Remnants of these old historic buildings and sheds are long gone.

The following documents were discovered by the ESA investigator during records searches of pertinent websites, in subsequent conversations / emails with local governmental personnel, and discussions with local citizens. These documents were not provided by the user of this ESA prior to the field investigation; however, their pertinence to the ESA for understanding 1628 Virginia Street site history is important documentation and warrants discussion in the following narrative.

(7) **Clear Creek County Assessor's Office Data.** Date researched: June 19, 2018. Source of information: <http://assessor.co.clear-creek.co.us/Assessor>. The Clear Creek County Assessor's office website provided information on assessment history, owner contact data, tax history, mobile home evaluations, warranty deed history, quit claim deed history, photos of the mobile homes, and a rough land survey plat. Assessor's account number: R004590.

(8) **Idaho Springs U.S.G.S. Quadrangle Map.** Dated 1974. Available on Clear Creek County's website linked to the USGS website, this map shows the location of Block 11, Lots 1-12 at 1628 Virginia Street as it existed in 1974. No pertinent information on recognized environmental conditions for the 1628 Virginia Street site can be obtained from this document.

(9) **Clear Creek County, Colorado Cultural Resources Management Plan.** SRI Foundation, 333 Rio Rancho Drive, Suite 103, Rio Rancho, NM 87124. Prepared by David W. Cushman. Dated December 2010. No pertinent information on recognized environmental conditions for the 1628 Virginia Street site can be obtained from this document.

(10) **Central City/Clear Creek NPL Site Map, U.S. EPA. Dated January 22, 2013.** Clearly shows the boundaries of the 1628 Virginia Street Property *is not included* for any operable unit in the NPL listing for the Central City/Clear Creek Superfund Site.

(11) **Map of Idaho Springs Area Mining Claims** from <https://thediggings.com>. The map depicts very little active mining claim activity within a ½ mile radius of the 628 Virginia Street Property. Most of the mining in the vicinity of the subject property was apparently up Virginia Canyon to the east. An interview with former land-owner, Mr. Tim Buenzli, revealed the possibility of a patented mining claim on the subject property but Ellis could not verify this assertion. It is not anticipated to have any bearing on RECs on the subject property.

(12) **Colorado Division of Water Resources Water Well Permit Information** from the website www.dwr.state.co.us/WellPermitSearch. Data from a well in Virginia Canyon owned by Mr. Billy King at 841 Virginia Canyon Road was examined. It was determined the well was 150 feet in depth but no information of pertinence to this ESA was found. No other drilled well information for adjacent landowners was available from this source.

Overall, the ESA author judged the available documents and records as sufficient to meet the requirements of ASTM concepts and definitions of "*practically reviewable*" (ASTM E1527-13, Section 3.2.69) and "*reasonably ascertainable*" (ASTM E1527-13, Section 3.2.77).

4.0 RECORDS REVIEW

The standard environmental records and database review for this ESA were conducted according to ASTM E1527-13 standards and criteria to the degree appropriate for the users of this ESA. Records and database searches were completed by Michael D. Ellis of EEE with the assistance of Jeff Todd of Todd Consulting Services during the period June 29 through July 20, 2018.

4.1 Standard Environmental Record Sources

Generally available standard environmental record sources/databases as listed in ASTM E1527-13 (Section 8.2.1) were searched and evaluated for this ESA. Record sources covered the approximate minimum search distances delineated in the ASTM guidelines. Information regarding these databases, the required search distances, database references, and findings are listed in Table 1 for the 1628 Virginia Street Property.

Table 1. Standard Environmental Record Sources – 1628 Virginia Street Property.

Source	Search Distance (mi)	Last Update	Inquiry Date	Findings	Database
Fed NPL	1.0	6/4/2018	6/27/2018	1	1
Fed Delisted NPL	0.5	6/4/2018	6/27/2018	None	1
Fed CERCLIS	0.5	6/4/2018	6/27/2018	None	1
Fed CERCLIS NFRAP	0.5	1/19/2018	6/27/2018	None	1
Fed RCRA CORRACTS	1.0	6/22/2017	6/27/2018	None	2
Fed RCRA Non-CORRACTS TSD	0.5	5/14/2018	6/27/2018	None	2
Fed RCRA Generator	Property and Adjoining	5/14/2018	6/27/2018	None	3
Fed Institutional or Eng. Controls	Property Only	2018	6/27/2018	None	4
Fed ERNS	Property Only	4/19/2018	6/27/2018	None	5
Fed ECHO*	Property Only*	6/10/2018	6/27/2018	None	6
CO NPL	1.0	2018	6/28/2018	1	1,7
CO CERCLIS	0.5	2018	6/28/2018	None	1,7
CO Landfill	0.5	12/4/2014	6/28/2018	None	8
CO LUST	0.5	2018	6/28/2018	None **	9
CO Reg. Storage Tank List	Property and Adjoining	2018	6/28/2018	None	9
CO Institutional or Eng. Controls	Property Only	2018	6/28/2018	None	10
CO Voluntary Clean Up Sites	0.5	2/20/2018	6/28/2018	None	11
CO Brownfield Sites	0.5	2018	6/28/2018	None	12

*Not a requirement of ASTM E1527-13.

Database: References numbered database in References Section.

Explanation of Records Search Findings

Federal NPL (1):

- The Virginia Street property is located within the 400 square mile Clear Creek/Central City Superfund Site that includes the Clear Creek watershed to near Golden, Colorado. However, the property is not within 1.0 miles of any active unit within the site.

Colorado NPL (1):

- The Clear Creek/Central City Superfund Site also is a listed State of Colorado site.

** LUST: There are no LUSTs within the 0.5 mile radius of the site. However, there is one (1) LUST at approximately 3600' east of the property mentioned for information only: Western Convenience, 2630 Colorado Blvd., Idaho Springs, CO 80452.

4.2 Physical Setting Sources

The principal physical setting sources utilized for the ESA were: (1) the U.S. Geological Survey (USGS) 7.5 topographic quadrangle map for Idaho Springs, Colorado; (2) aerial photographs from Google Maps and Google Earth; and (3) the plat maps provided by Ms. Sally S. Rush as recorded in the County Recorder's Office. The USGS quadrangle and the various aerial photos from Google Maps and Clear Creek County's web site cover the entire 1628 Virginia Street property and directly adjacent / adjoining properties. Discretionary and non-standard physical setting sources utilized in this ESA included internet sources such as MapQuest and Topo! (Proprietary software program). Google Earth provides historic aerial photography for the subject area for the following dates: 10-9-99; 12-30-02; 10-22-05; 4-29-06; 7-30-06; 3-30-08; 9-23-11; 10-9-15; and 7-9-16. Clear Creek County's Mapping and GIS Department's Website links to several other historic air photos dated every two years from 2006 through 2016. These photos were all examined for potential RECs and used to better understand the physical setting.

4.3 Historical Use Information - Property

Information regarding historical use of the property was obtained from interviews (Section 6.0) with the current owner, previous owners, Clear Creek County officials, and other local citizens of Clear Creek County plus the personal knowledge of the ESA investigator. Historical aerial photography was utilized for the ESA (see comment in Section 4.2 above). A list of the aerial photographs examined for the subject property is provided above in Section 4.2.

Personal interviews with local citizens, previous owners, and tenants, plus examination of the historic aerial photos / maps, and the field inspection (June 29, 2018) revealed one area of *potential* environmental concern with regard to the subject property. Mobile homes constructed in the early 1970's located in similar environments have exhibited black mold. Although not observed directly on the inspection of June 29, 2018, it is likely to find black mold any place where mold spores can accumulate—places of dampness (showers, drains, kitchen sink, attic, etc.). It is beyond the scope

of an Environmental Site Assessment Phase I to collect samples for mold testing. However, a thorough testing program should be instigated before any new tenants are allowed to occupy these mobile homes at 1628 Virginia Street.

4.4 Historical Use Information - Adjoining Properties

Historical use information for adjoining properties was gathered from the same sources as above, including interviews and aerial photography. From the available information it appears that historical uses consisted mostly of undeveloped lands (in the late 1800's and early 1900's), wildlife habitat (late 1800's / early 1900's), a few small buildings associated with the hotel located on the Block south of the subject property in the late 1800's / early 1900's), followed by gradual residential development in the 1900's to the present time. As stated above, the hotel was originally built on the adjacent property to the south in the late 1860's, the BPOE Building in 1907 (approximately), while the Catholic Church Building was built in later years.

5.0 SITE RECONNAISSANCE

The ESA site reconnaissance / field inspection was conducted on June 29, 2018. Weather conditions at the time of the reconnaissance were generally warm (~75°F) and clear to partly cloudy. The ground condition was dry. Due to the size of the property, a complete pedestrian survey was conducted around the perimeter and within the boundaries of the site.

5.1 Methods and Limiting Conditions

As stated above a complete pedestrian survey *was* practical for the subject property. The investigator walked around both mobile homes, around all parking areas, back and forth several times on Virginia Street and Wall Street above the retaining walls. Brief walk-arounds were conducted inside both mobile homes but the locked sheds were not inspected.

Overall, the ESA author judged the inspections to meet the requirements of ASTM concepts and definitions of "*practically reviewable*" (ASTM E1527-13, Section 3.2.65) and "*reasonably ascertainable*" (ASTM E1527-13, Section 3.2.73).

At a number of locations (including off-site, adjoining property), photographs were taken using a Cannon S110 digital camera. Photo locations included "typical property" photographs, as well as the obvious features as discussed herein. Selected photos and descriptions are presented in Appendix C.

5.2 General Site Setting

The general site setting for the subject properties has been described in Section 2.0 of this report.

5.3 Exterior Observations

Exterior observations of the subject property are described in the following narrative. The 1628 Virginia Street property is easily visible uphill to the north from Colorado Boulevard between 16th

and 17th Avenue as one approaches either from the east or west. Approaching from the east on Virginia Street looking west, one notices the prominent retaining walls and the mobile homes. The Cullen Mobile Home will come into view first and it appears to have been well-maintained. It has a wooden front porch and a fenced back yard. Next, travelling west on Virginia Street is the Eddings / Ruschmyer Mobile Home, which appears to be less well-maintained and surrounded by various piles of used equipment and debris. Mr. Eddings deals in used equipment and antiques and stores a lot of stuff in sheds and an RV that exist adjacent to the mobile home. Several cars or trucks are likely to be parked in front of both mobile homes. Photographs of the property are provided in Appendix C—General Photographs.

5.4 Interior Observations

Interior observations are those made within the confines of the site boundaries. For purposes of this ESA, the following discussion will *focus on RECs*. There are no recognized environmental conditions on the 1628 Virginia Street property, in the opinion of the ESA investigator.

5.4.1 RECs from the Historical Record and Pertinent Literature Reviews

None.

5.4.2 RECs from Field Observations of June 29, 2018

None.

6.0 INTERVIEWS

Telephone interviews / discussions and email exchanges relative to the Virginia Street property during the preparation of this ESA were conducted on June 19, 26, 27, and 29, 2018 with the user of the ESA report—Ms. Sally S. Rush of Clear Creek County Housing. These interviews were very helpful, setting the stage for the field reconnaissance and meeting with tenants which took place on Friday, June 29th. Several important maps and documents were provided by Ms. Rush.

Mr. Gary Clark representing Precision Investments LLC (the seller), was contacted by phone and email on June 27, 2018. Ellis forwarded via email a copy of the environmental site assessment questionnaire which Mr. Clark finally finished and submitted on July 18, 2018. No evidence of RECs can be ascertained from Mr. Clark's responses to the questions submitted.

Ms. Charlotte Hampson, Clear Creek County Environmental Health Specialist - Department Lead, was contacted by email on June 29, 2018. On July 9, 2018 Ms. Hampson responded as follows: "I have had a chance to go through our files and do not see that we have ever had any enforcement at this property. I don't have any concerns at this point in time"

Ms. Alexis Ehr Gott of the County Archivist Office was contacted by email numerous times during the period June 29 through July 3, 2018. Several documents (Sanborn Fire Insurance Maps), county records (Chain of Title), and bits of historical information and photographs (Beebe Hotel 1800's picture) were provided to the ESA investigator. Ms. Ehr Gott was most helpful and exhausted the county records in her effort to find pertinent data for preparation of this ESA report.

Mr. Marvin Eddings and Ms. Catarina Ruschmyer (mobile home tenants) were interviewed in person on June 29, 2018. Mr. Eddings allowed the ESA investigator access to all unlocked facilities on the site, including a walk-through of the mobile home's interior. Mr. Eddings (who is certified to work in asbestos remediation, incidentally) reported that he knew of no asbestos, lead paint, lead piping, or any other environmental concerns except the possible presence of mold inside the mobile home. When asked if he had any hazardous materials onsite, Mr. Eddings responded that he had some but they were used only sparingly in his business as an antique buyer and seller. During the field reconnaissance Ellis did find three old lead acid car batteries, two propane tanks, and one unlabeled green metal gas (argon?) cylinder stored outside the sheds and RV. Mr. Eddings and Ms. Ruschmyer have lived in this mobile home for approximately two years.

Mr. Phil Cullen (mobile home tenant) was interviewed in person on June 29, 2018. Mr. Cullen allowed the ESA investigator access to all unlocked facilities on the site, including a walk-through of the mobile home's interior. Mr. Cullen has lived in this mobile home for over ten years. He worked locally at the Argo Wastewater Treatment Plant for 14 years and has a general knowledge of environmental matters. Mr. Cullen reported that he knew of no asbestos, lead paint, lead piping, or any other environmental concerns except the possible presence of mold inside the mobile home. He based his assertion of mold on the fact that he had encountered some black mold in a nearby home he had been renovating recently—it is of the same general age as his rented mobile home. Mr. Cullen uses no hazardous materials except a *de minimis* amount of pesticide—Roundup. Mr. Cullen also reported the concrete retaining wall had “washed out” during heavy rains in 2013, and the owners at that time had it rebuilt.

Mrs. Lou Ann Urso, former owner, was interviewed by telephone on July 10, 2018. Mrs. Urso and her husband, John, purchased the property in 2003 and owned it for approximately ten years. They used to have a third mobile home on the property but it was demolished in approximately 2013 (*examination of aerial photos confirms this timeframe for demolition*). Mrs. Urso stated that Mr. Phil Cullen (tenant) had “done a good job of keeping it [the mobile home] in good shape.” Mrs. Urso indicated she knew of no environmental concerns with the property.

Mr. Tim Buenzli, former owner, was interviewed by telephone on July 10, 2018. Mr. Buenzli stated he owned the property from approximately 1993 to 2003. During the time he owned the property the sewer line was replaced. He confirmed a third mobile home existed on the site at the time of the sale to the Ursos. Mr. Buenzli reported that he purchased the property from an older couple—Glen and Alice Fenicle—with the intent to use the site as rental units. According to Mr. Buenzli the rock wall and the concrete retaining wall were stable during his ownership. Mr. Buenzli indicated he knew of no environmental concerns with the property.

Mr. Bob Bowland, local long-time resident and native of Idaho Springs, was interviewed by telephone on July 5, 2018. Mr. Bowland remembers sheds on the property in the 1950's and 1960's. [*These sheds could have been the ones associated with the old hotel shown on the Sanborn Maps.*] He also reported that Mr. and Mrs. Ray Nelson owned the structure to the west and may have had the “Antler's Trailer Park” which is mentioned for Block 11 in the Assessor's records. According to Mr. Bowland, “trailer parks” in Idaho Springs were “spurred” on by the need for

housing the 1970's when Henderson Mine was being constructed. Mr. Bowland indicated he knew of no environmental concerns with the property.

These interviews and discussions were utilized in this ESA in determining the availability of existing files and information, developing a comprehensive picture of how and when the site was used, and recent activities on the 1628 Virginia Street Property.

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

EEE has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 of the 1628 Virginia Street property consisting of 12 Lots in Block 11 within the city boundary of Idaho Springs in Clear Creek County, Colorado—herein referred to as the *property*. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. **This assessment has determined that no recognized environmental conditions exist in connection with the property, as detailed in Section 5.4 above.**

Recommendations: The following recommendations are made based upon the findings herein:

- Environmental sampling (ASTM Phase II ESA) is **not** recommended unless Clear Creek County Housing or Habitat for Humanity decides to use the existing mobile homes for future tenants. In that case, a licensed environmental professional or industrial hygienist should sample each mobile home for the presence of mold, asbestos, and lead paint.
- There are a few minor environmental clean-up issues—removal of lead acid batteries, the green gas cylinder, two propane tanks, and deminimis other junk and debris onsite—that should be pursued prior to transfer of the property.

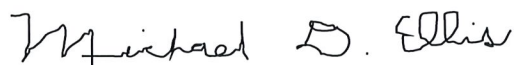
EEE's professional opinion is limited to the sites and facilities addressed in this report. EEE does not warrant that the 1628 Virginia Street Property assessed during this inquiry is free of hazardous or potentially hazardous materials and conditions or that latent and undiscovered conditions will not become evident in the future.

8.0 SIGNATURE

This ESA Phase I was prepared by the undersigned whose credentials appear in Appendix E.

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the 1628 Virginia Street Property whose legal description is provided in Section 2.1 of this report. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. ***This ESA Phase I has determined there are no recognized environmental conditions in connection with the property as described in Sections 5 and 7 of this report.***

I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Michael D. Ellis, P.E.
Ellis Environmental Engineering, Inc.

July 20, 2018

Date

9.0 DATABASES and REFERENCES

9.1 ASTM Practice Designation E1527-13 and All Appropriate Inquiry—This is the basic reference for conducting an ESA Phase I. In addition to the ASTM standard, Environmental Data Resources, Inc. at www.edrnet.com has a number of good research papers on “all appropriate inquiry” and searching records sources for such things as liens, environmental compliance records, etc. Another excellent resource is the website of Harris and Lee Environmental Sciences, LLC, located in Santa Rosa, California. The website address is www.hlenv.com. Particularly useful on Harris and Lee’s website is Table 1—Key Differences between the Final All Appropriate Inquiries Regulations Specification and the Previous Specification Standard.

- American Society for Testing and Materials. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Practice Designation E 1527-13.

9.2 Standard Internet Databases for Conducting Phase I ESAs

Explanation of Records Search Findings

* Federal NPL:

* Colorado NPL:

• The 1628 Virginia Street property is included within the boundary of the Clear Creek/Central City Superfund Site study area as is everything within the Clear Creek watershed. However, the 1628 Virginia Street property is not within 1.0 miles of any operable or remediated unit of the NPL site.

1) USEPA NPL:

<http://www3.epa.gov/enviro/facts/multisystem.html>

<http://www2.epa.gov/superfund/proposed-national-priorities-list-npl-sites-state>

<http://www2.epa.gov/superfund/deleted-national-priorities-list-npl-sites-state>

2) USEPA RCRA CORRACTS Facilities List:

<http://epa.gov/osw/hazard/correctiveaction/facility/index.htm>

<http://www2.epa.gov/cleanups/cleanups-my-community>

<http://www2.epa.gov/region8/environmental-indicators-gpra>

3) USEPA RCRA Generator List:

<http://www.epa.gov/enviro/facts/rcrainfo/search.html>

4) Federal Institutional or Engineering Controls:

<https://www.colorado.gov/pacific/cdphe/sites-environmental-covenants-and-use-restriction> (2015)

<http://www2.epa.gov/region8/brownfields-success-stories>

5) Federal ERNS List:

<http://www.nrc.uscg.mil/Default.aspx>

<http://www.rtknet.org/db/mas/mas.php?database=mas&citystate=dumont%2C+Colorado> (2014)

- 6) USEPA ECHO (Enforcement and Compliance History Online):
<http://echo.epa.gov/facilities/facility-search/results>
<http://echo.epa.gov/resources/echo-data/about-the-data#sources>
- 7) CDPHE CERCLA Database:
<https://www.colorado.gov/pacific/cdphe/search/site/colorado%20npl>
<https://www.colorado.gov/pacific/cdphe/central-city-clear-creek>
<http://www2.epa.gov/region8/central-city-clear-creek>
- 8) CDPHE Solid Waste Landfill List:
https://www.colorado.gov/pacific/sites/default/files/HM_sw-list-of-comm-landfills.pdf
- 9) Colorado LUST/UST/Registered Tank database:
<http://costis.cdle.state.co.us/OIS2000/home.asp>
- 10) Colorado (and federal) Institutional/Engineering Controls:
<https://www.colorado.gov/pacific/cdphe/sites-environmental-covenants-and-use-restriction>
<http://www2.epa.gov/region8/brownfields-success-stories>
- 11) Colorado Voluntary Clean-up Sites:
<https://www.colorado.gov/pacific/cdphe/voluntary-cleanup>
- 12) Colorado Brownfield Sites:
<https://www.colorado.gov/pacific/cdphe/voluntary-cleanup>
<https://www.colorado.gov/pacific/cdphe/brownfields>
<http://www2.epa.gov/region8/brownfields-success-stories>

Additional References and Databases

CDOT, 2012, Twin Tunnels Environmental Assessment and Section 4(f) Evaluation, CDOT PN CO703-379, 243 p.

Clear Creek County:

<http://www.co.clear-creek.co.us/>

http://en.wikipedia.org/wiki/Clear_Creek_County,_Colorado

Colorado Division of Reclamation, Mining and Safety.

<http://mining.state.co.us/Reports/MiningData/Pages/SearchbyCounty.aspx>

9.3 General Reference List (*Note: This list does not include references in section 3.0 for User Provided Information, Section 9.2 for Database Searches, nor does it reiterate those personal conversations and discussions listed in Section 6.0 Interviews*)

Hollister, Ovando J. Reprint of 1867. *The Mines of Colorado*. Reprinted edition (1974) by the Promontory Press, New York.

U.S. Forest Service Arapaho/Roosevelt National Forest. 1997. *Revised Land and Resource Management Plan - Clear Creek Ranger District*.

Appendix A – Maps

This appendix contains numerous maps that were used in the compilation of the ESA Phase I for the Virginia Street Property. In order, they can be described as follows:

1-Aerial Map – shows location of 1628 Virginia Street on a 10-9-2015 air photo. Map provided by Clear Google Earth.

2-A Portion of the Idaho Springs U.S.G.S. 7.5 Minute Quadrangle Map showing location of the 12 Lots at 1628 Virginia Street. From the Clear Creek County Website linked to the U.S.G.S. Website.

3-Land Ownership Map with property boundaries and location of mobile homes for 1628 Virginia Street. Map provided by Clear Creek County Housing (Ms. Sally Rush).

4-Land Survey Plat Map with property boundaries as recorded December 29, 2016. Map provided by Clear Creek County Housing (Ms. Sally Rush).

5-Sanborn Fire Insurance Maps for Idaho Springs, Colorado. Six historic maps dated as follows: July 1886, December 1890, September 1895, October 1900, December 1907, and January 1931. Maps provided by Ms. Alexis Ehrgott of Clear Creek County Archives. These historic maps show the location of the subject property as well as surrounding structures as they existed at the time of the maps, including the Beebe Hotel and associated structures.

Aerial Photograph of Idaho Springs, dated October 9, 2015

Showing Location of 1628 Virginia Street

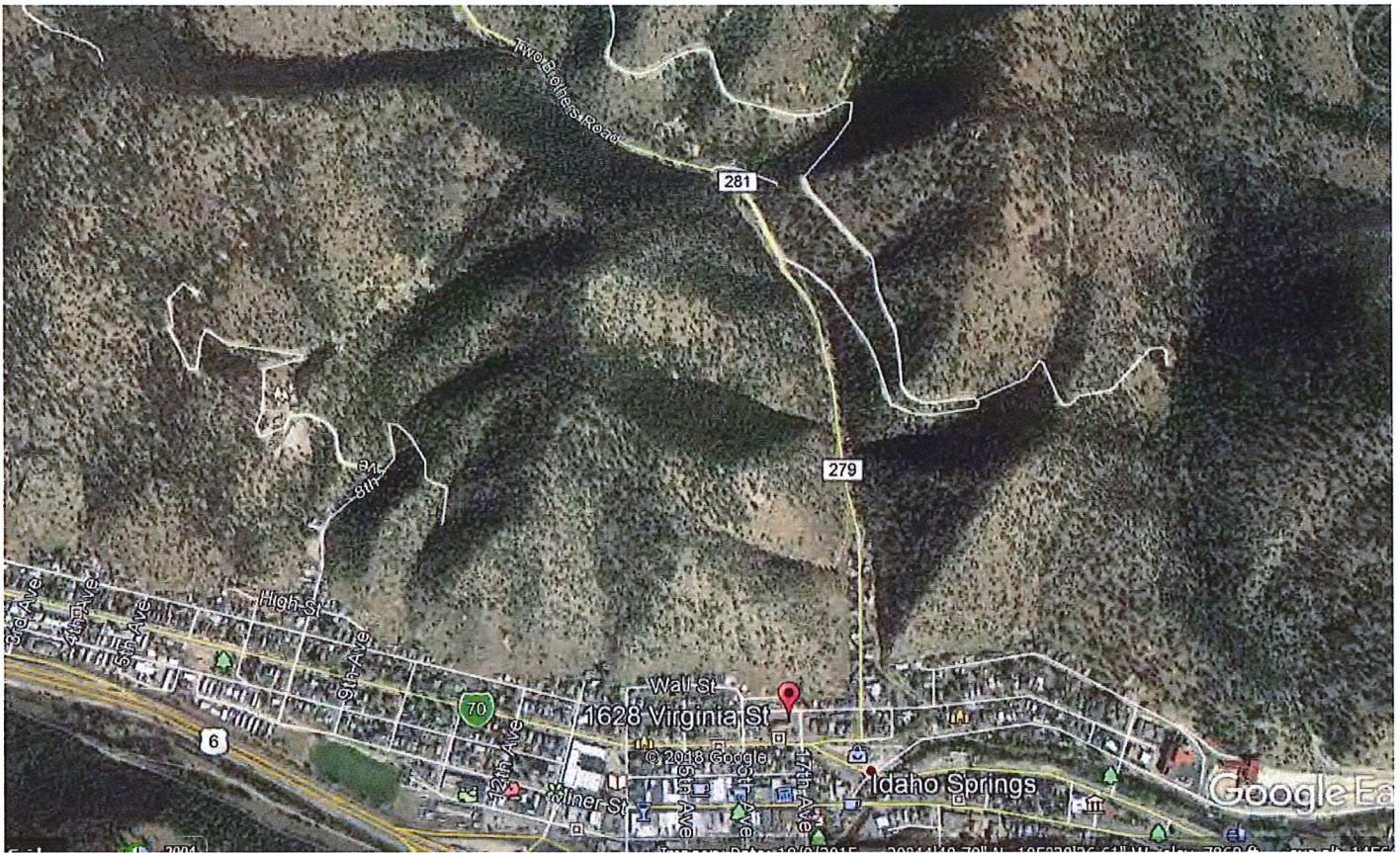
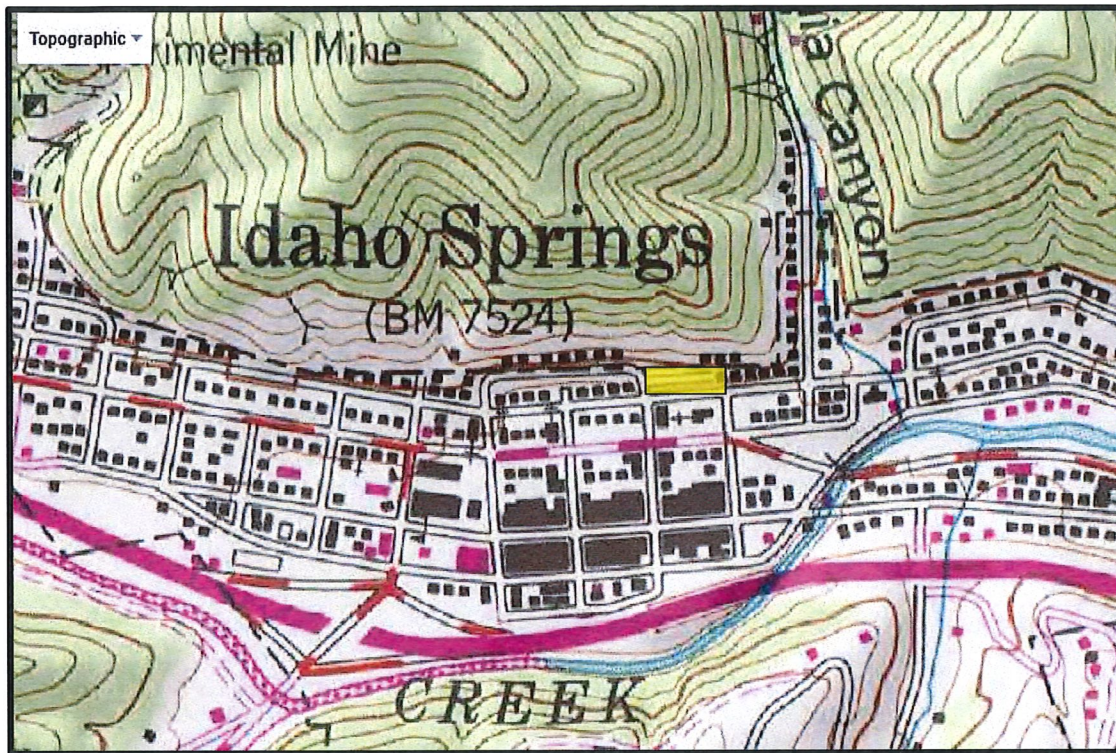


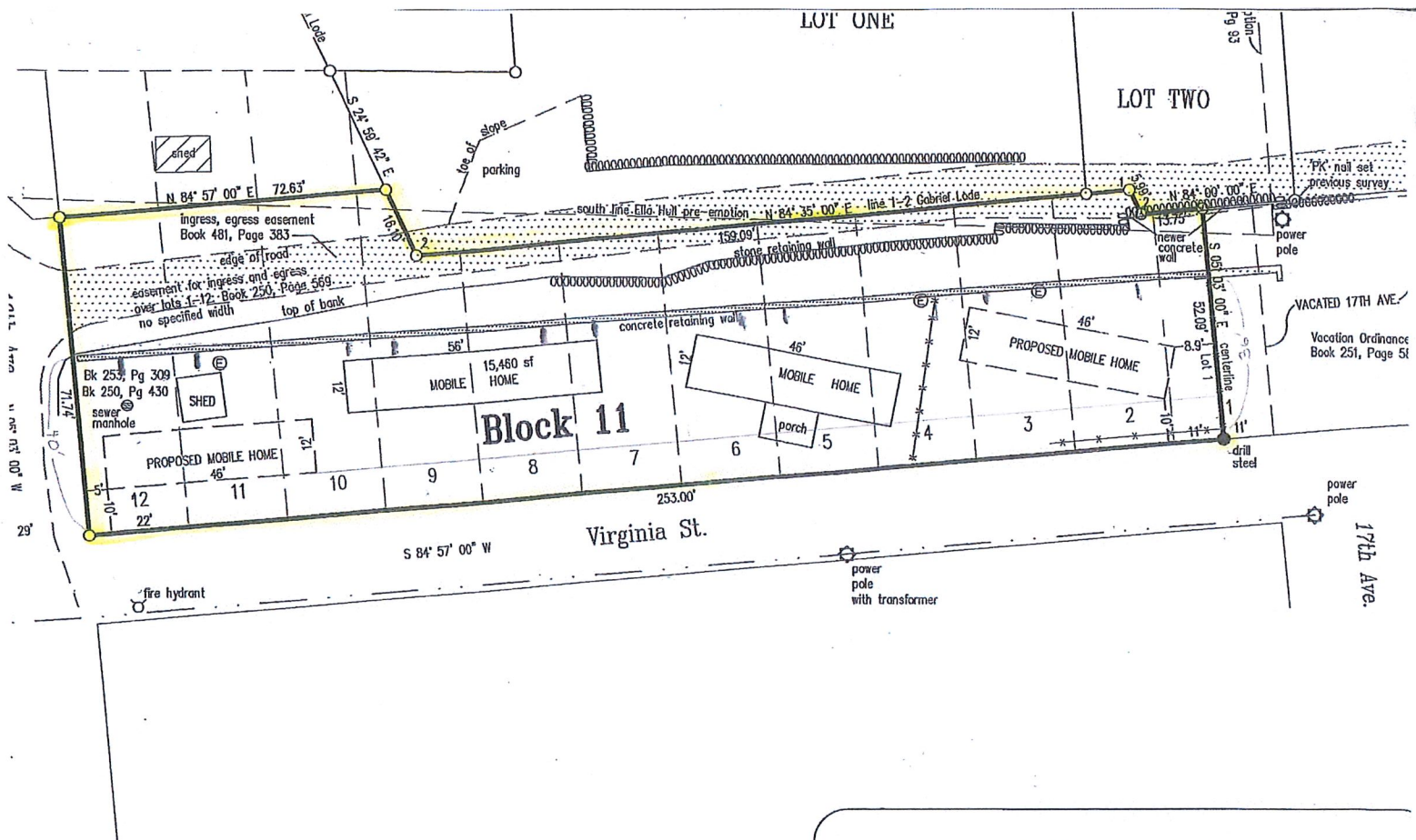
Photo of 10-9-2015 from Google Earth

Elevation approx. 8060 ft.

Portion of the USGS Topographic Map Idaho Springs 7.5 Minute Quadrangle

Yellow rectangle approximates the location of 1628 Virginia Street.





CERTIFICATION

I, Greg Markle, a registered land surveyor in the State of Colorado, certify that the survey lines shown

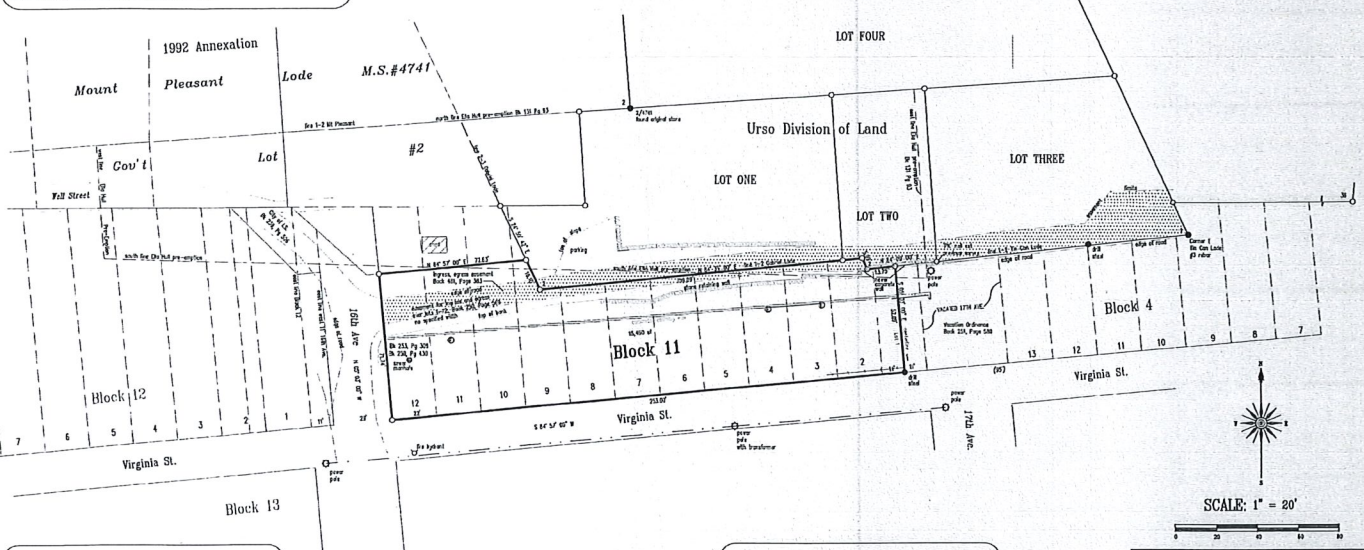
NOTES

1. This plat is in compliance with C.R.S. Title 38, Article 38 and all other applicable statutes.
2. No guarantee as to the accuracy of the information contained on this plat is given, stated or implied unless this survey bears the original signature of the registered land surveyor herein named.
3. This survey has not been verified by the County Clerk's Office as to the accuracy of the survey. Research for this survey was performed in accordance with C.R.S. 38-38-101 and the Rules of Procedure and Board Policy Statements of the State Board of Land Surveyors, Professional Engineers and Professional Land Surveyors, specifically those Board Rules and Policy Statements relating to the application of easements and rights of way on subdivided plots.
4. NOTICE: 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 certification of this survey.
5. ☐ Indicates land corner set by others.
6. ☐ Indicates lot or place with metes and bounds survey only, not a 1/4 section or other subdivision.
7. Any person who knowingly creates, alters or defaces any public land survey monument, or land boundary monument or necessary survey or CLASS 2 MONUMENT present to this State shall be a Class 1 misdemeanor.
8. The limits of survey in taken from an aerial photograph.
9. The area of the subject property as surveyed is 11,400 square feet, more or less.

Land Survey Plat Lots 2-12 and the West Half of Lot 1 Block 11 Within the City of Idaho Springs Section 36, T3S, R73 W County of Clear Creek, State of Colorado

LOCAL DESCRIPTION

Be that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of Lot 12, City of Idaho Springs, 1/4 Sec. 36, T3S, R73W, County of Clear Creek, State of Colorado, as shown on the map attached to Block 11, Page 255 of the Book 132, Page 132, County of Clear Creek, State of Colorado.



County Recorder Certificate

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County at 10:00 A.M. on this day of December 2016, at Book 132, Page 132, Reception No. 16-25.

Mary S. Johnson
County Clerk

CERTIFICATION

I, Gary Clark, a registered land surveyor in the State of Colorado, certify that the survey shown herein was made upon the land shown on this plat, and that the survey was made under my direct supervision, observation, and direction.

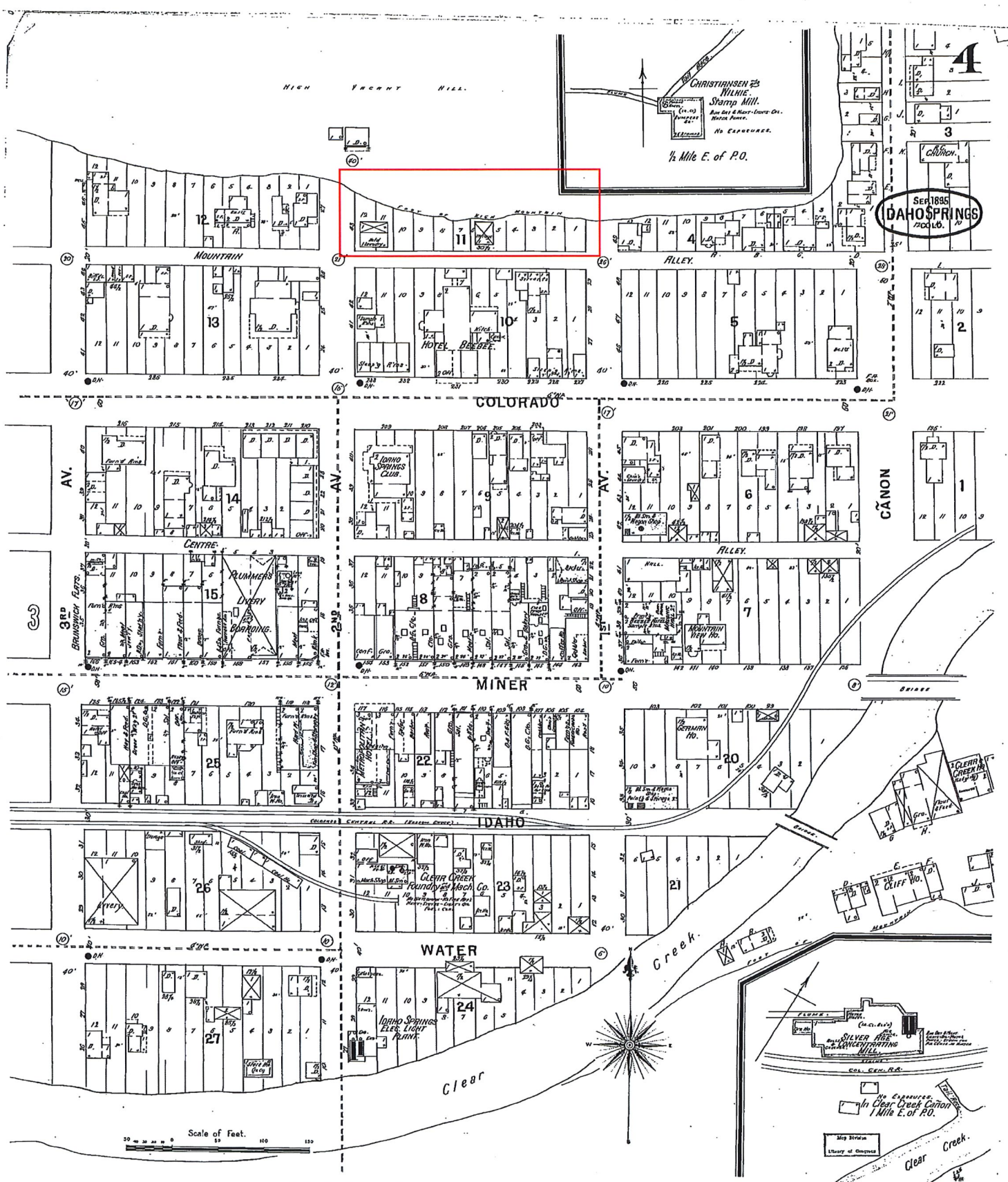
Gary Clark
City Clerk

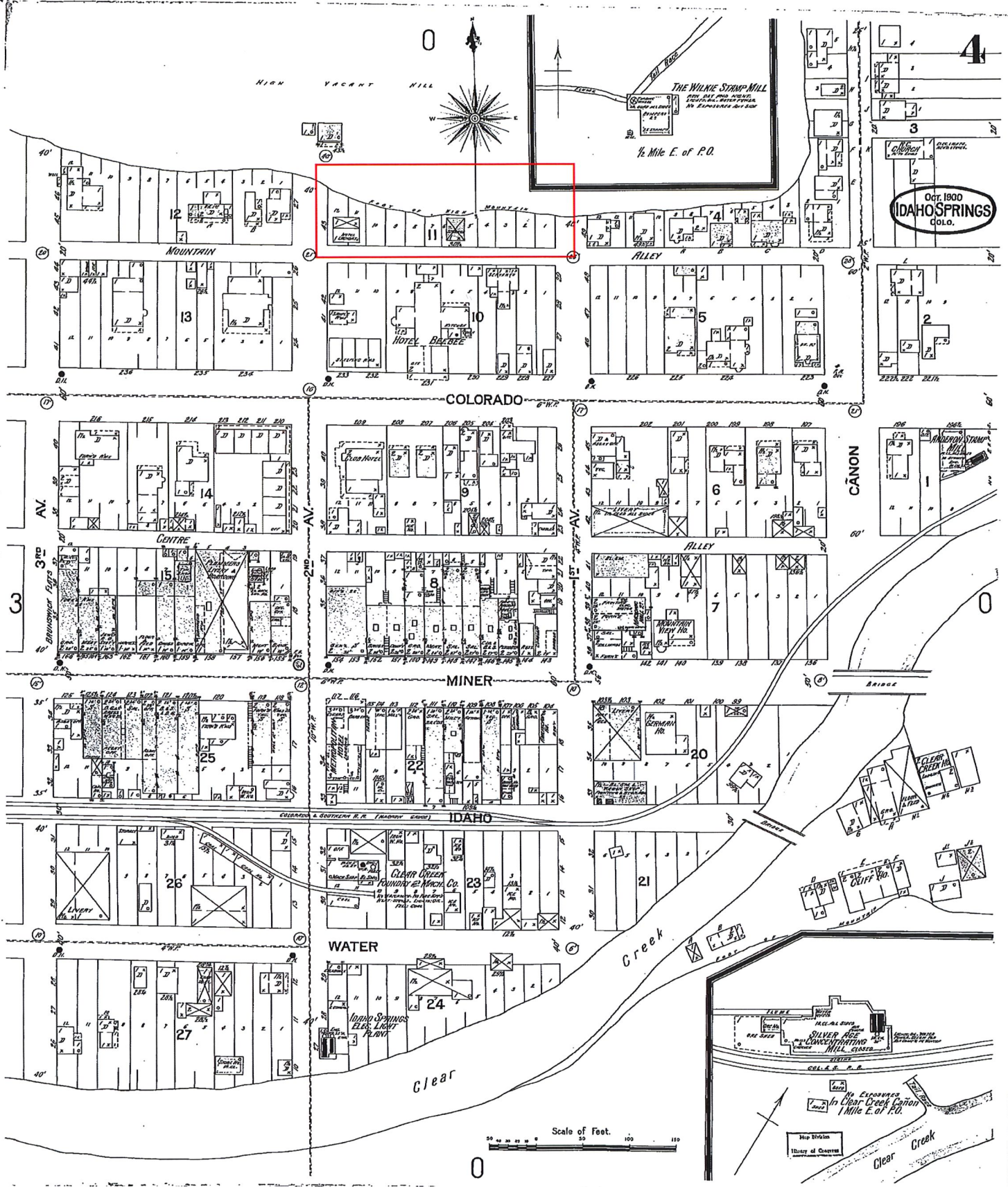


16-25 Lots 2-12 & W 1/2 Lot 1
Block 11, Idaho Springs
Section 36, T3S, R73W
CLIENT: Gary Clark
DATE: 01/28/16

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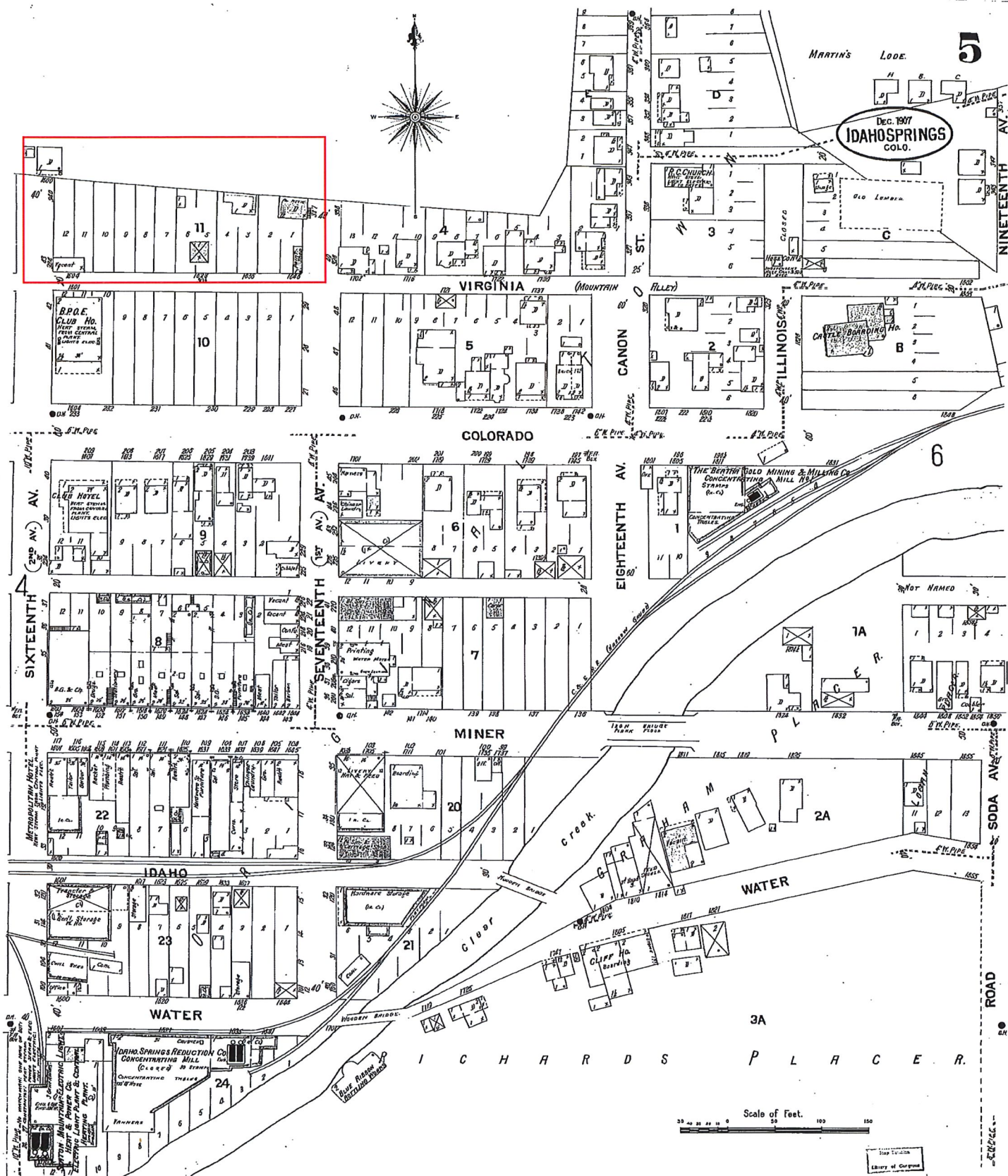
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- 3. SCHOOL
- 4. CHURCH
- 5. HOTEL
- 6. RESTAURANT
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- 8. SALOON
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- 934. BUTCHER SHOP
- 935. BAKERY
- 936. CROCKERY SHOP
- 937. FURNITURE SHOP
- 938. DRUG





OCT. 1890
IDAHO SPRINGS
COLO.

Scale of Feet.
0 20 40 60 80 100 120

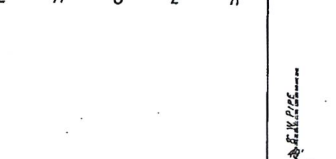
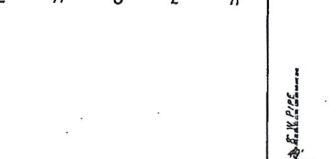
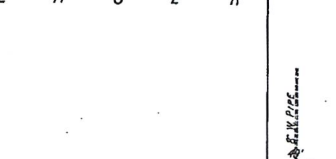
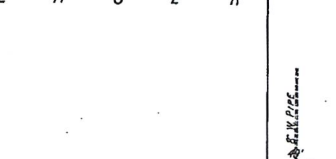
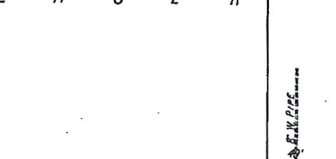
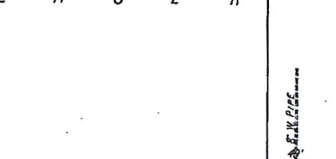
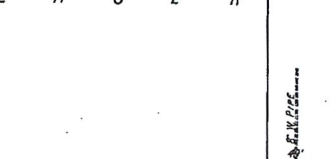
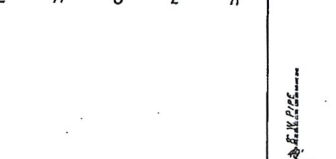
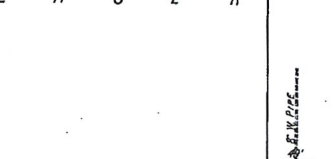
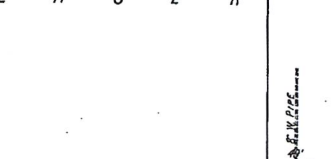
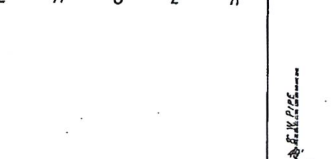
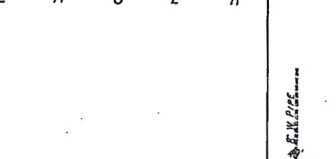
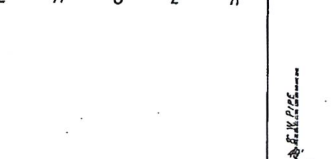
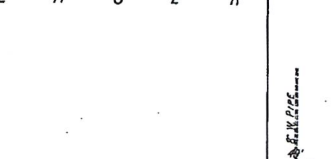
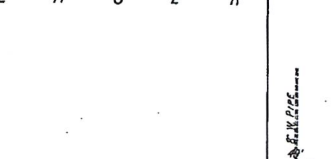
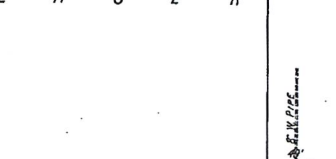
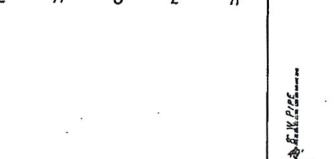
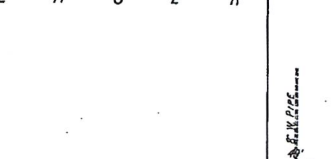
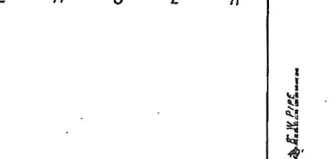
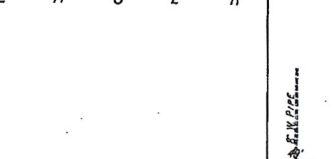
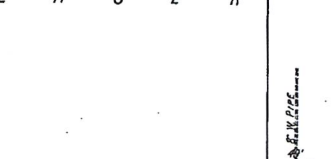
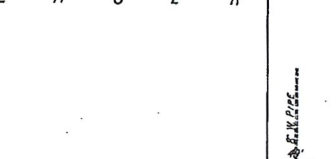
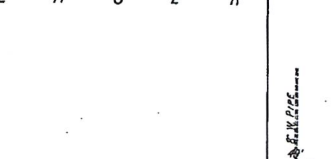
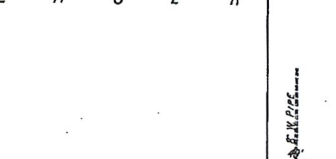
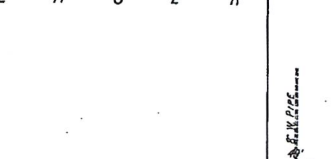
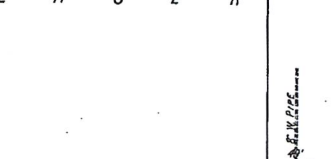
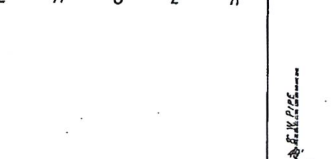
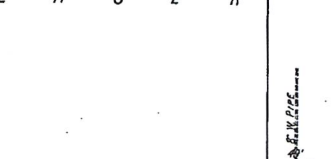
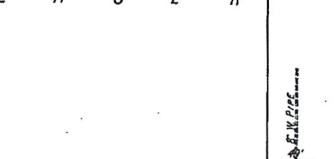
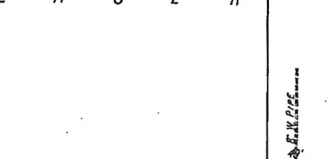
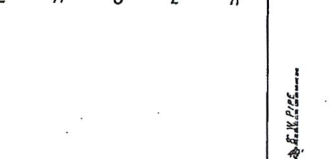
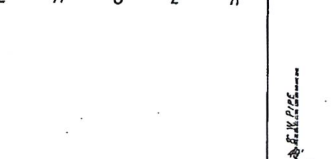
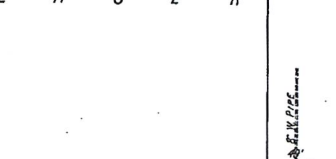
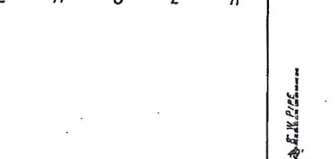
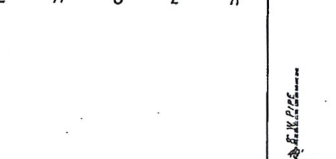
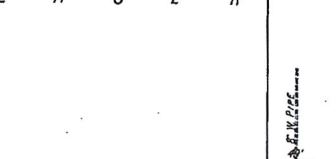
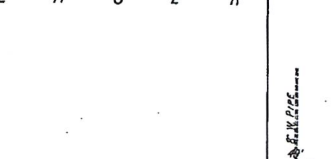
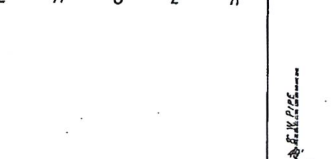
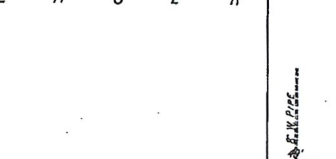
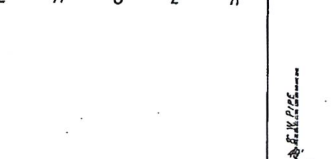
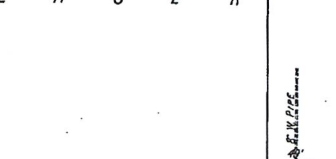
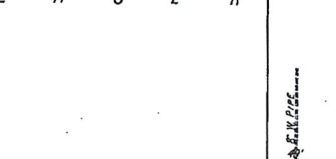
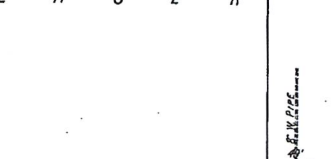
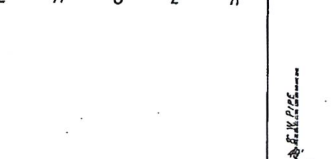
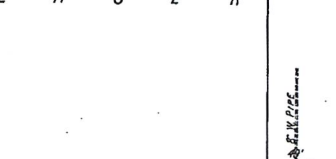
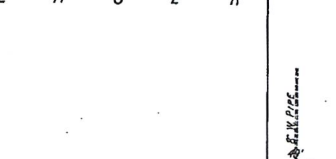
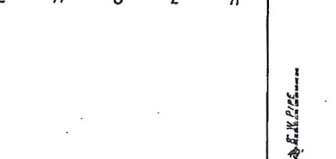
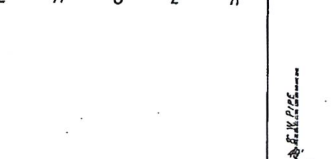
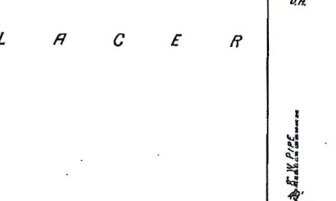
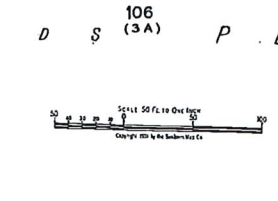
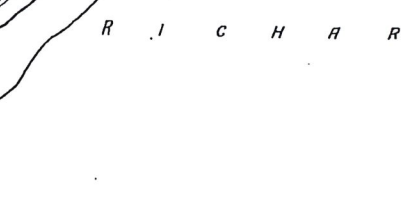
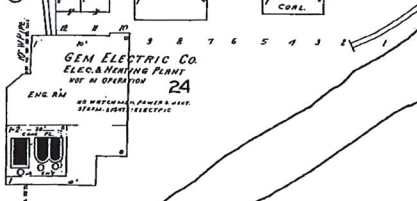
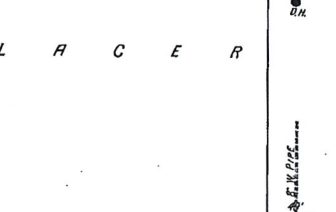
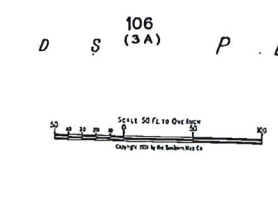
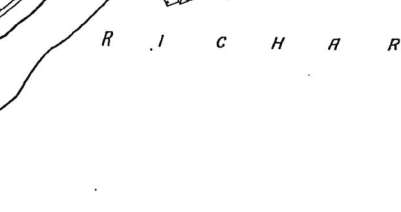
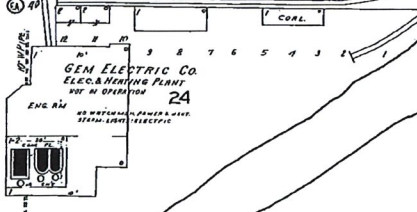
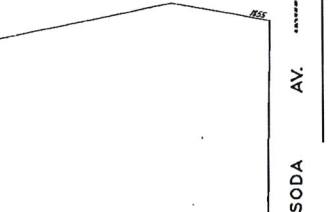
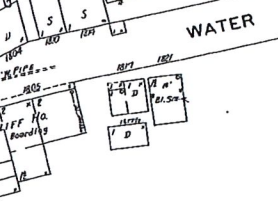
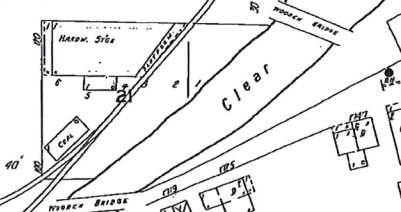
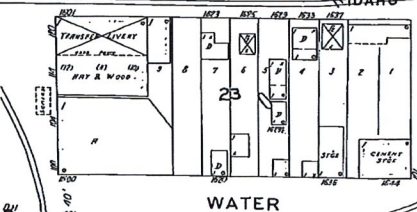
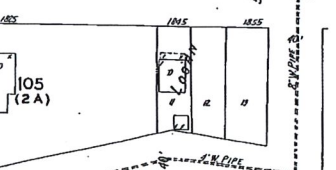
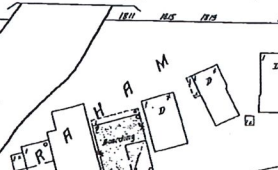
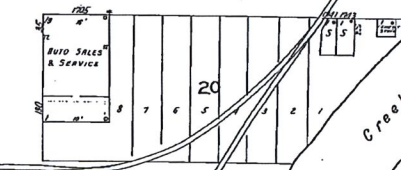
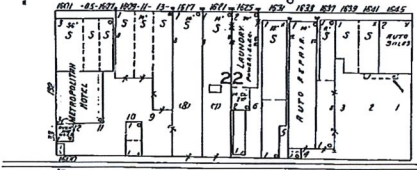
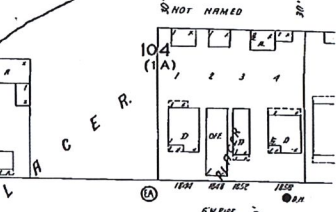
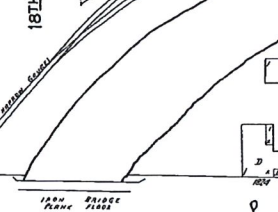
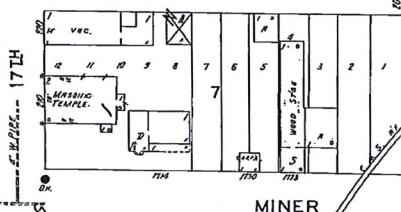
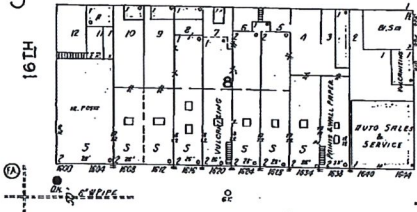
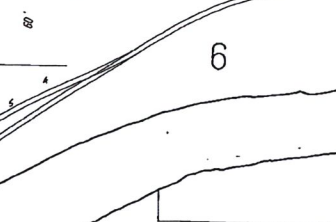
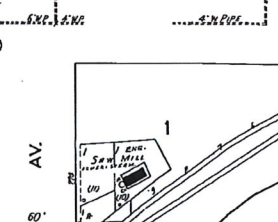
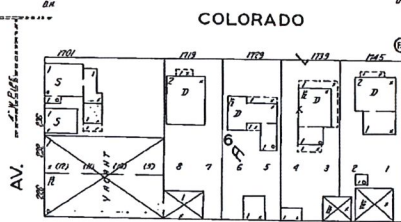
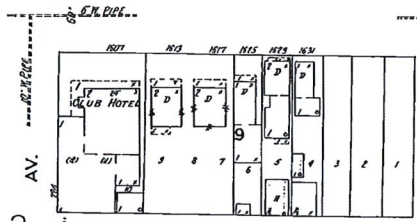
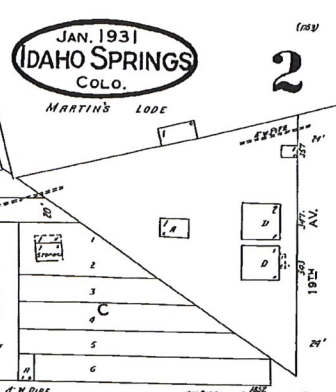
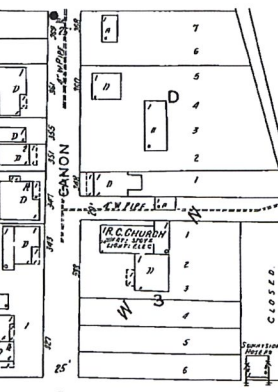
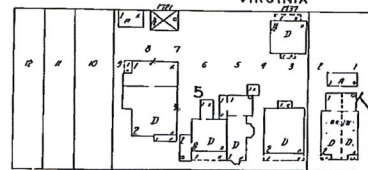
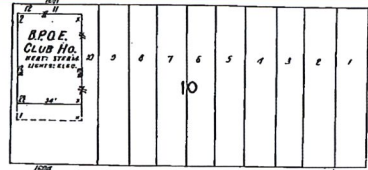
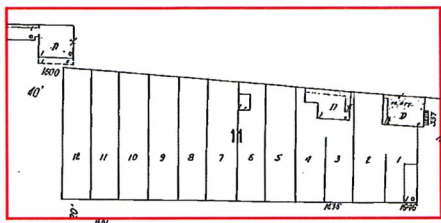


2



JAN. 1931
IDAHO SPRINGS
COLO.
MARTIN'S LODGE

2



Appendix B – Warranty Deed for 1628
Virginia Street

After Recording Return to:
Precision Investments, LLC, a Colorado limited liability company
Gary Clark, Manager
2649 West 26th Avenue
Denver, CO 80211

WARRANTY DEED

This Deed, made April 15, 2016
Between John G. Urso and Lou Ann Urso of the County Clear Creek, State of Colorado, grantor(s) and
Precision Investments, LLC, a Colorado limited liability company, whose legal address is 2649 West 26th
Avenue Denver, CO 80211, County of Clear Creek, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of ONE HUNDRED SIXTY-TWO
THOUSAND NINE HUNDRED DOLLARS AND NO/100'S (\$162,900.00) the receipt and sufficiency of which
is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,
convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with
improvements, if any, situate, lying and being in the County of Clear Creek, State of Colorado described as
follows:

State Doc Fee: \$16.29

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 1628 Virginia Street, Idaho Springs, CO 80452

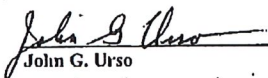
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in
anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues
and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the
grantor, either in law or equity, of, in and to the above bargained premises; with the
hereditaments and appurtenances.

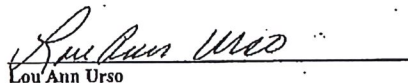
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto
the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does
covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and
delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant,
bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all
former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of
nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific
Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by
Buyer in accordance with section 8.1 (Title Review) of the contract dated March 28, 2016, between the
parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and
peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming
the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of
any gender shall be applicable to all genders.

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

SELLERS:


John G. Urso

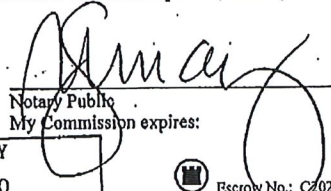

Lou Ann Urso

STATE OF COLORADO
COUNTY OF Jefferson

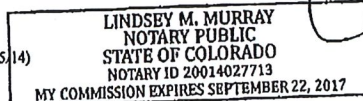
ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me April 15, 2016 by John G. Urso
and Lou Ann Urso.

Witness my hand and official seal.


Notary Public
My Commission expires:

WD - Warranty Deed (Rev. 02/05/14)



Escrow No.: C2020106-072-JT2

ATTACHED LEGAL DESCRIPTION

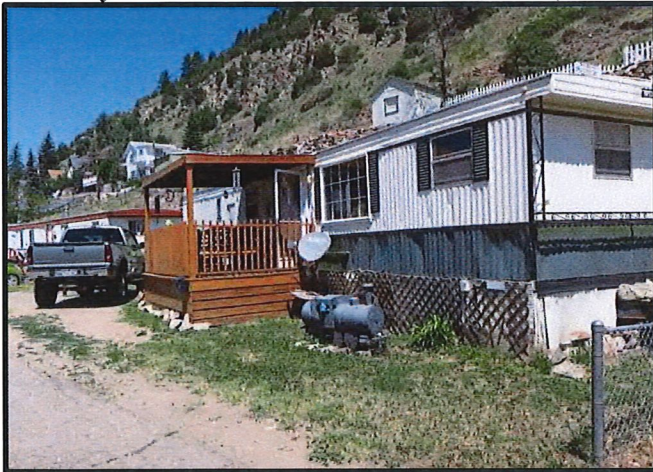
All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of 1, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

All that portion of Lot 12, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

Also Known as: 1628 Virginia Street, Idaho Springs, CO 80452

Appendix C – General Photographs
for 1628 Virginia Street

Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, CO (All Photographs taken by Michael D. Ellis on June 29, 2018) P. 1/5

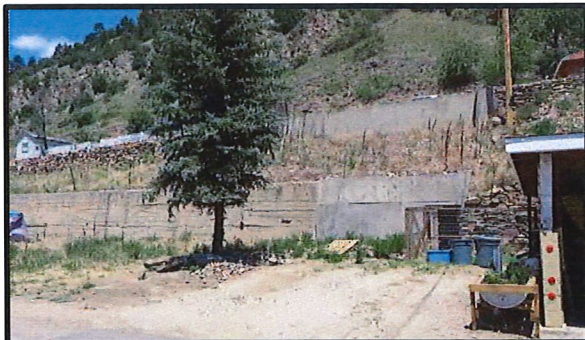


Cullen Mobile Home from Virginia Street Looking NW. Eddings / Ruschmyer Mobile Home looking NW.



Overview of the property taken from the Catholic Church Parking Lot Looking Northwest.

Below: East end of property; note retaining walls. Right: Looking west down Virginia Street. BPOE Building on adjacent property to the left and mobile homes on the right.



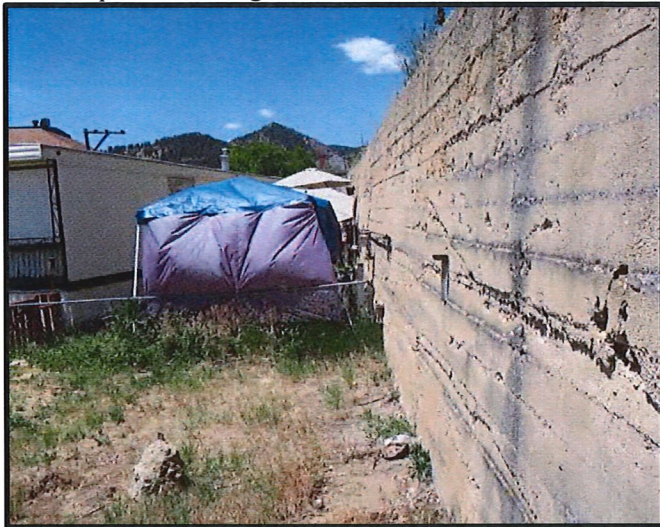
Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, CO (All Photographs taken by Michael D. Ellis on June 29, 2018) P. 2/5



Close-up of retaining walls behind mobile homes.



Typical utility hook-up in Lots 3-9. Some non-functional.



Retaining wall behind Cullen Mobile Home looking W.



Wall behind Eddings / Ruschmyer Home looking E.



Back Yard of Cullen Residence.



Back Deck and Porch of Cullen Mobile Home.

Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, CO (All Photographs taken by Michael D. Ellis on June 29, 2018) P. 3/5

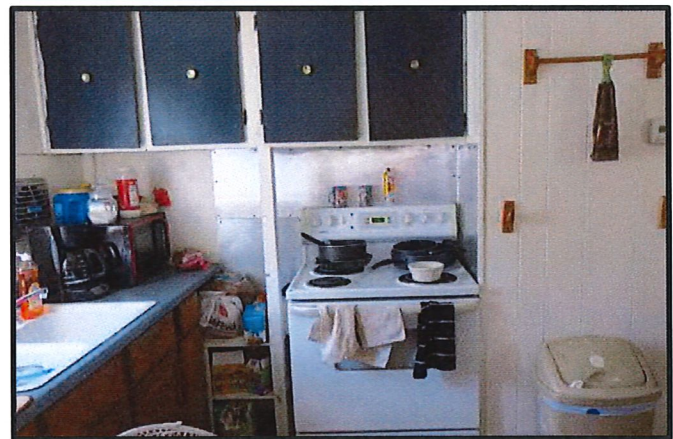


East end of Cullen Mobile Home—Plywood “Skirt” and Rock Foundation.

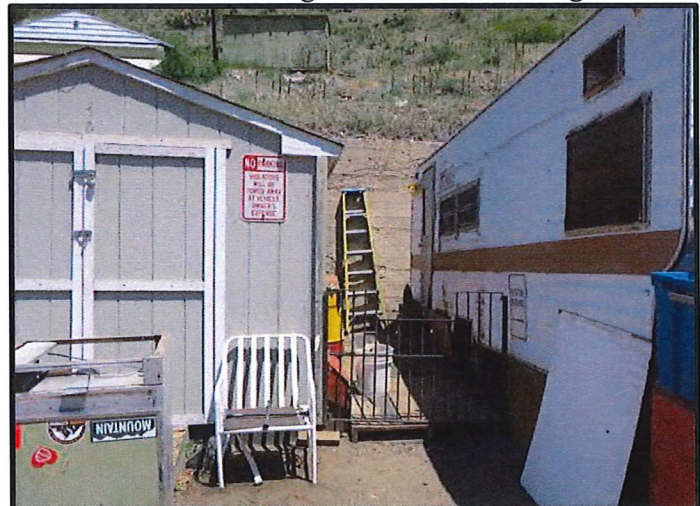
Furnace—Cullen Home.



Below: Kitchen of the Eddings / Ruschmyer Mobile Home. Note: Paneling on Walls.



Interior storage room in the Eddings / Ruschmyer Mobile Home. Note: Paneling on Walls and Ceilings.



Front of Eddings / Ruschmyer Mobile Home looking E. Shed and RV for Antique Storage at Eddings Home.

Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, Colorado (All Photographs were taken by Michael D. Ellis on June 29, 2018) P. 4/5



Debris Stored on the Ground W. of Eddings Mobile Home.



View from Wall Street looking East.



Small Yard between Eddings Mobile Home and RV.



Roof of Eddings / Ruschmyer Mobile Home.

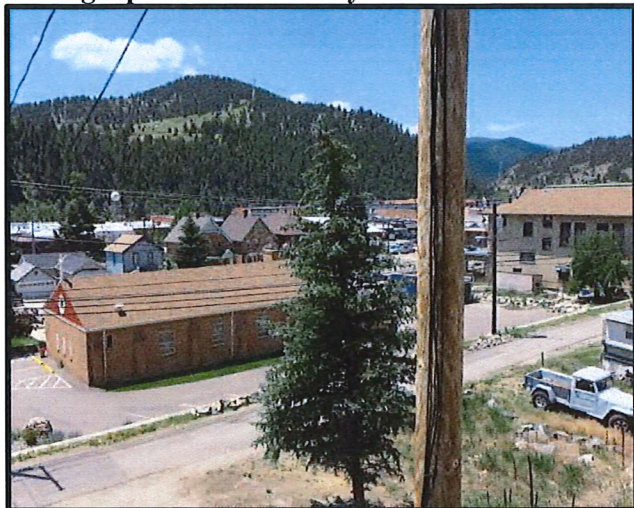


Roof of Cullen Mobile Home with adjacent shed.



Looking East down Wall Street above property.

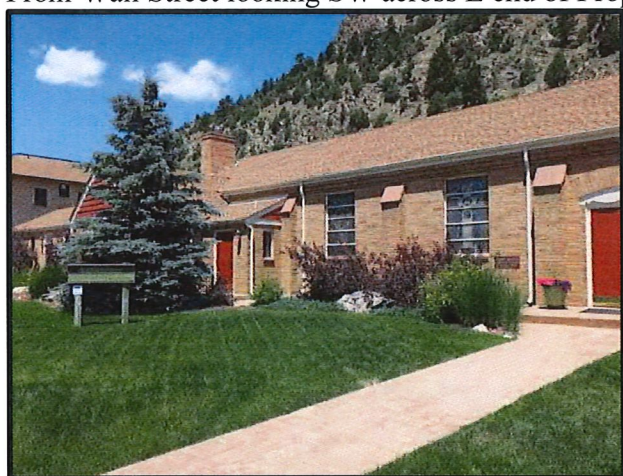
Appendix C—General Photographs of the Virginia Street Property in Idaho Springs, Colorado (All Photographs were taken by Michael D. Ellis on June 29, 2018) P. 5/5



From Wall Street looking SW across E end of Property.



Looking South (BPOE Bldg) from SW corner.



Catholic Church—Adjoins Property on the South.



Front elevation of the Eddings / Rushmyer Home.



Three Lead Acid Car Batteries Stored at Eddings Shed.



Two Propane Cylinders and One Argon (?) Cylinder at Eddings RV Storage Unit.

Appendix D – Information from
Assessor's Office
for 1628 Virginia Street Property

1628 Virginia Street, Idaho Springs, CO (from <http://assessor.co.clear-creek.co.us/Assessor>)

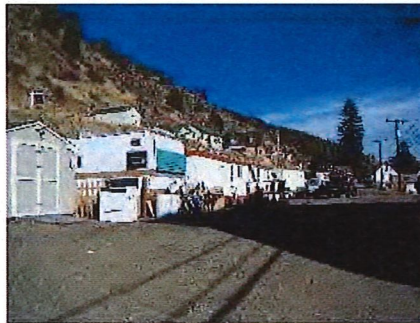
Account: R004590

Location	Owner Information	Assessment History					
Parcel Number 1835-363-38-002	Owner Name PRECISION INVESTMENTS LLC A COLO	Actual (2018)	\$41,050				
Tax Area Id Idaho Springs - 030	LLB	Assessed	\$2,960				
Situs Address	In Care Of Name % GARY CLARK MANAGER	Tax Area: 030 Mill Levy: 69.720					
Legal Summary Subdivision: IDAHO SPRINGS Block:	Owner Address 1900 FERREAL BLVD	Type	Actual	Assessed	Acres	SQFT	Units
11 S PT OF W1/2 L1 & S PTS L2-12 LESS	DENVER, CO 80204	RESIDENTIAL	\$41,050	\$2,960	0.000	15460.000	0.000
ESMT							
481/383 627/246							
- 658/856							

Transfers		
Sale Date	Sale Price	Doc Description
09/04/2001	\$540,000	Warranty Deed
03/05/2013	\$0	Quit Claim Deed
04/15/2016	\$162,900	Warranty Deed
04/28/2016		Land Survey Plat

Tax History	Images						
<table> <tr> <th>Tax Year</th><th>Taxes</th></tr> <tr> <td>*2018</td><td>\$206.38</td></tr> <tr> <td>2017</td><td>\$206.38</td></tr> </table>	Tax Year	Taxes	*2018	\$206.38	2017	\$206.38	Photo GIS
Tax Year	Taxes						
*2018	\$206.38						
2017	\$206.38						

* Estimated



Account: R004590 Warranty Deed

Document Date 09/07/2001	Sale Date 09/04/2001	
Reception Number 208436	Book 622	Page 802
Document Fee \$54.00		
Sale Price 540,000		
Grantor	Grantee	
COLORADO INVESTMENT ASSOCIATION INC	LANDAU PETER	

Account: R004590 Quit Claim Deed

Document Date 03/05/2013	Sale Date 03/05/2013	
Reception Number 267805	Book 867	Page 589
Document Fee \$0.00		
Sale Price 0		
Grantor	Grantee	
URSO JOHN G	URSO JOHN G	
URSO LOU ANN	URSO LOU ANN	

Account: R004590 Warranty Deed

Document Date 04/19/2016	Sale Date 04/15/2016	
Reception Number 279787	Book 916	Page 296
Document Fee \$16.29		
Sale Price 162,900		
Grantor	Grantee	
URSO JOHN G	PRECISION INVESTMENTS LLC	
URSO LOU ANN		

Account: R004590 Land Survey Plat

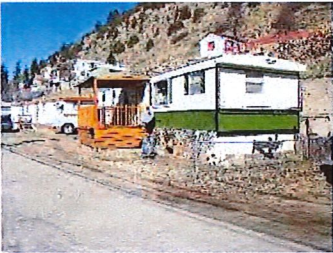
Document Date 12/30/2016	Sale Date 04/28/2016	
Reception Number 282690	Book 928	Page 860
Document Fee		
Sale Price 0		
Grantor	Grantee	
IDAHO SPRINGS CITY OF	IDAHO SPRINGS CITY OF	
LOT PT1 BLOCK 11	LOT PT1 BLOCK 11	
LOT 2-12 BLOCK 11	LOT 2-12 BLOCK 11	
SEC36 T3S R73W	SEC36 T3S R73W	
CLARK GARY CLIENT	CLARK GARY CLIENT	
MARKLE GREG SURVEYOR	MARKLE GREG SURVEYOR	
CLEAR CREEK SURVEYING	CLEAR CREEK SURVEYING	

Account: M004595

Location		Owner Information		Assessment History					
Parcel Number 1835-363-38-009		Owner Name PRECISION INVESTMENTS LLC		Actual (2018)		\$3,820			
Tax Area Id Idaho Springs - 030		Owner Address 1900 FEDERAL BLVD		Assessed		\$280			
Situs Address 1628 VIRGINIA ST #2		DENVER, CO 80204		Tax Area: 030		Mill Levy: 69.720			
Legal Summary MBL HOME TITLE: 51E184534 SERIAL: H270402 YEAR: 1972 MAKE: BELLA VISTA SIZE: 12 X 46				Type	Actual	Assessed	Acres	SQFT	Units
Subdivision: ANTILERS TRAILER PARK SP 4 & 5 MOBILE ONLY				RESIDENTIAL	\$3,820	\$280	0.000	0.000	0.000

Transfers		
Sale Date	Sale Price	Doc Description
02/16/2018	\$0	MANUFACTURED HOME VERIFICATION OF APPLICATION

Tax History		Images
Tax Year	Taxes	

		Photo	GIS
	*2018	\$19.52	
	2017	\$19.52	
* Estimated			
			

Account: M004595 Mobile

Primary Attributes	Secondary Attributes	Areas
Base Value BASE VALUE FOR MOBILE HOMES	Location Rating AVERAGE	
Last Inspection 86	By Who JBR	
Next Inspection 90	Condo Age CONDITION - FAIR	
Year Built 1972	Bedrooms 1	
Baths 1	Total Rooms 4	
Exterior Construction	Roof METAL	
AbstractCode		
Abstract Code		
MANUFCTRD.HOUSING-IMPRVMT		Percent 100.0
Abstract Code		Override Value

Account: M004595 Mobile

Primary Attributes		Secondary Attributes	Areas
Own Land		Quality	
		POOR	
Mh Width		Mh Length	
12		46	
Extra Length		Heat	
		FORCED AIR	
Floor Resil		Floor Carpet	
134		538	
Floor Slab		Exterior	
		RIBBED ALUMINUM	
Garage Spaces		Roof Over	
Wood Deck		Wood Stove	
20			
Area			
552			
Total Area		Special Feature Adj	
		60	

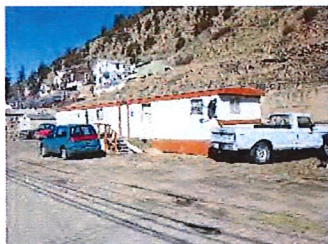
Account: M004594

Location	Owner Information	Assessment History
Parcel Number 1835-363-38-006	Owner Name PRECISION INVESTMENTS LLC	Actual (2018) \$2,580
Tax Area Id Idaho Springs - 030	Owner Address 1900 FEDERAL BLVD	Assessed \$190
Situs Address 1628 VIRGINIA ST #1	DENVER, CO 80204	Tax Area: 030 Mill Levy: 69.720
Legal Summary MBL HOME TITLE: 51E184533 SERIAL: HK3390F YEAR: 1972 MAKE: HILLCREST SIZE: 12 X 56		Type Actual Assessed Acres SQFT Units
Subdivision: ANTLERS TRAILER PARK SP 2 & 3 MOBILE ONLY		RESIDENTIAL \$2,580 \$190 0.000 0.000 0.000

Transfers		
Sale Date	Sale Price	Doc Description
02/16/2018	\$0	MANUFACTURED HOME VERIFICATION OF APPLICATION

Tax History		Images
Tax Year	Taxes	
*2018	\$13.24	
2017	\$13.24	

* Estimated



Account: M004594 Mobile

Primary Attributes	Secondary Attributes	Areas
Base Value BASE VALUE FOR MOBILE HOMES	Location Rating AVERAGE	
Last Inspection 86	By Who JBR	
Next Inspection 90	Condo Age CONDITION - POOR	
Year Built 1972	Bedrooms 2	
Baths 1	Total Rooms 5	
Exterior Construction	Roof METAL	
AbstractCode		
Abstract Code	Percent	Override Value
MANUFCTRD.HOUSING-IMPRVMT	100.0	

Account: M004594 Mobile

Primary Attributes	Secondary Attributes	Areas
Own Land	Quality	
Mh Width	AVERAGE	
12	Mh Length	
Extra Length	60	
Floor Resil	Heat	
432	FORCED AIR	
Floor Slab	Floor Carpet	
Garage Spaces	288	
Wood Deck	Exterior	
0	RIBBED ALUMINUM	
Area	Roof Over	
720	Wood Stove	
Total Area	Special Feature Adj	

Appendix E – Investigator **Qualifications**

APPENDIX E – Environmental Professional Qualifications

MICHAEL D. ELLIS, P.E.

Ellis Environmental Engineering, Inc.
4342 Ulysses Way
Golden, Colorado 80403
Telephone: 303-279-8532
E-mail: mike@pipelineologic.com

SUMMARY OF QUALIFICATIONS

Mr. Ellis has BS and MS degrees in Geological Engineering from the University of Missouri at Rolla (1971 and 1979, respectively). He is a registered professional engineer in Colorado. He has over 35 years of experience in environmental site assessments, compliance audits, and permitting and environmental regulatory affairs throughout the United States. He is experienced in the environmental and regulatory aspects of conducting ASTM and non-ASTM protocol site investigations on a variety of industrial and commercial sites (with a specialization in mine sites) in a variety of ecological and geographical locations. Mr. Ellis has participated in numerous permitting activities and compliance audits throughout his career. Mr. Ellis has traveled extensively throughout North America, and during his career he has acquired environmental related permits for, prepared environmental plans for, and conducted site assessments / audits on more than 100 properties and facilities, mostly in the mineral extraction industries.

Mr. Ellis meets the requirements as an Environmental Professional pursuant to 40 CFR.10 as defined in Section X2 of ASTM Practice E1527-05.

Feb 4, 2020 Community Meeting

16 present – 9 citizens

Improve Virginia? Maybe

Parking!

Questions about upper lot and driveway easement

Question about installing barrier on northwest quadrant of Wall Street and Virginia to keep cars from sliding down hill into houses – possible bollards.

Ice! Shade!

Discussion regarding height and blocking of views.

Owner or rental? Owner

Resale? Depend on grant

Land is owned by HOA

Will appraisals happen on each house before than sell? Yes.

Recommend staircase from houses to upper lot.

Houses will be modular construction.

Will electrical be undergrounded? Do not know yet.

Hopefully will be complete in a year.

The City needs to put in a sidewalk along Virginia! Kids playing in the street!



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 8, 2021

Idaho Springs Community Development Planning Department
1711 Miner Street – PO Box 907
Idaho Springs, CO 80452

Attn: Mike Davenport

Re: Blue Spruce Habitat for Humanity Townhomes

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the final development plans for **Blue Spruce Habitat for Humanity Townhomes**. Please be aware PSCo owns and operates existing natural gas *service* facilities within the subject property as well as natural gas and electric *distribution* facilities along Virginia Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

NOTES

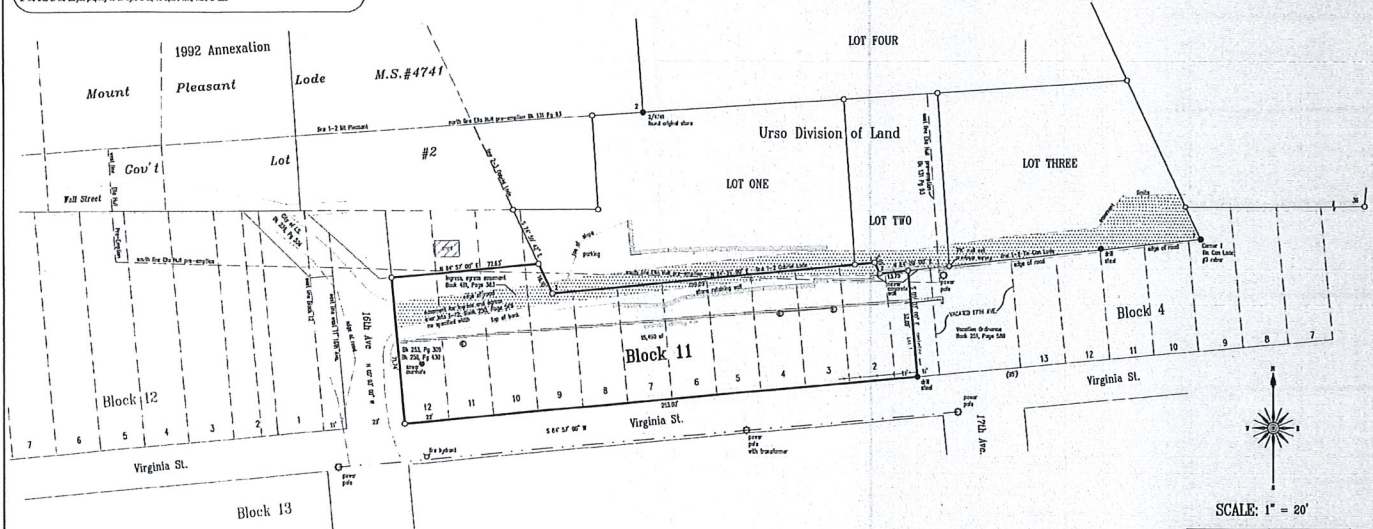
1. This plat is in compliance with C.R.S. Title 38, Article 33 and all other applicable statutes.
2. No guarantee as to the accuracy of the information contained on this plat is given unless the plat bears the original signature of the registered land surveyor herein named.
3. This survey does not constitute a title search by Clear Creek Surveying to determine title or amount of record. Research for this survey was performed in compliance with C.R.S. 38-3-301 and the Rules of Practice and Procedure of the State Board of Land Surveyors. The surveyor is not responsible for any errors or omissions in the survey or for any consequences resulting from the use of the survey or for any errors or omissions in the survey or for any consequences resulting from the use of the survey.
4. NOTED: According to Colorado law, the surveyor is not responsible for any errors or omissions in the survey or for any consequences resulting from the use of the survey or for any errors or omissions in the survey or for any consequences resulting from the use of the survey.
5. a. Indicated found corner set by others.
6. b. Indicated set by others with red plastic survey cap marked "S.S. 10/17/16" unless otherwise noted.
7. Any person who knowingly conceals, alters or falsifies any public land survey monument, or land boundary monument or necessary survey or CLASS I BENCHMARK pursuant to State Statute 38-9-302 C.R.S.
8. The books of bearings is taken from the following observations:
9. The area of the subject property is surveyed to 15,403 square feet, more or less.

Land Survey Plat Lots 2-12 and the West Half of Lot 1 Block 11 Within the City of Idaho Springs Section 36, T3S, R73W County of Clear Creek, State of Colorado

LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of Lot 12, City of Idaho Springs, (City South of property described in Book 212, Page 212, Book 212, Page 212, County of Clear Creek, State of Colorado).

All that portion of Lot 12, Block 11, City of Idaho Springs, (City South of property described in Book 212, Page 212, Book 212, Page 212, County of Clear Creek, State of Colorado).



County Recorder Certificate

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County at 10:00 a.m. on the 14th day of November 2016 at Book 212, Page 212, Reception No. 281610.

M. J. Smith, County Clerk
Deputy and Recorder

CERTIFICATION

I, Gary W. Smith, a registered land surveyor in the State of Colorado, certify that the survey shown on these plat is based upon the best information available to me and that I performed a physical survey made under my direct responsibility, supervision, and direction.

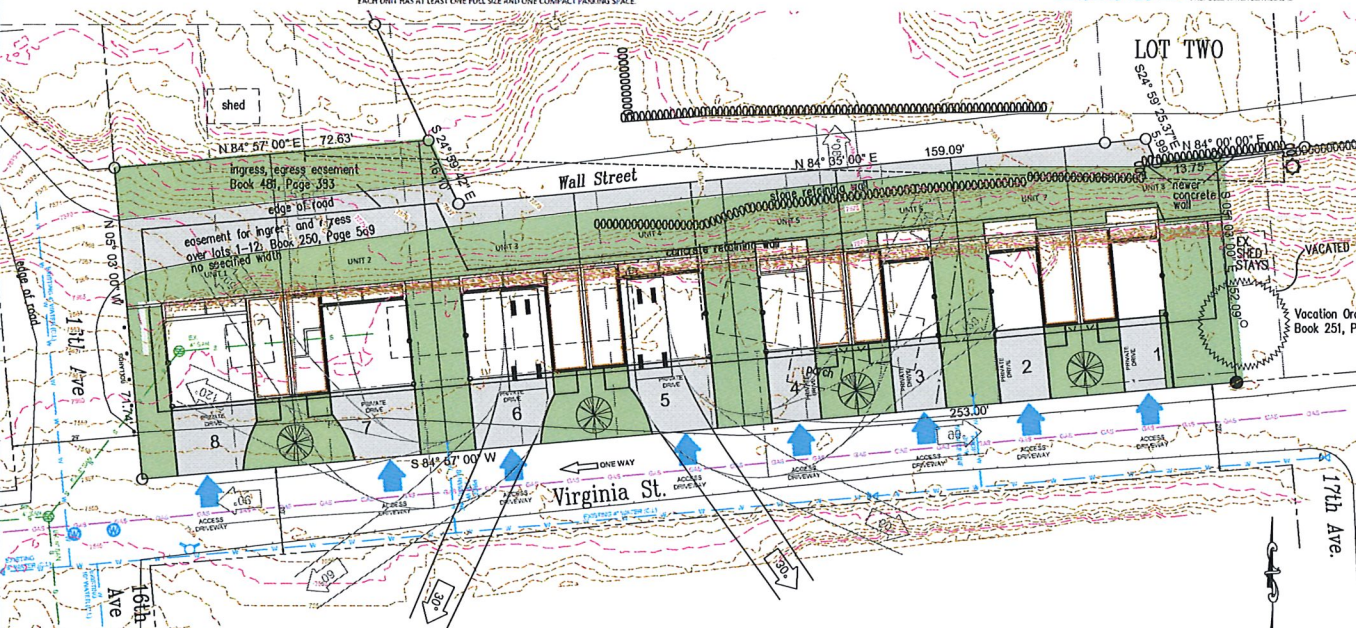
Gary W. Smith
Surveyor

16-25	Lots 2-12 & W 1/2 Lot 1 Block 11, Idaho Springs
Section 36, T3S, R73W	
CLIENT: Gary Clark	
DATE: 04/28/16	

LEGEND	
---	EXISTING BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT LINE
---	EXISTING ADJACENT LOT LINE
---	EXISTING R.L. CENTER LINE
---	EXISTING R.L. SETBACK/ENCLOSURE
---	EXISTING 1/4" CT CONTOUR
---	EXISTING 1/2" CT CONTOUR
---	PROPOSED 1/4" CT CONTOUR
---	PROPOSED 1/2" CT CONTOUR
---	EXISTING EDGE OF DRIVE/PAVEMENT/PAVEMENT
---	PROPOSED EDGE OF DRIVEWAY
---	EXISTING WATER LINE
---	EXISTING SAN SEWER/STORMWATER
---	PROPOSED GAS LINE
---	PROPOSED WATER SERVICE LINE

PROPOSED PARKING		
PARKING TYPE	Count	Comments
Parking Space: 8' x 16' - Compact	12	
Parking Space: 8' x 12' - Compact		

OFF STREET PARKING SPACES PER UNIT = 20 PARKING SPACES / 8 UNITS = 2.5/UNIT
EACH UNIT HAS AT LEAST ONE FULL SIZE AND ONE COMPACT PARKING SPACE.



LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the West One Half of 1, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

All that portion of Lot 12, Block 11, City of Idaho Springs, lying South of property described in Deeds recorded in Book 253, Page 309 and in Book 250, Page 430, County of Clear Creek, State of Colorado.

APPLICANT:
BLUE SPRUCE HABITAT FOR HUMANITY
1520 EVERGREEN PARKWAY | EVERGREEN CO 80439
KATHLEEN O'LEARY |
KOLEARY@BLUESPRUCEHABITAT.ORG | (303) 674-1127
GEORGE JOHNSTON |
GJOHNSTON@BLUESPRUCEHABITAT.ORG | (303) 593-6141

CALL BEFORE YOU DIG

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
 1-800-422-4087

811 1-800-922-1987
NORTH HAVEN MOUNTAIN PLAY
CENTER, CT 06460

have what's below.
Call before you dig.

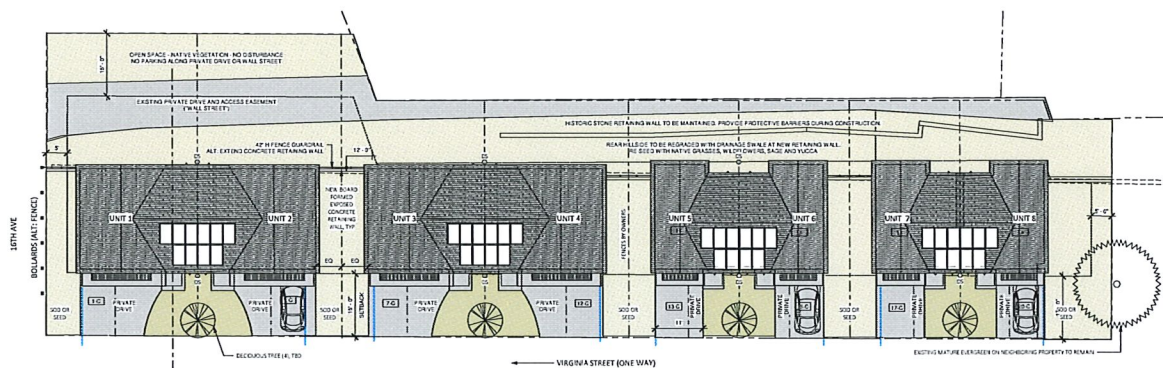
[illegible]

- NOT FOR CONSTRUCTION -

Fixture	Count	Water Supply Fixture Units (WSFU)
Shower Base 30	4	8
Sink Kitchen Double	8	12
Sink Vanity Round	12	12
Toilet Domestic 30	12	30
Tub Rectangular 30	8	32
Dish Washer	8	12
Washing Machine	8	N/A
Hose Bt	8	20
TOTAL WSFU (All Units)		126

	Fixture Count	WSFU	GPM	SERVICE LINE (PER CIVIL)
3 BR DUPLEX (2)	18	37	30	3/4"
2 BR DUPLEX (2)	12	25	20	3/4"

Max 4 water closets per duplex unit. A 4" sanitary pipe will be installed for each duplex unit.



① LANDSCAPE PLAN
1" = 10'-0"



StudioMW
DESIGN + PLANNING

www.studiomwarch.com
634 Grand Ave. S. P.O. Box 1267
Flagstaff, CO 81428
930.932-4523

NOTES
Any questions regarding the intent of the drawings or specifications are to be clarified with the Designer before construction. Any discrepancies in dimensions or field conditions to be immediately brought to the attention of the Designer before a proceeding with work. Failure to notify Designer of changing conditions relieves the Designer of responsibility. Changes made to the project documents without the consent of the Designer are unauthorized.
Do not scale drawings, use noted dimensions. Contact Designer if more information is needed.

REVISIONS:

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY

FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project number	Project Number
Date	April 1, 200
Drawn by	MI
Checked by	Chen

L1.0
Landscape Plan
Scale 1" = 10'

VIRGINIA STREET TOWNHOMES - NOT FOR CONSTRUCTION -
1628 VIRGINIA STREET, IDAHO SPRINGS, CO 80452
PARCEL ID 1835-363-38-006 & 1835-363-38-009

PROJECT SUMMARY

BLUE SPRUCE HABITAT FOR HUMANITY WORKS WITH HOMEOWNERS TO BUILD FAIR AND DECENT HOMES IN THE FRONT RANGE COMMUNITIES OF CLEAR CREEK, WEST JEFF CO, AND PARK COUNTY. THE VIRGINIA STREET TOWNHOMES ARE DESIGNED AS EIGHT ENERGY EFFICIENT, ROWHOUSE-STYLE SINGLE-PARCELED ATTACHED HOMES, OWNED BY LOCAL RESIDENTS THAT ARE INTEGRAL TO THE IDAHO SPRINGS COMMUNITY.

THE HOMES WILL BE LOCATED ON A 1/4 AC LOT ABOVE THE ELKS CLUB AND CATHOLIC CHURCH, WITH WALKABLE ACCESS TO THE HISTORIC DOWNTOWN AND OTHER TOWN AMENITIES. THE PROJECT WILL PRESERVE EXISTING HISTORIC STONE WALLS AND COMPLEMENT THE LOCAL VERNACULAR OF VICTORIAN ARCHITECTURE AND MANSION COUNTRY. STILL, THESE HOMES WILL USE CURRENT HIGH EFFICIENCY PRODUCTS AND DURABLE CONSTRUCTION DETAILING TO INSURE THE INTEGRITY AND LONGEVITY OF THE NEIGHBORHOOD FOR YEARS TO COME.

PROJECT TEAM

OWNER + CONTRACTOR:

BLUE SPRUCE HABITAT FOR HUMANITY
1570 Evergreen Parkway | Evergreen CO 80439
Kathleen O'Leary | koleary@bluesprucehabitat.org | (303) 674-1127
George Johnston | gjohnston@bluesprucehabitat.org | (303) 528-6145

DESIGNER:

STUDIO MW, LLC
124 Grand Ave. | P.O. Box 1587 | Fort Collins CO 80521
Molly Wierzbicki | molly@studiomw.com | (970) 910-4357

CIVIL + STRUCTURAL ENGINEER:

INSIGHT ENGINEERING, INC.
27601 Muller Rd. | Evergreen CO 80439
Drew Schneider, PE | drew@insightengineering.com | (303) 929-4272

SURVEYOR:

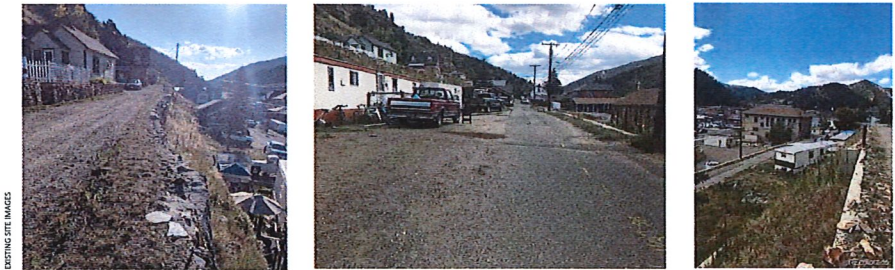
CLEAR CREEK SURVEYING
3274 Trail Creek Rd., Idaho Springs, CO 80452
Greg Markle | (303) 567-4755



1. VICINITY MAP
1" = 80' 0"

CONTENTS

T0.0	COVER SHEET
T0.1	PRECEDENT IMAGES
T0.2	3D VIEWS
A1.0	FLOOR PLANS
A1.1	FLOOR PLANS
A2.0	ELEVATIONS
A3.0	SITE SECTION AND VIEWS



EXISTING SITE IMAGES



NOTES

Any quantities appearing on this plan are for informational purposes only and are not to be used for construction. The contractor is responsible for verifying all quantities and for obtaining all necessary permits. The contractor is responsible for obtaining all necessary permits. The contractor is responsible for obtaining all necessary permits.

REVISIONS

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 18, 2021
Drawn by	Author
Checked by	Checker
T0.0 COVER	
Scale	1" = 80' 0"

- NOT FOR CONSTRUCTION -

PROPOSED MATERIAL PALETTE



NATURAL REGIONAL SANDSTONE MASONRY



HAND-CUT EASTERN HEMLOCK SIDING



WEATHERED STEEL SIDING IN VARIOUS ORIENTATIONS



EXPOSED CONCRETE

PRECEDENT MULTI-FAMILY ARCHITECTURE



IDAHO SPRINGS HISTORIC ARCHITECTURE



NOTES
Any customer requests, the intent of the drawings or specifications are to be directed with the Designer before construction. Any modifications or omissions to the drawings or specifications are subject to the approval of the Designer before proceeding with work. Failure to notify Designer of any changes or omissions to the drawings or specifications may result in the Designer not being responsible for the construction of the project. Designer is not responsible for the construction of the project.

REVISIONS

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project number	Project location
Date	March 18, 2021
Drawn by	Author
Checked by	Checker

T0.1
PRECEDENT
IMAGES
Scale

1/8"=1'-0"

- NOT FOR CONSTRUCTION -



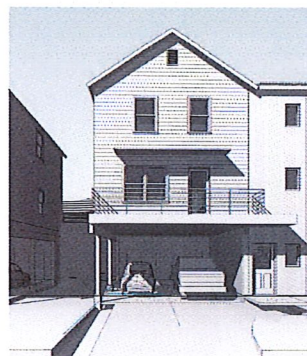
④ VIEW FROM 15TH



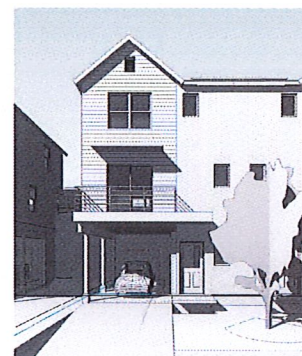
① VIEW FROM 17TH



⑤ INTERIOR VIEW



② 3BR SOUTH VIEW



2BR SOUTH VIEW



NOTES
Any questions regarding the intent of the drawings or specifications are to be dealt with the Designer before construction. Any discrepancies in dimensions or field conditions to be immediately brought to the attention of the Designer before proceeding with work. Field notes and field sketches of changing conditions are to be the Designer's responsibility. Changes made to the original documents without the consent of the Designer are unauthorized.
Do not scale drawings, use noted dimensions. Contact Designer if more information is needed.

REVISIONS:

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 18, 2011
Drawn by	M
Checked by	Check

T0.2

3D VIEWS

The image displays two architectural floor plans for a building, labeled 'MAIN FLOOR' and 'GROUND FLOOR'.

Main Floor Plan: This plan shows a long, narrow building divided into four units. Each unit contains a 'LIVING AREA', 'KITCHEN', and 'BATH'. The plan includes grid lines (1-24 horizontally, A-D vertically) and dimensions (e.g., 22'-0" x 11'-0"). A 'NEW RETAINING WALL' is indicated on the left side. The plan also shows 'PARKING SPACES' and 'STORAGE' areas.

Ground Floor Plan: This plan shows the same building from a different perspective, highlighting the 'NEW RETAINING WALL' and 'PARKING SPACES'. It includes grid lines (1-24 horizontally, A-D vertically) and dimensions (e.g., 22'-0" x 11'-0"). The plan also shows 'STORAGE' areas and 'PARKING SPACES'.



NOTES
Any questions regarding the intent of the drawings or specifications are to be directed with the Designer before construction. Any discrepancies or dimensions or field conditions to be immediately brought to the attention of the Designer before proceeding with work. Failure to notify Designer of changing conditions relieves the Designer of responsibility. Changes made to the present Documents without the consent of the Designer are unauthorized. Do not scale drawings, use noted dimensions. Contact Designer if more information is needed.

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY

FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project number	Project Number
Date	March 16, 2021
Drawn by	MW
Checked by	Chavez

A1.0
FLOOR PLANS

Scale 3/32" = 1'-0"



StudioMW
DESIGN + PLANNING

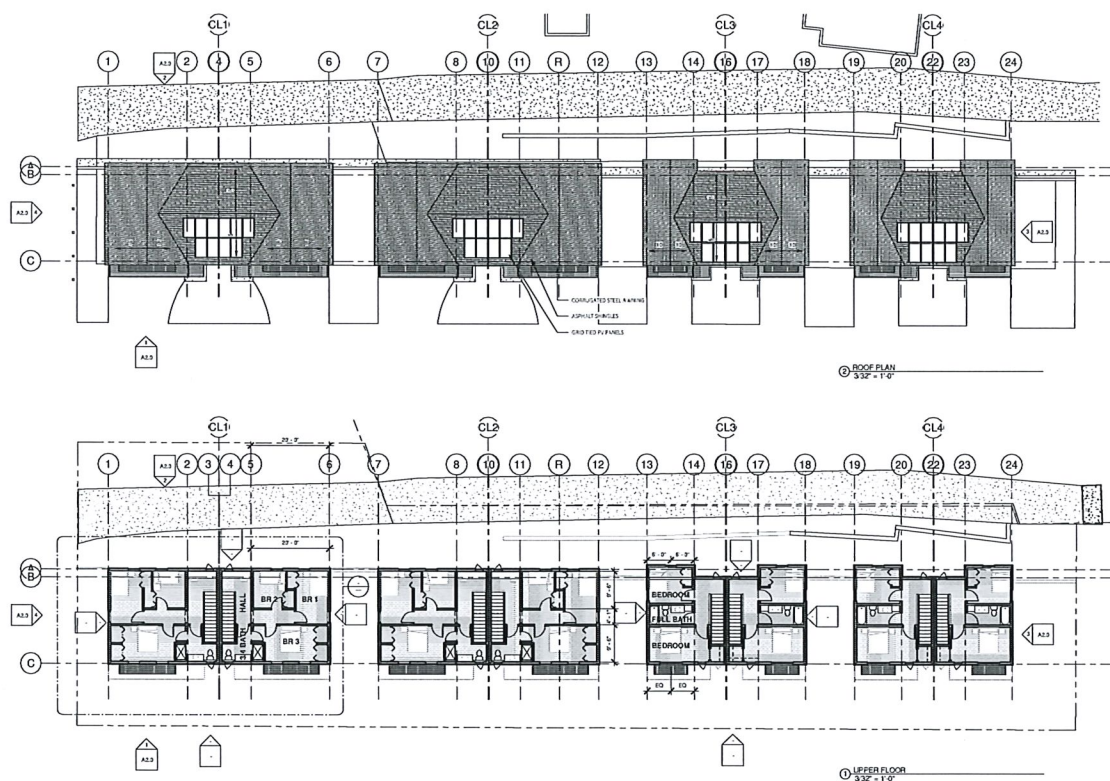
NOTES
Any purchasers requesting the return of the drawings or documents are to be directed with the Designator before construction. Any discrepancies in dimensions or field conditions to be immediately brought to the attention of the Designator before proceeding with work. Failure to notify Designator of changing conditions relieves the Designator responsibility. Changes made to the project documents without the consent of the Designator are unauthorized. Do not scale drawings, use noted dimensions. Contact Designator if more information is desired.

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

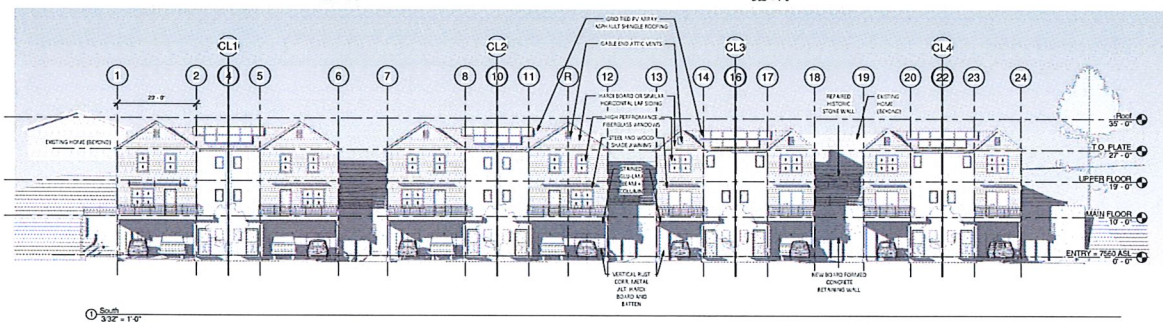
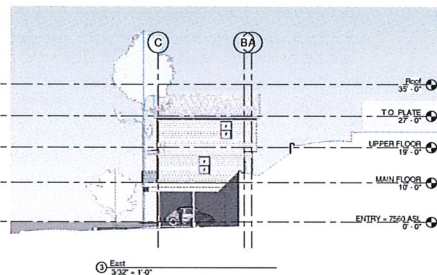
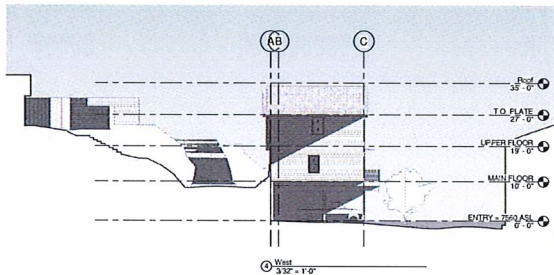
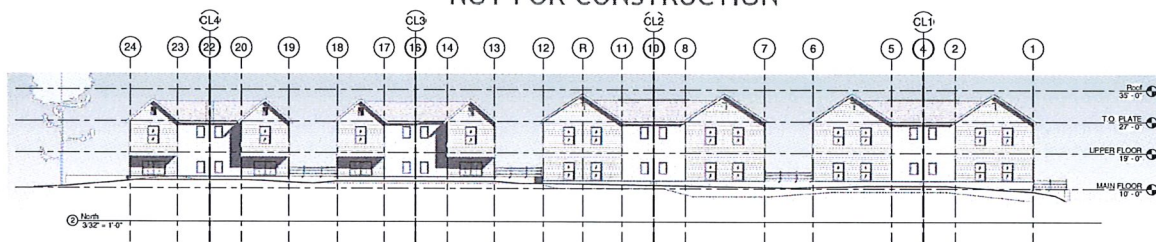
A1.1

FLOOR PLANS

Scale 3/32" = 1'-0"



- NOT FOR CONSTRUCTION -



NOTES
Any questions regarding the intent of the drawings or specifications are to be directed to the Designer before construction. Any changes or amendments to the drawings or specifications are to be made in writing and signed by the Designer. The Designer is not responsible for any errors or omissions in the drawings or specifications. The Designer is not responsible for any construction or performance of the project. The Designer is not responsible for any construction or performance of the project. The Designer is not responsible for any construction or performance of the project.

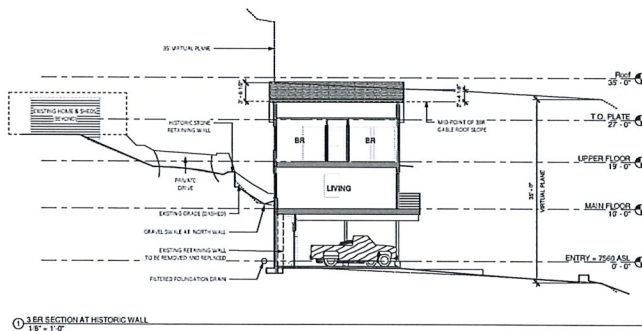
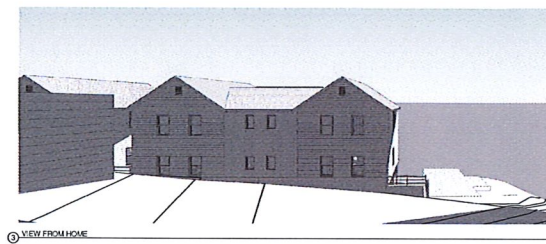
REVISIONS

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 14, 2023
Drawn by	MW
Checked by	Checker

A2.0
ELEVATIONS
Scale 3/32" = 1'-0"

- NOT FOR CONSTRUCTION -



NOTES
Any number indicating the sheet of the drawing or specification are to be divided into the number of sheets. Any number to be printed in the margin of the drawing shall be printed in the margin of the drawing. Any number to be printed in the margin of the drawing shall be printed in the margin of the drawing. Any number to be printed in the margin of the drawing shall be printed in the margin of the drawing.

REVISIONS

1628 VIRGINIA STREET
BLUE SPRUCE HABITAT FOR
HUMANITY
FINAL DEVELOPMENT PLAN
- NOT FOR CONSTRUCTION -

Project Number	Project Number
Date	March 15, 2021
Drawn by	Author
Checked by	Checker

A3.0
SITE SECTION
Scale 1/8" = 1'-0"

