

**CAMPFIRE MOUNTAIN HOMES  
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation "Designation", to be known as the Campfire Mtn. Homes PUD, is approved this 27th day of April, 1998, 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 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 Three Rivers at Keystone, L.L.C., their successors or assigns, hereinafter referred to as the "Owner/Developer." This Designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this Designation by the Owner/Developer. Where a specific design criteria or regulation is not covered by this PUD Designation, the provisions contained in the Summit County Land Use and Development Code, hereinafter referred to as the "Code", shall be followed.

571175 1998-07-29 11:47 27pg  
Cheri Brunvand - Summit County Recorder

**A. PERMITTED USES AND DEVELOPMENT PLAN**

Use and development of the property shall be in compliance with the Development Plans attached hereto as Exhibit B, and the following specific requirements:

**1. Parcel A Permitted and Accessory Uses**

- 14 attached and detached townhouse units with a maximum square footage of 23,190 square feet of living area.
- Garages
- One barbecue shelter

**B. DEVELOPMENT STANDARDS**

**1. Building Height and Finished Grade**

<b>Unit #</b>	<b>Building Height</b>	<b>Finished Floor Elevation Grade (In feet)</b>
1	28 feet	9,318
2	28 feet	9,318
3	28 feet	9,316
4	28 feet	9,316
5	28 feet	9,315
6	28 feet	9,312
7	28 feet	9,311
8	28 feet	9,311
9	28 feet	9,311
10	24 feet	9,310
11	24 feet	9,310
12	24 feet	9,310
13	24 feet	9,310
14	24 feet	9,308

The Owner/Developer can propose decreased finished floor elevations or building heights at the time of site plan review.

Height shall be measured from the highest grade next to the unit, not an average of the highest and lowest grades as defined by the Code.

Prior to pouring the concrete for the walls, the Owner/Developer shall submit an improvement location certificate for the five-plex, the four-plex, each of the two duplexes and the detached townhouse unit (single family unit) that illustrates the foundation's exact location and the finished floor grade.

## **2. Setbacks and Building Orientation**

Buildings shall be set back and oriented in compliance with the conceptual development plan, as shown in Exhibit B, and kept in the official Planning Department files under Planning Case #97-180.

## **3. Parking**

2.5 spaces per unit.

## **4. Lighting**

The site plan submittal will include detailed design information on the location and design of all exterior lighting associated with the proposed uses, including exterior lighting fixtures to be used on the individual buildings. Lighting shall be provided in parking areas and along walkways, where necessary.

The Commission shall review and approve project lighting during site plan review, including the type and height of lighting standards and external fixtures on the buildings' exteriors. All exterior lighting shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare.

## **5. Landscaping/Buffering**

The Owner/Developer shall submit a landscaping plan at the time of site plan review per the specific requirements of the Landscaping Regulations outlined in Section 4307 and 4308 of the Code.

## **6. Exterior Materials**

The Owner/Developer shall design all buildings within the PUD using natural materials such as wood, native or synthetic stone, masonry and glass. The extensive use of unrelieved stucco where visible to adjacent streets or highways is prohibited. Buildings having exposed metal siding or roofing are prohibited unless such materials are approved by the Commission during site plan review.

**7. Development in Floodplains**

Development within the 100 year floodplain is prohibited.

**8. Retaining Walls**

Any retaining walls shall be designed in accordance with the requirements of the Code.

**9. Site Coverage**

Maximum impervious site coverage shall be 65%.

**10. Wildlife Protection**

Dogs or cats must be restrained by a leash or other suitable mechanism on the Property at all times. This provision will prevent animals from disturbing wildlife and area residents.

Bear-proof dumpster enclosures or bear-proof trash cans, as approved by the Colorado Division of Wildlife shall be installed by the Owner/Developer.

**11. Trash Handling**

All trash shall be disposed of in bear-proof dumpsters or enclosures. Dumpster enclosure design and location shall be approved by Waste Management, as verified through a letter, prior to site plan approval by the Commission. The Commission shall consider the recommendations of the trash hauler, and determine the number, capacity, and placement of dumpsters needed as a part of site plan review.

**12. Site Plan Review**

All development requiring the issuance of a building permit shall undergo site plan review as required by the Code.

**13. Secondary Emergency Access**

Secondary access to the site will be provided through the existing Snake River Village development. Prior to site plan approval, the Owner/Developer shall provide an executed emergency access easement through Snake River Village, and an emergency access easement through the Property for Snake River Village.

**C. REQUIRED IMPROVEMENTS**

**1. Access**

Roadways: Access to the property and to all building sites shall be provided by roads and driveways built to applicable County standards as outlined in the Code.

The Owner/Developer may be required to pay for the project's proportional share of the necessary Highway 6 improvements during site plan review. In evaluating the Owner/Developer's proportional cost of Highway 6 improvements, the County shall give credit for funds paid to the local improvements district for Highway 6 and Oro Grande Drive improvements, and to land donated for the Oro Grande right-of-way.

**2. Water Systems**

Water supply for the development shall be provided by the Snake River Water District.

**3. Sewer Systems**

Sewage treatment for the development shall be provided by the Snake River Sanitation District.

**4. Fire Protection**

The entire property is located within the Snake River Fire Protection District. All development on the property shall meet all fire protection requirements of the District and the Uniform Fire Code.

**5. Utilities and Easements**

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations. Easements for all utilities shall be shown on the subdivision exemption plat for the townhouse units. All overhead electric lines shall be buried within the PUD.

**6. Installation of Bollards for the Dillon-Keystone Recreational Pathway**

The Owner/Developer shall install bollards on the east and west sides of the Frostfire Access Road through Parcel 2 of the Campfire Mountain Homes Subdivision to prevent vehicular access from mid-April through November. The cost of such materials and the installation of the bollards, as verified by actual invoices, shall be credited to the applicant's required public use area fee as required by Section 8601 of the Code. The purpose of such bollards is to allow the Dillon-Keystone Recreational Pathway to be an exclusive non-motorized pathway during the spring, summer and early fall months.

**D. IMPLEMENTATION**

**1. Platting**

Prior to the issuance of a grading and excavation permit, the applicant shall plat the Property as described in Exhibit A, with any remaining land platted as well.

**E. GENERAL PROVISIONS**

**1. Enforcement**

The 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 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. 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 any provision or requirements stated in the planned unit development designation is breached by the Owner/Developer, the County may withhold approval of any or all site plans or maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on 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 an amendment in accordance with the procedure stated 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 Planned Unit Development Act of 1972 at CRS24-67-106(3)(b), unless such amendment is determined to be minor in nature.

**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:

Three Rivers at Keystone, L.L.C.  
P.O. Box 2383  
Dillon, CO 80435

All notices so given shall be considered delivered three days after the mailing thereof, excluding weekends or official holidays. 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 Campfire Mountain Homes 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, and except that 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.

**7. Effective Date**

This Designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

**8. PUD Review Requirements**

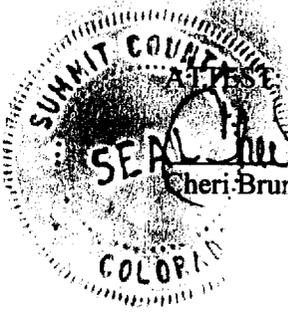
The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and their potential impact should new design guidelines be established.

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

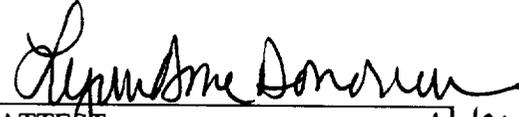
  
William C. Wallace, Chairman  
Summit County

Approved as  
to 1998  

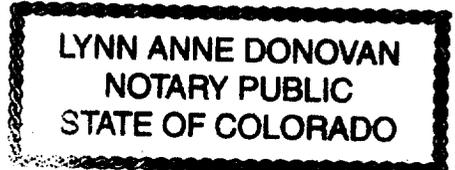



  
Cheri Brunvand, Clerk and Recorder

  
Terry Novak  
Three Rivers at Keystone, L.L.C.  
Owner

  
ATTEST: Notary Public

My commission expires: 9-2-2001



**TABLE 1: BASE II NEIGHBORHOOD ZONING DENSITY**

BASE II NEIGHBORHOOD	Actual Units					Equivalent Units**					
	S.F.	M. F.	EMP	Comm	Lodge	Total	S.F.	M. F.	Comm	Lodge	Total
<b>Keystone PUD</b>											
Parcel D Mtn. House*	0	0	0	0	0	0	0	0	0	0	0
Parcel A Mtn. House#	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal for the PUD</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Private Property</b>											
Snake River Saloon	0	0	0	27000	0	0	0	0	27	0	27
Cinnamon Ridge PUD	0	64	2	0	0	64	0	64	0	0	64
Novak Nelson PUD	0	0	0	2947	103	103	0	0	2.947	34.333	37.28
Frostfire	0	30	0	0	0	30	0	30	0	0	30
Lifside Lodge PUD	0	43	0	0	0	43	0	43	0	0	43
Ski Run PUD	0	39	3	0	0	39	0	39	0	0	39
Tenderfoot Lodge	0	76	0	0	0	76	0	76	0	0	76
The Gateway	0	32	1	43440	0	32	0	32	43.44	0	75.44
Diamond Run*	0	60	16	0	0	60	0	27	0	0	27
Thackwell Property	1	0	0	0	0	1	2.5	0	0	0	2.5
Snake River Village PUD	1	45	4	0	0	46	2.5	45	0	0	47.5
Snow Dance PUD	0	73	7	4795	0	73	0	73	4.795	0	77.8
<b>Subtotal for Pvt. Property</b>	<b>2</b>	<b>462</b>	<b>33</b>	<b>78182</b>	<b>103</b>	<b>567</b>	<b>5</b>	<b>429</b>	<b>78</b>	<b>34</b>	<b>547</b>
<b>TOTAL BASE II UNITS</b>	<b>2</b>	<b>462</b>	<b>33</b>	<b>78182</b>	<b>103</b>	<b>567</b>	<b>5</b>	<b>429</b>	<b>78</b>	<b>34</b>	<b>547</b>

- \* Assumes the Diamond Run PUD is approved by the BOCC, which includes the Post Property and Parcel D of the Mountain House Neighborhood (Keystone Resort PUD Designation).
- \*\* A 1:1 ratio was assumed for equivalent units due to not having total “living space” area data for each project within Base II.
- # The 24 units currently allowed by the PUD have been transferred into the Mountain House Neighborhood per the requirements of the Keystone Resort PUD Designation.

**EXHIBIT A  
LEGAL DESCRIPTION**

# Exhibit A

## LEGAL DESCRIPTION CAMPFIRE MOUNTAIN HOMES

A TRACT OF LAND BEING A PORTION OF H.E.S. NO. 110, LOCATED IN SECTION 19, T.5S., R.76W. OF THE 6TH P.M. AND IN SECTION 24, T.5S., R.77W. OF THE 6TH P.M., SUMMIT COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO.4 OF SAID H.E.S. NO. 110; THENCE ALONG THE FOLLOWING EIGHT (8) COURSES:

- 1.) S01°17'44"E A DISTANCE OF 41.39 FEET;
- 2.) S75°48'00"W A DISTANCE OF 241.14 FEET;
- 3.) 46.46 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET, A CENTRAL ANGLE OF 96°47'45" AND A CHORD WHICH BEARS N55°48'08"W 41.13 FEET DISTANT;
- 4.) N07°24'15"W A DISTANCE OF 60.00 FEET;
- 5.) 63.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 72.50 FEET, A CENTRAL ANGLE OF 49°52'15" AND A CHORD WHICH BEARS N32°20'22"W 61.13 FEET DISTANT;
- 6.) N57°16'30"W A DISTANCE OF 110.83 FEET;
- 7.) 33.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 27°37'30" AND A CHORD WHICH BEARS N71°05'15"W 33.42 FEET DISTANT;
- 8.) N84°54'00"W A DISTANCE OF 174.15 FEET TO THE WESTERLY BOUNDARY LINE OF TRACT A; FROSTFIRE CONDOMINIUMS, A SUBDIVISION OF RECORD;

THENCE N05°06'00"E ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 72.37 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID TRACT A; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID FROSTFIRE CONDOMINIUMS FOR THE FOLLOWING TWO (2) COURSES:

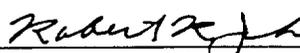
- 1.) N64°26'59"W A DISTANCE OF 196.30 FEET;
- 2.) N64°46'13"W A DISTANCE OF 216.30 FEET;

THENCE N02°37'23"W A DISTANCE OF 47.10 FEET; THENCE N77°00'00"E A DISTANCE OF 53.73 FEET; THENCE S69°58'51"E A DISTANCE OF 53.98 FEET TO THE SOUTHWESTERLY CORNER OF SNAKE RIVER VILLAGE, A SUBDIVISION OF RECORD; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SNAKE RIVER VILLAGE FOR THE FOLLOWING TWO (2) COURSES:

- 1.) S69°48'35"E A DISTANCE OF 496.78 FEET;
- 2.) S62°37'10"E A DISTANCE OF 392.24 FEET;

THENCE S02°37'03"E A DISTANCE OF 29.15 FEET TO THE POINT OF BEGINNING. CONTAINING 134,815 SQUARE FEET OR 3.09 ACRES, MORE OR LESS.

PREPARED BY:

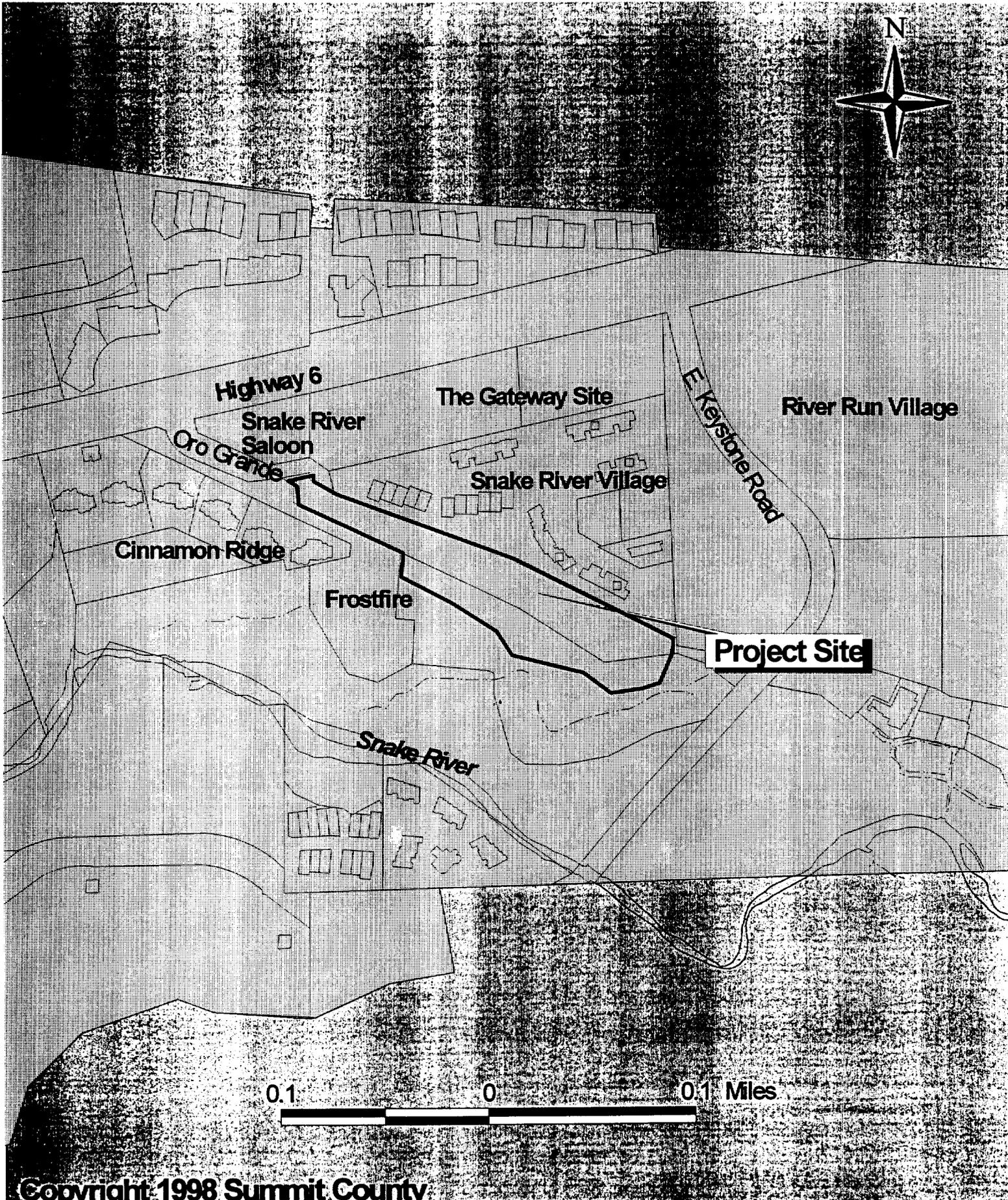
  
ROBERT R. JOHNS  
COLORADO P.L.S. NO. 26292



PREPARED FOR: 3 RIVERS AT KEYSTONE, LLC  
PROJECT NO. 15341



# Vicinity Map and Project Site





**HARVEY J. FRIED  
4003 HOMESTEAD DRIVE  
SHAWNEE MISSION KS 66208**

January 14, 1998

Chris Hawkins, AICP  
Planner II, Summit County Community Development Div  
Frisco CO Fax: 970-668-4225

Dear Mr. Hawkins:

As the owner of Snake River Village #2804 condominium, I am writing in regard to the Thackwell Parcel Rezoning hearing scheduled for January 29, 1998.

When we were considering the purchase of our property, we asked at the time about the Thackwell Parcel. The agent, Mr. Terry Novak, advised us that the present zoning restricted future construction to one, single family residence. In addition, because of setback requirements, etc., that residence would have to be located at the eastern end of the parcel. With this information, and at Mr. Novak's suggestion, we then purchased one of the units at the western end of the development so that the single home would not be near our unit.

From your letter of January 7th, it now appears that 15 multi-room housing units are to be constructed on this land if the present applicant is granted a rezoning.

One of the other considerations mentioned in contemplating our purchase was the very nice view of the mountains while seated in either the dining room or living room area.

My understanding is that because of the height of the proposed new development, the mountains would not be visible over its rooftop while seated in our home.

In addition, I understand a road will be built between the Snake River Village project and the Thackwell Parcel.

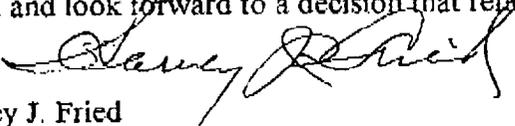
This will, in my opinion, create congestion and noise that would seriously diminish the value and attractiveness of our home.

While we had no guarantees the zoning would never change it was clearly implied that the parcel was so small it would be highly unlikely that much development could ever take place on it so you can imagine our surprise in learning about the proposed zoning change.

It appears to us that if the zoning is changed on the Thackwell Parcel as requested it would be detrimental to the appearance, livability, safety and value of both Snake River Village and the surrounding area.

I have been told that the Planning Commission has rejected plans for rezoning of this parcel in the past. I am grateful for the thoughtful members who have taken such action. I applaud their judgment and look forward to a decision that reflects this same careful consideration.

Sincerely,

  
Harvey J. Fried



RECEIVED

JAN 15 1998

COMMUNITY  
DEVELOPMENT

January 14, 1998

SUMMIT COUNTY COMMUNITY DEVELOPMENT DIVISION  
SNAKE RIVER PLANNING COMMISSION  
P.O. BOX 5660  
FRISCO, CO. 80443

RE: Project #97-180 (Thackwell Parcel Rezoning)  
Public hearing January 29, 1998

Dear Commissioners,

My name is Gary Gregg, I am the owner at 2843 Snake River Village (the upper center unit in building seven). I purchased my Townhouse for my personal use (I do not rent my unit), I use my unit around 9 days each month and hope to retire at this location in a few years. I am also a member of the Board Of Directors at Snake River Village.

Prior to purchasing my unit in May 1997, I called the Summit County Planning Department, to discuss the Zoning of the Thackwell property and if the property would or could be rezoned and if so what type of rezoning? I spoke with a planner (Rob?) and was told the property was zoned for one single family residence at this time. Rob told me that the planning commission would probably allow a rezoning (based on past history) of NO more than six units with a building height restriction of 26 feet. I am a Builder-Developer in the Boulder County area, I am Past President of the Boulder County Home Builders Association. I believe that Property owners have the right to use their property in the manner that it is designated. As a past representative of the Home Builders Association, I have fought Local Governments from taking away the rights of Property Owners to fully and rightfully use their property. I am also a firm believer that before a property is developed, the impacts of the development to adjacent property owners and the environment should be strongly considered and allowances should be made to eliminate or soften the impacts. My unit now has unrestricted views from the Southeast (Riverrun) to the Southwest (Buffalo Mountain). Based on my discussion with the Summit County Planner, I purchased my unit knowing that if only 6 units are built on the Thackwell property, I would still have views to either side of the newly constructed units. My unit was one of the last units purchased in Snake River Village and I paid \$40,000 more than other comparable units that do not have my views.

I have reviewed the Thackwell Property plans as proposed by Pearson Engineers and have some comments and suggestions that may be a compromise to lessen the impacts on the adjacent property owners. The units impacted the most in Snake River Village are those units in Building 7, the Building to the north of the proposed 4-plex on the Thackwell property. Building 7 is composed of 3 two bedroom units on the first floor and 3 two bedroom units on the second floor. The other buildings in Snake River Village impacted by the Thackwell Property Rezoning are Three and Four bedroom units with the Family room and deck on the second floor. The first floor unit owners in Building 7 will completely lose their views with the exception of a corridor view between the proposed 4-plex and 6-plex. The second floor unit owners in Building 7 are impacted more by the elevation of the roof on the proposed 4-plex than any other impacted building in Snake River Village. May I suggest that the 4-plex unit be changed to a 3-plex unit and pushed as far to the East on the property as possible and the 6-plex unit be changed to a 5-plex with this unit pushed a few feet farther to the West. By eliminating two units and separating the units as far as possible the first floor units in building 7 will have a view to Keystone mountain that they had assumed they would have when they purchased their units and of which they paid a premium for those views.

There is a 8' difference in elevation from the rear of our building 7 (elevation 9318) and the Thackwell property to our South. Why is the proposed elevation of the 4-plex unit only 6' below the elevation of our building 7? Can the proposed building be lowered to the existing lot elevation or somewhere closer, thereby lessening the impact of the roof elevation on the second floor unit owners in building 7?

Sheet #4 (Grading Plan) shows the proposed 4-plex building elevation at 9313.9. Sheet A-8 shows the garage elevation at 9312 ? If the 9313.9 elevation is correct the views from Building 7 will be impacted more than is shown on the conceptual drawing. This scenario is also true for all of the other conceptual elevation sheets A-9 through A-11.

On sheet A-3 ( what is the 4' building popout on the North elevation)? Does this protrude out past the shown site plan dimensions and the existing site stakes? If this does protrude outside the site plan dimensions the first floor units at building 7 will be impacted even more.

The proposed new access road from Oro Grande to East Keystone Road will create more noise and traffic to the Snake River Village Homeowners. At this time numerous vehicles and the Keystone transportation buses use Oro Grande as a shortcut from East Keystone Road to Hwy 6. Oro Grande is in very bad condition and is somewhat dangerous while driving at night. It is our fear that with the proposed changes from east Keystone Road access to Oro Grande that traffic will either turn off of East Keystone Road and continue through Snake River Village or onto Campfire road (Thackwell property), 40' directly behind our units. If the traffic and Busses use either of these avenues our environment will be greatly impacted!!

Is there a proposed retaining wall between the rear of the Snake River Village buildings and Campfire Road? Our ground elevations are 4' to 8' above the adjacent Thackwell Property.

How will lighting on Campfire Road or the proposed buildings impact our privacy?

Is there sufficient guest parking for all of the units proposed? I count 8 parking spaces for the guest of 15 units?

In closing, thankyou for the opportunity to make suggestions to the proposed rezoning of the adjacent Thackwell Property. I am very thankful that the proposed developer is a prominate and respected local business owner and resident. I am sure that Mr. Novak will do what is necessary to lessen the impacts on the adjacent property owners, that he once represented when they purchased their units in Snake River Village. I am also sure that the Snake River Planning Commission will review all of the impacts associated with the rezoning of the Thackwell property to the adjacent property owners and the Keystone community and weigh these impacts against the rights of the Thackwell property owner to use their property as intended with a fair and equitable return of profit for their development. I will make every attempt to attend the public hearing scheduled for January 29, 1998, at 5:30 p.m., at that time I would be happy to answer any of your questions. If you would like to talk to me in advance of the scheduled meeting, you may reach me at my office (303-666-5511).

Respectfully Submitted,

  
Gary Gregg

Grant  
Management  
Company

1846 ANGLERS PLAZA, GRAPEVINE, TX. 76051 (817-481-2634)

JANUARY 13, 1998

SUMMIT COUNTY GOVERNMENT  
COMMUNITY DEVELOPMENT DIVISION  
SNAKE RIVER PLANNING COMMISSION  
P.O. BOX 5660  
FRISCO, CO. 80443

SUBJ: PROJECT 97-180 (THACKWELL REZONING) A1 TO PUD(15 UNITS)

MEETING DATE: CHANGED TO JAN. 29, 1998  
DILLON TOWN HALL, DILLON, CO.

DEAR COMMISSIONERS:

WE ARE OPPOSED TO PROJECT 97-180 IN ITS ENTIRETY!!!

IN MAY 1997 WE PAID A " PREMIUM " PRICE FOR OUR CONDO  
ON THE BASIS OF:

1. A "MILLION DOLLAR VIEW" THAT INCLUDES RIVER RUN, MOUNTAIN HOUSE, BUFFALO MOUNTAIN, LOWER PAYMASTER, DERCUMS DASH, GO DEVIL, ETC. AS WELL AS THE WETLANDS ( NEVER TO BE BUILT ON!!!! )
2. WE WERE ADVISED BY THE LISTING REALTOR OF THE THACKWELL PROPERTY THAT IT WAS ZONED SINGLE FAMILY AND DUE TO THE UNUSUAL CONFIGURATION OF THE PROPERTY IT HAD BEEN TURNED DOWN TWICE BEFORE FOR PUD REZONING. THEREFORE, MORE THAN LIKELY IF ANYTHING WERE TO BE APPROVED IN THE FUTURE IT WOULD BE VERY LOW DENSITY. ( MAYBE 3 or 4 SINGLE FAMILY HOMES.

IF THIS PROPOSAL IS APPROVED BY THE PLANNING COMMISSION OUR MILLION DOLLAR VIEW BECOMES A \$10K VIEW AND OUR " QUALITY-OF-LIFE" ( WE LIVE HERE SIX (6) MONTHS OF THE YEAR ) WILL BE IRREPARABLY DAMAGED!!! AS WILL MANY OTHERS IN SNAKE RIVER VILLAGE

IN EVALUATING THE " CONCEPTUAL PLANS vs. FINAL PEARSON ENGR. PLANS I FIND MAJOR DISCREPENCIES. WHERE DID THE 25' MAX. HEIGHT GO???? IT IS NOW 28'!!! NO WAY!!!! WHEN DID THE REROUTING OF FROSTFIRE PRIVATE DRIVE TAKE PLACE??? THIS FURTHER IMPACTS SNAKE RIVER VILLAGE AS IT BRINGS THE BUS AND TRAFFIC NOISE CLOSER TO BUILDING 7!!!

IF AT SOME TIME IN THE FUTURE PUD ZONING IS ALLOWED IT SHOULD BE AT A MUCH REDUCED DENSITY THAN THE PROPOSED 15 UNITS. THE UNITS ON THE SOUTH END SHOULD BE MOVED FURTHER AWAY FROM S.R.V. BUILDING 7 AND SHOULD BE LIMITED TO A DUPLEX OR MAXIMUM A TRIPLEX. THE SIX UNIT TOWNHOME SHOULD BE LIMITED TO A 4-PLEX SO THAT THE VIEW CORRIDORS WOULD BE EXPANDED. THE PROPOSED CAMPFIRE ROAD SHOULD BE " IN FRONT NOT IN BACK" OF THE UNITS.

Grant  
Management  
Company

---

1846 ANGLERS PLAZA, GRAPEVINE, TX. 76051 (817-481-2634)

PAGE 2.

THIS WILL ELEMIMATE TRAFFIC BETWEEN THE DEVELOPMENTS. I.E( USE FRONT ENTRY & FRONT GARAGEES JUST AS SNAKE RIVER VILLAGE HAS DONE AND LIMIT BUILDING HEIGHT TO 25' PERIOD!!!  
DIG DOWN....DON'T BUILD UP FOUNDATIONS!!!

I ALSO BELIEVE THAT PRIOR TO ANY APPROVALS THE DEVELOPER SHOULD REVEAL THE INVESTORS SO IT CAN BE DETERMINED IF THERE COULD BE A CONFLICT OF INTEREST AS WELL AS WHO THE BUILDER WILL BE!! NOT WHO IT PROBABLY WILL BE!! THERE HAVE BEEN TOO MANY UNFULLFILLED PROMISES BY DEVELOPER-BUILDER-SUB-CONTRACTORS IN THIS AREA!! WE KNOW!! SNAKE RIVER VILLAGE WAS ONE OF THEM!!!

PLEASE DO NOT APPROVE THIS PROJECT AS IT HAS BEEN PROMOTED. IT IS NICE TO HAVE A PROMINENT LOCAL R.E.BROKER INVOLVED AS IT TENDS TO GIVE MORE CREDENCE BUT I SINCERELY HOPE THAT THE LOCAL POLITICS WILL NOT OVERRIDE A SENSIBLE AND PROFESSIONAL DECISION ON THE PART OF THE SNAKE RIVER PLANNING COMMISSION. THERE ARE FORTY-FIVE (45) SNAKE RIVER HOMEOWNERS AND FOUR (4) MODERATE INCOME HOMEOWNERS WHO ARE GOING TO BE EFFECTED BY YOUR DECISION!

A BETTER USE OF THIS LAND WOULD BE FOR THE COUNTY TO PURCHASE IT AND PROTECT THE WETLANDS FROM FURTHER ECOLOGICAL DAMAGE. YOU COULD ALSO THEN CONTINUE THE BIKE AND WALKING PATH FROM FROSTFIRE TO EAST KEYSTONE ROAD,

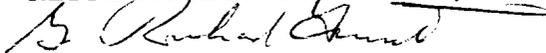
WILL THE PLANNING COMMISSION:

PROTECT OUR QUALITY OF LIFE????

PROTECT OUR WETLANDS??????

PROTECT THE INVESTMENTS OF YOUR NEIGHBORS????

RESPECTFULLY SUBMITTED,



G.RICHARD GRANT  
SECRETARY, BOARD OF DIRECTORS  
SNAKE RIVER VILLAGE  
2845 SNAKE RIVER VILLAGE  
PHONE: 970-262-7664

GRG/ja

January 20, 1998,

Summit County Community Development Division  
Snake River Planning Commission

RE: Project 97-18C Thackwell Parcel Rezoning  
Public Hearing January 29, 1998.

RECEIVED  
JAN 22 1998  
COMMUNITY  
DEVELOPMENT

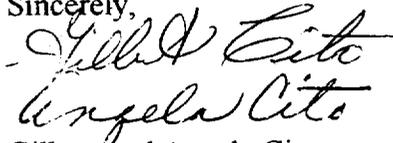
Dear Commissioners,

We are Gilbert and Angela Cito, owners of Snake River Village Condominium #2844, building seven, lower two bedroom unit. We are very concerned about the possible rezoning of the Thackwell Parcel as it is proposed and urge you to deny this proposal.

We realize that the Thackwell Parcel will be developed, but when we purchased our unit we were told it was zoned for one single family residence and based on past history, rezoning would be low density, no more than six units with a building height of 26 feet. The proposed project is more than six units, very high density for such a small parcel of land, and because it is part of the wetlands will be more than 26 feet in height and it will completely block our view of Riverrun and Swan Mountain. We paid a premium price for our unit because of the view and the charm of the wetlands. In addition to losing our view, we will also lose our privacy. The proposed Campfire Road will be next to our property where our livingroom and bedrooms are located. What will be the function of this road? Will it be used by the Keystone bus service? Will a retaining wall be provided for our privacy and quality of life? Can Campfire Road be constructed in front of the Thackwell Parcel?

We sincerely hope the Commissioners will be sensitive to the needs of all Snake River Village owners and also protect the wetlands by rejecting this proposal. We bought in Snake River Village because of the space between buildings and the beauty of the area. Please do not allow this beautiful area to become over built with wall to wall residential and retail developments as it will lose its charm and uniqueness.

Sincerely,



Gilbert and Angela Cito  
9269 Utica Court  
Westminster, CO 80030  
303-429-0349

To: Summit County Community Development Division  
Fax: (970)668-4225  
RE: Project #97-180 (Thackwell Rezoning)  
Public hearing January 29, 1998  
From: Wally & Marge McLaughlin

Dear Commissioners:

We are the owners of 2842 Snake River Village, a lower unit in the center of building seven. We live there for two weeks each month, from November through April. During the previous four winters we owned a condo in Wildernest, and spent the entire winter in Summit County.

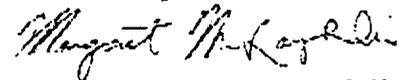
We purchased the Snake River townhouse for its location and beautiful views from every window. We wanted to be within walking distance of River Run Village, but not within the too crowded center. It is on a quiet, private road, insulated from the steady streams of traffic on Highway 6, Keystone Rd., and Oro Grande. The walkways and pedestrian bridges over the river and down to the mountain house are splendid. The busses run nearby, but not so close that we have to smell their exhaust.

All of these good things will change without careful planning. As Commissioners, you are charged with responsibility for the proposed developments. Please require wide view corridors, and break-up large buildings into lower density units. We would like to have as much distance as possible from our patio to the Thackwell development, and we are strongly opposed to the Campfire road as presently proposed. Safety has already become a problem on Snake River Rd. during the morning hours, when we get traffic looking for a way through. On a recent morning while it was snowing and visibility was poor, a truck came down the road from the direction of Norse Ln. I was walking the dog in the only place there is to walk - on the road. The truck was going so fast that the dog and I climbed the snow bank to get out of the way. If you allow another road to go on the other side of

our patio, as proposed, it will be like living in the center of a race track! A second safety issue is the lack of exterior lighting in our complex. Already some of the units have experienced break-ins. If developers are allowed to "skip" such important matters, our quality of life and the security of our investment are jeopardized.

In short, we appreciate the opportunity to comment on the development issues which directly affect us. We like open space, trees and landscaping, quiet, fresh air, safe places to walk, and beautiful scenery.

Sincerely,



Margaret McLaughlin  
6212 Mapleridge  
Flint, MI 48532  
(810)230-0365

JANUARY 31, 1998

~~SUMMIT COUNTY COMMUNITY DEVELOPMENT~~  
~~SNAKE RIVER PLANNING COMMISSION~~  
P.O. BOX 5660  
FRISCO, CO. 80443

RE: PROJECT 97-180

~~CC: CHRIS HAWKINS~~ . SUMMIT PLANNING DEPARTMENT  
CC: THEDEUS NOLL . TRANSPORTATION MGR. KEYSTONE RESORT  
CC: TERRY NOVAK . THREE RIVERS LLC

DEAR COMMISSIONERS:

THANK YOU FOR THE OPPORTUNITY TO MEET YOU AND TO EXPRESS OUR CONCERNS AT YOUR MEETING ON THURSDAY JANUARY 29 IN RE THE THACKWELL PROJECT. WE WERE MOST IMPRESSED BY YOUR THOROUGHNESS AND YOUR MUTUAL CONCERNS FOR PROTECTING EVERYONES BEST INTEREST AND ESPECIALLY FOR PUTTING THE RESPONSIBILITY FOR THE CURRENT ROAD PROBLEMS WHERE THEY BELONG... ON THE COUNTY FOR NOT RESOLVING THEM FOUR YEARS AGO!!!! THIS WOULD HAVE GIVEN CURRENT INVESTORS A CLEAR PICTURE OF WHAT THEY WERE BUYING AND WHAT THEY COULD EXPECT FROM THEIR INVESTMENTS.

IN REVIEWING THE MAIN CONCERNS ABOUT THIS PROJECT I BELIEVE THREE RIVERS LLC CAN RESOLVE THE DENSITY HURDLE AND THE PROJECT CAN BE SUCCESSFUL WITH LESS THAN THE PROPOSED DENSITY.

IN REVIEWING THE BUS CONFLICTS THE SOLUTION SEEMS VERY CLEAR. IT IS IMPERATIVE THAT A LIGHT BE INSTALLED AT ORO GRANDE & HWY 6 WHY? FOR THE FOLLOWING REASONS:

1. H/C TRUCKS COME OFF THE HILL AT TOO HIGH A SPEED AND SHOULD BE SLOWED ENTERING A RESIDENTIAL AND COMMERCIAL AREA.
2. THE GATEWAY PROJECT WILL REQUIRE A BREAK IN TRAFFIC TO ENTER AND EXIT FOR SAFETY!!!
3. RESIDENTS OF THE ENCLAVE, SNAKE RIVER VILLAGE, FROSTFIRE, CINNAMON RIDGE, THE INN & CAMPFIRE ( WHEN APPROVED) NEED A BREAK IN TRAFFIC FOR SAFETY!!!
4. THIS WOULD GIVE BUSES AND CARS EXITING RASOR A BREAK IN TRAFFIC FOR SAFETY!!!
5. THIS WOULD GIVE BUSES AND CARS EXITING THE CONFERENCE AREA A BREAK IN TRAFFIC FOR SAFETY!!!

IN ADDITION FROSTFIRE SHOULD CLOSE THEIR ROAD ( AS THEY HAVE INDICATED A DESIRE TO DO ) ALLOWING THE COUNTY TO IMPLEMENT THEIR PLAN FOR THE BIKE PATH. THIS WOULD MAKE THE 5' SETBACK REQUESTED BY CAMPFIRE VERY REASONABLE SINCE THE ABUTTING PROPERTY WOULD BE PROTECTED LAND. SNAKE RIVER VILLAGE SUPPORTS THIS PLAN!!!

THEN PROCEED WITH A TURN-A-ROUND AT FROSTFIRE-CINNAMAN RIDGE AND RETURN THE RED BUS TO THE HIGHWAY AND ON TO E.KEYSTONE ROAD. IT IS .5 MILE FROM THE CORNER OF ORO GRANDE AND HGWY 6 TO E.KEYSTONE AND FROSTFIRE ROAD. IT IS .4MILES GOING THROUGH FROSTFIRE AND THAT ROAD IS POSTED 5MPH WHICH IS NEVER OBSERVED BY THE BUSES, KEYSTONE TRUCKS OR PRIVATE VEHICLES. IT IS ALSO POSTED " NO THRU STREET ". HA!!! OVER 500 VEHICLES GO THRU THIS " NO THRU STREET " EVERY DAY. ( INCLUDING A MINIMUM OF 84 BUS TRIPS A DAY ON THIS ROAD...RED, BLACK AND GREEN )

WHEN AND IF THE JUNIPER PROJECT IS DONE BY KEYSTONE IT WILL MOST LIKELY REQUIRE A 4 WAY STOP ON E.KEYSTONE AND RIVER RUN OR SNAKE RIVER ROAD FOR A SAFETY CROSSING AS WELL AS A BUS STOP AT THAT POINT TO SUPPORT JUNIPER, SNAKE RIVER VILLAGE, RIVER BANK LODGE, MILL CREEK INN ETC.

SO THERE YOU HAVE IT!! MOST EVERYONE SHOULD BE HAPPY!!! EXCEPT MAYBE A FEW MINUTES ADDED TO ONE BUS ROUTE!!!

SAFETY HAS BEEN ENHANCED!!!!!!

INVESTMENTS HAVE BEEN PRESERVED!!!!!!

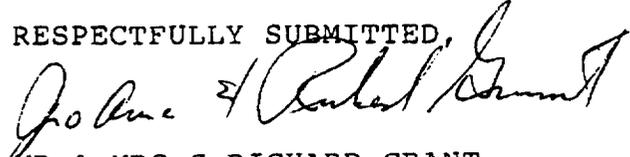
AIR QUALITY/ECOLOGICAL/WETLANDS ARE PROTECTED!!!

HIGHEST AND BEST USE OF VALUABLE LAND ACHIEVED!!!

WE WILL BE MOST INTERESTED IN YOUR RESPONSES AT THE NEXT MEETING.

THE INVITATION IS STILL OPEN TO COME SIT ON OUR DECK AND SEE FOR YOURSELVES.

RESPECTFULLY SUBMITTED,

  
MR. & MRS. G. RICHARD GRANT  
2845 SNAKE RIVER VILLAGE  
970-262-7664

**STEVEN B. MOSS  
10555 COTTONEASTER WAY  
PARKER, COLORADO 80134-3734**

February 19, 1998

Mr. Chris Hawkins, AICP  
Summit County Government  
Community Development Division  
P.O. Box 68 Breckenridge, CO 80424

RE: Campfire/Thackwell Property

Dear Mr. Hawkins:

I am writing this letter in support of the above referenced development. I would appreciate your sharing this correspondence with the members of the Snake River Planning Commission prior to this evening's meeting.

After listening to the comments of the Planning Commission at last month's meeting, I find it necessary to suggest the project be viewed with open eyes and an open mind. The real bottom line is: let's be practical.

There was a concern raised about setbacks of the buildings. Considering the surrounding properties and the impact of lesser than normal setbacks, this should be a non issue. Who does it hurt? No one.

The issue of not providing for affordable housing was raised. On a property that has such a low density and size, it is not practical to provide for affordable housing. Additionally, constructing affordable housing as part of Campfire will only create the same difficulties that Snake River Village has. Also, please do not forget that the construction of Juniper Place will provide for a significant quantity of affordable housing within the same Keystone neighborhood.

Many groups have sought to make the Keystone transportation system an issue in regard to approving the project. Keystone's transportation system is irrelevant in regard to the approval of the Campfire project.

Density was also a significant concern at last month's meeting. The density which was already less than most other projects in the neighborhood has since been decreased. The size of Campfire is appropriate in regard to the size of the parcel of land. The density as proposed does not conflict with any imposed standards for the area.

If you have visited the proposed site you would probably agree that the Thackwell property is a very odd shaped parcel of land that would be difficult to develop. Additionally, the undeveloped land is far from attractive. We have been given the opportunity to have the property developed by a local developer who cares about the community as a whole as well as the neighborhood in which Campfire will be located. Every consideration has been given to the residents of Snake River Village in terms of their needs and desires. Should this project be voted down, there is no guarantee as to what a future developer may want to do and be able to get approved by the BOCC. The residents of Snake River are satisfied with the plan and believe it is their own best interests to support the development of Campfire. I suggest that it is also in the best interest of Keystone and the Snake River Planning Commission to support this project.

Sincerely,



Steven B. Moss

March 12, 1998

Chris Hawkins  
Snake River Planning Commission  
Summit County Government  
P.O. Box 5660  
Frisco, CO 80443

RECEIVED  
MAR 17 1998  
COMMUNITY  
DEVELOPMENT

Dear Mr. Hawkins:

As the president of the Frostfire Board, I am writing to let you know that we are familiar with the latest plan for the new Campfire project (Thackwell Parcel), and that the Board approves this plan contingent upon the approval to close the Frostfire road. Because of the proposed bike path extension and the required easement for the county pump house / office, we recommend that the road be closed just past the pump house building (proceeding past Frostfire toward Keystone Rd.). We also recommend a target date of June 1, 1998 for the road closing.

Sincerely,

Mary E. Parrott  
(813) 785-1272

cc: Peter Schultz  
Terry Novak