



**HEENEY ROAD AND BRIDGE AUXILIARY
PLANNED UNIT DEVELOPMENT DESIGNATION
(Formally the Lower Blue Fire Protection District PUD)**

This Planned Unit Development Designation, to be known as the Heeneey Road and Bridge Auxiliary, formally the Lower Blue Fire Protection District Station PUD was originally approved on the 14th day of August, 2000 and revised on the 8th day of March, 2005 by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for certain real property located in Summit County and described in the attached Exhibit A, hereinafter referred to as the "Property". This designation establishes the general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by Board of County Commissioners hereinafter referred to as the "Owner/Developer." This designation also specifies improvements that must be made and conditions which must be fulfilled by the Owner/Developer, in conjunction with this designation.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the Property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

1. Permitted Uses

Housing of Road and Bridge Equipment (Inside structure only, no outside storage of vehicles or apparatus)

B. DEVELOPMENT STANDARDS

1. Building Height

The building height shall be a maximum of 30 feet as defined in Section 3505.06(A) of the Summit County Land Use & Development Code.

2. Setbacks/Building Envelope

The front setback from Country Road 30 shall be a minimum of 20 feet, and all other applicable setbacks shall be consistent with the building envelope as established on the submitted conceptual development plan. The building envelope shall be compacted as to minimize, to the greatest extent possible, site disturbance. The building envelope shall be designed so that natural drainage patterns are not altered, and the building envelope shall avoid all areas with slopes in excess of 30% natural grade.

3. Parking

No parking shall be permitted on County roads. Parking shall be provided in accordance with County parking regulations in effect at the time of construction.

County Road and Bridge vehicles shall not be allowed to be park outside the existing structure.

4. Wetlands/Water Quality

Development of the property shall comply with all requirements for wetland and water quality protection pursuant to Chapter 7 of the Summit County Land Use and Development Code ("Code").

5. Lighting

All lighting on the property shall be directed within the site. Any lighting which results in excessive glare beyond the boundaries of the property shall be prohibited. All lighting shall be placed in enclosed fixtures which reduce glare.

6. Exterior Materials

Natural colors shall be used that blend into the surrounding landscape. The use of materials shall be reviewed and approved by the Lower Blue Planning Commission at time of site plan review.

7. Snow Storage

All site development plans shall comply with the snow storage requirements set forth in Section 3705.02(F) of the Code.

8. Outdoor Storage

All outdoor storage areas shall meet all building envelope requirements and shall be screened by landscaping and/or opaque fencing. Location of outdoor storage areas and associated screening shall be subject to site plan approval.

C. REQUIRED IMPROVEMENTS

1. Access

Access shall be provided by a driveway off of County Road 30, which shall meet all requirements of the County's Road and Bridge standards.

2. Water Systems

Water supply shall be provided by an individual well permitted by the State Engineer. Prior to the issuance of a certificate of occupancy for the second phase of the project, the applicant shall provide an approved augmentation plan and water court decree which provides a guarantee of adequate water supply for the intended use.

3. Sewer Systems

Sewage for the proposed development shall be provided by an on-site individual sewage disposal system complying with all applicable requirements of the Summit County

Environmental Health Department, and subject to the prior review and approval of the Environmental Health Department

4. Utilities and Easements

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations, and under-grounded if possible.

5. Landscaping

Revegetation of all disturbed areas shall be required in accordance with Summit County Landscaping and Grading and Excavation Regulations. Prior to the occupancy of the existing structure, the County shall develop a landscape plan to adequately buffer the sides (north & south) of the structure to buffer the visual impacts from both the Lees Lakeside and Dudley Hill Subdivisions. Evergreen trees and berming shall be primarily utilized to maximize the screening of the structure. The proposed landscaping shall be installed by the County no later than Summer of 2005. Said landscaping shall be watered via truck supplied by the County's Road and Bridge Department a minimum of once a week for the duration of the growing season for a minimum period of two years. Any installed trees or vegetation that dies shall be replaced within a timely manner

D. IMPLEMENTATION

1. Site Plan Review

In light of the visual and environmental sensitivity of the land subject to this PUD, all development requiring the issuance of any building permits must be reviewed and approved by the Lower Blue Planning Commission as part of a site plan review process outlined under Section 12600 et. seq. of the Code, prior to the issuance said permits.

E. GENERAL PROVISIONS

1. Enforcement

Any provisions of the planned unit designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County, without limitation on any other power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. All provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

2. Breach of Provisions of PUD Designation

If, at any time, any provision or requirement stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such time as the

breach has been deemed remedied by the County; provided, however, that the County shall not take affirmative action on the account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through amendment in accordance with the procedures set forth in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. Amendments

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Colorado Planned Unit Development Act of 1972, codified at CRS 24-67-106(3)(b).

5. Notices

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners
P.O. Box 68
Breckenridge, CO 80424

Notice to Owner/Developer

Board of County Commissioners
P.O. Box 68
Breckenridge, CO 80424

All notices so given shall be considered delivered three days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire Designation

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Heeney Road and Bridge Auxiliary/ formally the Lower Blue Fire Protection Fire District Station Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit

developments., Except as expressly addressed in this designation, nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

IN WITNESS WHEREOF, THE County and the Owner/Developer have executed this designation as of the date first written above,

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO

/S/Gary M. Lindstrom

Gary M. Lindstrom, Chairman
Summit County BOCC

ATTEST:

/S/Cheri Brunvand

Cheri Brunvand, Clerk and Recorder

APPROVAL OF AMENDMENTS

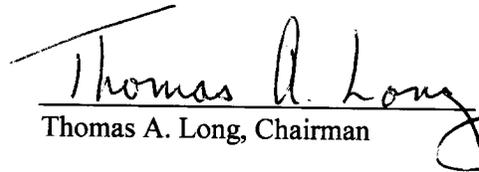
The foregoing document is the Heeney Road and Bridge Auxiliary Planned Unit Development Designation, formally the Lower Blue Fire protection PUD as approved and signed by the Summit County Board of County Commissioners on the 14th day of August, 2000 and recorded at Reception No. 650746 and as amended by the Summit County Board of County Commissioners as follows:

| Resolution No. | Reception No. | Date |
|----------------|---------------|--------|
| 05-13 | 785427 | 3/8/05 |

The planned unit development document dated the 8th day of August, 2000 and recorded at Reception No. 650746 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Lower Blue Fire Protection District Station Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

Adopted this 8th day of March, 2005.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS


Thomas A. Long, Chairman

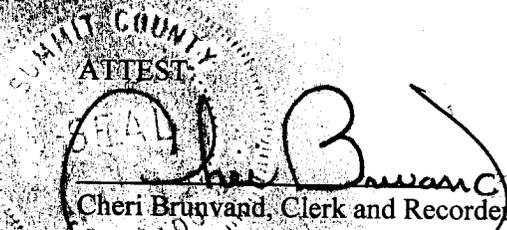

Cheri Bruqvand, Clerk and Recorder

Exhibit A

Government Lot 12 and 13, SE1/4, SW1/4, Section 13, Township 2 South, Range 80 West of the Sixth Principal Meridian, Summit County Colorado

