

Ski Run
Planned Unit Development Designation

This Planned Unit Development Designation, to be known as Ski Run (formerly the Springer at Keystone), is approved this 13th day of January, 1986 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 uses permitted on the property, its development plan and phasing, and specific development regulations which must be adhered to by St. Louis Federal Savings and Loan Association, who is the owner and developer of the property, and is 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.

A. USES PERMITTED AND DEVELOPMENT PLAN.

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

1. Permitted Uses

Permitted uses shall be as follows:

<u>Use</u>	<u>Maximum Square Footage</u>
a) 39 unrestricted dwelling units (Buildings 1, 3, 4 and 5);	47,010 sq. ft.
b) Three (3) dwelling units restricted to employee housing (Building 1);	2,100 sq. ft.
c) Recreation facilities, including circulation and support facilities (Building 2);	2,650 sq. ft.
d) Under building parking facilities (Building 1).	<u>10,500 sq. ft.</u>
Total Maximum Gross Area:	62,260 sq. ft.

Total gross area of the buildings shall not exceed 62,260 square feet. Residential density, excluding the garage area, based upon a 1400 square foot per unit area equivalent, is 14.56 units per acre. The maximum permitted density in the Base II "Village Core" is 15 units per acre.

2. Employee Housing Restriction

The three employee housing units have been reserved for employee housing through a covenant between the Owner/Developer and the County, which is recorded in the Office of the Summit County Clerk and Recorder under Reception Number 264805.

3. Parking

The Applicant shall provide at least 53 parking spaces based on a ratio of 1.25 spaces per unrestricted unit and one space each for employee housing units. Twenty six parking spaces shall be provided under Building 1 and at least 27 surface spaces shall be provided. The surface parking lot shall be separated from the highway by a landscaped berm in order to provide a buffer and enhance the visual aesthetics of the development. The parking spaces shall comply with any County parking regulations in effect at the time of construction.

4. Public Use Areas

The Owner/Developer shall grant an easement to the County for public use of a parcel of land adjacent to the Snake River consisting of 0.74 acre, and for such easement shall receive a credit in the full amount of the Public Use Fee otherwise required. Such easement shall be granted upon the final plat.

5. Development Schedule

The Owner/Developer intends to construct the units in Building 3 during January, 1986 and complete development by February, 1986. As of the date of this PUD Designation, Buildings 1, 2, 4 and 5 have been completed.

6. Signs

All signs shall comply with the Summit County Outdoor Advertising Regulations as now in effect or hereafter amended.

7. Platting

A final plat of the Property has been submitted to and approved by the County.

8. Section 404 Permit

The owner/developer shall comply with all conditions of the permit issued by the Corps of Engineers allowing wetland modification of the property under Section 404 of the Federal Clean Water Act.

B. UTILITIES AND IMPROVEMENTS.

Public utilities, improvements and services shall be provided in the development of the property as stated in this section. Detailed specifications and time schedules for their construction shall be set forth in the Subdivision Improvements Agreement and shall be required as a condition of final plat approval.

2. Water System

Water is provided by the Snake River Water District.

3. Sewer System

Sanitary sewer service is provided by the Snake River Sewer Fund.

3. Access

Access to the Property is to be provided via Razor Drive. Access within the Property shall be provided by a paved, private drive as shown on the Development Plan.

4. Fire Protection

Fire protection is to be provided by the Snake River Fire Protection District. The Applicant shall meet all fire protection requirements of the District.

5. Landscaping

Landscaping shall be installed in accordance with a detailed landscaping plan submitted and approved by the County with the site plan approval.

C. GENERAL PROVISIONS

1. Breach of Provisions of PUD Designation

If at any time any provision or requirement stated in this 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 building permits applied for on the property, until such breach has been remedied; provided, however, that the County shall not take any 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.

2. Binding Effect

This planned unit development 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 C.3. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

3. Amendments

Amendments to the provisions of this planned unit development designation shall be reviewed and acted upon in the same manner as any 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 C.R.S. 24-67-106(3)(b)[1973 ed.]. Action on any proposed amendment shall be taken by the Summit County Board of County Commissioners, after conducting a public hearing for which notice has been published at least 30 days prior in a newspaper of general circulation and mailed to all property owners within and abutting this planned unit development.

4. 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 Applicant:

St. Louis Federal Savings and
Loan Association
8020 Forsyth Blvd.
St. Louis, MO 63105

5. Entire Designation

This designation contains all provisions and requirements incumbent upon the owner/developer relative to Ski Run Planned Unit Development, and nothing contained herein shall be construed as waiving any requirements of the County's Zoning and Subdivision Regulations, Common Review Procedures, or other regulations otherwise applicable to the development of the property. This PUD designation supersedes and replaces the Ski Run PUD Agreement dated April 21, 1981.

IN WITNESS WHEREOF, the County and the owner/developer have executed this Designation as of the date first above written.

BOARD OF COUNTY COMMISSIONERS OF
SUMMIT COUNTY, COLORADO

By: Don Peterson
Don Peterson, Chairman

ATTEST: Colleen Richmond
Colleen R. Richmond, Clerk and Recorder

ST. LOUIS FEDERAL SAVINGS AND LOAN
By: Robert W. Barkey
Robert W. Barkey, Vice President

ATTEST: Louise B. Edscorn
Mrs. Louise B. Edscorn, Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF TRACT A, THE SPRINGER AT KEYSTONE, A SUBDIVISION RECORDED UNDER RECEPTION NUMBER 231007 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF SUMMIT, STATE OF COLORADO; SAID TRACT A IS LOCATED ENTIRELY WITHIN THE NE 1/4 OF SECTION 24, T. 5 S., R. 77 W. OF THE 6TH P.M., IS A PORTION OF HOMESTEAD ENTRY SURVEY NO. 110, AND CONTAINS 1.799 ACRES, MORE OR LESS.

