



REGULAR MEETING AGENDA

City of Black Hawk City Council
211 Church Street, Black Hawk, CO

August 10, 2016
3:00 p.m.

RINGING OF THE BELL:

1. CALL TO ORDER
2. ROLL CALL & PLEDGE OF ALLEGIANCE:
3. ADENDA CHANGES:
4. CONFLICTS OF INTEREST: (Council disclosures are on file w/City Clerk & Sec. of State)
5. PUBLIC COMMENT: *Please limit comments to 5 minutes*
6. APPROVAL OF MINUTES: July 27, 2016
7. PUBLIC HEARINGS
 - A. CB18, An Ordinance Stating the Intent of the City of Black Hawk to Acquire Certain Properties for Open Space and Recreational Purposes Within the Meaning of C.R.S. § 38-6-101, and C.R.S. § 31-25-201
 - B. Resolution 60-2016, A Resolution Conditionally Approving a Certificate of Appropriateness Site Development Plan and License Agreement for the Monarch Hotel Tower Located at 488 Main Street
8. ACTION ITEMS:
 - A. Resolution 61-2016, A Resolution Approving the Contract Between the City of Black Hawk and Andraos Construction, LLC for the Concrete Curb and Gutter Repair Project in an Amount Not To Exceed \$43,995.75
9. CITY MANAGER REPORTS:
10. CITY ATTORNEY:
11. EXECUTIVE SESSION:
12. ADJOURNMENT:

MISSION STATEMENT

The mission of the City of Black Hawk is to progressively provide cost effective programs and services of the highest quality to the community.



**City of Black Hawk
City Council**

July 27, 2016

MEETING MINUTES

City Council and Management Team participated in a Budget Workshop at 1:00 p.m. Due to finishing early, it was decided to call the meeting to order and make a motion to go into Executive Session.

1. **CALL TO ORDER:** The regular meeting of the City Council was called to order on Wednesday, July 27, 2016 at 2:00 p.m. by Mayor Spellman.

2. **ROLL CALL:** Present were: Mayor Spellman, Aldermen Armbright, Bennett, Johnson, Midcap, Moates, and Torres.

Staff present: City Attorney Hoffmann, City Manager Lewis, Police Chief Cole, City Clerk/Administrative Services Director Greiner, Community Planning and Development Administrator Linker, Finance Director Hillis, Public Work Director Isbester, and Fire Chief Taylor.

PLEDGE OF ALLEGIANCE: Mayor Spellman led the meeting in the recitation of the Pledge of Allegiance.

EXECUTIVE SESSION: City Attorney Hoffmann recommended item numbers 2 and 5 for Executive Session regarding specific legal issues related to law enforcement and potential legislation.

**MOTION TO
ADJOURN INTO
EXECUTIVE
SESSION**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn into Executive Session at 2:15 p.m. to hold a conference with the City's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

**MOTION TO
ADJOURN**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn the Executive Session at 3:00 p.m.

MOTION PASSED There was no discussion and the motion **PASSED** unanimously.

The Regular Meeting of the City of Black Hawk City Council was reconvened at 3:02 p.m.

Staff present: City Attorney Hoffmann, City Manager Lewis, Police Chief Cole, City Clerk/Administrative Services Director Greiner, Community Planning and Development Administrator Linker, Finance Director Hillis, Public Work Director Isbester, Senior Civil Engineer Ford, Fire Chief Taylor, and Deputy City Clerk Martin.

3. **AGENDA CHANGES:** Deputy City Clerk Martin confirmed there were no agenda changes.

4. **CONFLICTS OF INTEREST:** City Attorney Hoffmann asked Council to declare any Conflicts of Interest on any issue appearing on the agenda this afternoon other than those previous disclosures and conflicts that have already been disclosed and are on file with the City Clerk and Secretary of State. There were no conflicts noted from City Council.

City Attorney Hoffmann asked the audience if there were any objections to any member of Council voting on any issue on the agenda this afternoon. The audience had no objections.

5. **PUBLIC COMMENTS:** Deputy City Clerk Martin confirmed that no one had signed up to speak.

6. **APPROVAL OF MINUTES** July 13, 2016.

MOTION TO APPROVE Alderman Armbright **MOVED** and was **SECONDED** by Alderman Torres to approve the Minutes as presented.

MOTION PASSED There was no discussion and the motion passed unanimously.

7. **PUBLIC HEARINGS:**

A. CB16-2016, An Ordinance Calling a November 8, 2016 Special Election to be Coordinated with the County, Submitting a Ballot Question, and Setting the Ballot Title Therefor

Mayor Spellman read the title and opened the public hearing.

City Attorney Hoffmann explained that, if approved, this Council Bill would put on the November 8th Special Election a one-half percent increase in current sales tax to be used for marketing purposes, specifically the fireworks displays, holiday light displays and the public flower boxes. He said an estimated amount to be generated in the first year, as required by TABOR, is \$325,000.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB16, An Ordinance Calling a November 8, 2016 Special Election to be Coordinated with the County, Submitting a Ballot Question, and Setting the Ballot Title Therefor open and invited anyone wanting to address the Board either “for” or “against” the proposed ordinance to come forward.

No one came forward to speak and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Johnson **MOVED** and was **SECONDED** by Alderman Bennett to Approve CB16, An Ordinance Calling a November 8, 2016 Special Election to be Coordinated with the County, Submitting a Ballot Question, and Setting the Ballot Title Therefor.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

B. CB17-2016, An Ordinance Amending Article IV of Chapter 4 of the Black Hawk Municipal Code to Clarify the Location of the Retail Sale of a Gaming Device or Gaming Equipment

Mayor Spellman read the title and opened the public hearing.

City Attorney Hoffmann explained a potential issue of a casino possibility buying a gaming device and having it delivered somewhere in unincorporated Gilpin County to avoid paying the City of Black Hawk sales tax. He said this Council Bill better defines the location of a sale to be where the gaming device ends up and is used.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB17, An Ordinance Amending Article IV of Chapter 4 of the Black Hawk Municipal Code to Clarify the Location of the Retail Sale of a Gaming Device or Gaming Equipment open and invited anyone wanting to address the Board either “for” or “against” the proposed ordinance to come forward.

No one came forward to speak and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Torres to Approve CB17, An Ordinance Amending Article IV of Chapter 4 of the Black Hawk Municipal Code to Clarify the Location of the Retail Sale of a Gaming Device or Gaming Equipment.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

C. Resolution 57-2016, A Resolution Approving a Certificate of Appropriateness for Roof Alterations at 201 Selak Street

Mayor Spellman read the title and opened the public hearing.

Community Planning and Development Administrator Linker and Senior Civil Engineer Ford introduced this item which consists of removing the three short chimney vents above the roof on City Hall in order to provide a flat surface for a new roof treatment to be installed. Linker said this has been reviewed by consulting staff and has been determined not to have a negative impact on the historic character of the building or on the district as a whole, and staff recommends conditional approval as listed in the resolution.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on Resolution 57-2016, A Resolution Approving a Certificate of Appropriateness for Roof Alterations at 201 Selak Street open and invited anyone wanting to address the Board either “for” or “against” the proposed ordinance to come forward.

No one came forward to speak and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to Approve Resolution 57-2016, A Resolution Approving a Certificate of Appropriateness for Roof Alterations at 201 Selak Street.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

8. ACTION ITEMS:

A. Resolution 58-2016, A Resolution Accepting City of Black Hawk 2015 Audit

Mayor Spellman read the title.

Finance Director Hillis introduced the Comprehensive Annual Financial Report for 2015. He said the City’s Auditor, John Cutler & Associates,

issued a clean or unqualified opinion, which is the best type of opinion to receive. Council thanked staff for their work.

MOTION TO APPROVE

Alderman Johnson **MOVED** and was **SECONDED** by Alderman Moates to approve Resolution 58-2016, A Resolution Accepting City of Black Hawk 2015 Audit.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

B. Resolution 59-2016, A Resolution Awarding the Bid for Construction of the Central City Parking Lot Lighting Project to Encore Electric, Inc. in the Amount of \$81,830

Mayor Spellman read the title.

Public Works Director Isbester explained that lighting was one of the conditions for approval on the Special Review Use Permit with the City of Central on the Colvin Tract parking lot. Council said they would come up with a new name for the lot.

MOTION TO APPROVE

Alderman Johnson **MOVED** and was **SECONDED** by Alderman Moates to approve Resolution 59-2016, A Resolution Awarding the Bid for Construction of the Central City Parking Lot Lighting Project to Encore Electric, Inc. in the Amount of \$81,830.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

9. CITY MANAGER REPORTS:

City Manager Lewis had nothing to report.

10. CITY ATTORNEY:

City Attorney Hoffmann had nothing to report.

11. EXECUTIVE SESSION: Held prior to Regular Meeting.

12. ADJOURNMENT:

Mayor Spellman declared the Regular Meeting of the City Council closed at 3:14 p.m.

Melissa A. Greiner
City Clerk

David D. Spellman
Mayor

COUNCIL BILL 18
AN ORDINANCE STATING
THE INTENT OF THE
CITY OF BLACK HAWK
TO ACQUIRE CERTAIN
PROPERTIES FOR OPEN
SPACE AND
RECREATIONAL
PURPOSES WITHIN THE
MEANING OF
C.R.S. § 38-6-101,
AND
C.R.S. § 31-25-201

**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

COUNCIL BILL NUMBER: CB18

ORDINANCE NUMBER: 2016-18

TITLE: AN ORDINANCE STATING THE INTENT OF THE CITY OF BLACK HAWK TO ACQUIRE CERTAIN PROPERTIES FOR OPEN SPACE AND RECREATIONAL PURPOSES WITHIN THE MEANING OF C.R.S. § 38-6-101, AND C.R.S. § 31-25-201

WHEREAS, the City of Black Hawk, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, and Article 8, Section 4 of the City of Black Hawk Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, C.R.S. § 38-6-101, *et seq.*, and C.R.S. § 31-25-201 ; and

WHEREAS, the City of Black Hawk wishes to acquire the properties more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, which properties are hereinafter referred to as the “Subject Properties,” said Subject Properties to be acquired for open space and recreational purposes within the meaning of Article XX, § 1 of the Colorado Constitution, Article 8, Section 4 of the City of Black Hawk Home Rule Charter, C.R.S. § 38-6-101, and C.R.S. § 31-25-201.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. Notice is hereby given that the City of Black Hawk, Colorado, intends to acquire the Subject Properties.

Section 2. The acquisition of the Subject Properties, and each of them individually and collectively, serve the public purposes of providing open space and a further public recreational purpose of a recreational trail system, and is necessary and essential to the City's ability to provide such facilities for the City within the meaning of C.R.S. § 38-6-101, C.R.S. § 31-25-201, and C.R.S. § 31-25-201. Said purposes are specifically authorized as set forth above and pursuant to Article XX, § 1 of the Colorado Constitution, and Article 8, Section 4 of the City of Black Hawk Home Rule Charter.

Section 3. The City further finds and determines as follows:

- A. The City of Black Hawk finds that consistent with its home rule eminent domain authority, that the purpose of providing open space and the recreational trail purpose for which the Subject Properties are sought

constitutes a valid public purpose within the meaning of Article XX, § 1 of the Colorado Constitution, C.R.S. § 38-6-101, and C.R.S. § 31-25-201; and

- B. That it is necessary and essential that the City acquire the Subject Properties for the public purposes set forth herein.

Section 4. The staff of the City is directed to comply with all requirements of applicable law in the conduct of the within authorized eminent domain action.

Section 5. In the prosecution of the within authorized eminent domain action, the City shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the City of Black Hawk Home Rule Charter, and C.R.S. § 38-1-101, et seq.

Section 6. Safety Clause. The Board of Aldermen hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Aldermen further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 7. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 10th day of August, 2016.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, City Clerk

EXHIBIT A

531 Chase Street

Parcel A:

Those portions of Mill Site 53, City of Black Hawk, as described in Deed recorded in book 104, Page 577, and in Book 146, Page 282, including that portion thereof lying within the boundaries of the Alces Lode Mining Claim, U. S. Mineral Survey No. 18032, County of Gilpin, State of Colorado.

Parcel B:

The Somes Lode and Millsite Claims, U. S. Survey No. 385A and 385B, as described in the United States Patent recorded May 20, 1905, in Book 136, Page 135, Excepting and Excluding therefrom any portion thereof embraced in Mining Claim or Survey No. 209, as excepted and excluded in said United States Patent, And Except any portion thereof included within Parcel A above, County of Gilpin, State of Colorado.

Alma

The Alma Lode, City Title, described as follows:

All that portion of the Alma Lode within the Townsite of the City of Black Hawk, said lode being described as follows: Beginning at the S.E. corner whence Cor. No. 8 survey No. 95 Mountain Lode and Mill Site bears S. 52° W., 358 feet; thence S. 62°30' W., 1165 feet; thence S. 51° W., 335 feet; thence N. 33°15' W., 150.75 feet; then N. 51° E., 335 feet; thence N. 62°30' E., 1165 feet; thence S. 33°15' E., 150.75 feet to the S.E. Corner, the Place of Beginning,

Exclusive of its conflict with Survey No. 95 Mountain Lode and Mill Site, Sur. No. 903, Peru Lode, the 94 Lode and Mill Site No. 4,

City of Black Hawk,

And Except any mine of Gold, Silver, Cinnabar or Copper or to any valid mining claim or possession held under existing laws, as shown in Patent to the City of Black Hawk, recorded in Book 56 at Page 555 and in Book 62 at Page 456,

County of Gilpin, State of Colorado.

Enterprise

The Enterprise Lode, City Title,

Sometimes referred to The Enterprise Lode #15779,

City of Black Hawk,

Except any mine of Gold, Silver, Cinnabar or Copper or to any valid mining claim or possession held under existing laws, as shown in Patent to the City of Black Hawk, recorded in Book 56 at Page 555 and in Book 62 at Page 456,

County of Gilpin, State of Colorado.

Gov Lot 65

Parcel A:

Government Lot 65,

Section 6, Township 3 South, Range 72 West of the 6th P.M.,

County of Gilpin, State of Colorado.

Gov Lot 73

Parcel B:

Government Lot 73,
Section 6, Township 3 South, Range 72 West of the 6th P.M.,
County of Gilpin, State of Colorado.

Josephine Lode

All that portion of the Josephine Lode, Black Hawk City Title, contained within the limits of the Town Site of the City of Black Hawk, exclusive of its conflict with: The Alma Lode, Black Hawk City Title, The Mountain Lode Mining Claim and Millsite Claim, U. S. Mineral Survey No. 95; and the Peru Lode Mining Claim, U. S. Mineral Survey No. 903.

The said Josephine Lode being bounded and described as follows, to wit: Beginning at a point whence the Northwest Corner of Section 7, Township 3 South, Range 72 West of the 6th P.M. bears North 149 feet; thence N. 50°50' E., 281.11 feet; thence N. 88°10' E., 180.92 feet; thence South 50.03 feet; thence S. 88°10' W., 162.44 feet; thence S. 50°50' W., 304.95 feet; thence North 64.49 feet to the Place of Beginning, Except any mine of Gold, Silver, Cinnabar or Copper or to any valid mining claim or possession held under existing laws, as shown in Patent to the City of Black Hawk, recorded in Book 56 at page 555 and in Book 62 at Page 456,
City of Black Hawk,
County of Gilpin, State of Colorado.

Paymaster Lode

The Paymaster Lode, City Title,
City of Black Hawk,

Except any mine of Gold, Silver, Cinnabar, or Copper or to any valid mining claim or possession held under existing laws, as shown in Patent to the City of Black Hawk, recorded in Book 56 at Page 555 and in Book 62 at Page 456,
County of Gilpin, State of Colorado.

Surprise Lode

The Surprise Lodge, City Title (Sometimes known as U. S. Survey No. 15778),
City of Black Hawk,

And Except any mine of Gold, Silver, Cinnabar or Copper or to any valid mining claim or possession held under existing laws, as shown in Patent to the City of Black Hawk, recorded in Book 56 at Page 555 and in Book 62 at Page 456,
County of Gilpin, State of Colorado.

Smith 502

An Access easement located within section 7, Township 3, South, Range 72 West and Section 12, Township 3 South, Range 73 West of the 6th Principal Meridian
City of Black Hawk, County of Gilpin, State of Colorado

Description,

An access easement located within the Smith Lode, Survey No. 502 in the Northwest quarter of section 7, Township 3 South, Range 72 West and the Northeast Quarter of section 12, Township 3 South, Range 73 West of the sixth Principal Meridian, City of Black Hawk, County of Gilpin, State of Colorado, more particularly described as follows:

Commencing at corner No. 3 of the Wain Lode, survey No. 490, thence along the northerly line thereof S. 52°00'00" W., 81.59 feet to the true Point of Beginning, with northerly line S. 52°00'00" W., 62.52 feet; thence S. 87°10'32" W., 29.44 feet to a point along the northerly line of said Smith Lode; thence along said northerly line N. 52°00'00" E., 26.04 feet; thence N. 87°10'32" E, 17.85 feet; thence N. 58°59'40" E., 23.56 feet; thence N. 20°38'05" E., 25.27 feet to a point along the northerly line of said Smith Lode; thence along said northerly line N. 52°00'00" E., 28.82 feet; thence S. 20°38'05" W., 32.58 feet to the Point of Beginning, containing 0.02 acres more or less.



**CITY OF BLACK HAWK
REQUEST FOR COUNCIL ACTION**

SUBJECT: Approve Council Bill 18, an Ordinance Authorizing the necessary steps toward the acquisition of various properties on Maryland Mountain along the Tramway grade alignment.

RECOMMENDATION:

If City Council chooses to approve Council Bill 18, an Ordinance authorizing taking the necessary steps to acquire various properties along the old tramway alignment on Maryland Mountain, the recommended motion is as follows:

“**Motion to Approve** Council Bill 18, an Ordinance Authorizing the taking of necessary steps to acquire various properties along the old tramway alignment on Maryland Mountain.”

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Black Hawk proposes to acquire certain properties for open space and recreational purposes on Maryland Mountain. The properties are located along the old alignment for the tramway and will allow the trail to be established.

FUNDING SOURCE: Preservation 203-0000-502-7102 Land

WORKSHOP DATE: August 10, 2016

ORIGINATED BY: Tom Isbester

STAFF PERSON RESPONSIBLE: Jack Lewis/Corey Hoffmann

PROJECT COMPLETION DATE: N/A

DOCUMENTS ATTACHED: ordinance

CITY ATTORNEY REVIEW: Yes No N/A

SUBMITTED BY:

Thomas Isbester, Public Works Director

REVIEWED BY:

Stephen N. Cole, Acting City Manager

RESOLUTION 60-2016
A RESOLUTION
CONDITIONALLY
APPROVING A
CERTIFICATE OF
APPROPRIATENESS, SITE
DEVELOPMENT PLAN
AND LICENSE
AGREEMENT FOR THE
MONARCH HOTEL
TOWER LOCATED AT 488
MAIN STREET

**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

Resolution No. 60-2016

TITLE: A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF APPROPRIATENESS, SITE DEVELOPMENT PLAN AND LICENSE AGREEMENT FOR THE MONARCH HOTEL TOWER LOCATED AT 488 MAIN STREET

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

Section 1. The City Council hereby determines to conditionally approve the Certificate of Appropriateness and Site Development Plan for the Monarch Hotel Tower located at 488 Main Street, provided that the following conditions are satisfied:

- A. All construction of the tower and related improvements shall match the final site development plan, as approved by City Council;
- B. All applicable right-of-way, building, and electrical permits must be obtained prior to beginning construction;
- C. A Safety and Access Plan shall be required prior to issuance of any demolition permit of the existing garage;
- D. A License Agreement for Monarch facilities located on property owned by the City of Black Hawk in the form approved in Section 2 of this Resolution must be obtained prior to construction. Areas of the building projecting into City of Black Hawk right-of-way will be in compliance with said approved License Agreement;
- E. Areas of the building projecting into Colorado Department of Transportation Right of Way will comply with the agreement and special use permit between Monarch Growth, Inc. and the Colorado Department of Transportation; and
- F. Civil Construction Plans for improvements needed and proposed along Main Street shall be submitted for review and approval by the City before any work begins in Main Street or on the building.

Section 2. The City Council further determines to approve the License Agreement between the City and Monarch Growth, Inc., authorizing encroachment of the Monarch Hotel Tower structure approved consistent with this Resolution into the Main Street right-of-way, and the City authorizes the Mayor to execute the License Agreement on behalf of the City.

RESOLVED AND PASSED this 10th day of August, 2016.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Black Hawk Board of Aldermen shall hold a public hearing concerning a Site Development Plan, Certificate of Appropriateness, and License Agreement for a new hotel building proposed to be located on property described in Exhibit A and generally located at 488 Main Street, pursuant to the City of Black Hawk zoning ordinance.

The public hearing is to be held before the City of Black Hawk Board of Aldermen on Wednesday, August 10, 2016 at 3:00 p.m. or as soon as possible thereafter. The public hearing shall be held in the City of Black Hawk City Council Chambers located at 211 Church Street, Black Hawk, Colorado, 80422, or at such other time or place in the event these hearings are adjourned.

ALL INTERESTED PARTIES MAY ATTEND

Melissa A. Greiner
City Clerk

Exhibit A

488 Main Street –

Lot 1, Block 1 Monarch Casino Filing No. 1 Final Plat, recorded December 12, 2014 at Reception No. 152710 of the Records of the Gilpin County Clerk and Recorder, with all of said parcel being located within the Southeast Quarter of Section 7, Township 3 South, Range 72 West of the Sixth Principal Meridian, City of Black Hawk, County of Gilpin, State of Colorado.

CITY OF BLACK HAWK
REQUEST FOR COUNCIL ACTION

SUBJECT: Certificate of Appropriateness, Site Development Plan and a License Agreement for Building Encroachment for Monarch Hotel Tower (P-12-05).

RECOMMENDATION: Staff recommends the following motion to the Mayor and Board of Aldermen:

MOTION TO APPROVE RESOLUTION NO. 60-2016 - A RESOLUTION CONDITIONALLY APPROVING A CERTIFICATE OF APPROPRIATENESS, SITE DEVELOPMENT PLAN AND LICENSE AGREEMENT FOR THE MONARCH HOTEL TOWER LOCATED AT 488 MAIN STREET.

The City Council hereby determines to conditionally approve the Certificate of Appropriateness and Site Development Plan for the Monarch Hotel Tower located at 488 Main Street, provided that the following conditions are satisfied:

- A. All construction of the tower and related improvements shall match the final site development plan, as approved by City Council;
- B. All applicable right-of-way, building, and electrical permits must be obtained prior to beginning construction;
- C. A Safety and Access Plan shall be required prior to issuance of any demolition permit of the existing garage;
- D. A License Agreement for Monarch facilities located on property owned by the City of Black Hawk in the form approved in Section 2 of this Resolution must be obtained prior to construction. Areas of the building projecting into City of Black Hawk right-of-way will be in compliance with said approved License Agreement;
- E. Areas of the building projecting into Colorado Department of Transportation Right of Way will comply with the agreement and special use permit between Monarch Growth, Inc. and the Colorado Department of Transportation; and
- F. Civil Construction Plans for improvements needed and proposed along Main Street shall be submitted for review and approval by the City before any work begins in Main Street or on the building.

The City Council further determines to approve the License Agreement between the City and Monarch Growth, Inc., authorizing encroachment of the Monarch Hotel Tower structure approved consistent with this Resolution into the Main Street right-of-way, and the City authorizes the Mayor to execute the License Agreement on behalf of the City.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Black Hawk has received (June 19, 2015) an application request for a Certificate of Appropriateness and Site Development Plan from MBA Architecture on behalf of Monarch Growth, Inc. The request outlines a proposal for a new hotel tower building to be located at 488 Main Street in Black Hawk. Staff has determined that the submittal is in compliance and recommends that a Certificate of Appropriateness, the Site Development Plan, and a License Agreement be approved. See staff report for further explanation.

AGENDA DATE: August 10, 2016

WORKSHOP DATE: N/A

FUNDING SOURCE: N/A

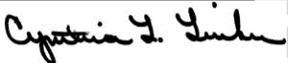
DEPARTMENT DIRECTOR APPROVAL: Yes No

STAFF PERSON RESPONSIBLE: Cynthia Linker, CP&D
Vincent Harris, Baseline Corporation

DOCUMENTS ATTACHED: Resolution 60-2016
Public Hearing Notice
Land Development Application Form
Site Development Plan
East and West Elevations
North Elevation
South Elevation
Materials Board
Lighting Plan
License Agreement – Partially Executed

RECORD: Yes No

CITY ATTORNEY REVIEW: Yes N/A

SUBMITTED BY:

8/01/16
Cynthia L. Linker, CP&D Administrator

REVIEWED BY:

Stephen N. Cole, Acting City Manager


7/27/2016
Vince Harris, Baseline Corporation

Staff Report

STAFF REPORT: Site Development Plan & Certificate of Appropriateness for Monarch Hotel Tower; License Agreement for Building Encroachment (P-12-05e)

For: City Council
Project: Monarch Casino Hotel Tower
Property Address: 488 Main Street
Applicants: Monarch Growth, Inc.
Zoning: GOLD District and PUD (2013-15)
Prepared by: Jaxon Fagan, Baseline Corporation
Approved by: Vincent Harris, Baseline Corporation
Reviewed by: Cynthia Linker, CP&D Administrator



BACKGROUND:

The City of Black Hawk has received (June 19, 2015) an application request for a Certificate of Appropriateness (COA) and Site Development Plan (SDP) from MBA Architecture on behalf of Monarch Growth, Inc. The request outlines a proposed new hotel tower building between the existing casino and parking garage currently under construction, located at 488 Main Street in Black Hawk. The extent and details of the proposed hotel are identified in the following descriptions and images.

The concept of a new hotel and casino tower in this location was originally proposed and presented to City Council as a part of the Monarch Casino Planned Unit Development rezoning application. City Council passed Ordinance 2013-15 on April 10, 2013 approving the rezoning to PUD and the PUD exhibit is recorded at the Gilpin County Clerk and Recorder's office at reception number 152126. This PUD established new zoning for the entire Monarch property, adding new permitted uses and building standards to the site. The underlying zoning of the property was the Millsite Gaming (MG) zone district until it was rezoned by the City to the Gaming Outstanding Lodging & Dining (GOLD) zone district in 2013 (Ordinance 2013-47). The Monarch PUD remains the overlying zone over the GOLD district.

The proposed tower is situated at the location of the existing (original) Monarch parking garage. On March 23, 2016, City Council conditionally approved a Certificate of Appropriateness for the demolition of this garage (Resolution 20-2016). A City of Black Hawk demolition permit is required prior to demolition.

The proposed architecture of the tower is in line with the architecture approved in the PUD. Further, City Council conditionally approved a COA and SDP for the new parking garage (Resolution 37-2013, October 9, 2013) and conditionally approved a COA for exterior renovations of the existing casino to match the architectural theme of the tower and new garage (Resolution 51-2016, July 13, 2016). The tower has been designed so that there is a unified architecture for all three Monarch structures in Black Hawk, the new garage, the revised exterior of the existing casino building, and now the tower. Monarch and their design team have spent a considerable amount of time and effort to get these projects to blend together and this project essentially is the culmination of the exterior design approach for the entire project. Once this phase is completed Monarch will begin to move forward with the actual building plans and building permits in order to construct the proposed tower. As an informational note: all signs

shown on these included proposed building elevations simulate the desired signs, but are not being approved with this application. A new Comprehensive Sign Plan will be prepared in accordance with the City regulations.

Overhead View



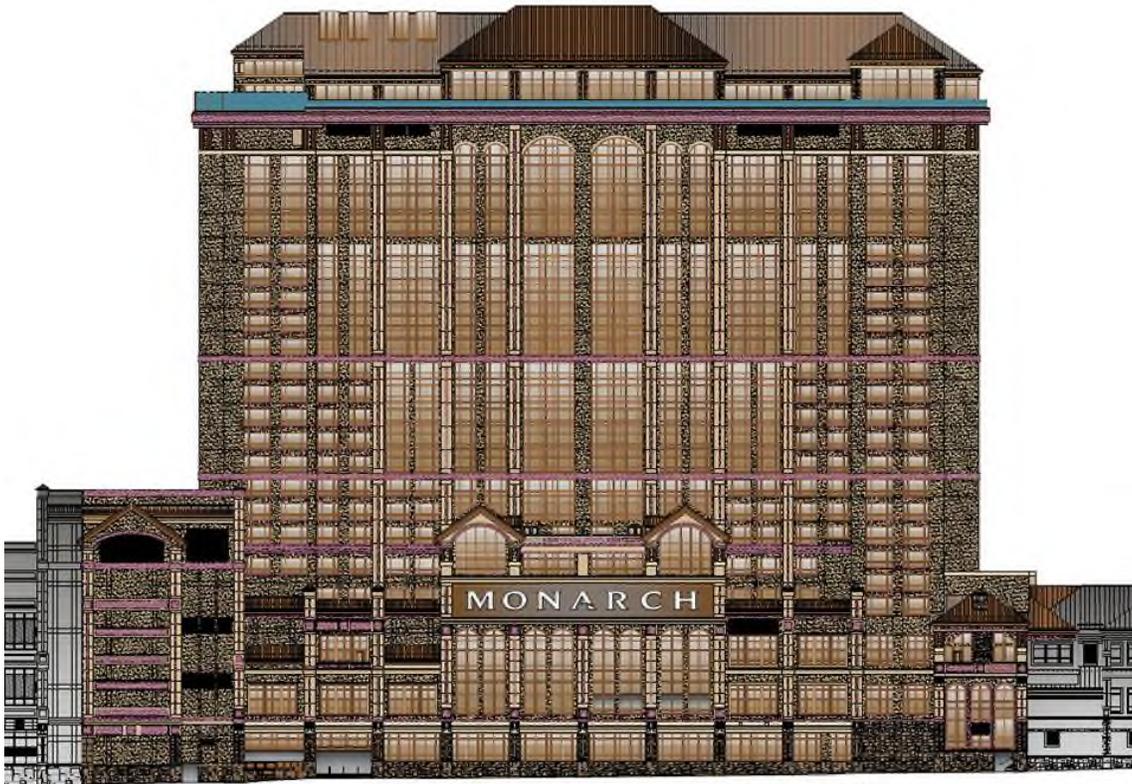
Southern Elevation



Materials Board



Northern Elevation



Southern Elevation



Northern Rendering



West and East Elevations



Applicable City of Black Hawk Regulations

Site Development Plan:

Excerpts from:

**City of Black Hawk
Zoning Code
Chapter 16 – Zoning**

Sec. 16-362. Site development standards and procedures for establishing vested property rights.

16-362(b). General Requirements.

(1) Site development regulations shall apply to all areas within the City that are in accordance with at least one (1) of the following:

b. All uses allowed in the PUD Planned Unit Development zone district...

(6) No site development plan will be approved unless all components of the proposed development comply with the Black Hawk Zoning and Subdivision Ordinances and all other applicable ordinances.

Staff response: The SDP has been reviewed against the development standards provided in the GOLD zone district and the Monarch Casino PUD. The tower building is in conformance with all bulk and setback standards. The maximum height allowed in the Monarch PUD is 335 feet. The tower is 314 feet tall along Main Street and 320 feet tall along North Clear Creek.

16-362(c). Application and site development plan submittal requirements.

Staff response: Section 16-362(c) outlines the required submittal items that must accompany an application for a Site Development Plan. The submitted SDP contains all necessary items.

Certificate of Appropriateness:

Excerpts from:

**City of Black Hawk
Zoning Code
Chapter 16 – Zoning**

Sec. 16-368. City Council historic review process.

Any person seeking to renovate the exterior of, add to or construct a new building shall be subject to the following procedures. Any such renovation, construction or demolition shall be subject to the City’s design standards.

16-368 (3). Procedure to authorize the erection, construction, reconstruction, alterations to or demolition of improvements.

- a. No building permit or site development plan shall be issued unless accompanied by a Certificate of Appropriateness (CofA) issued by the City Council for any of the following acts:
1. Construction of a new building, structure or improvement;
 2. Alteration or reconstruction of, or addition to, the exterior of any improvement;
 3. Demolition of any improvement;
 4. Construction or erection of or addition to any improvement upon any land located within the City;

16-368(3)(f): Criteria for determining appropriateness of proposed work. In determining the appropriateness of work (other than demolition) as proposed in an application for a site development plan or a building permit, the Board of Aldermen shall consider the following:

1. All plans, drawings and photographs as may be submitted by the applicant;

Staff Response: The applicant has submitted the required plans and drawings.

2. Information presented at a public hearing held concerning the proposed work:

Staff Response: A representative of Monarch Growth, Inc. will provide additional information at the City Council meeting if needed.

3. The purpose of this Chapter:

Staff Response: The purpose of this Chapter is to ensure that all development and in this case, the new construction of a tower, meet the zoning requirements of the City of Black Hawk. The property is zoned GOLD District with a PUD overlay. The purpose of the GOLD zoning district is to recognize and encourage the sustained economic viability of the community by allowing gaming and entertainment and encouraging a complementary mix of restaurant and lodging accommodations in a manner which recognizes the continuing viability of the City as a destination resort community. The GOLD zone district development standards have been used in evaluating the project as well. Staff finds that the proposed new tower will also continue to uphold these zoning standards as did the new garage and the new exterior of the Casino building.

4. Compliance with the ordinances of the City and the payment of all fees required by the ordinances of the City:

Staff Response: The applicant has and will continue to pay all necessary fees required by the ordinances of the City.

5. The historical and architectural style, the general design, arrangement, texture, materials and color of the development, building or structure in question or its appurtenance fixtures; the relationship of such features to similar features of the other buildings within the City and the position of the building, structure, park or open space in relation to public right-of-way and to other buildings and structures in the City:

Staff Response: The proposed building will match or compliment the current design, materials, and colors of materials on the new parking garage facade and soon to be renovated casino facade. The proposed structure is appropriate for the GOLD zoning district. Concurrently, the materials and design match the style approved by the City of Black Hawk in the PUD.

6. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the City which cause it to possess a special character or special historical or aesthetic interest or value;

Staff Response: The architecture of the building fits in with the historic character of the city. The proposed building design will not affect the historic or aesthetic interest of the site or the district. The architecture of the tower matches the conceptual style approved by City Council and will match the garage and casino.

7. The design standards for the City:

Staff Response: The proposed renovations have been reviewed against the Commercial Design Guidelines for Non-historic Buildings. The proposed hotel building is appropriate for the district and will match the design of the recently constructed Monarch parking garage and renovated casino facade. The proposal meets the City's Commercial Design Guidelines. See comments below.

Excerpt from:
City of Black Hawk Commercial Design Guidelines

Section 5 – Building Design

B. New Buildings

I. Adjacent Properties

- a) Respect the scale, massing and design of neighboring and adjacent buildings in the project design.
- Use traditional historic relationships with adjacent properties to site structures and develop building massing and footprint accordingly.
 - Complement adjacent existing or planned developments in the location and orientation of buildings and structures, their massing and scales, and the location of entrances and windows.

Staff Response: The scale, massing, and design of the tower will complement the adjacent buildings.

V. Exterior Building Design

- a) All new building designs shall be compatible not only with the immediately adjacent buildings, but with the entire context in which it is located, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.

Staff Response: The scale, massing, and design of the tower will complement the entire Main Street area.

VIII. Exterior Wall Materials

- a) Depending on the district and the historical building type model, the following natural materials may be appropriate as primary building materials:
 - a. Vertical board and batten siding
 - b. Wood clapboard siding
 - c. Native stone
 - d. Brick
 - e. Sheet metal siding

Staff Response: The significant amount of native stone proposed for the exterior, especially on the ground floor adjacent to pedestrian walkways adequately meets this requirement.

STAFF COMMENTS:

Staff from Black Hawk and Baseline Corporation has evaluated the information provided by the Monarch Growth, Inc. representative, MBA Architecture. The City of Black Hawk Municipal Code allows for the construction of new commercial buildings with the approval of a Certificate of Appropriateness and Site Development Plan. Staff from Black Hawk and Baseline Corporation recommends that a Certificate of Appropriateness and approval of a Site Development Plan be granted. The proposed building is acceptable and meets the Design Guidelines for commercial uses adopted by the City of Black Hawk.

The proposed tower is an allowed use in the GOLD zone district and the Monarch PUD. Additionally, the PUD established bulk standards with regard to height and setbacks. The maximum building height per the PUD is 335 feet. The tower is not taller than 319 feet, 9 inches. The PUD's minimum north and south setbacks are 0 feet. The PUD setbacks prevail over the GOLD district setbacks.

The SDP indicates that there are portions of the building that will overhang to the south above the public right-of-way (floors 2 & 3 above street level) for Main Street as well as to the north into property owned by CDOT. Overhangs were indicated in the conceptual site plan presented with the PUD rezoning as well.

The overhang to the north towards North Clear Creek is allowed by the Special Use Permit granted by CDOT to Monarch to extend into the CDOT ROW. The building overhang into Main Street necessitates that Monarch Growth and the City of Black Hawk enter into a License Agreement for Monarch's use of City property. A License Agreement has been reviewed by counsels for both parties and Monarch has signed the agreement. It is attached and included in this packet.

The SDP indicates the construction of an extension of the trail along North Clear Creek. The trail will be adjacent to the building and will not be narrower than 8 feet. When this trail is constructed it will span from the far east end of this property all the way to Chase Street making that a complete mile of trail along North Clear Creek.

FINDINGS:

City Council may approve, conditionally approve, or deny a Certificate of Appropriateness and Site Development Plan. To support this proposal, the following findings can be used:

The proposed Monarch Casino Hotel Tower increases the visual and physical quality of the Monarch Casino and Hotel property and the Main Street Commercial Corridor. The proposal meets the intent of the criteria outlined in Sections 16-362 and 16-368 of the Municipal Code and those found in Black Hawk's Design Guidelines as noted and evaluated in this Staff Report presented to City Council.

In summary, Staff recommends that a Site Development Plan be approved and a Certificate of Appropriateness be granted, subject to the following conditions:

1. All construction of the tower and related improvements shall match the final site development plan, as approved by City Council and Staff.
2. All applicable right-of-way, building, and electrical permits must be obtained prior to beginning construction.
3. A Safety and Access plan shall be required prior to issuance of any demolition permit of the existing garage.
4. A License Agreement for Monarch facilities located on property owned by the City of Black Hawk must be obtained prior to construction. Areas of the building projecting into City of Black Hawk right-of-way will comply with the License Agreement between Monarch Growth Inc. and the City of Black Hawk.
5. Areas of the building projecting into Colorado Department of Transportation right-of-way will comply with the agreement and special use permit between Monarch Growth, Inc. and the Colorado Department of Transportation.
6. Civil Construction Plans for improvements needed and proposed along Main Street shall be submitted for review and approval by the City before any work begins in Main Street or on the building.

Due to the proposed encroachments of the building into the right-of-way for Main Street, a License Agreement is required. Staff recommends that a License Agreement with Monarch Growth, Inc. be entered into to allow the encroachment.

RECOMMENDATIONS:

Black Hawk and Baseline Staff recommends City Council consider a **MOTION TO APPROVE WITH CONDITIONS** a Certificate of Appropriateness and Site Development Plan for the Monarch Casino Hotel Tower, as submitted and included with this Staff Report. The conditions are as follows:

1. All construction of the tower and related improvements shall match the final site development plan, as approved by City Council and Staff.
2. All applicable right-of-way, building, and electrical permits must be obtained prior to beginning construction.
3. A Safety and Access plan shall be required prior to issuance of any demolition permit of the existing garage.
4. A License Agreement for Monarch facilities located on property owned by the City of Black Hawk must be obtained prior to construction. Areas of the building projecting into City of Black Hawk right-of-way will comply with the License Agreement between Monarch Growth Inc. and the City of Black Hawk.
5. Areas of the building projecting into Colorado Department of Transportation right-of-way will comply with the agreement and special use permit between Monarch Growth, Inc. and the Colorado Department of Transportation.
6. Civil Construction Plans for improvements needed and proposed along Main Street shall be submitted for review and approval by the City before any work begins in Main Street or on the building.

Black Hawk and Baseline Staff further recommends the City Council consider a **MOTION TO APPROVE** a License Agreement between the City of Black Hawk and Monarch Growth, Inc. as submitted for the encroachments of the proposed tower over Main Street as delineated and agreed to in such attached License Agreement.

ATTACHMENTS:

1. Land Development Application Form
2. Site Development Plan
3. East/West Elevations
4. North Elevation
5. South Elevation
6. Materials Board
7. Lighting Plan
8. License Agreement (partially executed)

Applicants' Submittal

ATTACHMENT NO. 1

LAND DEVELOPMENT APPLICATION FORM



BLACK HAWK

City of Black Hawk

Community Planning and Development
211 Church Street
P.O. Box 68
Black Hawk, CO 80422
Ph: 303-582-0615 Fax: 303-582-2239



LAND DEVELOPMENT
APPLICATION

TO BE COMPLETED BY APPLICANT

DATE: 7/2/15 APPLICANT NAME: Monarch Growth, Inc.

APPLICANT ADDRESS: 3800 South Virginia Street, Reno, Nevada 89502

APPLICANT MAILING ADDRESS: 3800 South Virginia Street, Reno, Nevada 89502

APPLICANT CONTACT NUMBER 775-824-4401 EMAIL ADDRESS: jfarahi@monarchcasino.com

PROPERTY OWNER NAME: Monarch Growth, Inc.

PROPERTY OWNER ADDRESS: 3800 South Virginia Street, Reno, Nevada 89502

PROPERTY OWNER MAILING ADDRESS: 3800 South Virginia Street, Reno, Nevada 89502

PROPERTY OWNER CONTACT NUMBER: 775-824-4401 EMAIL ADDRESS: jfarahi@monarchcasino.com

PROJECT NAME: Monarch Casino Tower SDP & COA

PROJECT ADDRESS: 444 Main Street, Black Hawk, Colorado 80422

PROJECT DESCRIPTION: Proposed 23-story hotel and casino expansion.

IS PROPERTY WITHIN CITY LIMITS: YES NO

PRESENT ZONING: GOLD/PUD (2013-15) CURRENT USE: Gaming/Parking Garage

NAME OF EXISTING PLANNED UNIT DEVELOPMENT (IF APPLICABLE): Monarch Casino / Hotel / Garage PUD

NAME OF EXISTING SUBDIVISION PLAT (IF APPLICABLE): Monarch Casino Filing No. 1

GILPIN COUNTY ASSESSOR'S I.D. NO.(S): ----- EXISTING PROPERTY SIZE: 2.98 AC ACRES/SQ.FEET

(PLEASE ATTACH A COPY OF SURVEY/PLAT.)

EXISTING BUILDING SIZE: 172,164 * SQ. FT. AND/OR NUMBER OF EXISTING RESIDENTIAL UNITS: N/A

* Existing Parking Garage Only. **PLEASE READ THE FOLLOWING**

FOR INFORMATIONAL PURPOSES, SECTION 16-370 OF THE BLACK HAWK MUNICIPAL CODE ESTABLISHES THE REQUIREMENT FOR APPLICANTS TO PAY FEES TO COVER THE COSTS THE CITY MAY INCUR BY HAVING THE CITY APPROVED CONSULTANTS EVALUATE AND PROCESS APPLICATIONS. IF YOU HAVE ANY QUESTIONS RELATED TO THIS, PLEASE CONTACT US FOR CLARIFICATION.

THIS IS A REQUIRED TO BE SUBMITTED - AND YOU AGREE TO THE FOLLOWING STATEMENT

CERTIFICATION:

I hereby certify that to the best of my knowledge and believe, all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted. Permission is also hereby granted to the City of Black Hawk staff to physically enter upon and inspect the subject property and take photographs as necessary for preparation of the case. In addition, I have read and understand Section 16-370 of the Black Hawk Municipal Code and by signing this application I am agreeing that I am authorized to sign on behalf of the property owner, or business owner, or applicant and commit and agree to the payment of any fees to process this application when the City of Black hawk send a monthly invoice for processing this application.

SIGNATURE OF APPLICANT: *J. Farahi* DATE: 7/2/15



BLACK HAWK

City of Black Hawk

Community Planning and Development
211 Church Street
P.O. Box 68
Black Hawk, CO 80422
Ph: 303-582-0615 Fax: 303-582-2239



Consultants and City Staff Review Only. Do not write below this line.

All Submittal attachments included? Yes No, additional paperwork needed (see last page)

Public Hearing Required? Yes No Administrative Approval: Yes No

Date: _____ Date: _____

ACTION REQUESTED (COMPLETED BY CONSULTANTS OR CITY STAFF):

ANNEXATION OF _____ ACRES OF LAND AND _____ ACRES OF RIGHT-OF-WAY

ZONING/REZONING: FROM: _____ TO: _____

PLANNED UNIT DEVELOPMENT (AMENDMENT)

FINAL PLAT: _____ EXISTING LOTS _____ PROPOSED LOTS

MINOR PLAT

SPECIAL USE PERMIT

VACATION OF EASEMENT: _____ RIGHT-OF-WAY: _____

VARIANCE

SITE DEVELOPMENT PLAN

CERTIFICATE OF APPROPRIATENESS

TEMPORARY USE PERMIT

HISTORIC PRESERVATION FUND GRANT

FEMA ELEVATION CERTIFICATE

FLOOD PLAIN DEVELOPMENT PERMIT

MOTOR VEHICLE/RECREATION VEHICLE STORAGE PERMIT

COMPREHENSIVE SIGNAGE PLAN/SIGN PERMIT

BOARD OF APPEALS

Black Hawk Police Department

REVIEW TO BE COMPLETED BY:

City Surveyor – CCS Consulting

Baseline Corporation

Colorado Code Consultants

Community Planning and Development

Public Works

Black Hawk Fire Department

Black Hawk Police Department

TO BE COMPLETED BY CITY STAFF AND CONSULTANT



City of Black Hawk
 Community Planning and Development
 211 Church Street
 P.O. Box 68
 Black Hawk, CO 80422
 Ph: 303-582-0615 Fax: 303-582-2239



POTENTIAL SUBMITTAL DOCUMENTS REQUIRED IF SELECTED BY CONSULTANTS OR CITY STAFF

TO BE COMPLETED BY CITY STAFF AND CONSULTANT

- One legible copy (no faxed copies) of the recorded Warranty Deed(s), or other such recorded documents, reflecting current ownership and any recorded copies of all documents references within the Warranty Deed(s).
- If dedications to the City are to be made, one legible copy (no faxed copies) of the recorded Deed(s) of Trust, mortgage(s) and/or assignments to any and all lending agencies or individuals, including recorded legible copies of any document(s) referenced within the text.
- If the applicant is someone other than the current owner, a notarized letter of authorization empowering the applicant to act on behalf of the owner.
- A title commitment guaranteeing clear title, including legible, recorded copies of all documents referenced within the title commitment by book and page or reception number. The title commitment must have an "Effective date" no earlier than two weeks prior to the date of the Land Use Pre-Planning Application.
- If the owner or lender is a corporation, a joint venture, or a partnership, an authorization of signatures (official verification that the signatures are authorized to sign up on behalf of the corporation, joint venture or partnership) will be required in the form of:
 - A copy of the Articles of Incorporation and/or Corporate Bylaws, or a copy of the Partnership or Operating agreement, which identifies by proper name and title those authorized to sign on the corporation, joint venture or partnership's behalf, or
 - A certified corporate resolution by the board of directors specifically identifying and authorizing the signatories.
- A written description of the request. Include Structures location, size and general design.
- Annexation Petition.
- Annexation Plat.
- Site Development Plan: prepared in accordance with the Black Hawk Zoning Ordinance.
- Planned Unit Development (PUD): prepared in accordance with the Black Hawk Zoning Ordinance or conceptual site plan for rezoning proposals to non-Planned Unit Development zone district.
- Preliminary Map: prepared in accordance with the Black Hawk Subdivision Ordinance.
- Final Plat: prepared in accordance with the Black Hawk Subdivision Ordinance.
- ALTA Survey of property showing the property dimensions, existing structures, existing vegetation, adjacent roadways, etc.
- Lot Line Adjustment Plat: prepared in accordance with the Black Hawk Subdivision Ordinance.
- One copy of the Traverse Closure Sheet(s) which include the external boundary and all internal lots, and street centerlines.
- Preliminary Drainage Report: prepared in accordance with the Black Hawk Regulations.
- Final Drainage Report: prepared in accordance with the Black Hawk Regulations.
- Geological Report: prepared in accordance with the Black Hawk Subdivision Ordinance.
- Final Traffic Study: prepared in accordance with the Black Hawk Transportation Regulations.
- Final Grading and Erosion Control Plan; prepared in conformance with the Black Hawk Regulations.
- Preliminary Plans for Public Improvements.
- Quantities Estimates for Public Improvements including an 8-1/2 x 11" location map.
- Subdivision Agreement (SA) Information Sheet, if the SA is to be signed by someone other than the current owner of the property.
- A written legal description prepared by a registered land surveyor.
- Storm Water Management Plan (SWAMP).
- Other forms and applications:
 - Day-time and Night-time rendering of the entire project including
 - visualization for nighttime lighting.

ATTACHMENT NO. 2
SITE DEVELOPMENT PLAN

MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO

ARCHITECTURAL DESCRIPTION

THE ORIGINAL RIVIERA CASINO EXTERIOR WILL BE REMODELED TO MATCH THE NEW MONARCH ARCHITECTURE. PER THE CITY OF BLACK HAWK COMMERCIAL DESIGN GUIDELINES, THE OVERALL ARCHITECTURE WILL ORIENT ALL OF THE FAÇADES TO FACE THE STREET OR NORTH CLEAR CREEK ALLOWING PEDESTRIAN VIEWS WITH LARGE GRADE LEVEL WINDOWS SET BACK WITHIN THE FAÇADES WHERE APPROPRIATE. THE BASE LEVEL OF THIS BUILDING IS INTRICATELY DETAILED TO PROVIDE THE PEDESTRIAN A TRADITIONAL ENVIRONMENT USING SIMILAR MATERIALS AND COLORS TO THOSE USED IN YEARS PAST, YET WILL NOT APPEAR HISTORIC IN DETAIL. THERE ARE LARGE HORIZONTAL BANDS SEPARATING THE LEVELS AND TALLER, NARROWER WINDOWS AT THE UPPER LEVELS. WHERE HORIZONTAL BANDS SEPARATING THE LEVELS AND TALLER, TIGHTER INTERVALS SO THE FINAL DESIGN WILL REMAIN VERTICAL IN NATURE. THE HORIZONTAL BANDS WILL REFLECT A MODERN INTERPRETATION OF THE BLACK HAWK DESIGN GUIDELINES "HIGH STYLE" WITH A BRACKETED ENTABLATURE WITH A MODERN ARCHITRAVE, FRIEZE, AND CORNICE AT THE PEDESTRIAN LEVEL. THE MODERN INTERPRETATION OF AN ENTABLATURE WILL PROVIDE A CANTILEVERED PROJECTION WITH LARGE OFFSETTING BRACKETS THAT WILL PROTECT PEDESTRIANS FROM THE WEATHER. THERE ARE MANY VERTICAL AND HORIZONTAL RELIEF ELEMENTS ON ALL FAÇADES OF THE BUILDING. THE KEY ARCHITECTURAL ELEMENTS WILL HAVE STRUTS THAT HELP TO SEPARATE THE BUILDING BOTH VERTICALLY AND IN PLAN, AND ARE COMBINED WITH OUTDOOR PATIOS TO GIVE THE PEDESTRIAN A VARIETY OF EXPERIENCES THROUGH A VARIETY OF BUILDING ELEMENTS. AWNINGS WILL ALSO HELP TO PROVIDE THE PEDESTRIAN WITH VARIETY AND WILL HELP TO EMPHASIZE THE WINDOW OPENINGS. PER THE MILL SITE GUIDELINES, WALLS ARE ALLOWED TO BE ENTIRELY BLANK, SCATTERED WITH WINDOWS OR PRACTICALLY ALL GLASS. WE HAVE DESIGNED THIS BUILDING USING ALL THREE OF THESE CONCEPTS. ONE SUCH AREA IS PROPOSED AT THE CENTER FEATURE OF THE EXISTING RIVIERA. THIS EXISTING GRAND ARCHED OPENING IS REPEATED IN A FEW LARGER KEY ARCHITECTURAL FEATURES PROVIDING ONE CONTIGUOUS DESIGN. OTHER KEY EXISTING FEATURES WILL BE REPEATED IN MUCH THE SAME WAY SUCH AS THE USE OF NARROW ARCHED WINDOWS, AND THE USE OF BOTH GABLE AND HIPPED ROOFS.

EXTERIOR MATERIALS & FINISHES

THE BASE WILL BE OF LARGE BLOCKS OF NATURAL STONE. THE PEDESTRIAN LEVEL COLUMNS ARE LARGE BLOCKS OF POLISHED STONE WITH TEXTURED LIMESTONE INSERTS. ABOVE THE FIRST LEVEL, THE COLUMNS CHANGE TO A COMPLEMENTARY "DRYVIT" ACRYLIC FINISH WHERE THE EXTERIOR WILL MATCH A SMOOTH LIMESTONE AND THE INSET WILL BE A DRYVIT TERRAZZO A FINISH THAT LOOKS LIKE STONE. MANMADE OF NATURAL STONE AND QUARTZ AGGREGATES. THE LOWER HORIZONTAL BAND ABOVE THE PEDESTRIAN LEVEL WINDOWS WILL BE OF A NATURAL SMOOTH LIMESTONE. THE UPPER HORIZONTAL BANDS WILL BE OF E.I.F.S WITH DETAILED INSERTS. THE UPPER FIELD WILL BE OF AN E.F.I.S. FINISH SIMILAR TO THE UPPER LEVELS OF THE EXISTING RIVIERA. THE METAL ROOF OF THE EXISTING RIVIERA WILL REMAIN AND WILL BE PROPOSED TO BE REFINISHED TO MATCH THE NEW METAL ROOF COLOR OF THE PROPOSED MONARCH DESIGN.

PROJECT NARRATIVE

THE EXISTING MONARCH CASINO (FORMERLY THE RIVIERA CASINO) IN BLACK HAWK, COLORADO CONSISTS OF A FOUR-STORY BUILDING, INCLUDING A BASEMENT, THAT CONTAINS A CASINO, RESTAURANTS, FACILITIES, PARKING AND ASSOCIATED SUPPORT AND CIRCULATION SPACES. THE EXISTING FACILITY ALSO INCLUDES A SIX-STORY PARKING GARAGE. THE EXISTING PARKING GARAGE WILL ULTIMATELY BE DEMOLISHED AS PART OF THE PROPOSED EXPANSION.

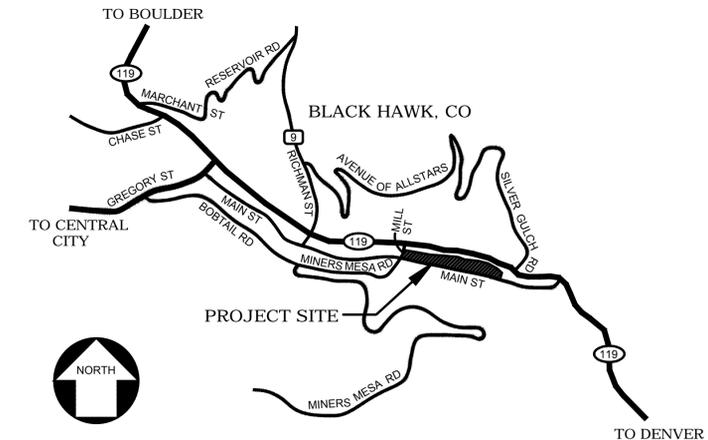
THE PROPOSED PROJECT EXPANSION WILL BE LOCATED AT THE EAST END OF THE EXISTING FACILITY AND WILL CONSIST OF A TWENTYTHREE-STORY BUILDING, THAT WILL INCLUDE A COVERED PORTE COCHERE, HOTEL LOBBY, CASINO EXPANSION, TWO NEW BARS, FOUR NEW RESTAURANT VENUES, ADMINISTRATIVE OFFICES, MEETING ROOMS, APPROXIMATELY 507 GUEST ROOMS / SUITES, A LUXURY SPA AND POOL FACILITY AND ASSOCIATED SUPPORT AND CIRCULATION SPACES. IN ADDITION, AS A PART OF THE PROPOSED PROJECT EXPANSION, THE EXISTING SIX-STORY PARKING GARAGE WILL BE DEMOLISHED AND REPLACED BY THE CONSTRUCTION OF A NEW TEN-STORY PARKING GARAGE WITH ONE-STORY BELOW GRADE. (UNDER SEPARATE SUBMITTAL PERMIT) THE NEW GARAGE WILL PROVIDE ADDITIONAL VALET PARKING WITH THE MAJORITY BEING ACCESSIBLE TO THE PUBLIC FOR SELF-PARKING.

THE CASINO/HOTEL, AS DESCRIBED IN THE FOLLOWING SITE DEVELOPMENT PLANS, WILL BE THE THIRD PHASE OF A MULTI-PHASE PROJECT.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, MONARCH CASINO FILING NO. 1, BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK, COUNTY OF GILPIN, STATE OF COLORADO.

VICINITY MAP



DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS ARE PER THE APPROVED PUD (ORDINANCE 2013-15).

- ZONING:** THE SITE IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT. THE SITE IS LOCATED WITHIN THE MILL SITE GAMING DISTRICT.
- MINIMUM SETBACKS:** NORTH = 0'-0"
EAST = 0'-0"
SOUTH = 0'-0"
WEST = 2'-0"
- BUILDING STANDARDS:** MAXIMUM BUILDING HEIGHT SHALL BE 335'-0"
MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 95%
- STREETSCAPE, OPEN SPACE & LANDSCAPING:** MINIMUM OPEN SPACE REQUIREMENTS SHALL BE 10%. OPEN SPACE EXCLUDES BUILDINGS AND PARKING AREAS BUT INCLUDES WALKWAYS, DRAINAGE AND LANDSCAPE AREAS.
PROPOSED LANDSCAPING SHALL COMPLY WITH ARTICLE XIII OF CHAPTER 16 OF THE CITY OF BLACK HAWK MUNICIPAL CODE. SIDEWALKS SHALL BE AS FOLLOWS:
MINIMUM 8'-0" WIDE ALONG MAIN STREET AND NORTH CLEAR CREEK WITH THE EXCEPTION OF AT THE PARKING GARAGE WHERE THE MINIMUM WIDTH WILL BE 6'-0" AT A FEW LOCATIONS.
ALL CONCRETE SIDEWALKS AND HARDSCAPE SHALL BE COLORED "BAJA RED" EXCEPT FOR THE AREAS IN FRONT OF, AND ADJACENT TO, THE PORTE COCHERE WHICH WILL COORDINATE WITH THE ARCHITECTURAL THEME.
- LIGHTING:** PROPOSED SITE LIGHTING SHALL COMPLY WITH SECTIONS 16-284 (b)(5) AND 16-282 (d) OF THE CITY OF BLACK HAWK MUNICIPAL CODE, AS WELL AS ALL OTHER SECTIONS OF THE CITY OF BLACK HAWK MUNICIPAL CODE THAT GOVERN ON-SITE LIGHTING
- FENCES, WALLS:** A 42" HIGH METAL RAILING WILL BE PROVIDED ALONG A PORTION PEDESTRIAN WALKWAY ON THE NORTH SIDE OF PROPOSED TOWER WHERE THERE IS A GRADE DIFFERENTIAL AT THE EDGE OF THE SIDEWALK THAT EXCEEDS THE CODE ALLOWABLE DIFFERENTIAL OR SLOPE.
- ARCHITECTURAL TREATMENT:** EXTERIOR ARCHITECTURAL TREATMENT SHALL BE IN ACCORDANCE WITH THE CITY OF BLACK HAWK MUNICIPAL CODE AND THE BLACK HAWK DESIGN GUIDELINES. REFER TO THE ADJACENT ARCHITECTURAL DESCRIPTION.
- SIGNS:** PROPOSED SIGNAGE SHALL COMPLY WITH ALL PROVISIONS OF CHAPTER 15 OF THE CITY OF BLACK HAWK MUNICIPAL CODE EXCEPT THAT THE PROPOSED SIGN SIZES AND HEIGHTS MAY EXCEED THOSE VALUES LISTED IN CHAPTER 15. A COMPREHENSIVE SIGN PLAN WILL BE PREPARED FOR THE PROPERTY IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN FOR THE HOTEL, CASINO AND PARKING GARAGE.
- PERMITTED USES:** - GAMING AND ENTERTAINMENT (CASINO)
- LODGING ACCOMMODATIONS
- RESTAURANTS
- BARS AND LOUNGES
- OFFICES
- PARKING
- ACCESSORY USES: CUSTOMARY / INCIDENTAL TO ANY OF THE PERMITTED PRINCIPAL USES AND LOCATED ON THE SAME LOT.
- CONSTRUCTION TYPE:** TYPE 1A, PERMITTED TO BE REDUCED TO 1B PER IBC SECTION 403.2.1.1(1)
- OCCUPANCY CLASSIFICATION:** GROUP A-2 (CASINO)
GROUP R-1 (HOTEL)

VESTED RIGHTS STATEMENT

THIS PLAN IS SUBMITTED TO CREATE VESTED PROPERTY RIGHTS PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S. AND PURSUANT TO SECTIONS 361 AND 362 OF ARTICLE XVII OF THE BLACK HAWK MUNICIPAL CODE AS ADOPTED BY THE BOARD OF ALDERMEN AND AVAILABLE AT CITY HALL, 201 SELAK STREET, BLACK HAWK, COLORADO 80422

CERTIFICATIONS

OWNERS SIGNATURE: _____
CORPORATION: _____
AGENT'S NAME: _____ TITLE: _____
STATE OF NEVADA, COUNTY OF WASHOE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY: _____ AS OWNER'S AGENT
WITNESS BY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____ ADDRESS: _____
CITY OF BLACK HAWK BOARD OF ALDERMAN CERTIFICATION:
THIS SITE DEVELOPMENT PLAN IS APPROVED AND ACCEPTED BY THE THE BOARD OF ALDERMAN OF THE CITY OF BLACK HAWK, COLORADO, THIS _____ DAY OF _____, 2016.
BY: _____ MAYOR OF THE CITY OF BLACK HAWK, COLORADO
ATTEST: _____ CITY CLERK
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN 24-68-101, et seq., C.R.S., AND ORDINANCE NO. _____ OF THE CITY OF BLACK HAWK.
THE TERMS AND CONDITIONS OF SUCH APPROVAL ARE CONTAINED IN RESOLUTION NO. _____ ADOPTED BY THE CITY ON _____ AND AVAILABLE AT CITY HALL, 201 SELAK STREET, BLACK HAWK, COLORADO.

PARKING SUMMARY

PARKING VALUES INDICATED BELOW REFLECT THE APPROVED PUD

REQUIRED PARKING (PER BLACK HAWK MUNICIPAL CODE, SECTION 16-263)			
LOCATION / USE	AREA	REQUIRED PARKING	NOTES
(E) BASEMENT:			
(E) WAREHOUSE / STORAGE	6,263 GSF	1/500 GSF	13
(E) PARKING (VALET)	27,082 GSF	N/A	N/A
TOTAL (E) BASEMENT FLOOR AREA	33,345 GSF		
LOBBY LEVEL:			
WAREHOUSE / STORAGE	3,737 GSF	1/500 GSF	11
PARKING (VALET)	20,903 GSF	N/A	N/A
PORTE COCHERE	17,418 GSF	N/A	N/A
GENERAL OFFICES (HOTEL)	672 GSF	1/250 GSF	3
LOBBY (HOTEL)	3,853 GSF	N/A	N/A
TOTAL LOBBY LEVEL AREA	64,750 GSF		
CASINO / SECOND LEVEL:			
GAMING	53,704 GSF	1/75 GSF	716
DRINKING / DINING	12,334 GSF	1/75 GSF	164
GENERAL OFFICES	3,171 GSF	1/250 GSF	13
TOTAL CASINO LEVEL AREA	69,209 GSF		
THIRD LEVEL:			
DRINKING / DINING	45,627 GSF	1/75 GSF	608
GAMING	18,022 GSF	1/75 GSF	240
RETAIL	1,266 GSF	1/300 GSF	4
TOTAL THIRD LEVEL AREA	64,915 GSF		
FOURTH LEVEL:			
GENERAL OFFICES	8,784 GSF	1/250 GSF	35
WAREHOUSE/ STORAGE	10,605 GSF	1/5000 GSF	2
MECHANICAL/ELEC	8,656 GSF	N/A	N/A
DRINKING/ DINING (EDR)	4,094 GSF	N/A	NOTE 5
TOTAL FOURTH LEVEL AREA	32,139 GSF		
FIFTH LEVEL:			
EXECUTIVE OFFICES	14,941 GSF	1/250 GSF	60
MEETING ROOMS	7,372 GSF	1/250 GSF	29
WAREHOUSE/ STORAGE	1,540 GSF	1/5000 GSF	-
MECHANICAL	2,280 GSF	N/A	N/A
TOTAL FIFTH LEVEL AREA	26,133 GSF		
SIXTH THRU TWENTY-FIRST LEVELS:			
HOTEL ROOMS AND SUITES	507	1.12/ROOM	568
TWENTY-SECOND LEVEL:			
MECHANICAL	24,449 GSF	N/A	N/A
TWENTY-THIRD LEVEL:			
POOL / SPA (HOTEL)	27,448 GSF	N/A	N/A
TOTAL PARKING SPACES REQUIRED			2466

PARKING PROVIDED - NOTES 3, 4			
LOCATION	USE	SPACES PROVIDED STANDARD	SPACES PROVIDED HD/CP
EXISTING BUILDING:			
BASEMENT	VALET	99	N/A
LOBBY LEVEL	VALET	54	N/A
SUBTOTAL		153	EXISTING
PROPOSED PARKING GARAGE:			
BASEMENT	VALET	150	N/A
FIRST LEVEL	VALET	0	N/A
SUBTOTAL VALET		303	
FIRST LEVEL	SELF- PARK	69	-
TRAIL HEAD PARKING	SELF- PARK	8	2 (2 VAN)
SECOND LEVEL	SELF- PARK	135	8
THIRD LEVEL	SELF- PARK	129	9 (1 VAN)
FOURTH LEVEL	SELF- PARK	136	7
FIFTH LEVEL	SELF- PARK	131	7 (1 VAN)
SIXTH LEVEL	SELF- PARK	136	7
SEVENTH LEVEL	SELF- PARK	130	8
EIGHTH LEVEL	SELF- PARK	142	3
NINTH LEVEL	SELF- PARK	117	3 (1 VAN)
SUBTOTAL		1133	
TOTAL PARKING SPACES PROVIDED		1436	54

PARKING DEFICIT: 2466 REQUIRED - 1,490 PROVIDED = <976> SPACES

NOTES

- 1/500 FOR THE FIRST 10,000 SF AND 1/5,000 SF FOR REMAINING AREA.
- POOL AND SPA ARE FOR USE BY HOTEL GUESTS ONLY.
- HANDICAPPED PARKING PROVIDED FOR SELF-PARKING ONLY.
- HANDICAPPED PARKING REQUIREMENTS: 20 FOR FIRST 1000 THEN 1/100 ABOVE 1000, THEREFORE 1,186 SPACES PROVIDED, REQUIRED HANDICAPPED = 22.
- EMPLOYEE DINING USED BY EMPLOYEES ONLY

GSF = GROSS SQUARE FOOTAGE

PROJECT DIRECTORY

OWNER
MONARCH CASINO & RESORT
3800 South Virginia Street
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SHEET INDEX

GENERAL	
A1.0	COVER SHEET & GENERAL INFORMATION
A2.00	ARCHITECTURAL SITE PLAN
SITE	
C001	ENCROACHMENT PLAN
C100	GRADING / UTILITY PLAN
FLOOR PLANS	
A4.1	GROUND-LOBBY LEVEL FLOOR PLAN
A4.2	CASINO (2ND) LEVEL FLOOR PLAN
A4.3	THIRD LEVEL FLOOR PLAN
A4.4	FOURTH LEVEL FLOOR PLAN
A4.5	FIFTH LEVEL FLOOR PLAN
A4.6	SIXTH LEVEL FLOOR PLAN
A4.7	SEVENTH THRU TWELFTH LEVEL FLOOR PLAN
A4.8	THIRTEENTH THRU NINETEENTH FLOOR PLAN
A4.9	TWENTIETH LEVEL FLOOR PLAN
A4.10	TWENTYFIRST LEVEL FLOOR PLAN
A4.11	TWENTYSECOND LEVEL FLOOR PLAN
A4.12	TWENTYTHIRD LEVEL FLOOR PLAN
ROOF LEVEL PLAN	
A4.13	ROOF LEVEL PLAN
EXTERIOR ELEVATIONS	
A5.1	OVERALL SOUTH ELEVATION
A5.1.1	PARTIAL SOUTH ELEVATION
A5.1.2	PARTIAL SOUTH ELEVATION
A5.1.3	PARTIAL SOUTH ELEVATION
A5.1.4	PARTIAL SOUTH ELEVATION
A5.2	OVERALL EAST & WEST ELEVATIONS
A5.2.1	WEST ELEVATION
A5.2.2	EAST ELEVATION
A5.3	OVERALL NORTH ELEVATION
A5.3.1	PARTIAL NORTH ELEVATION
A5.3.2	PARTIAL NORTH ELEVATION
A5.3.3	PARTIAL NORTH ELEVATION
A5.3.4	PARTIAL NORTH ELEVATION

LAND USE TABLE

1. LOT SIZE:	129,840 SF (2.98 AC)
2. BUILDING FOOTPRINT (AT GRADE)	
TOTAL	112,742 GSF
COVERAGE	86.8%
LANDSCAPE	17,098 GSF
COVERAGE	13.2%
3. BUILDING AREA	
PROPOSED CASINO/HOTEL	EXISTING CASINO
TOTAL 634,051 GSF	TOTAL 124,161 GSF
CASINO 30,388 GSF	CASINO 23,851 GSF
RESTAURANT 14,545 GSF	RESTAURANT 11,914 GSF
MEETING 5,539 GSF	MEETING 4,718 GSF
PROPOSED PARKING GARAGE	EXISTING PARKING GARAGE *
TOTAL 457,032 GSF	TOTAL 172,164 GSF
4. PARKING SPACES	
PROVIDED 1,490	REQUIRED 2,430
5. HOTEL ROOMS PROVIDED	507

* TO BE DEMOLISHED
GSF = GROSS SQUARE FOOTAGE



Sheet Title :
COVER SHEET &
GENERAL
INFORMATION
Revisions :
1/1/2016
2/1/2016

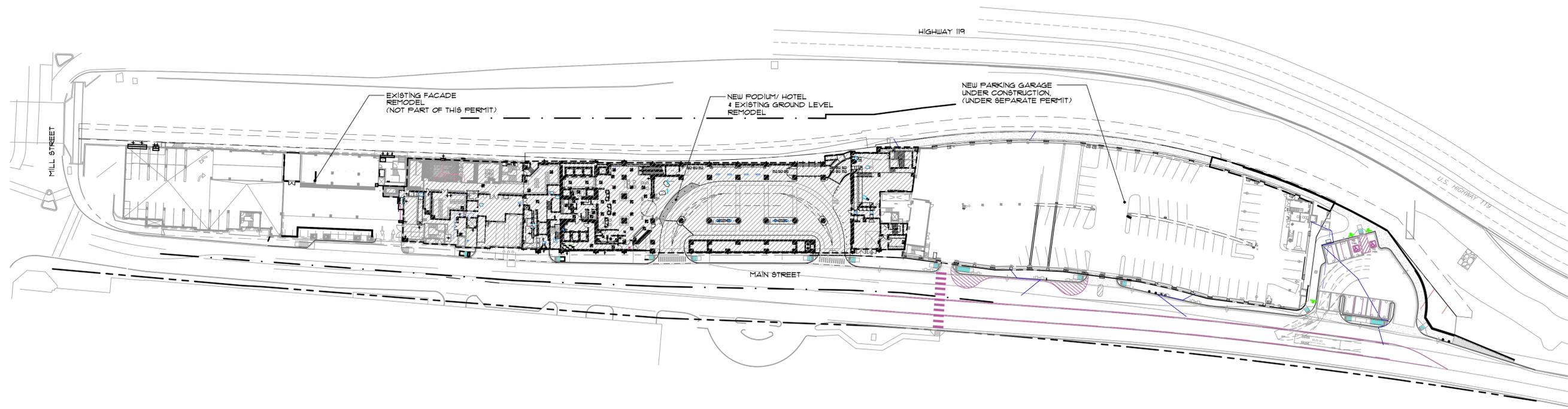
SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: COVER SHEET
Sheet No :
SITE DEVELOPMENT
A1.0

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RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"



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Sheet Title :
ARCHITECTURAL
SITE PLAN

Revisions :
1
2
3

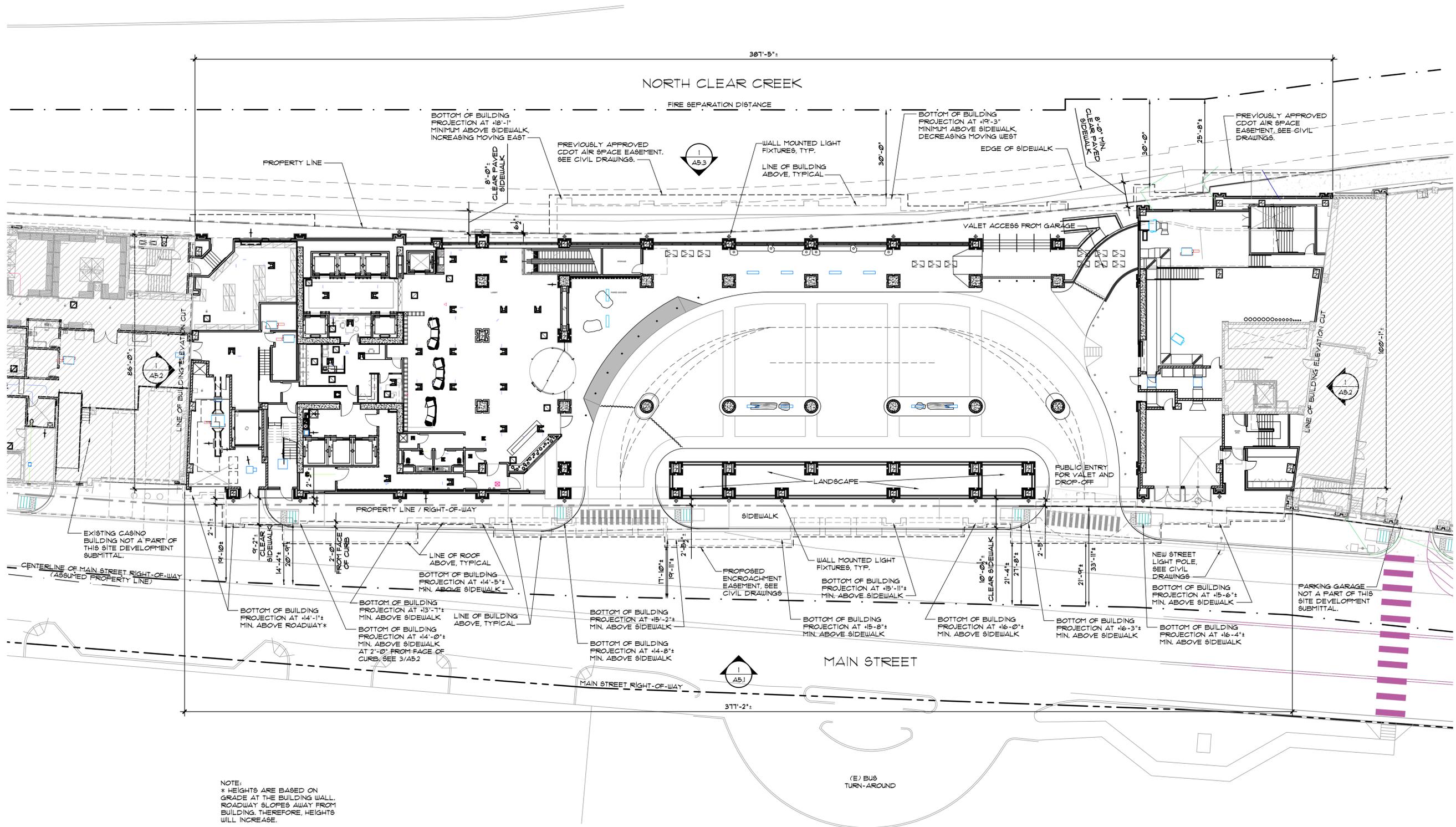
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04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 1
Sheet No :
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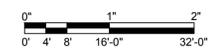
MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

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RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



NOTE:
* HEIGHTS ARE BASED ON GRADE AT THE BUILDING WALL. ROADWAY SLOPES AWAY FROM BUILDING. THEREFORE, HEIGHTS WILL INCREASE.

1 GROUND-LOBBY LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
GROUND-LOBBY
LEVEL FLOOR
PLAN
Revisions :
A 06/17/2016
A 07/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 1
Sheet No :

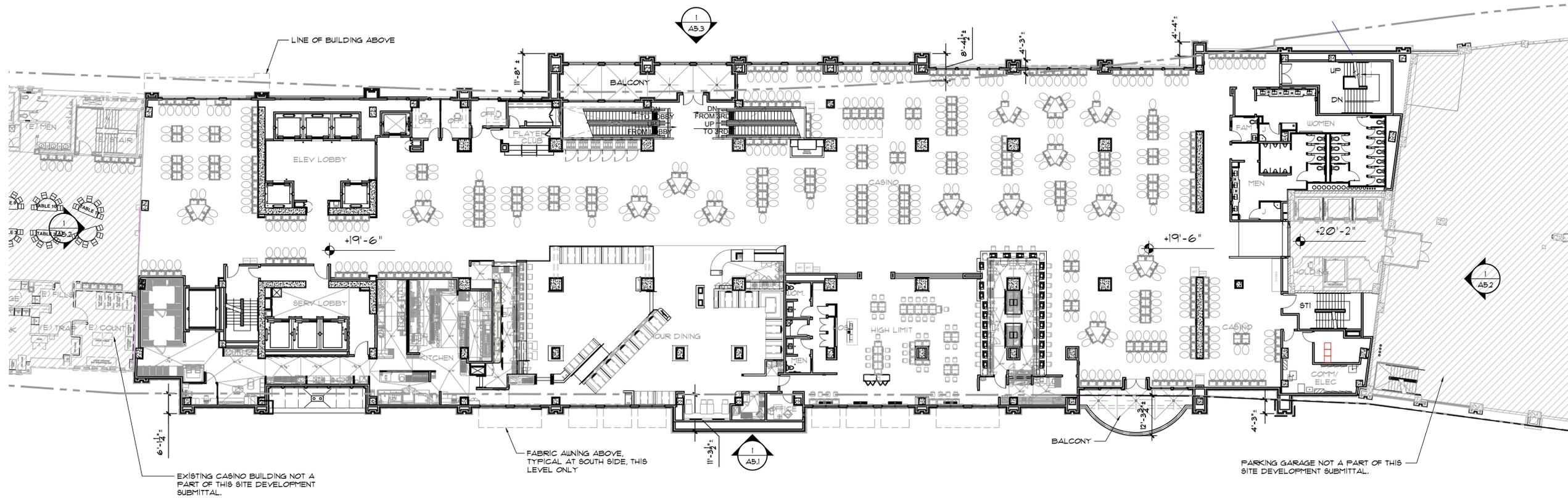
SITE DEVELOPMENT

A4.1

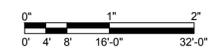
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1 CASINO (2ND) LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
CASINO (2ND)
LEVEL FLOOR
PLAN
Revisions :
06/17/15
06/17/15

SITE DEVELOPMENT PLAN
04/11/2016

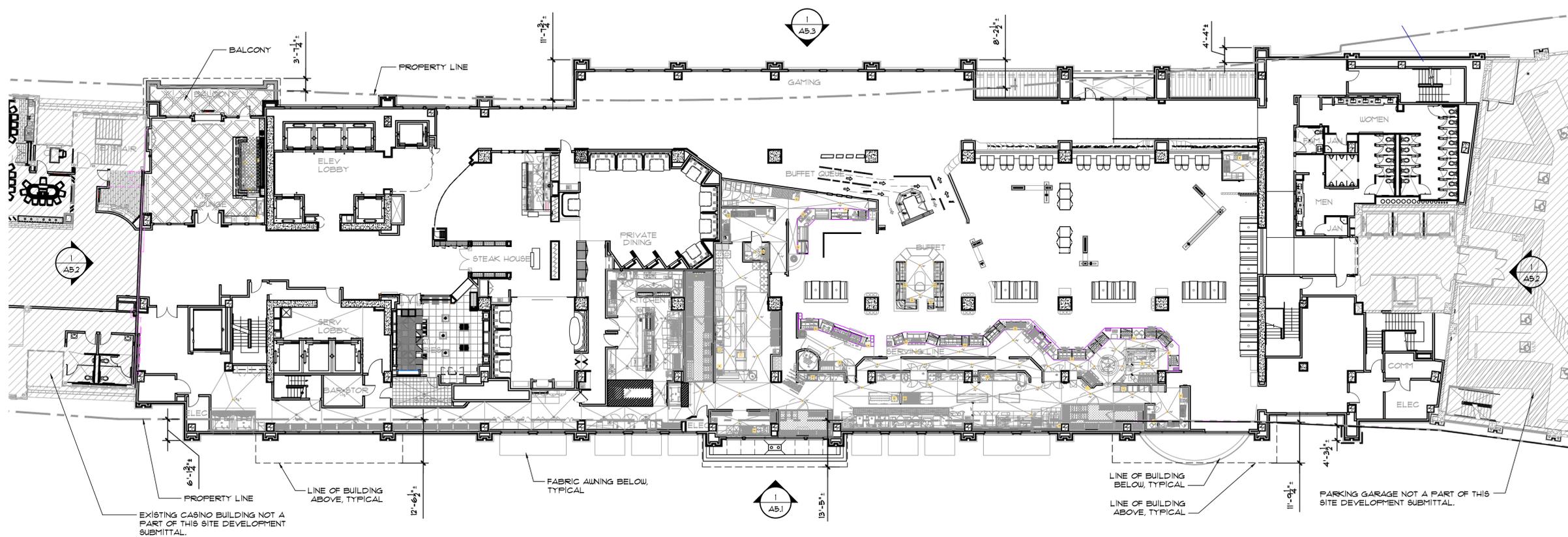
project no: MBA1161
date: 6/17/15
drawing name: LEVEL 2
Sheet No :
SITE DEVELOPMENT

A4.2

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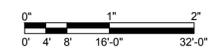
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RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
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EXISTING CASINO BUILDING NOT A PART OF THIS SITE DEVELOPMENT SUBMITTAL.

PARKING GARAGE NOT A PART OF THIS SITE DEVELOPMENT SUBMITTAL.

1 THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
THIRD LEVEL
FLOOR PLAN

Revisions :
06/17/2016
07/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

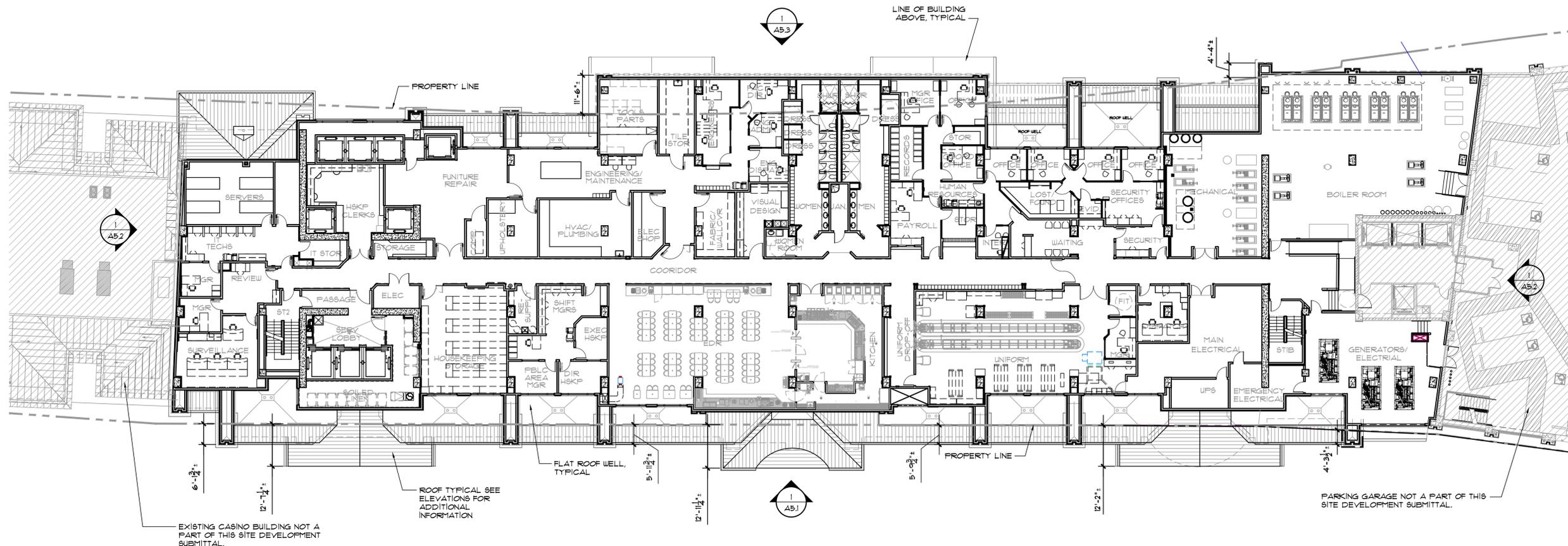
project no: MBA1161
date: 6/17/15
drawing name: LEVEL 3
Sheet No :
SITE DEVELOPMENT

A4.3

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1 FOURTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
FOURTH LEVEL
FLOOR PLAN

Revisions :
A
B
C
D
E
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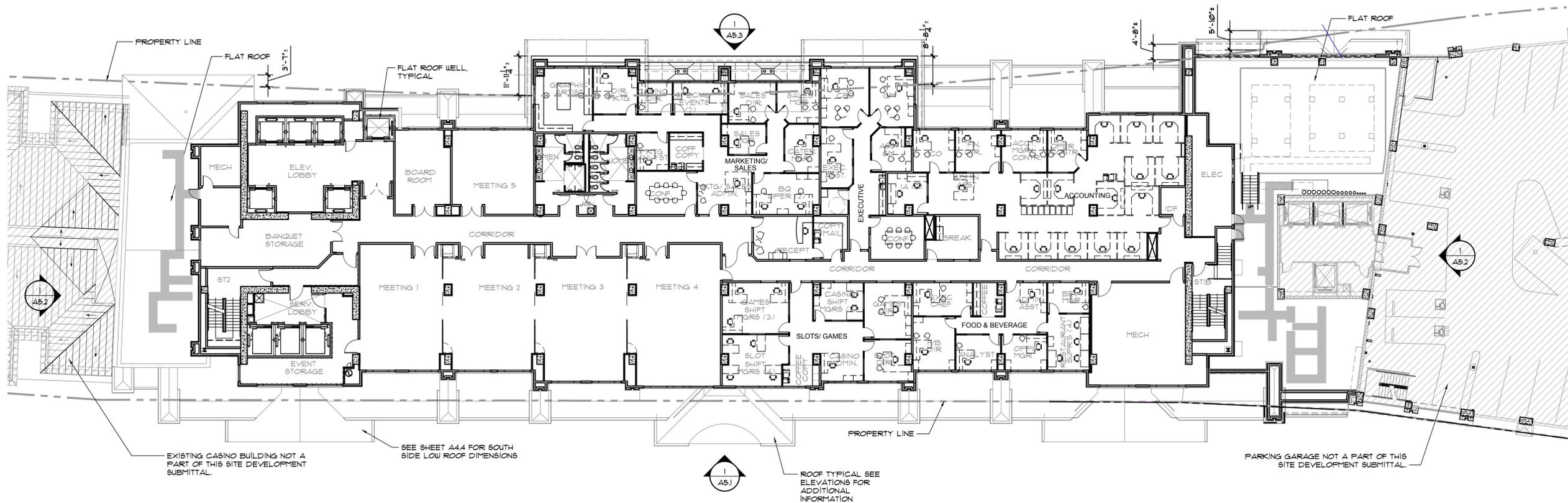
SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 4
Sheet No :
SITE DEVELOPMENT
A4.4

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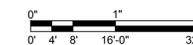
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SEE SHEET A4.4 FOR SOUTH SIDE LOW ROOF DIMENSIONS

ROOF TYPICAL SEE ELEVATIONS FOR ADDITIONAL INFORMATION

PARKING GARAGE NOT A PART OF THIS SITE DEVELOPMENT SUBMITTAL.

FIFTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
FIFTH LEVEL
FLOOR PLAN

Revisions :
06/17/15
07/16/16

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 5

Sheet No :

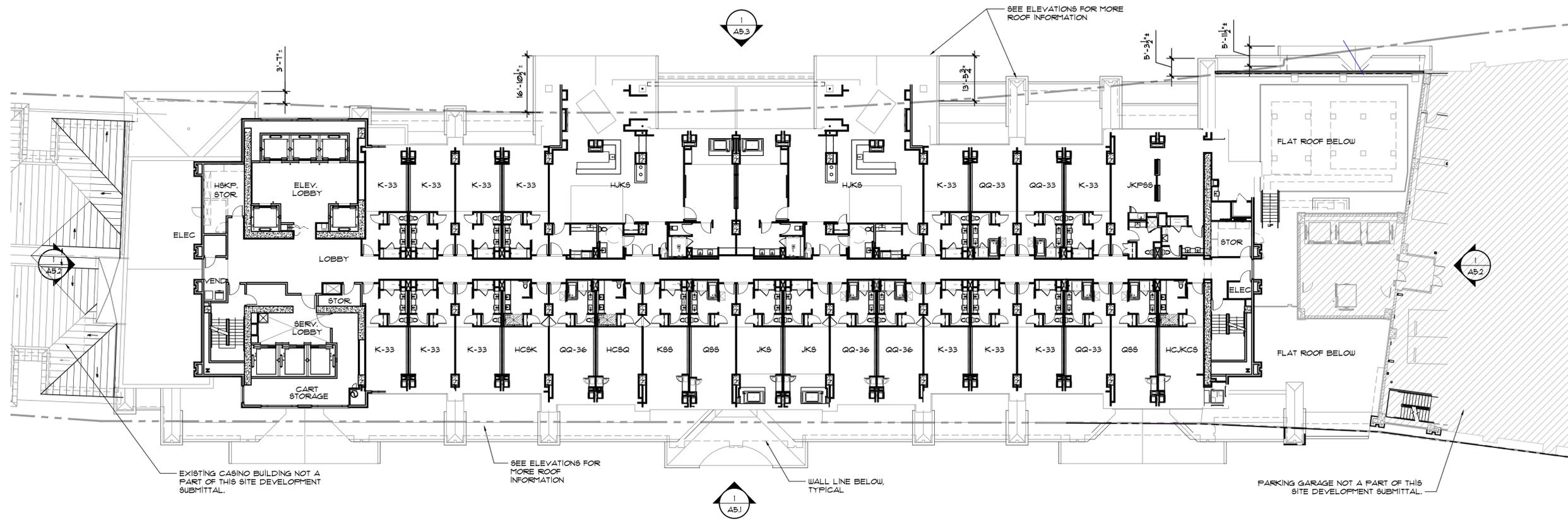
SITE DEVELOPMENT

A4.5

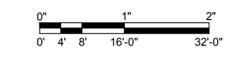
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① SIXTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
SIXTH LEVEL
FLOOR PLAN
Revisions :
06/17/2016
07/10/2016

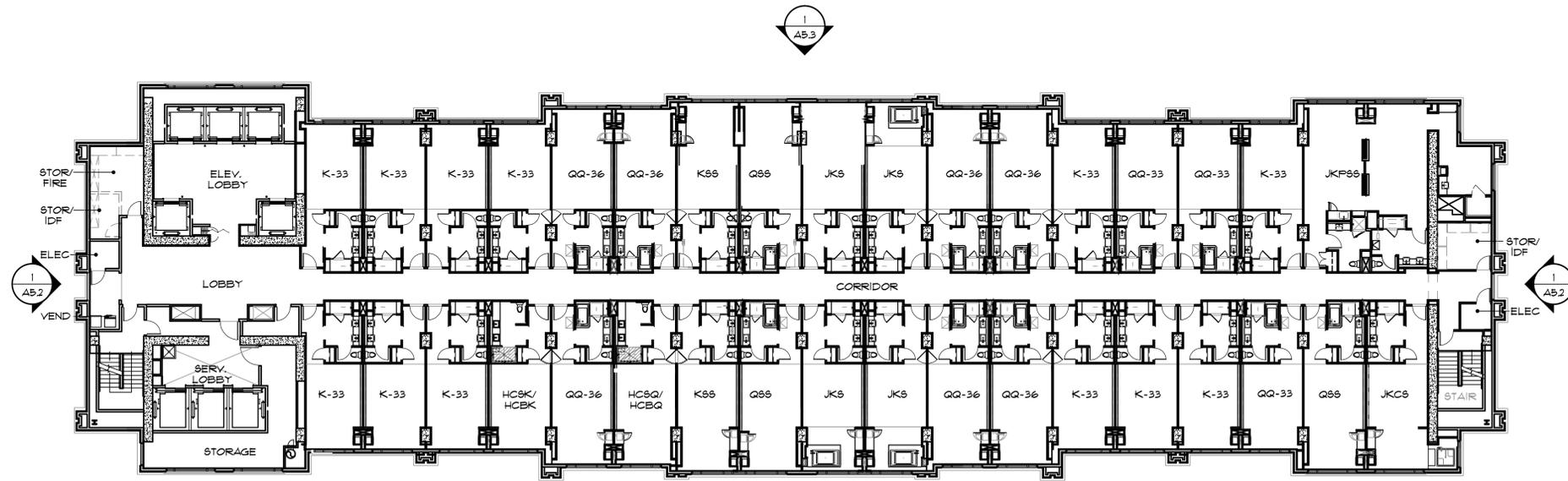
SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 6
Sheet No :
SITE DEVELOPMENT
A4.6

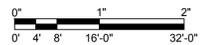
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COUNTY OF GILPIN, STATE OF COLORADO



① SEVENTH THRU TWELFTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



MONARCH
CASINO BLACK HAWK, COLORADO

Sheet Title :
SEVENTH THRU
TWELFTH LEVEL
FLOOR PLAN
Revisions :
A 6/17/15
A 6/17/15

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 7-12
Sheet No :
SITE DEVELOPMENT

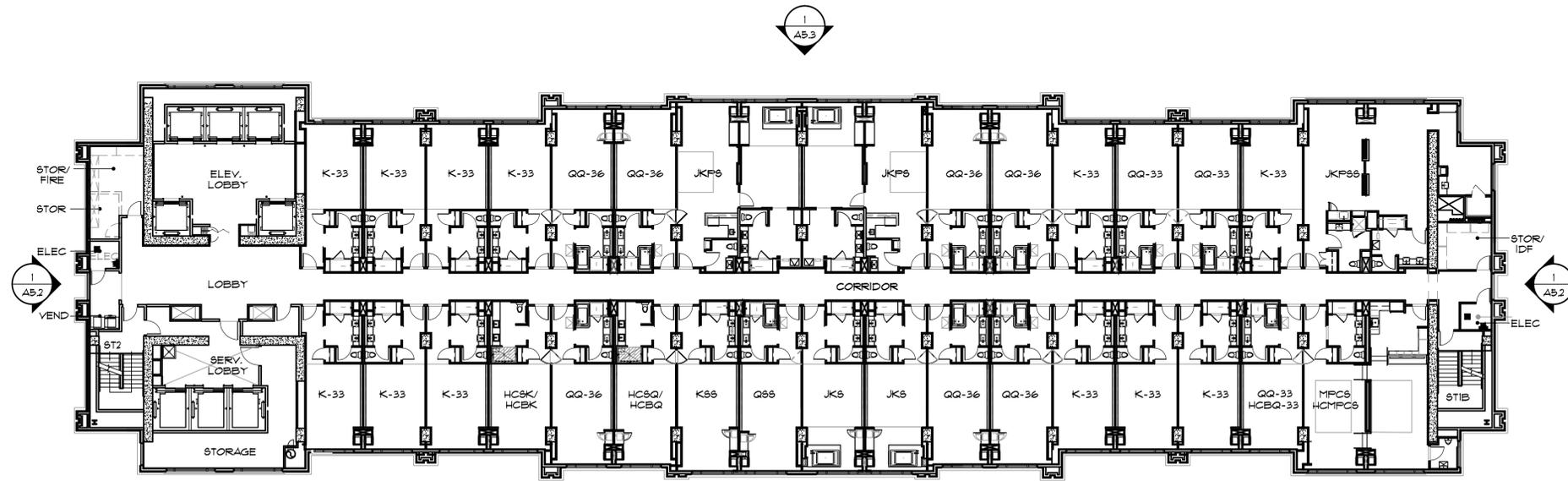
A4.7

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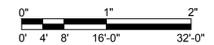
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① THIRTEENTH THRU NINETEENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



Sheet Title :
THIRTEENTH THRU
NINETEENTH
FLOOR PLAN
Revisions :
06/17/2016
07/01/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 13-19
Sheet No :
SITE DEVELOPMENT

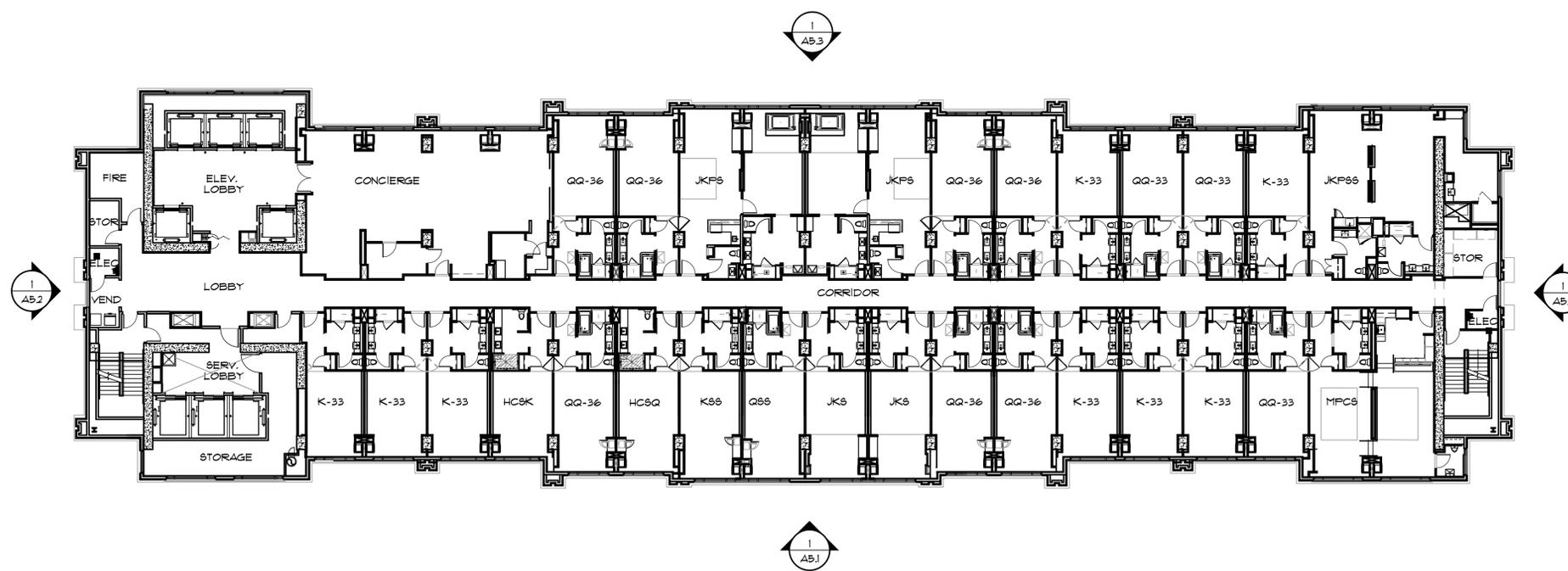
A4.8

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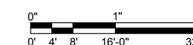
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MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



1 TWENTIETH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



MONARCH CASINO BLACK HAWK, COLORADO

Sheet Title :
TWENTIETH
LEVEL FLOOR
PLAN
Revisions :
06/17/2016
07/01/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 20
Sheet No :

SITE DEVELOPMENT

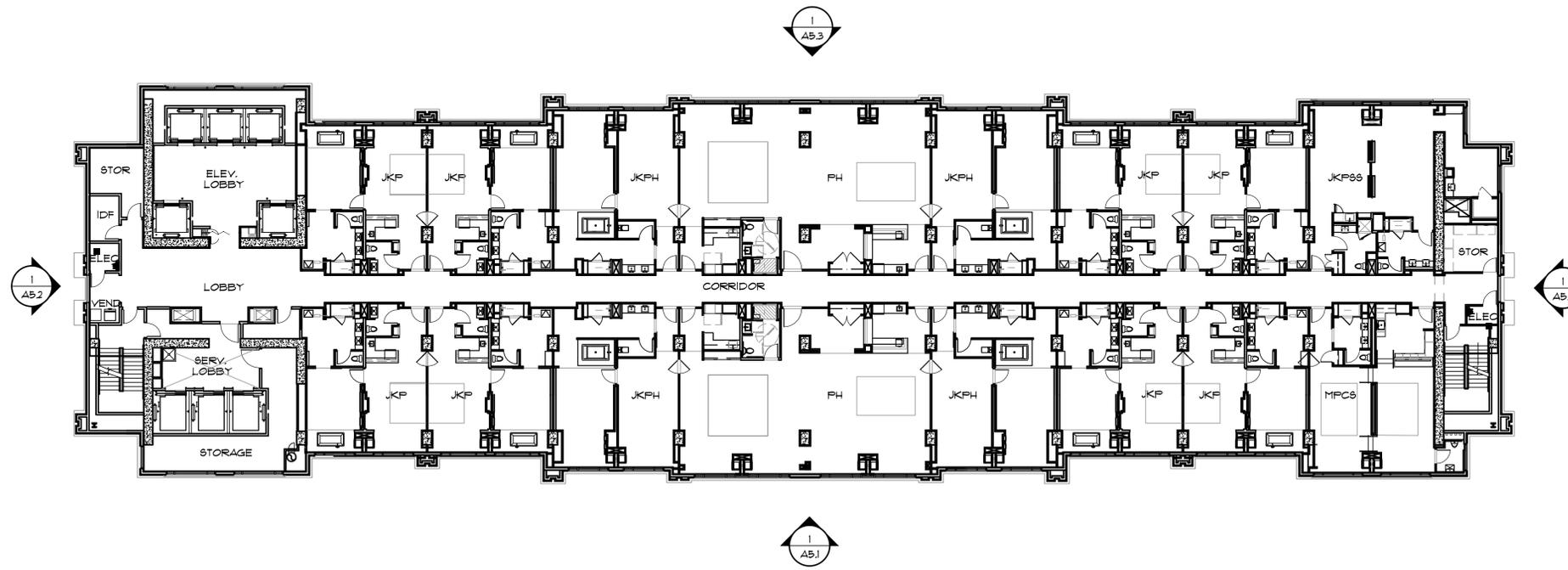
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COUNTY OF GILPIN, STATE OF COLORADO



1 TWENTYFIRST LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Sheet Title :
TWENTYFIRST
LEVEL FLOOR
PLAN
Revisions :
06/07/2016
07/10/2016

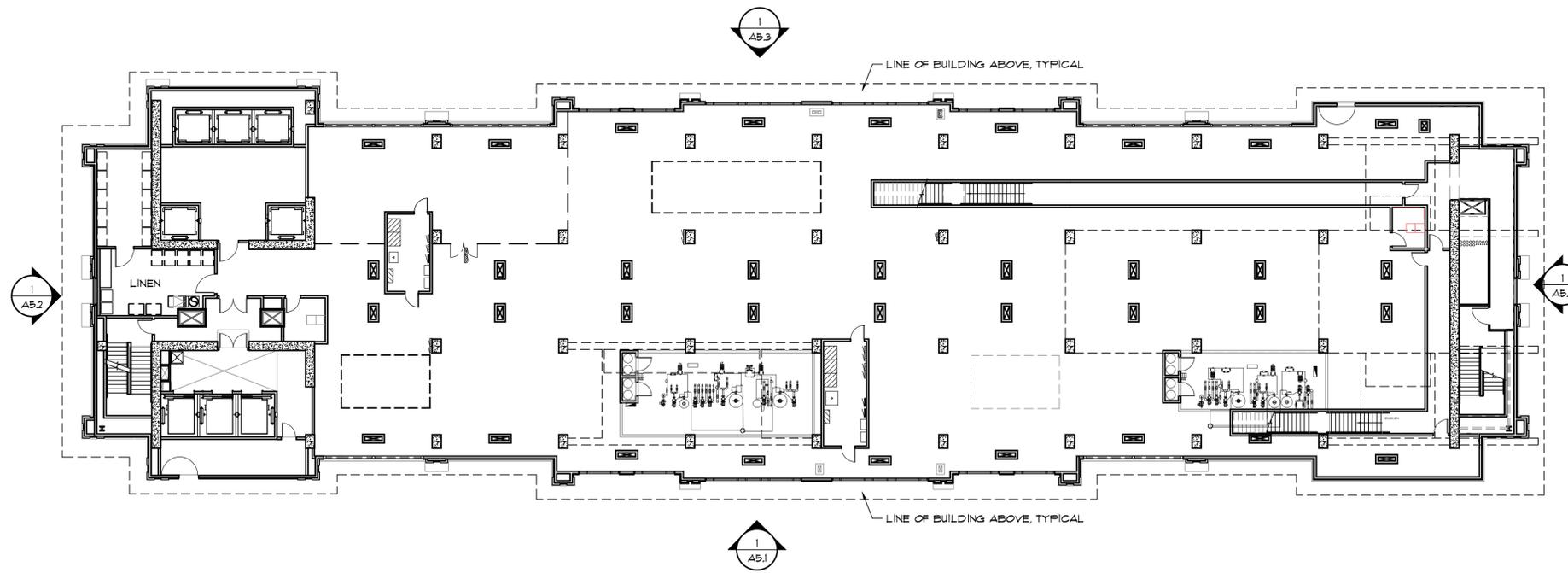
SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: LEVEL 21
Sheet No :
SITE DEVELOPMENT
A4.10

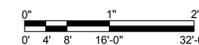
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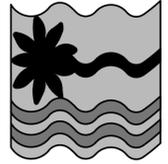
MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



1 TWENTYSECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"





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CASINO BLACK HAWK, COLORADO

Sheet Title :
TWENTYSECOND
LEVEL FLOOR
PLAN
Revisions :
1 06/17/2016
2 07/10/2016

SITE DEVELOPMENT PLAN 04/11/2016

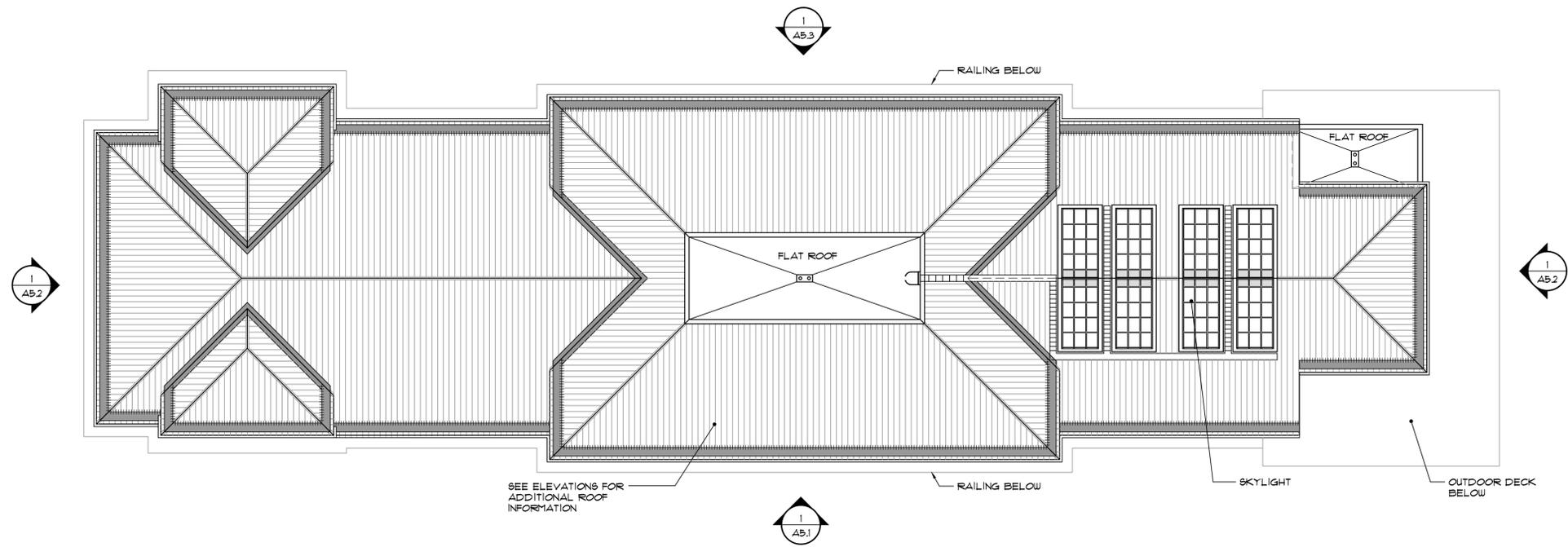
project no: MBA1161
date: 6/17/15
drawing name: LEVEL 22
Sheet No :
SITE DEVELOPMENT
A4.11

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1 ROOF LEVEL PLAN
SCALE: 1/16" = 1'-0"





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Sheet Title :	ROOF LEVEL PLAN				
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SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ROOF
Sheet No :
SITE DEVELOPMENT
A4.13

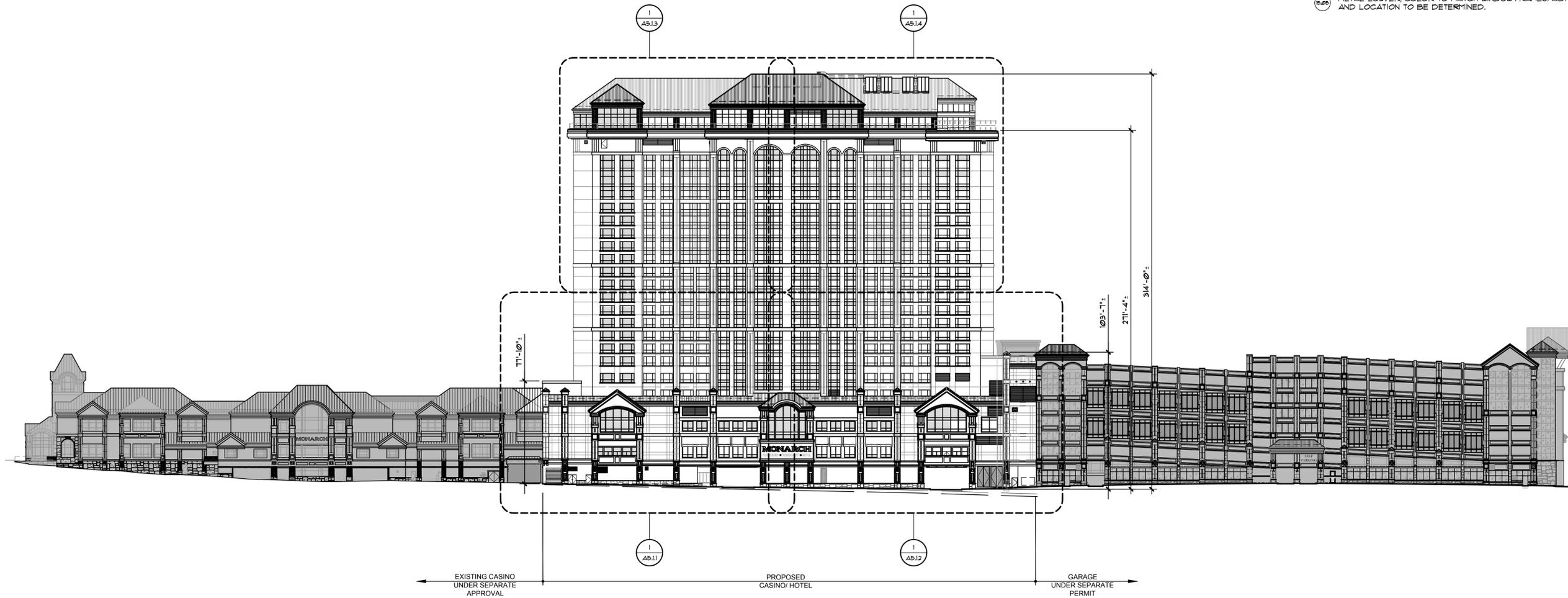
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MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

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RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO

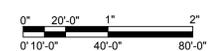
KEY NOTES:

- 2.20 COLOR INTEGRAL CONCRETE PER BLACK HAWK STANDARDS.
- 4.50 SMOOTH LIMESTONE, SEE ARCHITECTURAL SAMPLE.
- 4.51 COARSE LIMESTONE, SEE ARCHITECTURAL SAMPLE.
- 4.52 POLISHED ALPINE GRANITE, SEE ARCHITECTURAL SAMPLE.
- 4.53 COARSE FACED RANDOM ASHLAR CUT ALPINE GRANITE, SEE ARCHITECTURAL SAMPLE.
- 9.50 M44-2 MILD STEEL MESH WITH ANGLE IRON FRAME, SEE ARCHITECTURAL SAMPLE.
- 1.22 EXTERIOR INSULATION FINISH SYSTEM, (E.I.F.S.) AMERISTONE, SEE ARCHITECTURAL SAMPLE.
- 1.38 24 GA. PREFINISHED METAL ROOFING PANELS, TEE PANEL METAL STANDING SEAM (TO MATCH EXISTING PANEL SIZE AND PROFILE), SEE ARCHITECT'S SAMPLE.
- 1.50 EIFS SYSTEM, #20 FROM OMEGA, OR EQUAL, COLOR TO MATCH SMOOTH LIMESTONE, SEE ARCHITECTURAL SAMPLE.
- 1.51 EIFS SYSTEM, COLOR TO MATCH ROOFING SAMPLE. SEE ARCHITECTURAL SAMPLE.
- 1.52 EIFS SYSTEM, 402A TERRAZZO, COLOR TO MATCH POLISHED STONE, SEE ARCHITECTURAL SAMPLE.
- 1.53 EIFS SYSTEM, ALMOND, SEE ARCHITECTURAL SAMPLE.
- 9.04 GLAZING AND FRAMING SYSTEM, KALLNEER 1600 SERIES WITH PERMADIZE CLASSIC COPPER FINISH. GLAZING TO BE 'SOLARBAN', 'SOLARBRONZE' 60, SEE ARCHITECTURAL SAMPLES.
- 9.25 GLASS FIBER REINFORCED CONCRETE (G.F.R.C.), SEE ARCHITECTURAL SAMPLES.
- 9.51 FABRIC COVERED AWNING, COLOR TO BE DETERMINED.
- 9.05 METAL LOUVER, COLOR TO MATCH WINDOW FRAMES, ACTUAL SIZE AND LOCATION TO BE DETERMINED.



1 OVERALL SOUTH ELEVATION
SCALE: 1" = 40'-0"

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Sheet Title :
OVERALL SOUTH
ELEVATION
Revisions :
A 06/17/2016
B 07/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV SOUTH
Sheet No :

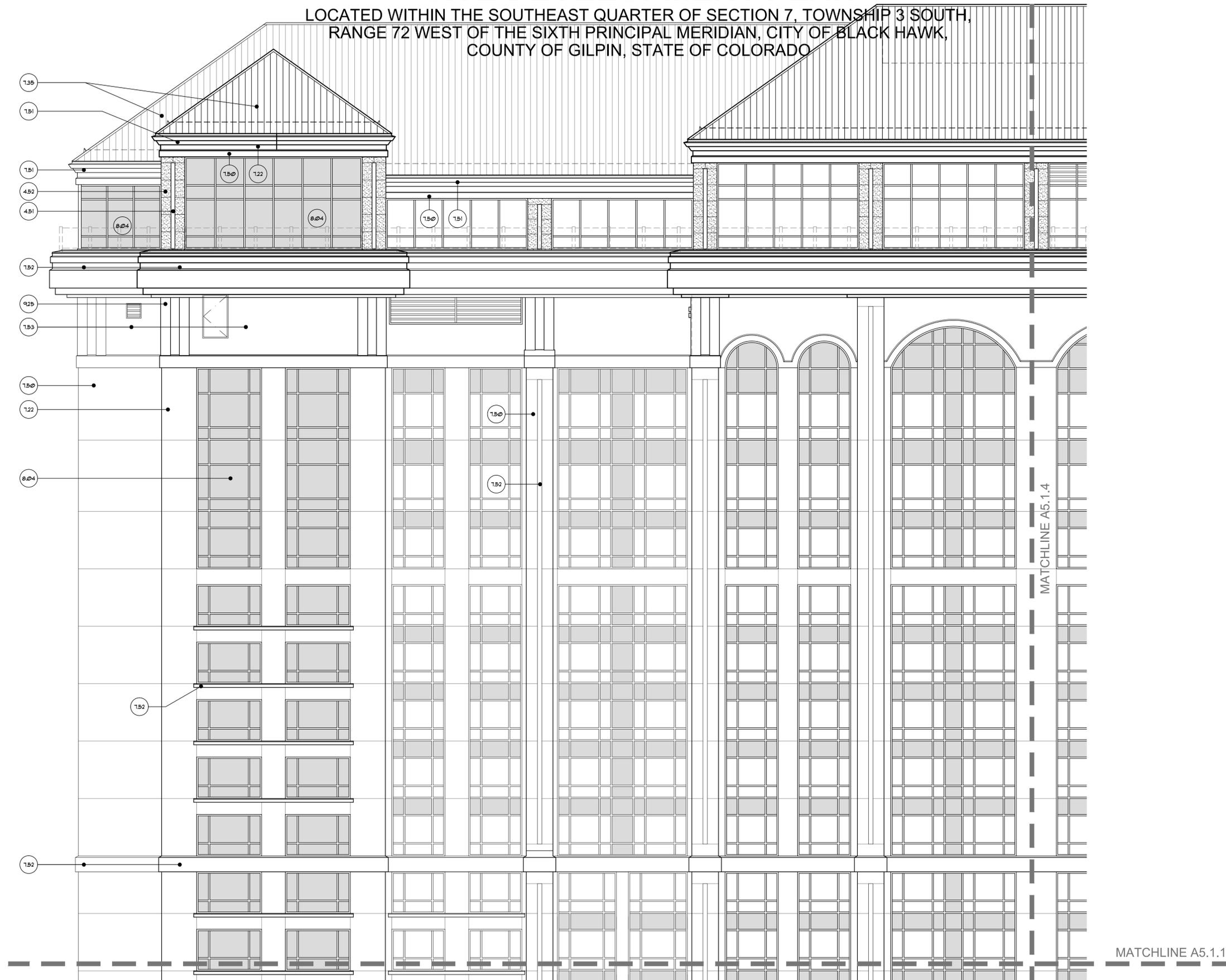
SITE DEVELOPMENT
A5.1

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MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

SEE OVERALL ELEVATION FOR KEY LEGEND

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



① PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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Sheet Title :
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ELEVATION

Revisions :
A 06/17/2016
B 06/17/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV SOUTH
Sheet No :

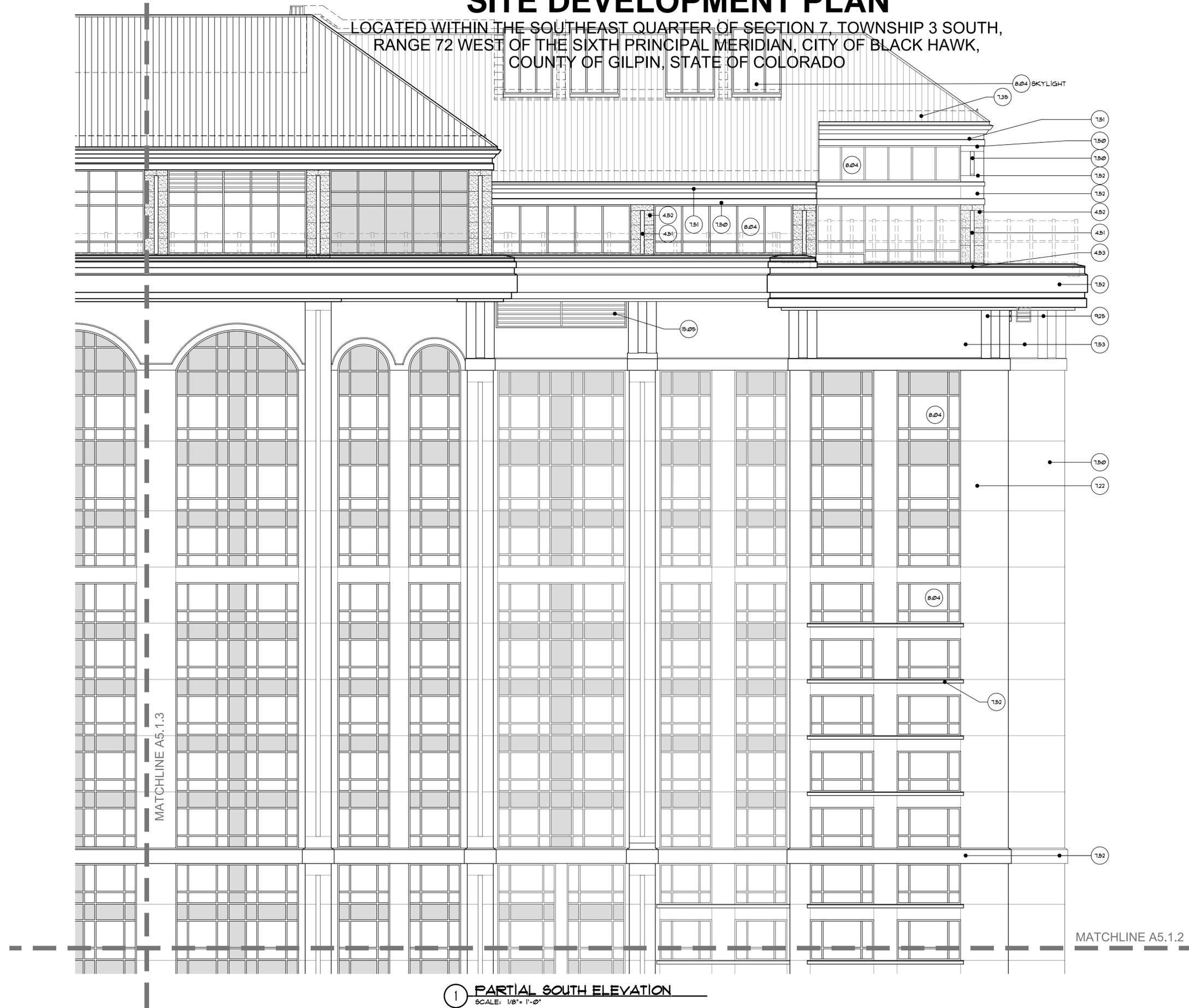
SITE DEVELOPMENT
A5.1.3

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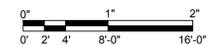
MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

SEE OVERALL ELEVATION FOR KEY LEGEND

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
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1 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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Sheet Title :
PARTIAL SOUTH
ELEVATION
Revisions :
A 06/17/2016
A 07/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV SOUTH
Sheet No :

SITE DEVELOPMENT
A5.1.4

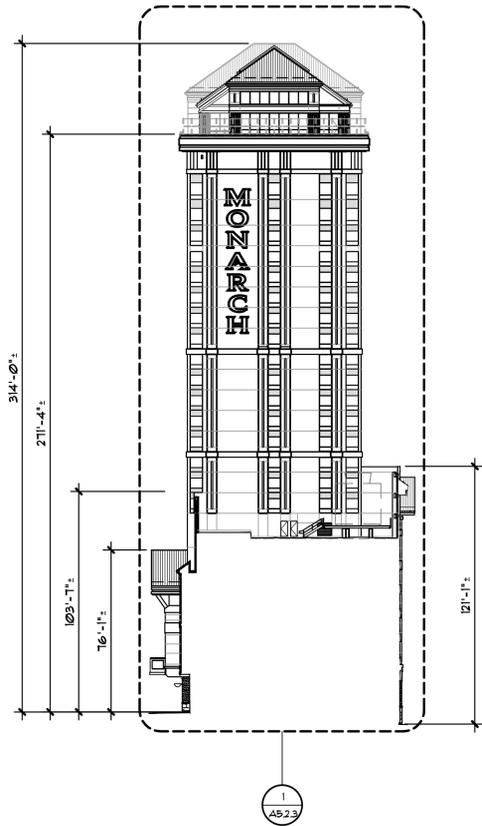
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MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

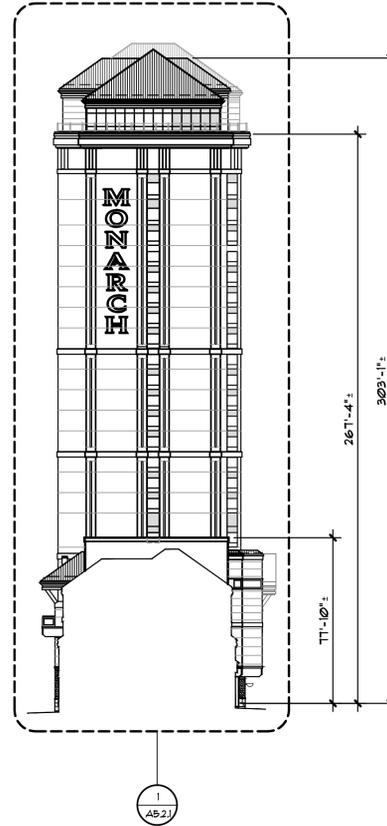
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO

KEY NOTES:

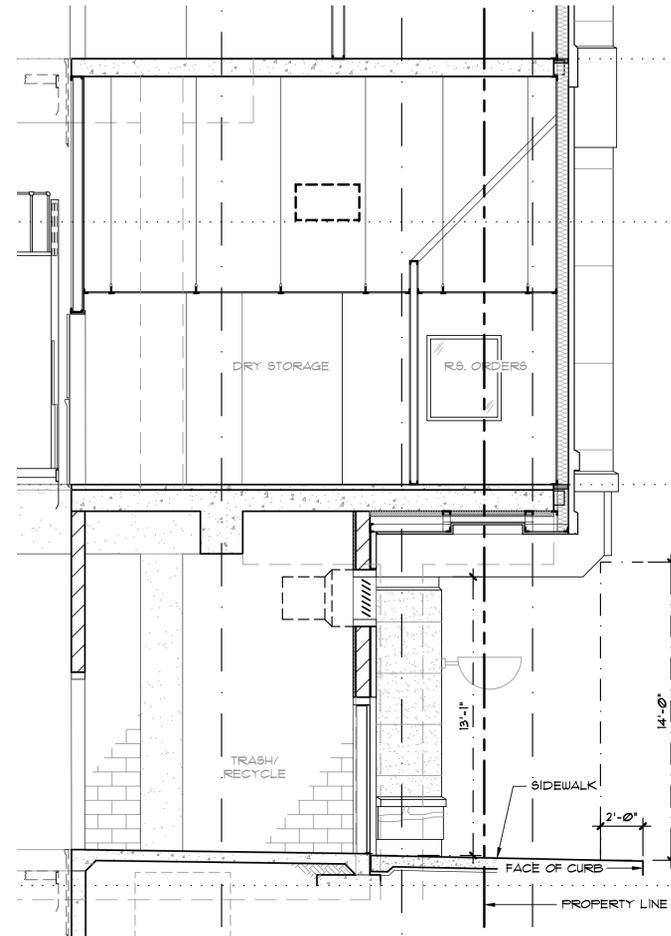
- 2.20 COLOR INTEGRAL CONCRETE PER BLACK HAWK STANDARDS.
- 4.50 SMOOTH LIMESTONE, SEE ARCHITECTURAL SAMPLE.
- 4.51 COARSE LIMESTONE, SEE ARCHITECTURAL SAMPLE.
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- 9.51 FABRIC COVERED AWNING, COLOR TO BE DETERMINED.
- 9.05 METAL LOUVER, COLOR TO MATCH WINDOW FRAMES, ACTUAL SIZE AND LOCATION TO BE DETERMINED.



1 OVERALL EAST ELEVATION
SCALE: 1" = 40'-0"



2 OVERALL WEST ELEVATION
SCALE: 1" = 40'-0"



3 PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

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Sheet Title :
OVERALL EAST &
WEST
ELEVATIONS
Revisions :
A 06/17/2016
B 07/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV ENDS
Sheet No :

SITE DEVELOPMENT
A5.2

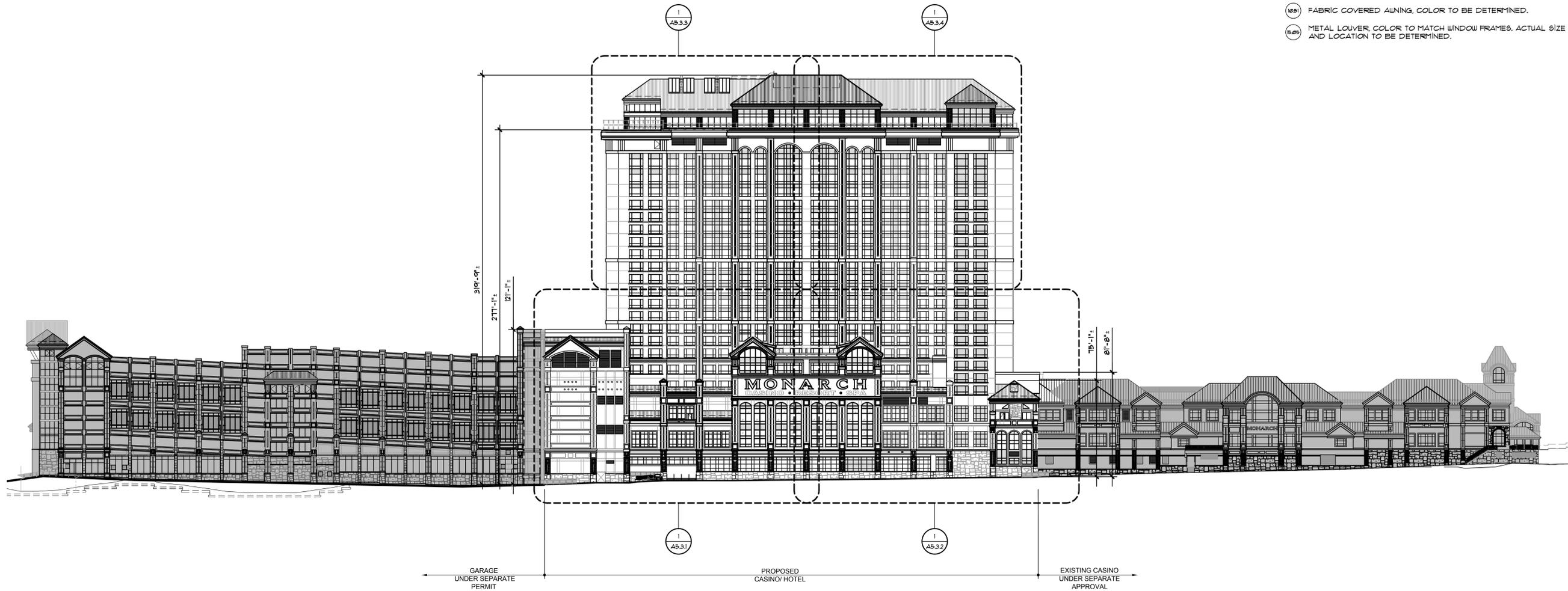
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MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO

KEY NOTES:

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- 4.50 SMOOTH LIMESTONE, SEE ARCHITECTURAL SAMPLE.
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- 9.51 FABRIC COVERED AWNING, COLOR TO BE DETERMINED.
- 9.05 METAL LOUVER, COLOR TO MATCH WINDOW FRAMES, ACTUAL SIZE AND LOCATION TO BE DETERMINED.



Sheet Title :
OVERALL NORTH
ELEVATION

Revisions :
A 06/07/2016
B 06/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV NORTH

Sheet No :

SITE DEVELOPMENT

A5.3

1 OVERALL NORTH ELEVATION
SCALE: 1" = 40'-0"

0" 20'-0" 1" 2"
0'-10'-0" 40'-0" 80'-0"

BUILDING SIGNAGE SHOWN ON THE ELEVATIONS HEREIN IS
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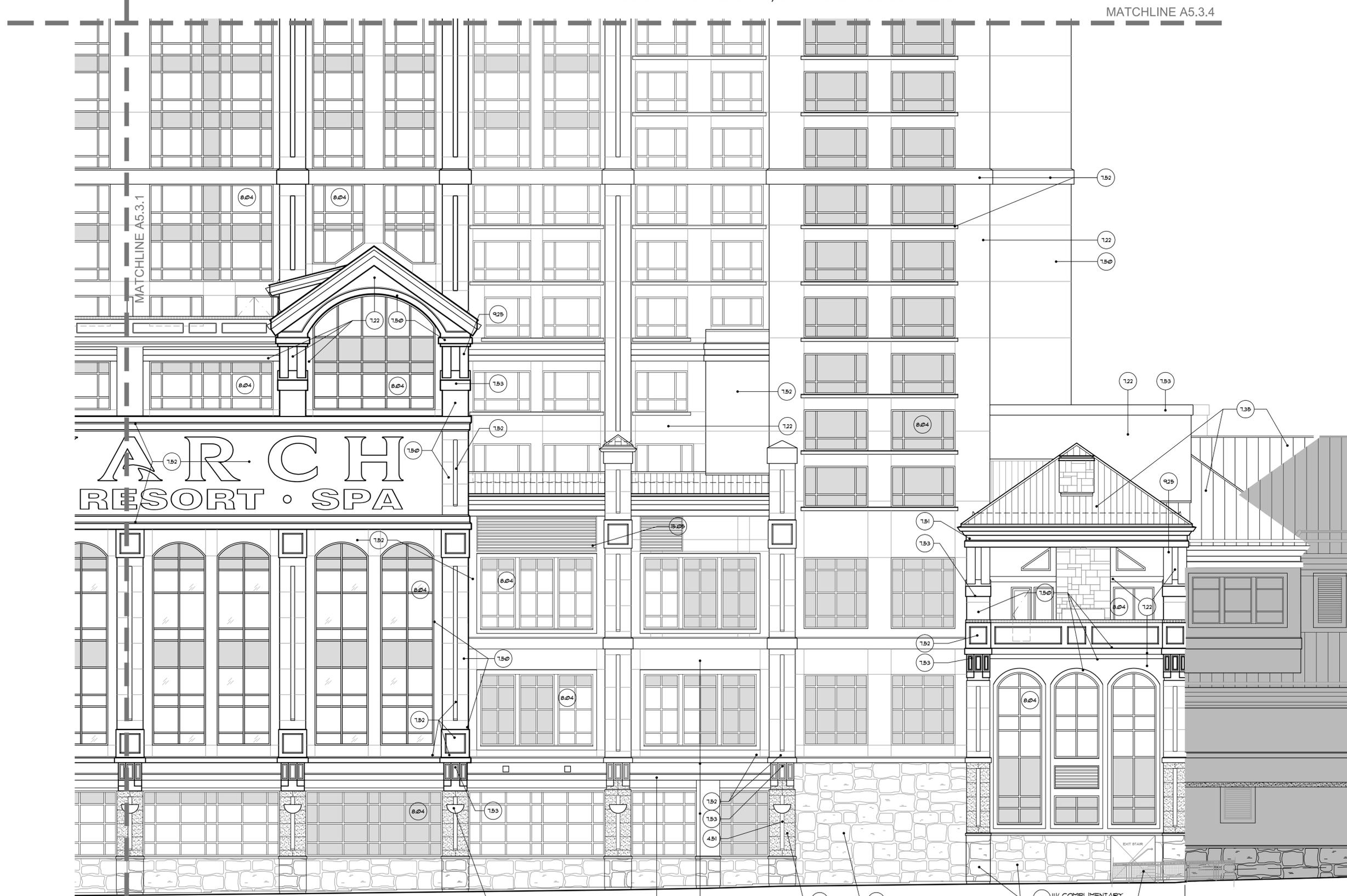
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MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

SEE OVERALL ELEVATION FOR KEY LEGEND

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



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1 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Sheet Title :
PARTIAL NORTH
ELEVATION
Revisions :
06/17/15
07/10/16

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV NORTH
Sheet No :

SITE DEVELOPMENT

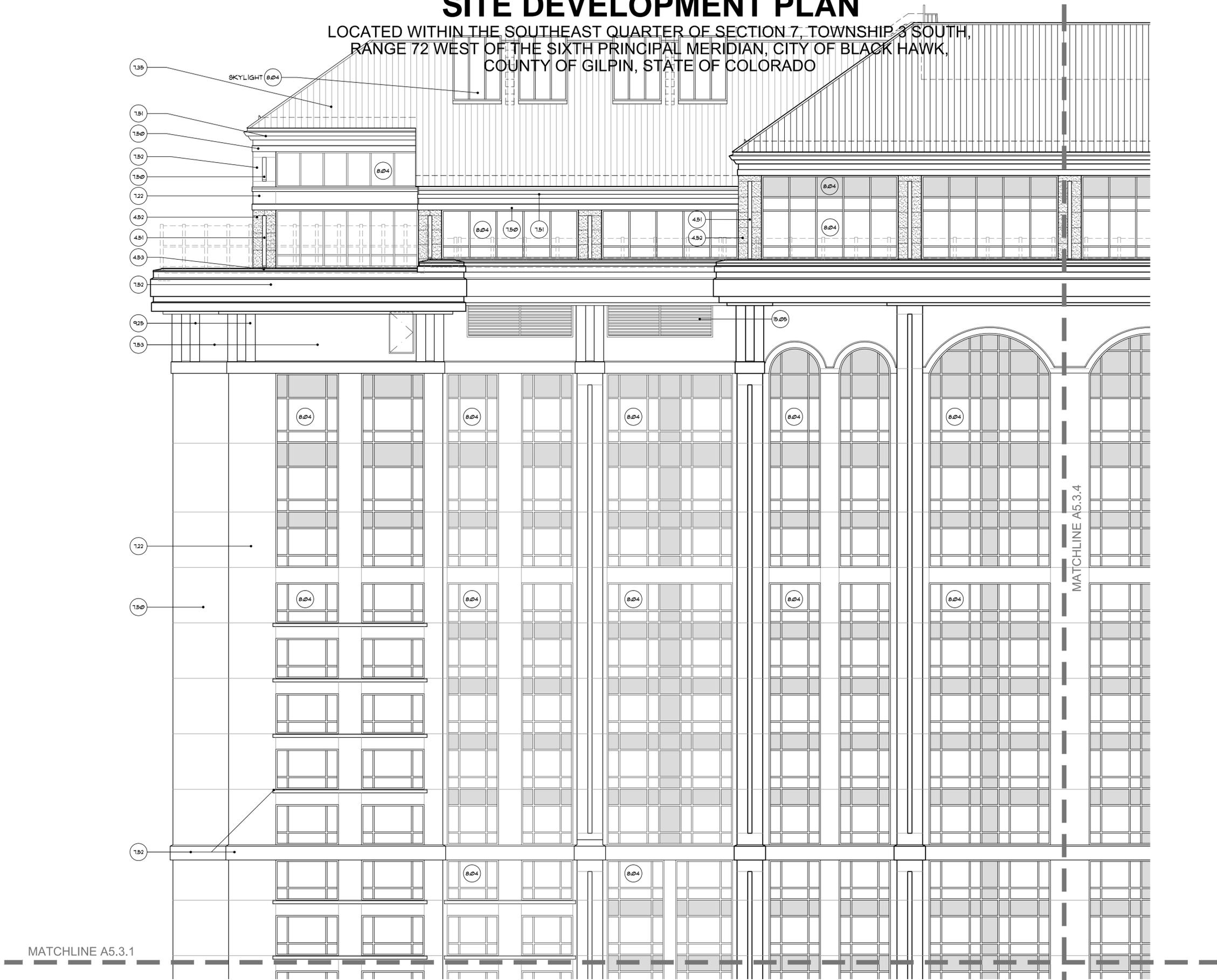
A5.3.2

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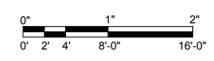
MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

SEE OVERALL ELEVATION FOR KEY LEGEND

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



1 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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INTERIOR DESIGN
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Sheet Title :
PARTIAL NORTH
ELEVATION
Revisions :
A 06/17/2016
B 07/10/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV NORTH
Sheet No :

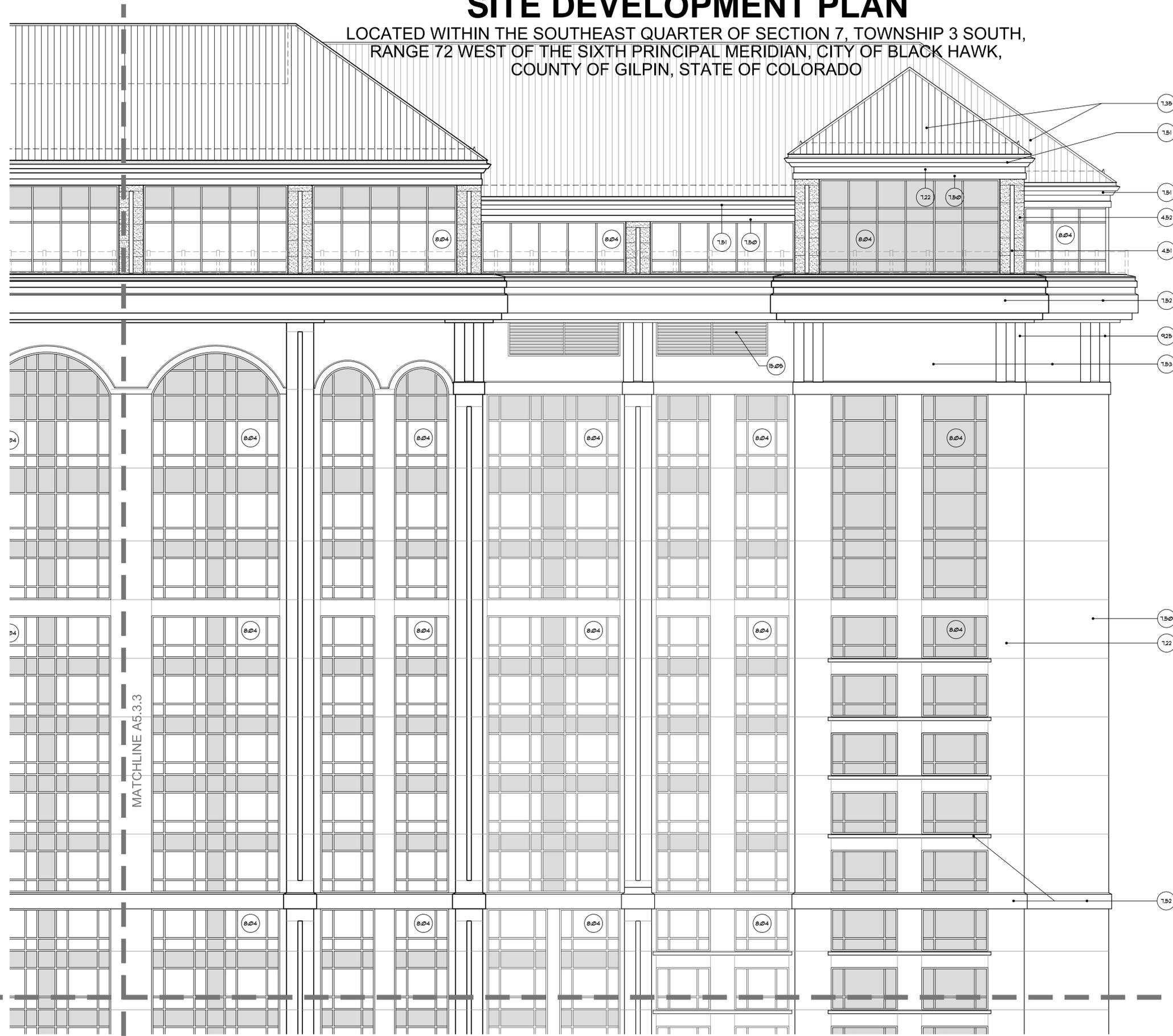
SITE DEVELOPMENT
A5.3.3

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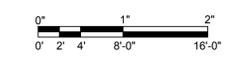
MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN

SEE OVERALL ELEVATION FOR KEY LEGEND

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,
RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK,
COUNTY OF GILPIN, STATE OF COLORADO



1 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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MONARCH
CASINO BLACK HAWK, COLORADO

Sheet Title :
PARTIAL NORTH
ELEVATION
Revisions :
A 06/17/2016
B 07/16/2016

SITE DEVELOPMENT PLAN
04/11/2016

project no: MBA1161
date: 6/17/15
drawing name: ELEV NORTH
Sheet No :

SITE DEVELOPMENT
A5.3.4

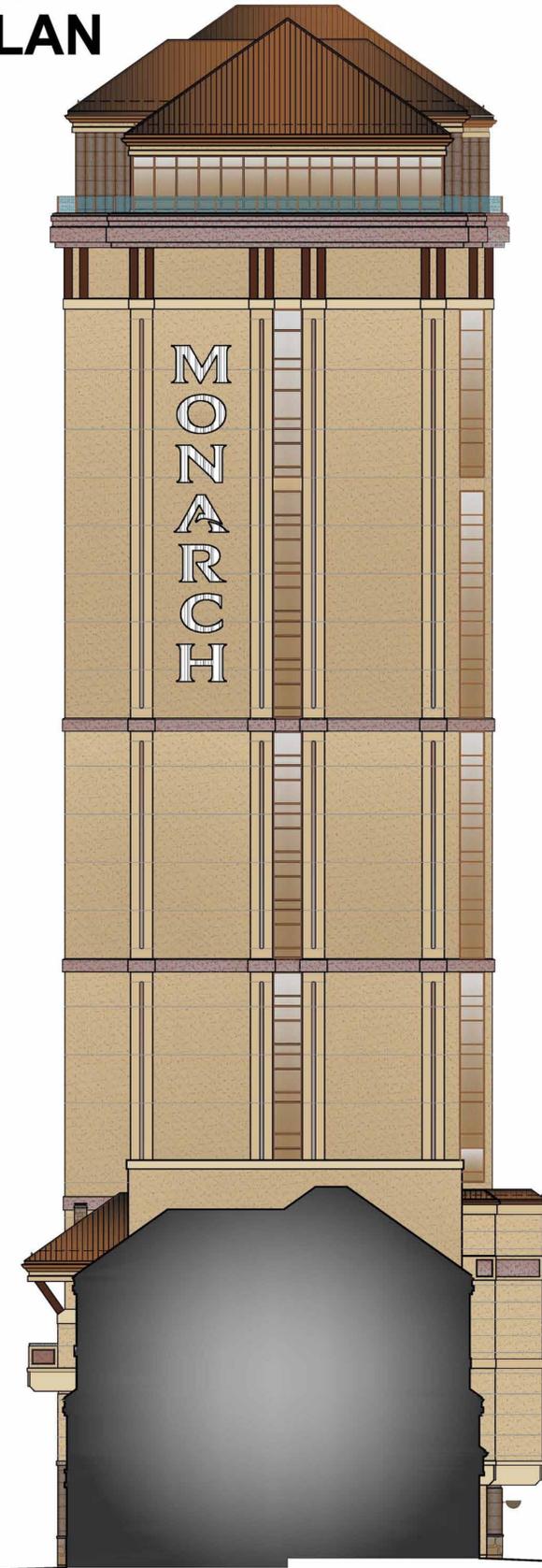
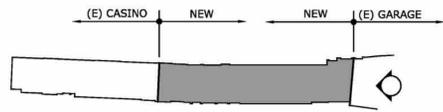
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ATTACHMENT NO. 3
EAST AND WEST ELEVATIONS

MONARCH CASINO/ HOTEL SITE DEVELOPMENT PLAN



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

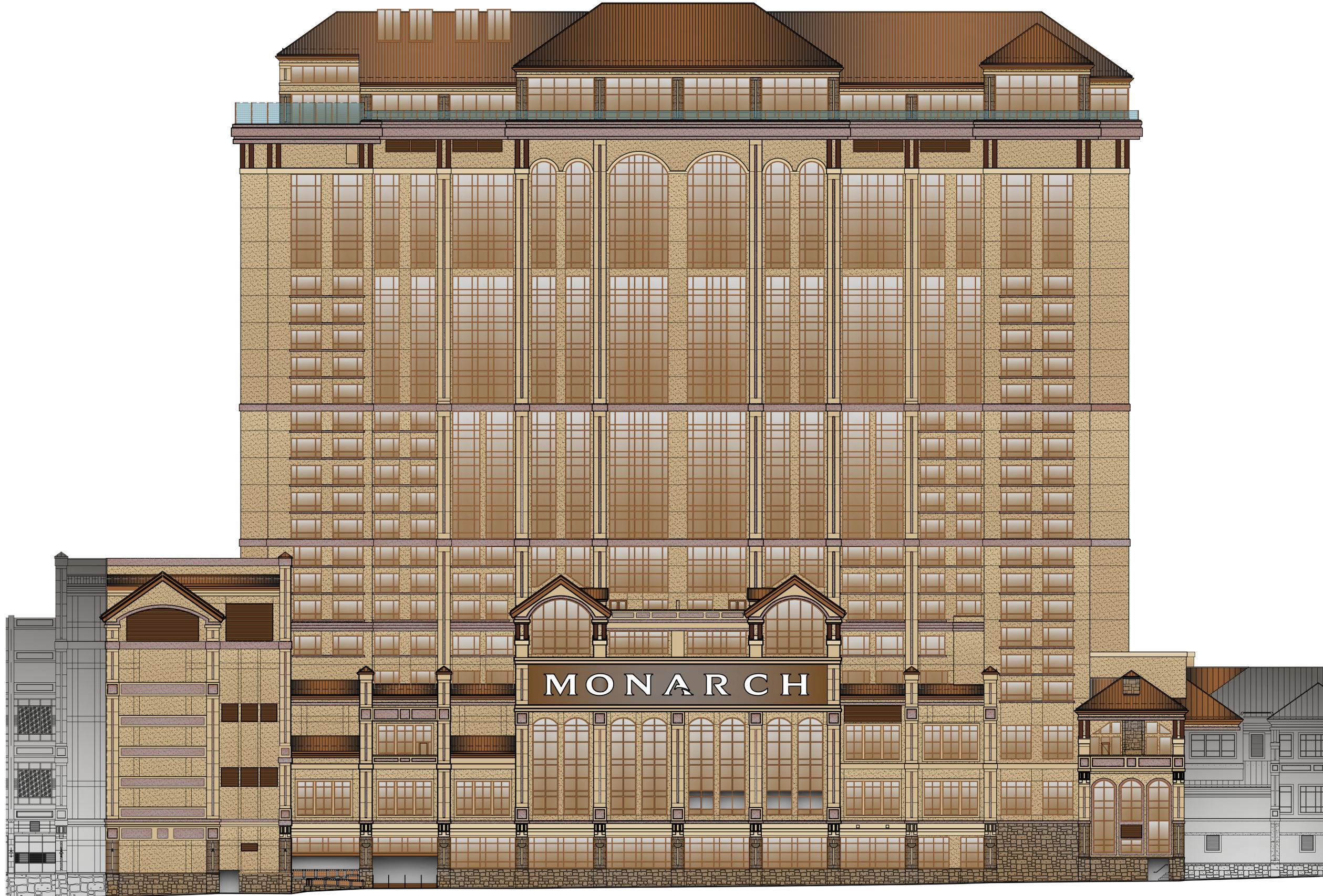


-  ROOF/ FASCIA
-  WDW. FRAMING
-  GLAZING
-  ASHLAR
-  SMOOTH LIMESTONE EIFS 1
-  COARSE LIMESTONE
-  EIFS 2
-  EIFS 3
-  EIFS 4
-  GRANITE

ATTACHMENT NO. 4

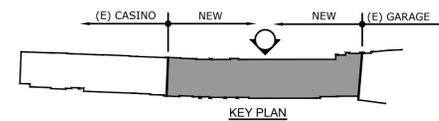
NORTH ELEVATION

MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN



-  ROOF/ FASCIA
-  WDW. FRAMING
-  GLAZING
-  ASHLAR
-  SMOOTH LIMESTONE/
EIFS 1
-  COARSE LIMESTONE
-  EIFS 2
-  EIFS 3
-  EIFS 4
-  GRANITE

NORTH EXTERIOR ELEVATION



ATTACHMENT NO. 5

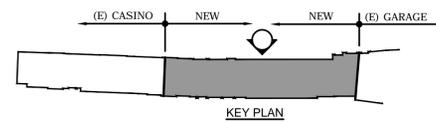
SOUTH ELEVATION

MONARCH CASINO/HOTEL SITE DEVELOPMENT PLAN



-  ROOF/ FASCIA
-  WDW. FRAMING
-  GLAZING
-  ASHLAR
-  SMOOTH LIMESTONE/
EIFS 1
-  COARSE LIMESTONE
-  EIFS 2
-  EIFS 3
-  EIFS 4
-  GRANITE

SOUTH EXTERIOR ELEVATION



ATTACHMENT NO. 6

MATERIALS BOARD



KEY NOTES:

- 7.51 COLOR INTEGRAL CONCRETE
- 7.52 CAST IN PLACE CONCRETE PAINTED, STAR OF THE GARDEN. SEE ARCHITECTURAL SAMPLES
- 7.53 CAST IN PLACE CONCRETE PAINTED, CAMEL CANDY. SEE ARCHITECTURAL SAMPLES
- 4.51 SMOOTH LIMESTONE. SEE ARCHITECTURAL SAMPLE
- 4.52 COARSE LIMESTONE. SEE ARCHITECTURAL SAMPLE
- 4.53 POLISHED ALPINE GRANITE. SEE ARCHITECTURAL SAMPLE
- 4.54 COARSE FACED RANDOM ASHLAR CUT ALPINE GRANITE. SEE ARCHITECTURAL SAMPLE
- 4.55 1/4" X 1/4" MILD STEEL MESH WITH ANGLE IRON FRAME. SEE ARCHITECTURAL SAMPLE
- 2.5 EXTERIOR INSULATION FINISH SYSTEM (EIFS) AMERISTONE. SEE ARCHITECTURAL SAMPLE
- 2.6 24 GA. PREFINISHED METAL ROOFING PANELS, TEE PANEL METAL STANDING SEAM TO MATCH EXISTING PANEL SIZE AND PROFILE. SEE ARCHITECTURAL SAMPLE
- 7.54 EIFS SYSTEM, 1/8" FROM OMEGA, OR EQUAL, COLOR TO MATCH SMOOTH LIMESTONE. SEE ARCHITECTURAL SAMPLE
- 7.55 EIFS SYSTEM, COLOR TO MATCH ROOFING SAMPLE. SEE ARCHITECTURAL SAMPLE
- 7.56 EIFS SYSTEM, 4/8" TERRAZZO, COLOR TO MATCH POLISHED STONE. SEE ARCHITECTURAL SAMPLE
- 7.57 EIFS SYSTEM, ALMOND. SEE ARCHITECTURAL SAMPLE
- 4.56 GLAZING AND FRAMING SYSTEM, KAWNEER 1500 SERIES W/ PERMANZTE CLASSIC COPPER FINISH. GLAZING TO BE SOLARWAY, SOLARBROUZE 60. SEE ARCHITECTURAL SAMPLES
- 4.57 GLASS FIBER REINFORCED CONCRETE (GFR) SEE ARCHITECTURAL SAMPLES



ATTACHMENT NO. 7

LIGHTING PLAN

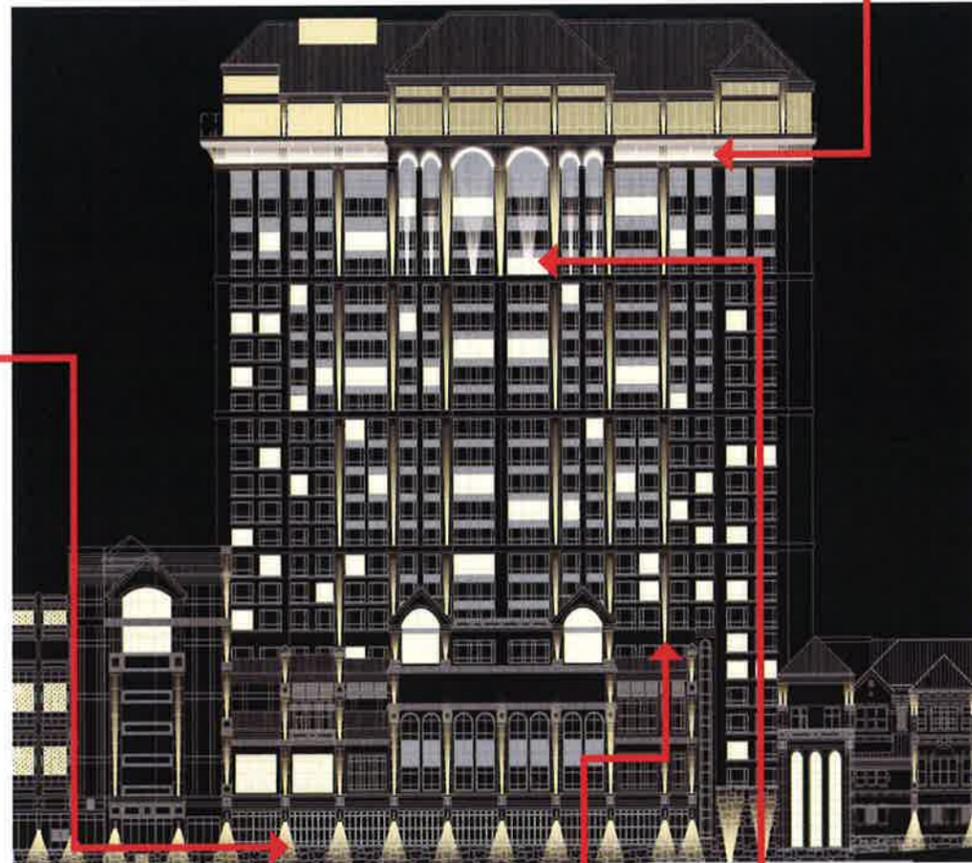
Monarch Casino Black Hawk

Exterior Facade Lighting

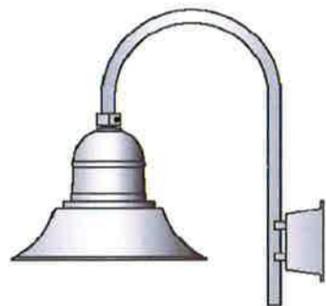


Certificate of Appropriateness Submission

NORTH FACADE- HOTEL



Decorative Sconce
Type LE
Finish: Amerlux
Classic Bronze



Uplighting Building Features
Type LB & LB1
Finish: Tiger Drylac Powder Coating:
39/60020 Metallic Bronze Matte



metallic | 39/60020
Bronze Matte

Linear Uplight
Type LA & LA1
Finish: Natural Aluminum housing
Concealed From View



Uplight Arch
Type LA & LA1
Finish: Natural Aluminum housing
Concealed From View



SOUTH FACADE-HOTEL

Uplighting Building Features
Type LB & LB1

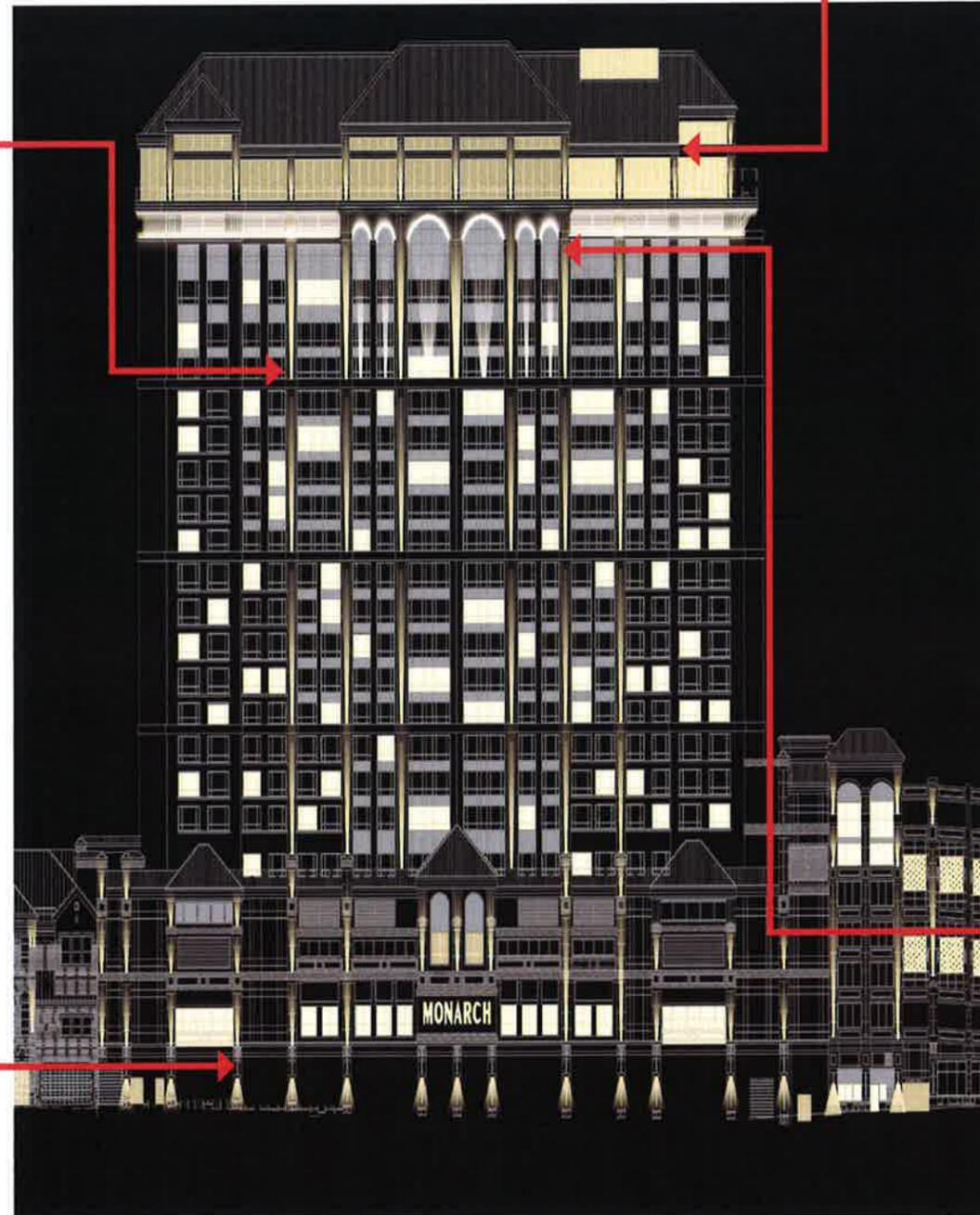
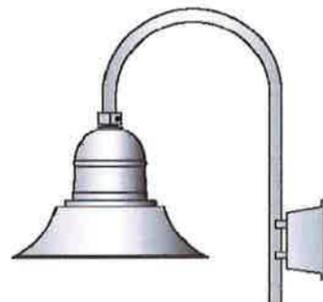
Finish: Tiger Drylac Powder Coating:
39/60020 Metallic Bronze Matte



metallic | 39/60020
Bronze Matte

Decorative Sconce
Type LE

Finish: Amerlux
Classic Bronze



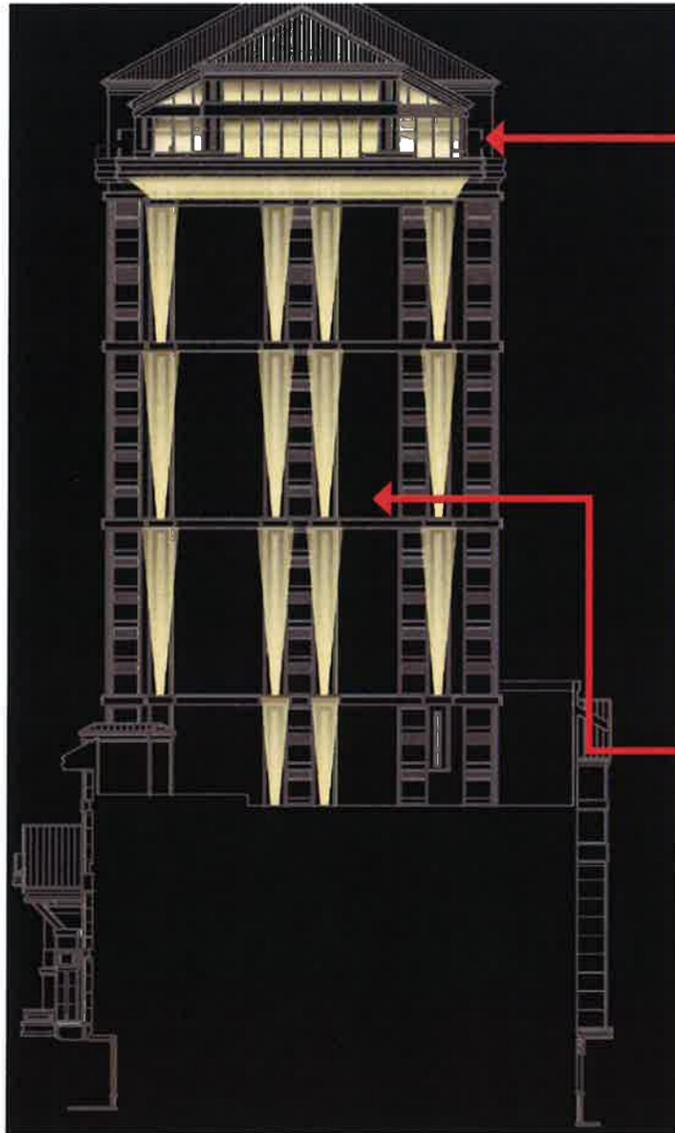
Linear Uplight
Type LA & LA1
Finish: Natural Aluminum housing
Concealed From View



Uplight Arch
Type LA & LA1
Finish: Natural Aluminum housing
Concealed From View



EAST FACADE-HOTEL



Linear Uplight
Type LA & LA1
Finish: Natural Aluminum housing
Concealed From View

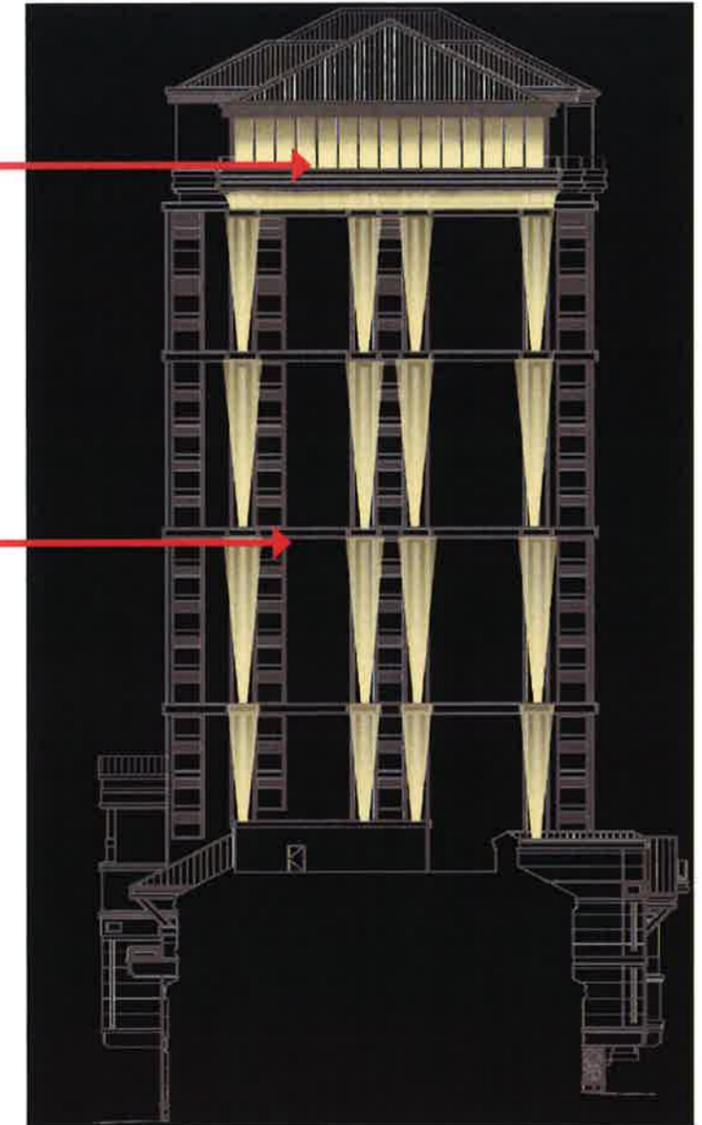


Uplighting Building Features
Type LB & LB1
Finish: Tiger Drylac Powder Coating:
39/60020 Metallic Bronze Matte



metallic | 39/60020
Bronze Matte

WEST FACADE-HOTEL



Specification:

Type LB: Hydrel 4640-12LED-WHT30K-MVOLT-SP-YM-WMSA-LP-CF (custom finish)

Type LB1: Hydrel 4640-18LED-WHT30K-MVOLT-SP-YM-WMSA-LP-CF (custom finish)

KEY ATTRIBUTES:

Lumen Output & Wattage:

Type LB: 420 lumens / 14W (30lpw)

Type LB1: 690 lumens / 22W (31lpw)

Color Temperature: 3000K

Voltage: Universal (120, 208, 220, 277)

Light Distribution: SPOT



SUBSTITUTION:

Type LB: KIM EL700S3/7L3KUV/finish (BL-Black, DB-Bronze, GR-Verde Green) + J-27N (Surface Box)

Type LB1: KIM EL700S3/9L3KUV/finish (BL-Black, DB-Bronze, GR-Verde Green) + J-27N (Surface Box)

KEY ATTRIBUTES:

Lumen Output & Wattage:

Type LB: 806 lumens / 9W (90lpw)

Type LB1: 1,031 lumens / 11W (94lpw)

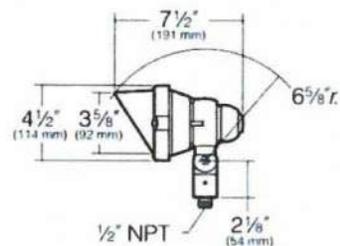
Color Temperature: 3000K

Voltage: Universal (120, 208, 220, 277)

Light Distribution: SPOT

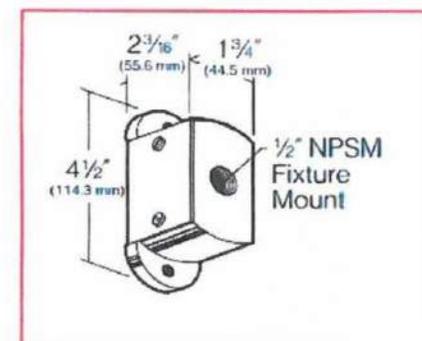
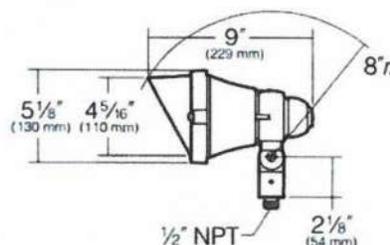
EL700/7L

7 Light Emitting Diodes



EL700/9L

9 Light Emitting Diodes



Type:
Job:

Approvals:

Fixture Catalog number:

Fixture Options:

Fixture and Finish

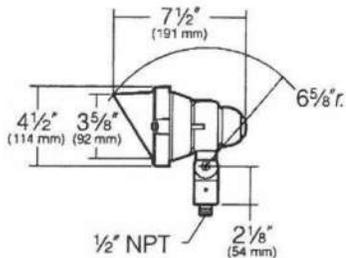
Ordered separately from fixture, see page 3.
See 120 Volt Mounting Options Spec Sheet for mounting options

Date:
Page: 1 of 4

Specifications

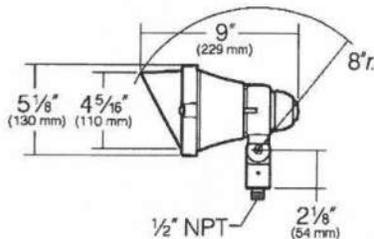
EL700/7L

7 Light Emitting Diodes



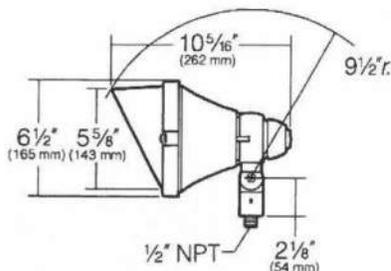
EL700/9L

9 Light Emitting Diodes



EL700/12L

12 Light Emitting Diodes



Housing: Die-cast aluminum body and lens frame.

Swivel: Die-cast aluminum with locking teeth and 1/2" solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by 1/4-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

Gasketing: Silicone gaskets throughout.

Fasteners: Stainless steel.

Wiring: No. 18AWM rated 105°C.

Optical System: High performance acrylic optic securely attached to internal heat sink for maximum thermal dissipation.

Driver: Universal Voltage from 120 to 277V with a ±10% tolerance. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (GR) Verde Green.

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CAN/CSA C22.2 No. 250.0 -08 Luminaires. LEDs and drivers are RoHS compliant.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes, Failure to do so may result in serious personal injury.



U.S. PATENT D424,731

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Type:

Job:

Page: 2 of 4



Standard Features

Ordering Information

Fixture	Source
<input type="checkbox"/> EL700S3/7L3KUV ¹	9W, 7 LEDs, 3000K
<input type="checkbox"/> EL700S3/7L4KUV ¹	9W, 7 LEDs, 4200K
<input type="checkbox"/> EL700S3/7L5KUV ¹	9W, 7 LEDs, 5100K
<input type="checkbox"/> EL700F3/7L3KUV ¹	9W, 7 LEDs, 3000K
<input type="checkbox"/> EL700F3/7L4KUV ¹	9W, 7 LEDs, 4200K
<input type="checkbox"/> EL700F3/7L5KUV ¹	9W, 7 LEDs, 5100K
<input type="checkbox"/> EL700S3/9L3KUV ¹	11W, 9 LEDs, 3000K
<input type="checkbox"/> EL700S3/9L4KUV ¹	11W, 9 LEDs, 4200K
<input type="checkbox"/> EL700S3/9L5KUV ¹	11W, 9 LEDs, 5100K
<input type="checkbox"/> EL700F3/9L3KUV ¹	11W, 9 LEDs, 3000K
<input type="checkbox"/> EL700F3/9L4KUV ¹	11W, 9 LEDs, 4200K
<input type="checkbox"/> EL700F3/9L5KUV ¹	11W, 9 LEDs, 5100K
<input type="checkbox"/> EL700S3/12L3KUV ¹	14W, 12 LEDs, 3000K
<input type="checkbox"/> EL700S3/12L4KUV ¹	14W, 12 LEDs, 4200K
<input type="checkbox"/> EL700S3/12L5KUV ¹	14W, 12 LEDs, 5100K
<input type="checkbox"/> EL700F3/12L3KUV ¹	14W, 12 LEDs, 3000K
<input type="checkbox"/> EL700F3/12L4KUV ¹	14W, 12 LEDs, 4200K
<input type="checkbox"/> EL700F3/12L5KUV ¹	14W, 12 LEDs, 5100K

¹S = Spot, F = Narrow Flood, 3 = 350mA, UV = Universal Voltage from 120 to 277V with a ±10% tolerance.

Finish
 TGIC powder coat.

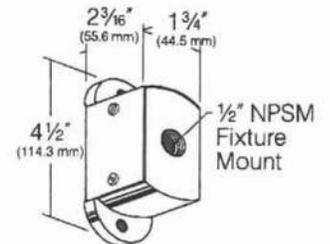
Color: Black Dark Bronze Verde Green
 Cat. No.: **BL** **DB** **GR**

Surface Mount

Cat. No. Finish
 J-27N/BL Black
 J-27N/DB Dark Bronze
 J-27N/GR Verde Green
 No Option

Cast aluminum with 1/2" NPSM fixture mount. Internal set screw provided for locking position. 5 cu in. internal volume. Super TGIC powder coat paint over clear anodizing and titanated zirconium conversion coating.

NOTE: May also be used to hard mount low voltage fixtures.



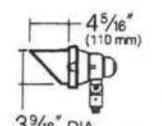
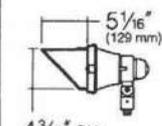
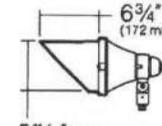
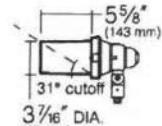
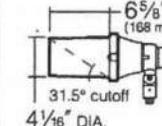
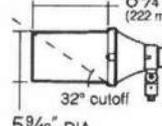
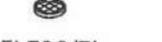
Type:

Job:



Fixture Options

Ordered Separately from Fixture

<p>Aluminum Adjustable Glare Shield</p>	<p>Spun aluminum shield with 45° cut and drain hole. Includes die-cast low copper alloy (< 0.6%) aluminum lens ring. The shield is rotatable 360°. Replaces standard lens ring/hood on fixture.</p>			
	 <p>4⁵/₁₆" (110 mm) 3⁹/₁₆" DIA. (91 mm)</p>	 <p>5¹/₁₆" (129 mm) 4³/₁₆" DIA. (106 mm)</p>	 <p>6³/₄" (172 mm) 5¹¹/₁₆" DIA. (145 mm)</p>	
Finish	EL700/7L	EL700/9L	EL700/12L	
Black	<input type="checkbox"/> AGS72BL	<input type="checkbox"/> AGS73BL	<input type="checkbox"/> AGS74BL	<input type="checkbox"/> No Option
Dark Bronze	<input type="checkbox"/> AGS72DB	<input type="checkbox"/> AGS73DB	<input type="checkbox"/> AGS74DB	<input type="checkbox"/> No Option
Verde Green	<input type="checkbox"/> AGS72GR	<input type="checkbox"/> AGS73GR	<input type="checkbox"/> AGS74GR	<input type="checkbox"/> No Option
<p>Aluminum Full Glare Shield</p>	<p>Spun aluminum shield with drain hole. Includes die-cast low copper aluminum lens ring. Replaces standard lens ring/hood on fixture.</p>			
	 <p>5⁵/₈" (143 mm) 31° cutoff 3⁷/₁₆" DIA. (87 mm)</p>	 <p>6⁵/₈" (168 mm) 31.5° cutoff 4¹/₁₆" DIA. (103 mm)</p>	 <p>8³/₄" (222 mm) 32° cutoff 5⁹/₁₆" DIA.</p>	
Finish	EL700/7L	EL700/9L	EL700/12L	
Black	<input type="checkbox"/> FGS72BL	<input type="checkbox"/> FGS73BL	<input type="checkbox"/> FGS74BL	<input type="checkbox"/> No Option
Dark Bronze	<input type="checkbox"/> FGS72DB	<input type="checkbox"/> FGS73DB	<input type="checkbox"/> FGS74DB	<input type="checkbox"/> No Option
Verde Green	<input type="checkbox"/> FGS72GR	<input type="checkbox"/> FGS73GR	<input type="checkbox"/> FGS74GR	<input type="checkbox"/> No Option
<p>Debris Screen</p>	<p>Stainless steel wire screen welded to flange, and held in place with spring clips. Screen inserts inside full glare shield only. All debris screens are black iridite colored.</p>			
				
Finish	EL700/7L	EL700/9L	EL700/12L	
Black	<input type="checkbox"/> DS72	<input type="checkbox"/> DS73	<input type="checkbox"/> DS74	<input type="checkbox"/> No Option
<p>Mounting</p>	<p>Refer to 120 Volt Mounting Options Spec Sheet http://www.kimlighting.com/content/products/specs/specs_files/kl_120vmounting_spec.pdf for individual mounting options.</p>			

Type:

Job:

Page: 4 of 4



Lumen Data

Spectroradiometric			
	3000K	4200K	5100K
Correlated Color Temp. CCT (K)	2800 to 3175K	3800 to 4600K	4600 to 5600K
Color Rendering Index (CRI)	≤80	≤80	≤70
Power Factor	>.90 @ 120V	>.90 @ 120V	>.90 @ 120V

Electrical Drive Current									
Current	EL700-7L			EL700-9L			EL700-12L		
	Volts -AC	Amps - AC	System Watts	Volts -AC	Amps - AC	System Watts	Volts -AC	Amps - AC	System Watts
350mA	120	0.08	9	120	0.09	11	120	0.13	14
	208	0.05	9	208	0.06	11	208	0.08	14
	240	0.04	9	240	0.05	11	240	0.07	14
	277	0.04	9	277	0.04	11	277	0.06	14

Absolute Lumens									
Current	EL700-7L			EL700-9L			EL700-12L		
	Temp.	Spot	Narrow Flood	Temp.	Spot	Narrow Flood	Temp.	Spot	Narrow Flood
350mA	3000K	806	502	3000K	1031	714	3000K	1334	918
	4200K	1047	661	4200K	1339	939	4200K	1778	1208
	5100K	1173	741	5100K	1500	1024	5100K	1938	1317

Main Beam Candela and Beam Angle															
Current	EL700-7L					EL700-9L					EL700-12L				
	Temp.	Spot	Beam°	Narrow Flood	Beam°	Temp.	Spot	Beam°	Narrow Flood	Beam°	Temp.	Spot	Beam°	Narrow Flood	Beam°
350mA	3000K	5553	15°	1170	35°	3000K	6499	15°	3134	35°	3000K	9528	15°	3782	35°
	4200K	7214	15°	1544	35°	4200K	8441	15°	4121	35°	4200K	12699	15°	4977	35°
	5100K	8082	15°	1730	35°	5100K	9456	15°	4494	35°	5100K	13842	15°	5426	35°

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

Projected Lumen Maintenance		
TM21-11*	100,000 hrs	Calculated (L70)
.97	.96	1,003,000 hrs

* 60,000 hrs, 350mA, Ts 46-51°C / 25°C ambient.

DOWNLIGHT PENDANT-SMALL

18" LED LUMINAIRE

U.10.29.13

Description

Performance and directional control make this luminaire highly versatile and able to accommodate needs in the strictest environments. Multiple size and shade configurations make this luminaire suitable for a wide variety of decorative applications, especially where a Dark Sky friendly instrument is desirable.

The decorative housing is vented at top and bottom to allow natural air convection cooling of IP66 sealed optical modules, while protecting heat-sink fins from debris collection. The driver is accessible through the bottom. Greater than 88% optical efficiency, highly uniform with reduced hot-spot and greater fixture center spacing. This luminaire uses less than 60% of the energy yet achieves greater fixture spacing, improved uniformity vs. Metal Halide.

Optical Chamber:

Individual IP66 sealed optical modules

Installation

The luminaire will mount to the bracket. Post top luminaire brackets will mount to a 3" OD post or tenon with (6) 5/16" stainless steel set screws. Wall bracket models have four 3/8" holes for mounting (wall mount hardware is not included).

Driver:

Convection cooled driver with electronic constant current operation with over voltage and short circuit protection. **Automatic voltage sensing for 120 to 277v input.** Dimmable with ELV available at 120v only.

Optics:

- High Performance individual optical refractive lens for each LED module.
- Cool, neutral, or warm color temperatures
- IESNA Full Cutoff
- Available in Type 2, 3, 4, or 5 light patterns

Construction:

- Cast aluminum housing
- Spun aluminum shade

Finish

Premium quality thermoset polyester powdercoat for a durable finish in the following:

Standard:

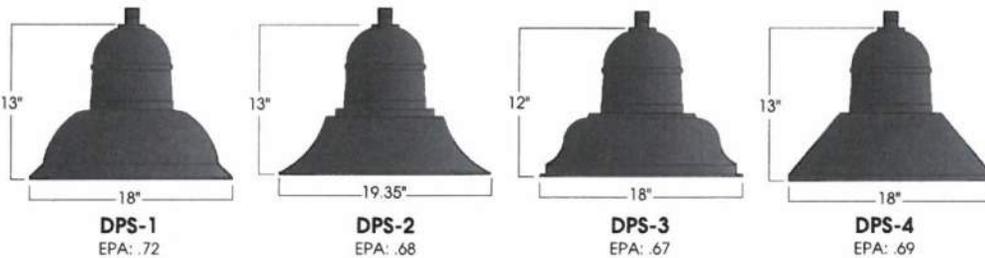
- BLK** - Satin Black
- CLB** - Classic Bronze
- GRN** - Green
- TBK** - Textured Black

Premium:

- ATC** - Antique Copper
- GTG** - Granite Green
- WHT** - White



Available Shade Styles



Ordering Information:

Model	Light Distribution Type	Order Code	CCT	CRI	Approx. Lumens Delivered	Nominal Input Power	Finish
DPS-1	T2	3VL	3000K	80	4,000	58W	ATC, BLK CLB, GRN GTG, SDS TBK, WHT Custom
		4VL	4000K	80	4,200		
DPS-2	T3	5VL	5000K	65	4,400		
DPS-3	T4	3L	3000K	80	5,600		
DPS-4	T5	4L	4000K	80	5,800		
		5L	5000K	65	6,000		

DPS Series
LED



PROJECT:

TYPE: LE

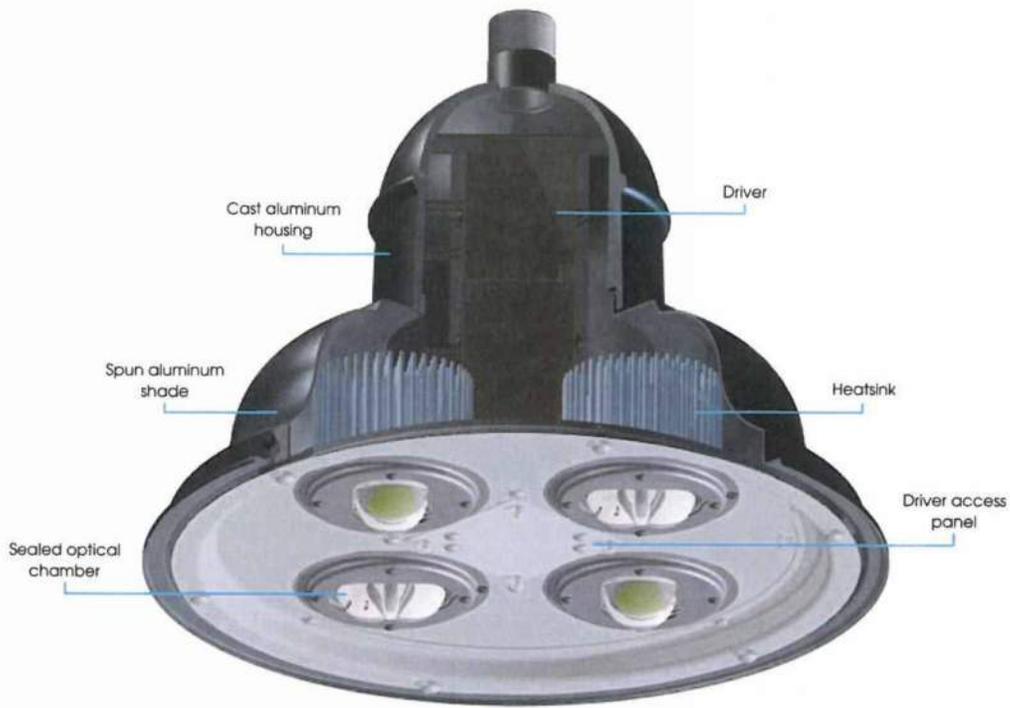


Electrostatic sensitive device, observe precautions for handling

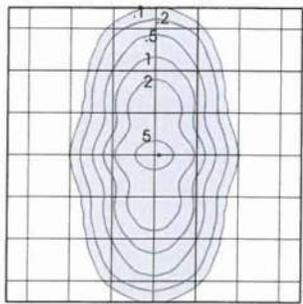
10 year limited warranty
AMERLUX LED

Part String

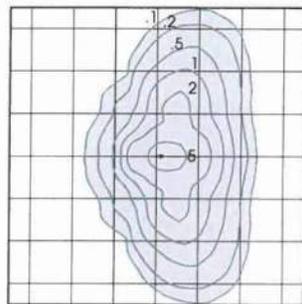
Example: DPS-1/T2/3VL/BLK



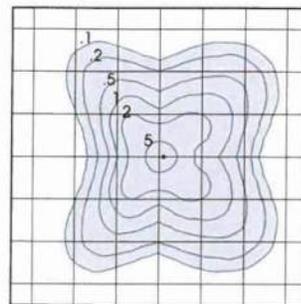
Typical Photometry



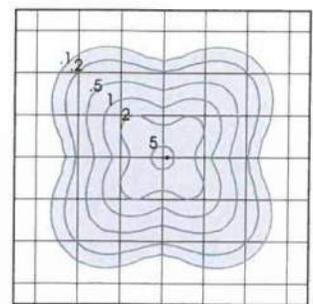
Type II



Type III

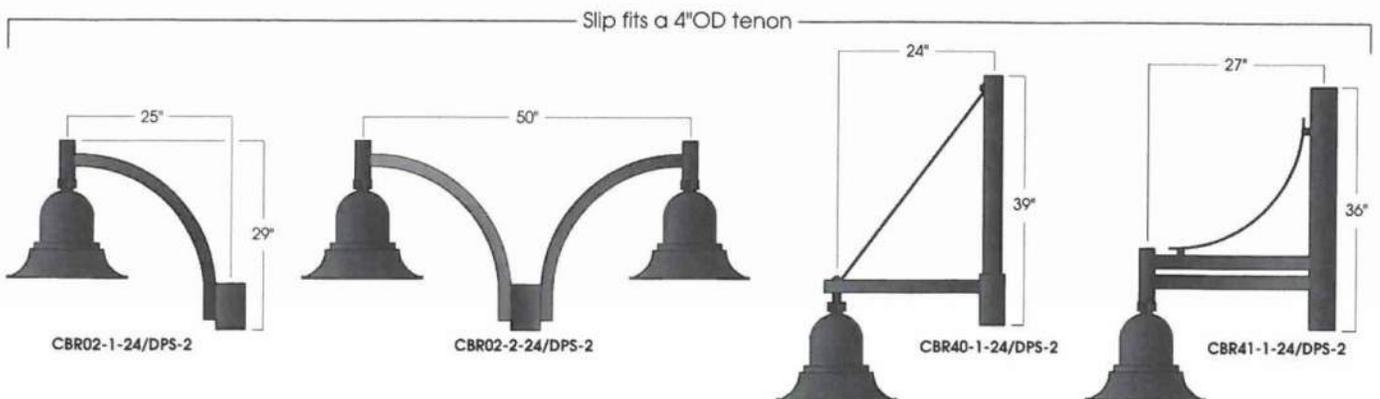
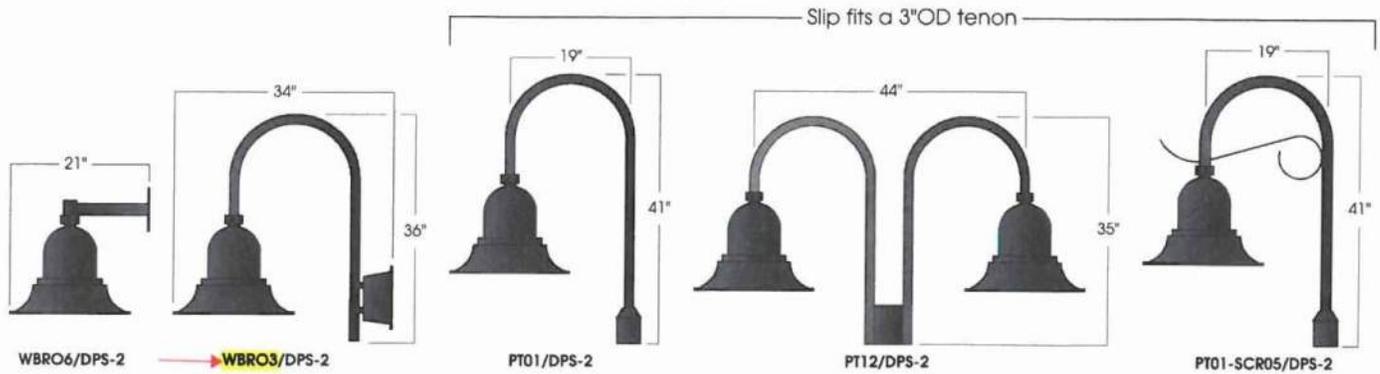


Type IV



Type V

Mounting Options





Date: _____ Type: LA/LA1

Firm Name: _____

Project: _____

ParadigmLED WWX Series

Performance linear exterior LED wall grazing fixture with solid white light

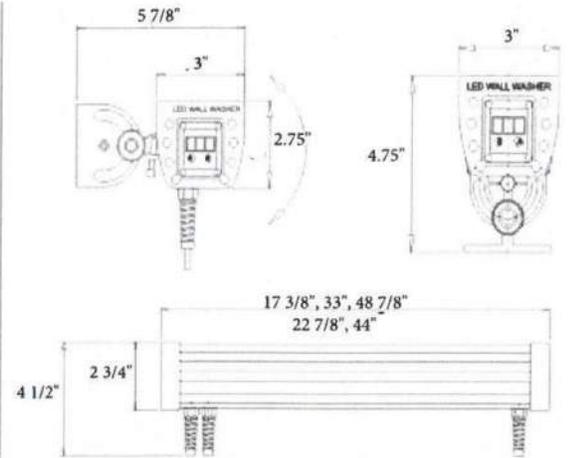


The DesignLights Consortium® (DLC) administers the Qualified Products List, a leading resource

that identifies quality, high-efficiency LED products and sets the bar for efficiency program incentives in the U.S. and Canada.

With a light output of up to **580 lumens** and power consumption of only **9 W** per foot, ParadigmLED WWX Series is perfect for applications calling for a balance of cost and performance. Fixtures process power directly from line voltage, eliminating the need for external power supplies. Fixtures are available in standard color temperatures of 2700 K, 4000 K, and 5500 K, as well as custom color temperatures ranging from 3000 K to 6500 K. Multiple fixture lengths and beam angles support a large range of façade or surface illumination applications.

- Tailor light output to specific applications — Available in four standard lengths, with standard 10°, 15°, 25°, 45°, 60° beam angles.
- High-performance illumination and beam quality. Fixtures deliver up to **760 lumens** of high-quality white light per foot. Superior beam quality offers striation-free saturation for several feet from fixture placement with no visible light scalloping between fixtures.
- Line-voltage power controls power output to fixtures directly from line voltage over a single standard cable, dramatically simplifying installation and lowering total system cost.
- Versatile installation options — Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Multiple cable lengths support a variety of layouts. Constant torque locking hinges offer simple and consistent position control from various angles. The low-profile aluminum housing accommodates placement within most architectural niches.



- Universal power input range — Fixtures accept a universal power input range of 100 – 277 VAC for consistent installation anywhere in the world.
- “Cool lighting” functionality — ParadigmLED WWX fixtures do not heat illuminated surfaces, discharge infrared radiation, or emit ultraviolet light.
- Dimming capability — Dimming available via 0-10V dimming.

Specifications Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	17 3/8"	22 7/8"	33"	44"
Output	Beam Angle	10°, 15°, 25°, 45°, 60°			
	Lumen Maintenance†	100,000 hours L70 @ 25° C			
Electrical	Input Voltage	277 VAC, auto-ranging, 50 / 60 Hz			
	Power Consumption	12 W	18 W	24 W	36 W
Control	Dimming	Compatible with selected commercially available 0-10V dimmers.*			
	Dimensions <i>(Height x Width x Depth)</i>	2.7 x 17 x 3.0 in	2.7 x 23 x 3.0 in	2.7 x 33 x 3.0 in	2.7 x 47 x 3.0 in
Physical	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Vertical or Horizontal Mounting			
	Temperature	-40° – 122° F (-40° – 50° C) Operating			
	Fixture Run Lengths	Link up to 18 fixtures max.			
Certification and Safety	Certification	UL / cUL			
	Environment	Dry / Damp / Wet Location, IP66			

* L70 = 70% lumen maintenance (when light output drops below 70% of initial output).

Example: PL-WWX-4-WW(4000K)-120-10



Catalog Number	Length	Color	Voltage	Beam
PL-WWX	15 - 17 3/8"	WW (2700K)	120	10°
	2 - 22 7/8"	WW (3000K)	277	15°
	3 - 33"	WW (4000K)		25°
	4 - 44"	WW (5000K)		45°
			BW (6000K)	

ATTACHMENT NO. 8

LICENSE AGREEMENT (PARTIALLY EXECUTED)

LICENSE

THIS LICENSE is made and entered into this ___ day of _____, 2016, by and between the CITY OF BLACK HAWK, Colorado whose address is 201 Selak Street, Black Hawk, CO 80422 (the "City") and MONARCH GROWTH INC., owner of the real property whose address is 488 Main Street, Black Hawk, CO 80422 ("Licensee").

1. **PROPERTY LICENSED.** The property that is licensed for the use and the term provided for in this license is described in Exhibit A, which is attached hereto and incorporated by this reference ("Property Licensed"). The Property Licensed for the construction and use of a building projecting over Main Street, described herein, is subject to all easements and rights-of-way of record. The Property Licensed shall be subject to the submittal of an as-built exhibit depicting the ultimate improvements. If the location of the improvements is not located within the Property Licensed as shown in Exhibit A, an amended License Agreement shall be required and a new legal description will need to be included.

2. **RELOCATION.** In the event the construction or reconstruction of any roadways, or the construction, reconstruction or repair of any of the City's property necessitates the relocation or removal of the structure(s) or fixture(s) described in paragraph 5 herein, then Licensee shall, at its sole cost and expense, timely perform or cause the performance of such relocation or removal of the structures(s) or fixture(s).

3. **INSURANCE.** Licensee shall obtain for itself, its agents, successors, assigns, lessees, licensees and agents, necessary and adequate workman's compensation insurance, personal injury insurance, and property damage insurance, with limits commensurate with the hazards and risks associated with the use of the Property Licensed, but in no event less than the liability limits established by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as now in effect or as hereinafter amended, and a deductible of not less than one hundred thousand dollars (\$100,000.00). Neither Licensee nor its agents, successors and assigns shall commence any construction, placement, operation or maintenance of the fixture or structure on the Property Licensed until it has obtained all insurance required under this section and shall have filed a certificate of insurance or a certified copy of the insurance policy with the City. Each insurance policy shall list the City as an additional named insured and shall contain a clause providing that coverage shall not be cancelled by the insurance company without thirty (30) days written notice to the City of intention to cancel.

4. **UTILITIES.** Licensee covenants and agrees to pay all charges for electric power and other utilities assessed, levied or incurred on the Property Licensed by reason of the operation of the building during the term of this license or any renewal thereof.

5. **INSTALLATION, MAINTENANCE, REPAIR AND ALTERATIONS.** Licensee shall initially install the building projecting over Main Street on the Property Licensed in the manner specified by the Public Works Director. After initial installation, Licensee covenants and agrees not to make or permit to be made any alterations in, or

additions to, the Property Licensed without the prior written consent of the Public Works Director and to keep the improvements thereon including wiring, if appropriate, in good repair and in a condition that will not interfere with the proper functioning of the Property Licensed, at the expense of Licensee; ordinary wear and tear and loss by fire, flood, or act of God excepted.

6. USE. Licensee covenants and agrees that it shall utilize the Property Licensed to Licensee and for no other purpose and not to use the Property Licensed or permit it to be used for purposes prohibited by the laws of the applicable United States, State of Colorado, or any political subdivision thereof.

7. RE-ENTRY. Licensee covenants and agrees to permit the City or its duly authorized representatives to inspect the Property Licensed and to do such other acts and things, as it deems necessary for the protection of its interests therein.

8. NOTICE. Any notice required under this License shall be in writing and mailed by certified mail to the respective parties at the address hereinabove given. The Public Works Director shall be the representative of the City to accept or give any approval, notice or the like provided hereunder. In the event Licensee should change the address hereinabove given during the term of this License, Licensee shall notify the City in writing of such change of address:

The City: Tom Isbester
 Director of Public Works
 City of Black Hawk
 P.O. Box 68
 Black Hawk, CO 80422

Licensee: Monarch Growth Inc.
 3800 S. Virginia St
 Reno, NV 89502

9. NO COVENANT OF TITLE OR QUIET POSSESSION. The rights granted herein are without covenant of title or warranty of quiet possession of the Property Licensed and no water or water rights are granted by this License.

10. SUCCESSORS AND ASSIGNS. This License shall insure to the benefit of, and be binding upon, the successors and assigns of the parties.

11. ASSIGNMENT OR SUB-LEASE. Licensee covenants and agrees not to assign this License or to sublet any part of the Property Licensed without first obtaining the written consent of the City, which will not be unreasonably withheld.

12. PROPERTY LICENSED TAKEN "AS IS." Licensee understands and agrees that the Property Licensed is licensed "as is." The City makes no warranty, written or

implied, that the Property Licensed is fit for any purpose or that it meets any federal, state, county or local law, ordinance or regulation applying to the Property Licensed.

13. LIABILITY AND INDEMNIFICATION. The City shall not be liable for any loss, injury, death or damage to any person or personal property which may arise from the Licensee's use or condition, caused by Licensee's use, of the Property Licensed including, but not limited to, loss, injury, death, or damage resulting from ice, water, rain, snow, gas, electrical wires, fire, equipment malfunctions, faulty installation, or theft. Licensee hereby expressly agrees, to the extent permitted by law, to defend, indemnify and hold harmless the City, its officers, agents, employees and insurers against any liability, loss, damage, demand, action, cause of action or expense of whatever nature (including court costs and attorney fees) which may result from any loss, injury, death or damage allegedly sustained by any person, firm, corporation or other entity which arises out of or is caused by reason of Licensee's negligent use of the Property Licensed or Licensee's failure to fulfill the terms and conditions of the License.

14. RESERVATION FOR COUNCIL USE. This License is made under and conformable to the provisions of all City of Black Hawk regulations insofar as applicable. Said provisions are incorporated herein and made part hereof by this reference and shall supersede any apparently conflicting provisions otherwise contained in the License. The City reserves the right to make full use of the Property Licensed as may be necessary or convenient in the operation of the public streets and the City retains all rights to operate, maintain, install, repair, remove or relocate any of its facilities located within the Property Licensed at any time and in such a manner as it deems necessary.

15. VENUE. For the resolution of any dispute arising hereunder, venue shall be in the courts of Gilpin County, State of Colorado.

IN WITNESS WHEREOF, the parties hereto each herewith subscribe the same in duplicate.

LICENSEE:

Monarch Growth Inc.

By: [Signature]

Name: John Farahi

Title: CEO

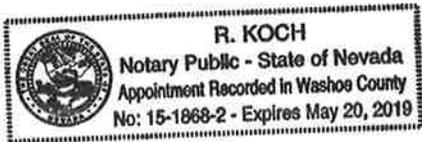
STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 15th day of July, 2014, by John Farahi as CEO of Monarch Growth, Inc.

My commission expires: 5/20/19

(S E A L)

[Signature]
Notary Public



CITY OF BLACK HAWK, COLORADO

By: _____
David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MAIN STREET RIGHT-OF-WAY ADJACENT TO MONARCH CASINO, FILING NO. 1, AT RECEPTION NUMBER 152714 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK, COUNTY OF GILPIN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N32°19'54"W A DISTANCE OF 1,211.52 FEET TO THE POINT OF BEGINNING;
THENCE N83°43'45"W A DISTANCE OF 18.35 FEET;
THENCE S06°16'16"W A DISTANCE OF 1.91 FEET;
THENCE N83°43'44"W A DISTANCE OF 7.58 FEET;
THENCE N06°16'13"E A DISTANCE OF 1.00 FEET;
THENCE N83°43'43"W A DISTANCE OF 16.12 FEET;
THENCE S06°16'16"W A DISTANCE OF 6.54 FEET;
THENCE N83°43'44"W A DISTANCE OF 51.17 FEET;
THENCE N06°16'16"E A DISTANCE OF 6.54 FEET;
THENCE N83°43'44"W A DISTANCE OF 8.12 FEET;
THENCE S06°16'14"W A DISTANCE OF 1.00 FEET;
THENCE N83°43'44"W A DISTANCE OF 7.67 FEET;
THENCE S06°16'16"W A DISTANCE OF 3.29 FEET;
THENCE N83°43'44"W A DISTANCE OF 58.25 FEET;
THENCE S06°15'26"W A DISTANCE OF 3.56 FEET;
THENCE N83°40'24"W A DISTANCE OF 43.75 FEET;
THENCE N06°16'16"E A DISTANCE OF 3.52 FEET
THENCE N83°43'44"W A DISTANCE OF 58.25 FEET;
THENCE N06°16'14"E A DISTANCE OF 3.29 FEET;
THENCE N83°43'44"W A DISTANCE OF 7.67 FEET;
THENCE N06°16'16"E A DISTANCE OF 1.00 FEET;
THENCE N83°43'44"W A DISTANCE OF 18.17 FEET;
THENCE S06°16'16"W A DISTANCE OF 6.54 FEET;
THENCE N83°43'44"W A DISTANCE OF 46.13 FEET;
THENCE N06°16'16"E A DISTANCE OF 6.54 FEET;
THENCE N83°43'44"W A DISTANCE OF 12.92 FEET;
THENCE S06°16'16"W A DISTANCE OF 0.96 FEET;
THENCE N83°43'44"W A DISTANCE OF 7.54 FEET;
THENCE N06°16'15"E A DISTANCE OF 7.47 FEET TO A POINT ON THE NORTHERLY LINE OF SAID MAIN STREET RIGHT-OF-WAY;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES; 1) S83°38'10"E A DISTANCE OF 271.34 FEET; 2) THENCE S83°21'31"E A DISTANCE OF 40.14 FEET; 3) THENCE S81°07'09"E A DISTANCE OF 50.60 FEET;
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE S13°50'47"W A DISTANCE OF 2.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.084 ACRES OR 3673 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°12'18"E, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND BEING MONUMENTED BY A FOUND 3 ¼" BRASS CAP IN A MOUND OF STONES (BLM 1978) AT THE SOUTHEAST CORNER OF SAID SECTION AND A FOUND 1 1/2" ALUMINUM CAP P.L.S. NO. 865 AT THE EAST QUARTER CORNER OF SAID SECTION.

PREPARED BY DENNIS PETER
REVIEWED BY RICK NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE,
LAKEWOOD, CO, 80215
JUNE 23, 2016



DRAWING LOCATION: G:\ANSEN\1239\5.0.01-Rivera-Casinos\PLANS\EXHIBITS\OVERHANG EASEMENT.dwg

MATCH LINE SEE SHEET 2 OF 2

MONARCH CASINO FILING NO.1
BLOCK 1, LOT 1

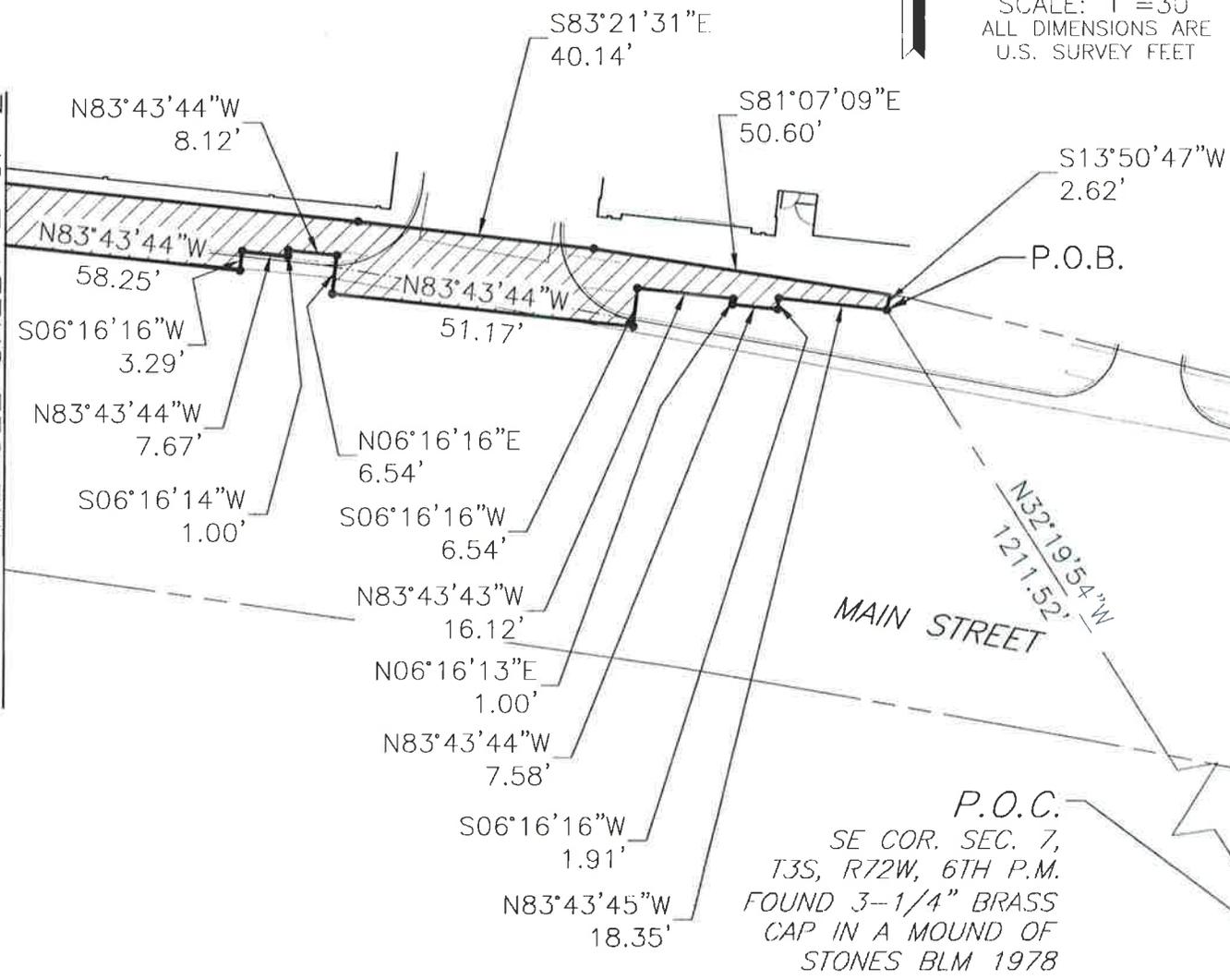
E1/4 COR. SEC. 7,
T3S, R72W, 6TH P.M.
FOUND 1-1/5" ALUM.
LS #865



SCALE: 1"=30'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 7, T3S, R72W, 6TH P.M.

(BASIS OF BEARINGS N00°12'18"E)



P.O.C.

SE COR. SEC. 7,
T3S, R72W, 6TH P.M.
FOUND 3-1/4" BRASS
CAP IN A MOUND OF
STONES BLM 1978

OVERHANG EASEMENT
SHEET 1 OF 2

JUNE 23, 2016



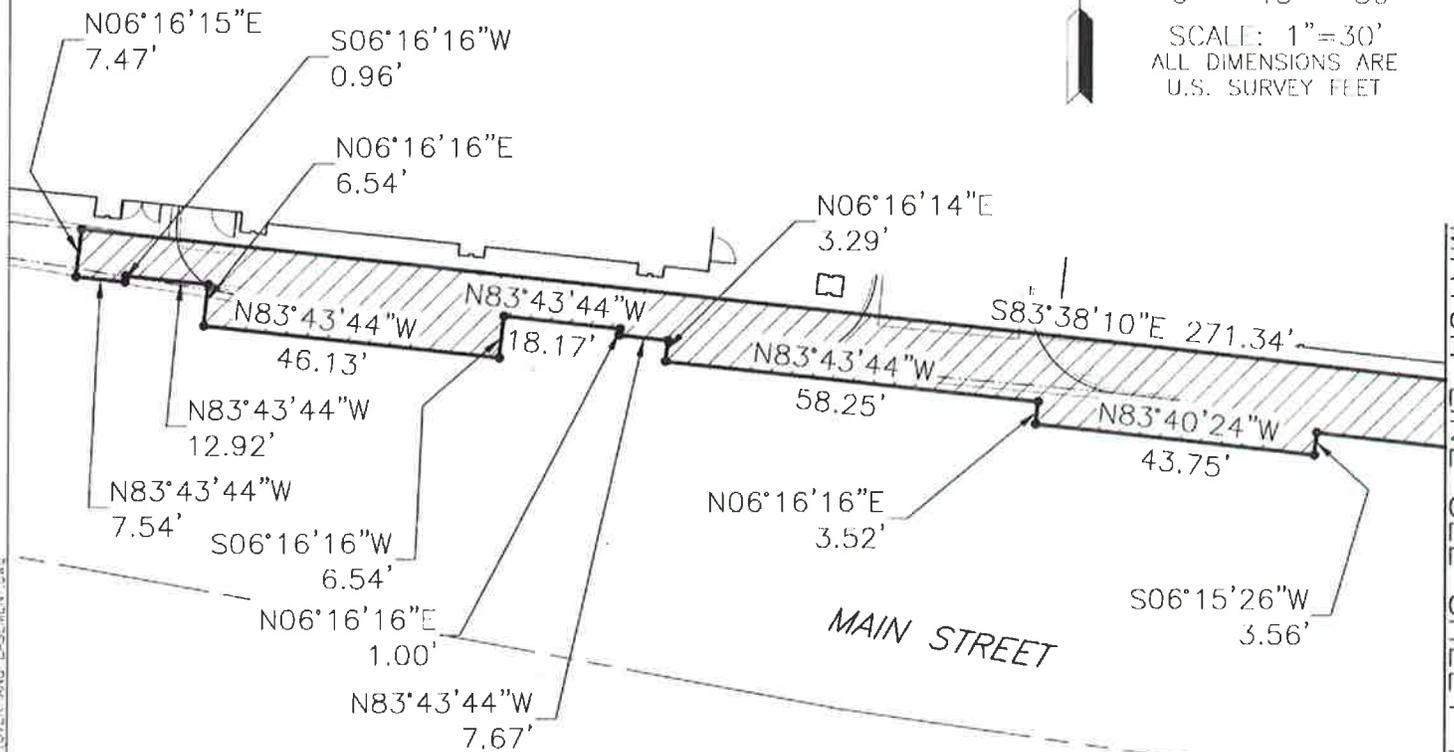
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED LEGAL
DESCRIPTION.

MONARCH CASINO FILING NO.1
BLOCK 1, LOT 1



SCALE: 1"=30'
ALL DIMENSIONS ARE
U.S. SURVEY FEET



MATCH LINE SEE SHEET 1 OF 2

DRAWING LOCATION: G:\JANSEV1\22915.01-Riviera_Casino_P_LANS_EX-IBITS\OVER-HANG EASEMENT.dwg

OVERHANG EASEMENT
SHEET 2 OF 2

JUNE 23, 2016



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

DESCRIPTIONS (Continued from Page 1)

respects to General Liability only, in connection to the above referenced project. 30 days notice of cancellation (except nonpayment as required by statute) - 10 days for non-payment of premium follows policy form.

RESOLUTION 61-2016
A RESOLUTION
APPROVING THE
CONTRACT BETWEEN
THE CITY OF BLACK
HAWK AND ANDRAOS
CONSTRUCTION, LLC
FOR THE CONCRETE
CURB AND GUTTER
REPAIR PROJECT IN AN
AMOUNT NOT TO
EXCEED \$43,995.75

**STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK**

Resolution No. 61-2016

TITLE: A RESOLUTION APPROVING THE CONTRACT BETWEEN THE CITY OF BLACK HAWK AND ANDRAOS CONSTRUCTION, LLC FOR THE CONCRETE CURB AND GUTTER REPAIR PROJECT IN AN AMOUNT NOT TO EXCEED \$43,995.75

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

Section 1. The City Council hereby approves the Agreement between the City of Black Hawk and Andraos Construction, LLC for the Concrete Curb and Gutter Repair Project in an amount not to exceed \$43,995.75, and authorizes the Mayor to execute the same on behalf of the City.

RESOLVED AND PASSED this 10th day of August, 2016.

David D. Spellman, Mayor

ATTEST:

Melissa A. Greiner, City Clerk



CITY OF BLACK HAWK
REQUEST FOR COUNCIL ACTION

SUBJECT: Approve Resolution 61-2016, a Resolution approving the 2016 Concrete Curb & Gutter Repair.

RECOMMENDATION: If City Council chooses to approve Resolution 61-2016, a Resolution approving the agreement, the recommended motion is as follows:

"**Motion to Approve** Resolution 61-2016, a Resolution approving the 2016 concrete Curb & Gutter Repair project with Andraos Construction LLC in the amount of 43,995.75."

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In an effort to keep the City streets looking good and operating properly, the street department manages an annual concrete curb/gutter repair project. Staff solicited proposals from several contractors and received two proposals. Work will include curb and gutter work mainly along Main Street as well as some bridge deck and inlet work along Selak Street.

FUNDING SOURCE: 010-3102-431-4511 Repairs & Maintenance Streets

WORKSHOP DATE: August 10, 2016

ORIGINATED BY: Thomas Isbester/Mike Schaller

STAFF PERSON RESPONSIBLE: Mike Schaller

PROJECT COMPLETION DATE: October 31, 2016

DOCUMENTS ATTACHED: bid sheet

CITY ATTORNEY REVIEW: Yes No N/A

SUBMITTED BY:

Thomas Isbester, Public Works Director

REVIEWED BY:

Stephen N. Cole, Acting City Manager

Andraos**PLM**

Traffic control -	\$3000,00	\$16,000.00
Selak Bridge Deck -	\$2904.00	\$6160.00
Miners Mesa -	\$2040.00	\$2350.00
Top of Drain Inlet Repair -	\$9137.25	\$6550.00
Main St. curb repairs -	\$25,132.00	\$32,433.00
Total:	\$43,995.75	\$64,578.00