

PL PARCEL ONE (PART OF PIN 919274001):
A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF ROUTT COUNTY ROAD 60: TOWNSHIP 9 NORTH,
RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO TH P.M., COUNTY OF ROUTT, STATE OF COLORADO
P.M., COUNTY OF ROUTT, STATE OF COLORADO ORIGINAL SURVEY RESURVEY
SECTION 27: E1/2E1/2 TRACT 86
SECTION 27: S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4 TRACT 87
SECTION 27: SW1/4NE1/4, W1/2SE1/4, SE1/4SW1/4 TRACT 88
SECTION 27: N1/2SW1/4 TRACT 89
SECTION 34: NE1/4NE1/4 TRACT 122
EXCEPTING AND EXCLUDING THEREFROM:
THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED IN BOOK 216 AT PAGE 437; BOOK 264 AT PAGE 385; BOOK 329 AT
PAGE 94; AND BOOK 341 AT PAGE 484.
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

PARCEL A:
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
COUNTY OF ROUTT, STATE OF COLORADO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

AMENDED TO INCLUDE:

A tract of land located in Tracts 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th P.M.,
Routt County, Colorado, being more particularly described as follows:
Beginning at a point from which AP 3, Tract 87 bears N61°29'00"W, 1121.78 feet;
Thence N01°13'00"E, 797.10 feet;
Thence S89°09'43"E, 436.62 feet to a point of intersection with the west line of the Home Ranch Amended
Planned Unit Development Plan as recorded at Reception No. 645437 of Routt County Clerk and Recorder
records on September 27, 2006;
Thence along said west line of the said Planned Unit Development Plan, S01°13'00"W, 799.99 feet;
Thence departing said line N88°47'00"W, 436.61 feet to the Point of Beginning, said tract contains 8.00 acres
more or less.
Basis of Bearing: N01°06'55"E, 1,324.60 feet along the west line of Tract 87, Section 27 between found U.S.
GLO brass monuments

PARCEL B:
A 40 FOOT WIDE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT BEING 20 FEET ON EACH SIDE OF THE EXISTING ROAD CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF COUNTY ROAD NO. 129 (ELK RIVER ROAD) FROM WHICH AP 2 TRACT 89 BEARS S 21°35'43" W, 481.81 FEET;
THENCE N 64°49'07" E, 50.85 FEET; THENCE N 45°01'24" E, 276.48 FEET; THENCE N 46°47'31" E, 90.99 FEET; THENCE N 54°12'52" E, 67.50 FEET; THENCE N 66°33'42" E, 91.55 FEET; THENCE N 76°58'42" E, 131.51 FEET; THENCE N 71°26'20" E, 83.68 FEET; THENCE N 68°06'37" E, 121.84 FEET; THENCE N 61°56'09" E, 89.72 FEET; THENCE N 44°19'23" E, 55.28 FEET; THENCE N 28°02'00" E, 102.42 FEET; THENCE N 38°23'50" E, 80.75 FEET; THENCE N 43°16'11" E, 85.27 FEET; THENCE N 46°35'18" E, 154.39 FEET; THENCE N 35°41'34" E, 74.64 FEET; THENCE N 38°10'33" E, 80.83 FEET; THENCE N 44°35'54" E, 218.58 FEET; THENCE N 51°28'05" E, 48.70 FEET; THENCE N 72°35'36" E, 59.30 FEET; THENCE N 80°27'45" E, 313.00 FEET; THENCE N 82°25'40" E, 115.28 FEET; THENCE N 56°47'36" E, 74.28 FEET; THENCE N 55°39'47" E, 118.43 FEET; THENCE N 62°00'22" E, 58.40 FEET; THENCE N 81°38'20" E, 48.20 FEET; THENCE S 81°29'14" E, 54.60 FEET; THENCE S 65°43'59" E, 142.07 FEET; THENCE S 73°03'43" E, 225.34 FEET TO THE POINT OF TERMINATION AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED TRACT FROM WHICH THE SW CORNER OF SAID TRACT BEARS S 01°13'00" W, 1137.03 FEET.
BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE GOVERNMENT BRASS CAPS FOUND FOR AP 4 AND AP 5 OF TRACT 87 BEING N 00°06'52" W.
COUNTY OF ROUTT, STATE OF COLORADO

PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING NORTH OF THE CENTERLINE OF ELK RIVER (MORE PARTICULARLY DEFINED IN THAT CERTAIN AFFIDAVIT AND AGREEMENT RECORDED IN BOOK 455 AT PAGE 582, (ROUTT COUNTY RECORDS), AND THAT PORTION OF TRACT 78 LYING SOUTH OF THE CENTERLINE OF SEED HOUSE ROAD. EXCEPTION AND EXCLUDING THEREFROM:
THAT CERTAIN TRACT OF LAND CONVEYED BY DEED RECORDED IN BOOK 338 AT PAGE 130.

PARCEL FOUR (PIN 919272002): A TRACT OF LAND LOCATED IN THE NW1/4NW1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.
(DESCRIBED UNDER THE RESURVEY AS TRACT 90) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT ANGLE POINT #3 OF SAID TRACT 90,
THENCE N 89°15'00" E 203.93 FEET ALONG THE SOUTH LINE OF SAID TRACT 90,
THENCE N 03°02'00" E 68.98 FEET TO A POINT OF CURVATURE,
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N 06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF GLEN EDEN TOWNHOUSES, PHASE I;
THENCE ALONG A CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS S 80°06'57" E 808.15 FEET) A DISTANCE OF 150.67 FEET AND WHOSE CHORD BEARS N 15°13'31" E 150.45 FEET;
THENCE N 20°34'00" E 175.05 FEET;
THENCE N 13°59'16" E 174.57 FEET;
THENCE N 20°34'09" E 169.53 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 66.39 FEET AND WHOSE CHORD BEARS N 18°31'09" E 66.38 FEET;
THENCE N 16°28'00" E 43.65 FEET TO THE CENTER OF ELK RIVER;
THENCE ALONG THE CENTERLINE OF SAID ELK. RIVER FOR THE FOLLOWING 5 COURSES,
S80°25'00" E 37.09 FEET,
S76°34'00" E 254.00 FEET,
S84°43'00" E 226.0 FEET,
N78°57'00" E 120.0 FEET,
N64°21'14" E 251.10 FEET TO THE EAST LINE OF SAID TRACT 90;
THENCE S00°27'40" E. 938.00 FEET ALONG SAID EAST LINE TO ANGLE POINT #4 OF SAID TRACT 90;
THENCE S89°15'00" W 1111.17 FEET ALONG THE SOUTH LINE OF SAID TRACT 90;
THENCE N03°02'00" E 68.98 FEET TO A POINT OF CURVATURE;
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO

PARCEL FIVE (PIN 919284006):
THAT PART OF TRACT 92, SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M,
COUNTY OF ROUTT, STATE OF COLORADO WHICH LIES SOUTHEASTERLY OF COUNTY ROAD NO. 129, SOUTHWESTERLY OF
COUNTY ROAD NO. 60, AND
NORTHWESTERLY OF "FUTURE COUNTY ROAD NO. 60" AS SHOWN ON THE PLAT OF CLARK RANCH
AS SHOWN ON THE PLAT OF CLARK RANCH RECORDED JUNE 26, 1978 AT FILE NO. 8184 AND DESIGNATED AS "NOT A PART".

1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.

2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF THAT TRADE.

3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS APPLICABLE. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL MEET APPLICABLE CODES.

4. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, INCLUDING O.S.H.A.

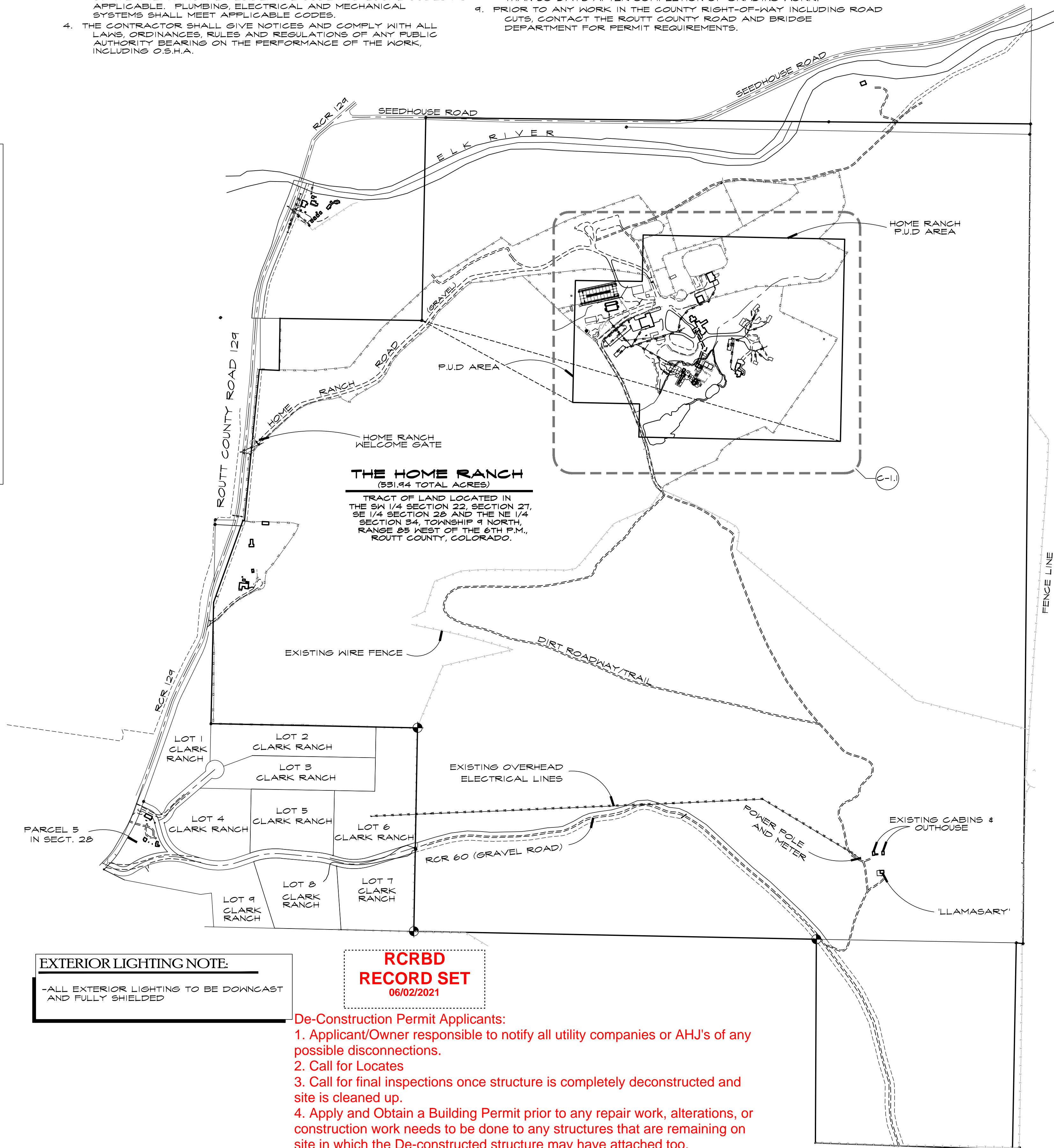
5. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM SITE. 12" IN 10' MINIMUM.

6. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD.

7. ALL ON SITE CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THERE IS NO IMPLICATION OF THE CONSTRUCTION SAFETY REQUIREMENTS OR BUILDING METHODS CONTAINED IN THESE DOCUMENTS.

8. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED NO MORE THAN 90 DAYS AFTER COMPLETION OF GRADING WORK.

9. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY INCLUDING ROAD CUTS, CONTACT THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.



INSTRUCTION- ONLY

DWN BY: JFR / BWR
P.U.D. SUBMITTAL

1/10/2021 INITIAL
1/28/20 2ND SUBMITTAL
3/05/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
5/16/20 5TH SUB.
DESIGN DEVELOPMENT:

1/16/2021
1/27/2021
2/23/2021
2/24/2021
3/02/2021
3/26/2021
4/02/2021
4/05/2021
5/04/2021
5/26/2021 --- DE-CON

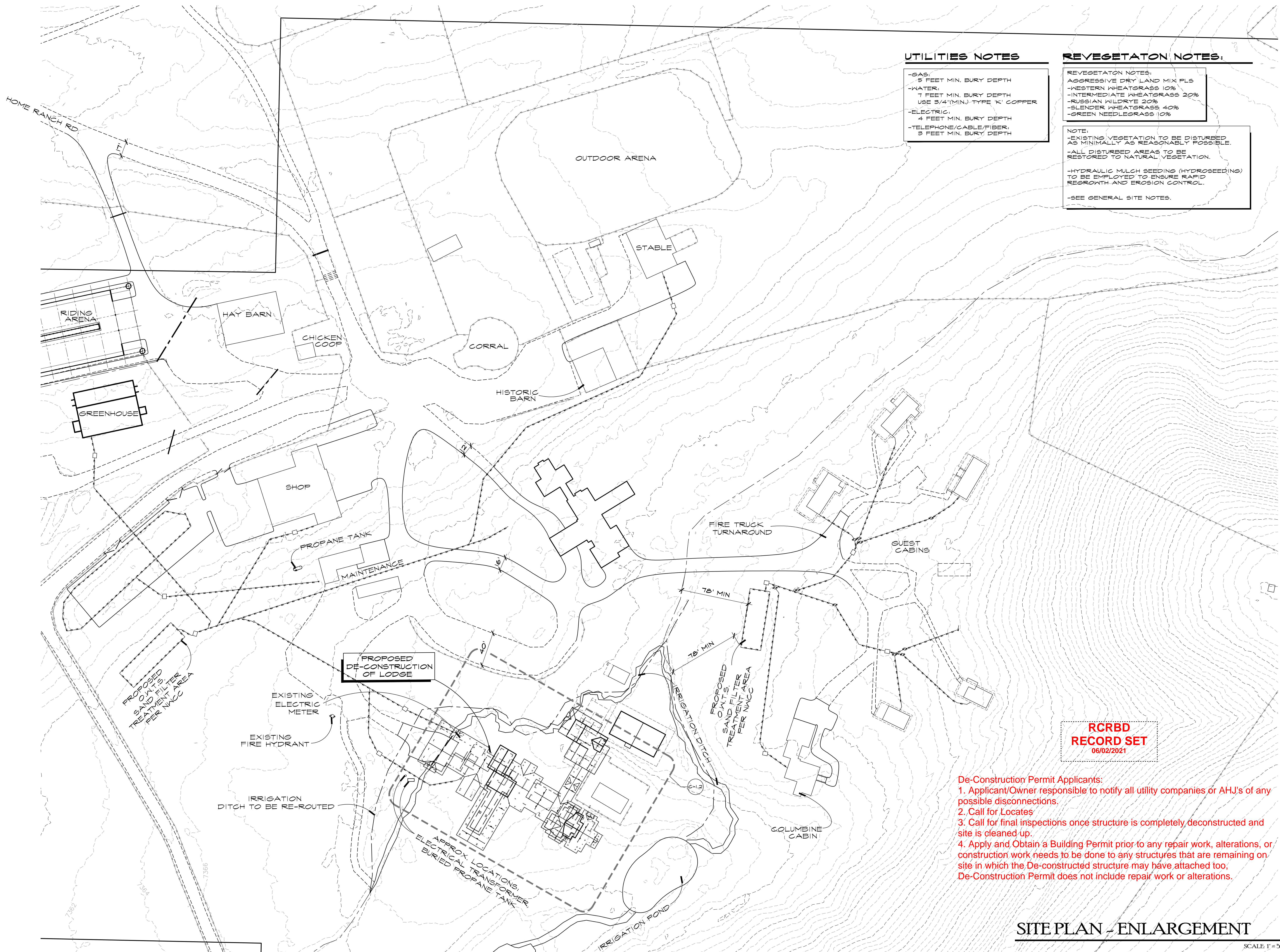
JOE PATRICK
ROBBINS
ARCHITECT

BOX 1463 875.4320
STEAMBOAT SPRINGS
COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
LODGE
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

SCALE: 1" = 400'-0"

C-1.0

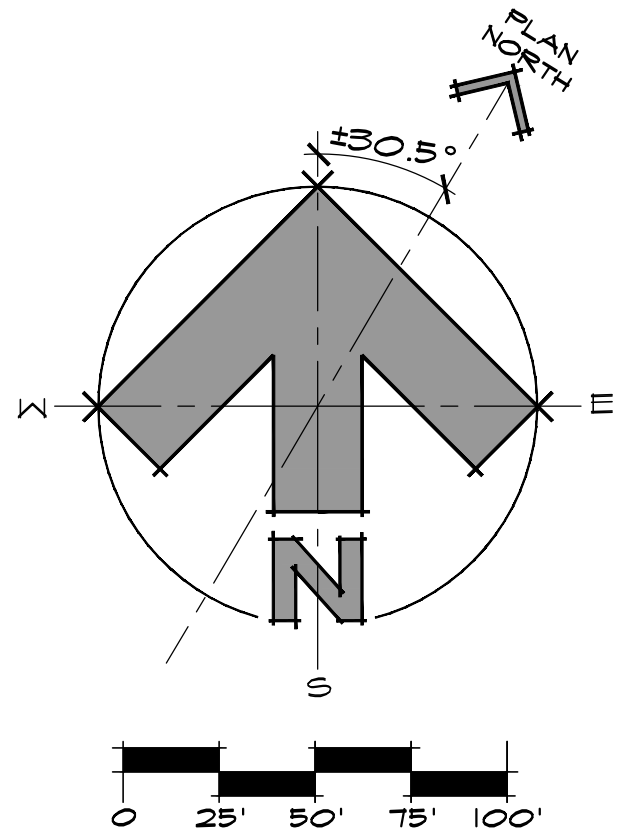


UTILITIES NOTES

- GAS:
5 FEET MIN. BURY DEPTH
- WATER:
7 FEET MIN. BURY DEPTH
USE 3/4" (MIN.) TYPE K' COPPER
- ELECTRIC:
4 FEET MIN. BURY DEPTH
- TELEPHONE/CABLE/FIBER:
5 FEET MIN. BURY DEPTH

REVEGETATON NOTES:

- REVEGETATION NOTES:
AGGRESSIVE DRY LAND MIX PLS
-WESTERN WHEATGRASS 10%
-INTERMEDIATE WHEATGRASS 20%
-RUSSIAN WILDRYE 20%
-SLENDER WHEATGRASS 40%
-GREEN NEEDLEGRASS 10%
- NOTE:
-EXISTING VEGETATION TO BE DISTURBED AS MINIMALLY AS REASONABLY POSSIBLE.
-ALL DISTURBED AREAS TO BE RESTORED TO NATURAL VEGETATION.
-HYDRAULIC MULCH SEEDING (HYDROSEEDING) TO BE EMPLOYED TO ENSURE RAPID REGROWTH AND EROSION CONTROL.
-SEE GENERAL SITE NOTES.



-DE-CONSTRUCTION- ONLY

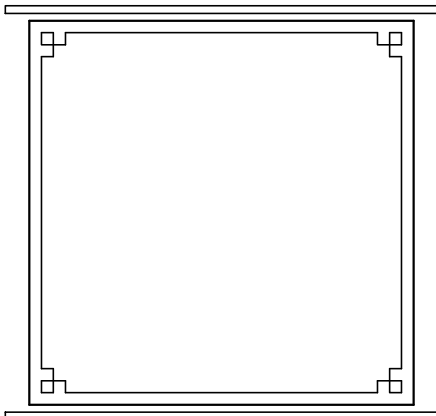
DWN BY:
JPR / BWR

P.U.D. SUBMITTAL

11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
5/10/20 5TH SUB.
DESIGN DEVELOPMENT:
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1/21/2021
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5/26/2021 --- DE-CON



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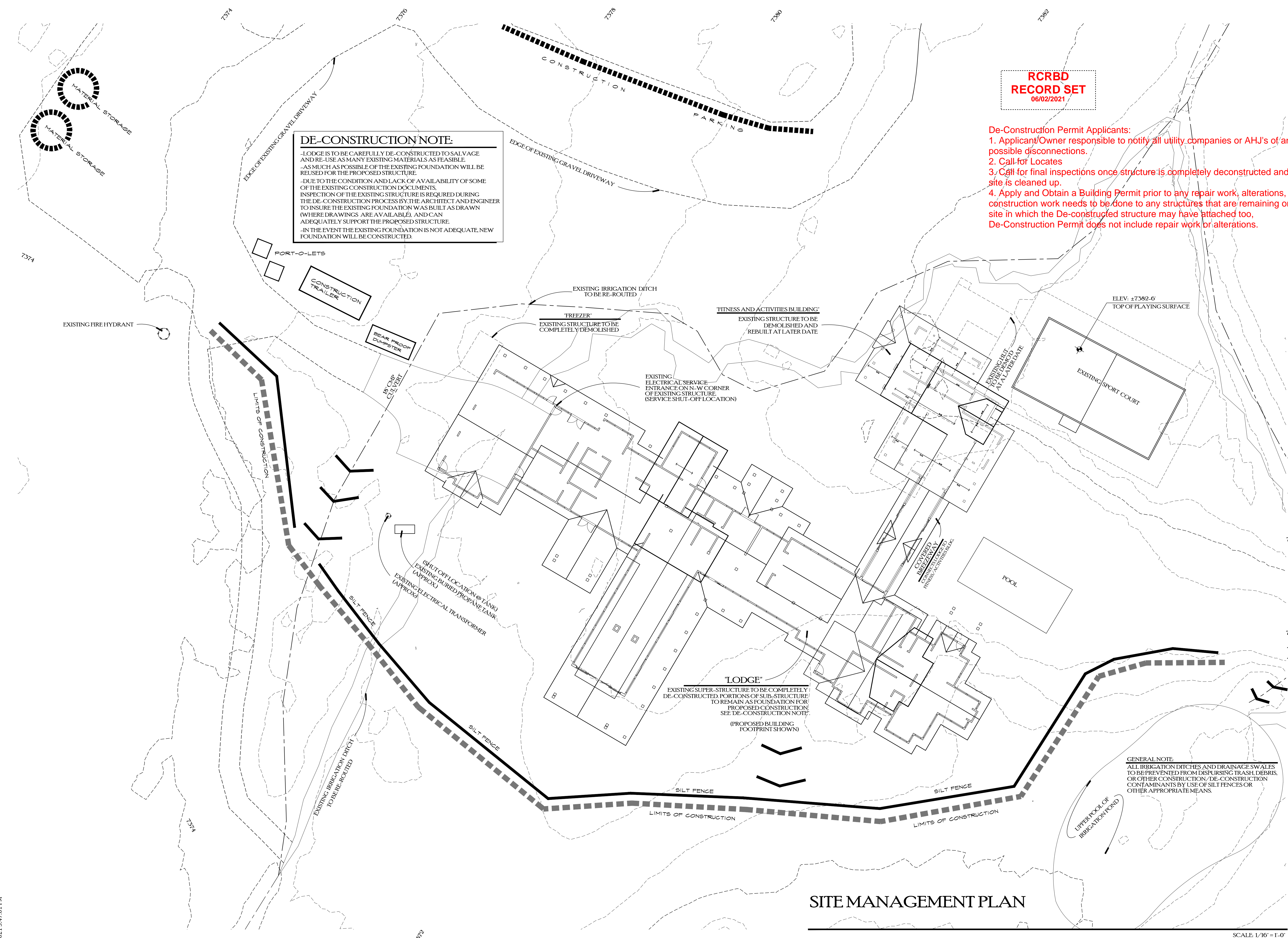
**RCRBD
RECORD SET
06/02/2021**

- De-Construction Permit Applicants:
1. Applicant/Owner responsible to notify all utility companies or AHJ's of any possible disconnections.
 2. Call for Locates
 3. Call for final inspections once structure is completely deconstructed and site is cleaned up.
 4. Apply and Obtain a Building Permit prior to any repair work, alterations, or construction work needs to be done to any structures that are remaining on site in which the De-constructed structure may have attached too, De-Construction Permit does not include repair work or alterations.

SITE PLAN - ENLARGEMENT

SCALE: 1" = 50'-0"

C - 11



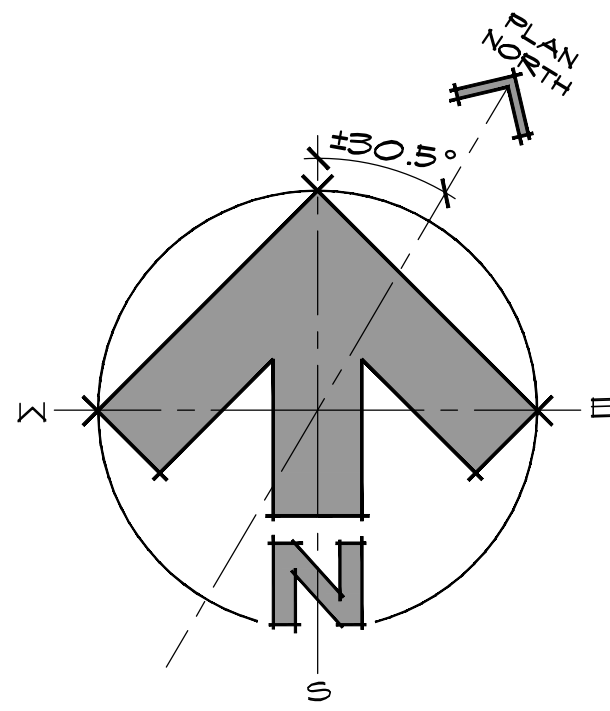
DE-CONSTRUCTION NOTE:

- LODGE IS TO BE CAREFULLY DE-CONSTRUCTED TO SALVAGE AND RE-USE AS MANY EXISTING MATERIALS AS FEASIBLE. - AS MUCH AS POSSIBLE OF THE EXISTING FOUNDATION WILL BE REUSED FOR THE PROPOSED STRUCTURE. - DUE TO THE CONDITION AND LACK OF AVAILABILITY OF SOME OF THE EXISTING CONSTRUCTION DOCUMENTS, INSPECTION OF THE EXISTING STRUCTURE IS REQUIRED DURING THE DE-CONSTRUCTION PROCESS BY THE ARCHITECT AND ENGINEER TO INSURE THE EXISTING FOUNDATION WAS BUILT AS DRAWN (WHERE DRAWINGS ARE AVAILABLE), AND CAN ADEQUATELY SUPPORT THE PROPOSED STRUCTURE. - IN THE EVENT THE EXISTING FOUNDATION IS NOT ADEQUATE, NEW FOUNDATION WILL BE CONSTRUCTED.

**RCRBD
RECORD SET
06/02/2021**

- De-Construction Permit Applicants:
1. Applicant/Owner responsible to notify all utility companies or AHJ's of any possible disconnections.
 2. Call for Locates
 3. Call for final inspections once structure is completely deconstructed and site is cleaned up.
 4. Apply and Obtain a Building Permit prior to any repair work, alterations, or construction work needs to be done to any structures that are remaining on site in which the De-constructed structure may have attached too, De-Construction Permit does not include repair work or alterations.

**-DE-CONSTRUCTION-
ONLY**



0 4' 8' 16' 32'

DWN BY:

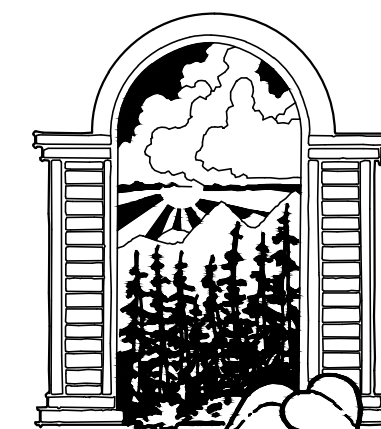
JPR / BWR

P.U.D. SUBMITTAL

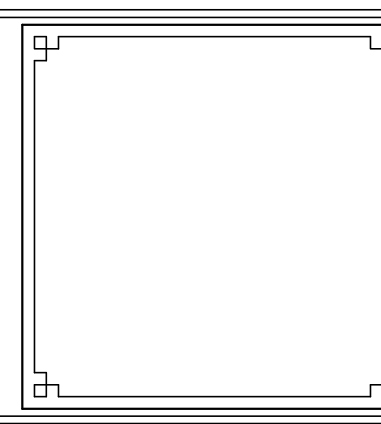
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A NEW PLAN FOR THE
HOME RANCH

LODGE

27315
HOME RANCH ROAD
ROUT COUNTY
COLORADO

SHEET NUMBER

C-1.2

SITE MANAGEMENT PLAN

SCALE 1/16" = 1'-0"

OWNER / AGENT ASBESTOS STATEMENT

Under Colorado Regulation No. 8, Part B – Asbestos, Emissions Standards for Asbestos, The Colorado Department of Public Health and Environment ("CDPHE") requires all buildings be thoroughly inspected for asbestos in accordance with paragraphs IV.C.1., IV.D. and IV.F. by a Colorado certified asbestos Building Inspector prior to commencing renovation or demolition activities. Both the building owner and contractor performing the renovation or demolition work can be held liable for failing to comply with these asbestos regulations.

Please be aware that testing for the presence of asbestos and issuance of a permit by the state may require significant lead times as there are state and federal requirements that the application for demolition (or renovation if trigger levels of asbestos will be disturbed) must be postmarked or hand delivered at least 10 working days prior to the commencement of the project. Issuance of a building permit by Routt County Regional Building Department does not assure compliance with the State and Federal regulations.

More information and applications are available at the CDPHE website:

<http://www.cdphe.state.co.us/ap/asbestos/index.html> or by calling the Colorado Department of Public Health and Environment at (800) 866-7689 or (303) 692-3150.

I have read and understand the above information and agree to these requirements

Owner / Agent Signature: DL SFC Snake River Const. Co.

Date: 5/21/21

Address: 27315 Home Ranch Rd. Permit number: TB-21-572