



**SKI TIP WEST
PLANNED UNIT DEVELOPMENT DESIGNATION**

The Ski Tip West Planned Unit Development Designation ("Designation"), approved the 13th day of May, 1991 by the Board of County Commissioners of Summit County, Colorado ("County"), and revised on the 11th day of January 1999 is hereby revised this 26th day of January, 2004. This Designation establishes uses permitted on the property, its development plan, and specific development regulations which must be adhered to by Dundee Realty USA, LLC, Karin Henszey, Robert W. Craig, and their successors and assigns, who are the owners of the property within the PUD and are 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. This Planned Unit Development Designation applies to certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property."

Where this Designation does not address a specific development standard or requirement of the Summit County Land Use and Development Code ("Development Code"), the provisions of the Development Code shall apply. Where the Designation addresses a specific development standard or requirement, the provisions of this PUD Designation shall supersede the provisions of the Development Code.

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in accordance with the specific requirements set forth in this PUD designation and in substantial compliance with the PUD Plan attached hereto as Exhibit B.

1. Permitted Uses

Existing development is as follows:

1. Henszey parcel - One (1) single family residence and associated accessory uses
2. Craig Parcel - One (1) single family residence and associated accessory uses
3. Dundee Realty USA, LLC Parcel- One (1) single family residence and six (6) multi-family units and associated accessory uses.

Permitted uses shall include single family, multi-family (including duplex units), and commercial lodging uses, and accessory uses related to the foregoing as determined by the Development Code. Density shall not exceed an equivalent unit density of 45.9 units for the entirety of the PUD. Commercial density permitted by this PUD shall be limited to the Craig and Henszey Parcels, and shall not exceed 1,000 sq. ft. of gross floor area within one unit. The following residential and commercial density allocations shall apply as follows:

1. Henszey Parcel - 10 equivalent units
2. Craig Parcel - 12 equivalent units
3. Dundee Realty USA, LLC Parcel - 23.9 equivalent units

Total Density Permitted: 45.9 equivalent units, including the commercial use as permitted above.

The following conversion table shall be used to calculate equivalent units:

Lodge units - (no kitchens) 3 units = 1 equivalent unit

- Multi-family - (includes townhomes, condos, & duplexes) 1,400 sq.ft. of living area = 1 equivalent unit
- Single family - 1 actual unit = 2.5 equivalent units
- Commercial - 1,000 sq.ft. of gross floor area = 1 equivalent unit

To obtain the 23.9 equivalent units permitted on the Dundee Realty USA, LLC Property, the Owner/Developer of the Dundee Realty USA, LLC Property has agreed to transfer 5 equivalent units onto the Property from two mining claims in the backcountry (2.5 equivalent units from the Centennial MS#675A and 2.5 equivalent units from the Rustler MS#678A) in accordance with the County TDR Regulations set forth in Section 3202.03 of the Development Code. The Owner/Developer of the Dundee Realty USA, LLC Property shall record a restrictive covenant for each mining claim, in accordance with Section 3202.03.B.5.c. of the Development Code, with such covenant reviewed and approved by the County prior to recordation. The restrictive covenants shall clearly describe the number of development rights transferred from the Development Rights Sending Sites and shall prevent the development of the Development Rights Sending Sites in a manner inconsistent with the approved transfer of development rights.

The Owner/Developer of the Dundee Realty USA, LLC Property has also voluntarily agreed to dedicate ownership of the Centennial MS#675A and the Rustler MS#678A to the County to ensure that the open space values of these properties are retained. The County reserves the right to accept or deny the dedication of this donation upon completion of site evaluations by County Open Space & Trails staff.

2. Animal Keeping

Animal keeping shall be restricted as follows:

- a) For single family, duplex, and townhome residences, animal keeping shall be restricted as per the requirements of the R-6 zoning district.
- b) For any commercial use, lodging, and/or condominiums, the keeping of dogs shall be prohibited unless authorized by the Colorado Division of Wildlife and the Summit County Planning Department and subject to specific regulations, design, and operational criteria developed and approved by the above listed regulatory entities as part of said authorization.

B. DEVELOPMENT STANDARDS

1. Building Height

Building heights shall not exceed 35 feet as defined in the Development Code.

2. Setbacks

Setbacks, as measured by the procedure outlined in the Development Code, shall be as follows:

Montezuma Rd.	50 feet from edge of ROW
Internal roads driveways or associated easements)	25 feet from ROW (no setback from
Exterior PUD boundary	25 feet, except as provided for in
Exhibit B, subject to modification per the paragraph below.	

Wetlands 25 feet, subject to the Wetland Regulations of this PUD. The Dundee Realty USA, LLC Parcel has been approved for encroachments into this setback as depicted in Exhibit B, and subject to the wetland provisions of this PUD.

Snake River/surface water bodies as defined 25 feet subject to the streamside setback provisions outlined in the Development Code.

To preserve significant trees, capture views, take advantage of solar access, and maintain maximum sensitivity in siting structures, setbacks (other than those cited above) shall be determined on a case by case basis during site plan review.

3. Parking

Parking requirements for the Ski Tip West PUD shall be as follows or as per Sections 3704 and 5107.04 et.seq. In addition, no parking shall be permitted on County roads.

Single family & duplexes**	2 spaces/unit
Townhomes	2 spaces/unit (add ½ space/unit for units that use individual garages, accessed by a driveway, to meet this requirement)
Condos	1 space/unit (add ½ space/unit for units that use individual garages, accessed by a driveway, to meet this requirement)
Commercial lodging	0.75 spaces/room + parking as required to serve the manager(s) and employees to be determined at site plan review

4. Designated Open Space Areas/Public Use Areas

a. Open space areas: The open space areas comprised of the wetlands and associated no-soil disturbance buffers (setbacks) as shown conceptually in Exhibit B shall remain open and free from all improvements except as provided for in Exhibit B subject to meeting the specific wetland provisions contained in this PUD Designation.

b. Public use areas: Pursuant to Section 8601 of the Summit County Land Use & Development Code, the Owner/Developer is required to provide public use areas. The requirement for public use areas may be met by either payment of fees, land dedication, or obtaining credits for construction of recreational facilities. Dedication of an easement, construction or payment of fees is required prior to recordation of any final plat for the project. Should relocation of the County path system occur prior to approval of a final plat for this site the Owner/Developer shall dedicate the easement within thirty (30) days of the request of the County.

5. Wetlands

In recognition of the intent of the County and this PUD to preserve wetlands wherever possible, all wetland areas and/or accompanying 25 foot wide wetland buffer within the PUD shall remain free of any and all development as required under the Wetland Regulations of the Development Code except for the wetland setback encroachments shown on Exhibit B.

** Includes duplexes within a multifamily development.

For the Dundee Realty USA, LLC Parcel, the County has specifically reviewed and approved the: (i) wetland setback encroachments for structural components; and (ii) soil disturbance in the wetland setback; both as conceptually illustrated in Exhibit B. The total encroachment by structures and impervious site coverage into the wetland setback shall not exceed 1510 square feet, or 0.035 acre. The total amount of grading and soil disturbance in the wetland setback shall not exceed 5,293 square feet square feet, or 0.122 acre. The Owner/Developer will be required to submit final wetland setback encroachments and soil disturbance plans in accordance with the Wetland Regulations of the Development Code concurrently with the required site plan review. The Owner/Developer shall mitigate all soil disturbance and structural encroachments in the wetland setback at a 2:1 ratio, with the final mitigation plan reviewed and approved by the County concurrent with the required site plan review. (eg. For every 1 square foot of disturbance, 2 square feet shall be mitigated.)

The cost of an approved wetland mitigation plan shall be included in the Subdivision Improvements Agreement, which will be required at the time of subdivision.

6. Signs and Lighting

All signs shall comply with the Summit County Sign Regulations as now in effect or hereafter amended. No signage, other than public safety signs fully consistent with the *Manual for Uniform Traffic Control Devices* shall be erected within the PUD until a sign program has been approved by the applicable Review Authority. All lighting shall comply with the requirements of the Development Code.

7. Architectural Design Requirements

All future development within the Ski Tip West PUD shall be in full compliance with the design standards established under the Snake River Overlay District, and other applicable requirements of the Development Code, including without limitation the exterior material requirements, the Landscaping Regulations and the County's Fire Mitigation requirements.

8. Pathways

The Owner/Developer shall grant reasonable, non-motorized, public easements as necessary to permit the continuity of the County trail system through the property. All internal trails within the PUD shall be coordinated with the trail system(s) of Keystone Resort and the County's trail system as approved by the Summit County Open Space & Trails Department.

The Owner/Developer of the Dundee Realty USA, LLC property shall pursue obtaining easements for a trail connecting the Dundee Realty USA, LLC property to the Independence Road Right-of-Way. The easements shall extend along an existing utility easement that is platted along the eastern boundaries of the Alders Subdivision, Lots 12, 13, 14 and 15, and the Owner/Developer shall pursue obtaining these easements from the individual property owners that now own the lots. The Owner/Developer shall contact each property owner and document his effort to obtain an easement. If the Owner/Developer cannot obtain all of the necessary easements due to the unwillingness of the owners of the effected lots to grant such easement, then the Owner/Developer should not be required to further pursue a trails

connection. The County does not expect the Owner/Developer to purchase the easements from these property owners.

10. Employee Housing and Summit County Housing Authority Support

The owner/developer of the Craig and Henszey parcels shall either: (i) provide housing for a minimum of 40% of the PUD's peak ski season employees; or (ii) propose some other equivalent measure to assist in providing employee housing or affordable housing in Summit County that is acceptable to Summit County. Employee units shall be encouraged to be on-site or within close proximity to Keystone Resort. Compliance shall be concurrent with the issuance of any certificates of occupancy that generate demand for employee housing.

To satisfy this requirement on the Dundee Realty USA, LLC Property, the owner/developer of the Dundee Realty USA, LLC Property has voluntarily agreed to donate \$10,000 to the Summit Housing Authority to provide affordable and/or employee housing within Summit County. Accordingly, Dundee Realty USA, LLC shall donate \$10,000 to the Summit Housing Authority to provide affordable and/or employee housing within Summit County. Such donation shall occur prior to issuance of the first certificate of occupancy.

11. Air Quality

Solid fuel burning devices shall only be allowed in single family residences and only one such device shall be allowed per residence as per the requirements of Section 301.15 of the Summit County Mechanical Code, as currently in effect or as hereafter amended. Only one solid fuel burning device shall be allowed for the lobby of any future lodge within the PUD. Duplexes, townhomes, and condominiums shall be prohibited from having solid fuel burning devices.

12. Water Quality

All new development within the Ski Tip West PUD shall comply with the water quality mitigation requirements established in the Development Code.

13. Site Plan Review

Due to the lack of detail contained in the conceptual development plan and broad range of uses allowed under this Designation, all development necessitating a building permit with the exception for remodels that do not constitute a change in use, change in parking requirements, or increase the gross square footage of any existing building by 25% or more, shall undergo full site plan review by the Snake River Planning Commission as per the Development Code. Densities of development indicated in Exhibit B represent maximum permitted densities and levels of use and each proposed development phase must meet all applicable standards and requirements as contained in the Development Code unless such standards and requirements are specifically waived or modified by the terms of this designation.

C. REQUIRED IMPROVEMENTS

1. Access

- a. **Driveways:** Access to the property and to all building sites shall be provided by driveways built to applicable County standards, and the common parking areas as shown in Exhibit B satisfy the common parking area requirement on the Dundee Realty USA, LLC Property due to the multi-family nature of this development (multiple duplexes on one lot). Access to the County road and State highway systems for all new development within the PUD shall meet the following requirements:

Any future development application that represents an increase over existing, built density on the Craig or Henszey parcels as identified in Section A.1 of this PUD designation shall include a coordinated access plan for the Craig and Henszey parcels that utilizes one access point onto Montezuma Rd and one access point onto Tieze Lane. Access to the Craig Parcel shall be taken from Montezuma Road and access to the Henszey Parcel shall be from Tieze Lane. If the Craig and Henszey parcels are developed separately, the first Owner/Developer to submit a development application for one of the parcels shall dedicate an access easement to allow secondary access between the Craig and Henszey parcels as required by this PUD. The coordinated access does not need to be constructed or used until both parcels are developed.

- b. **Future easement:** The Owner/Developer agrees to provide a road and utility access easement extending between the Ski Tip West PUD and the adjoining Keystone Real Estate Developments property if necessary to provide adequate emergency vehicle access for either project.

A stop sign, R1-1, is required at the intersection of Thackwell Lane and Tieze Lane in order to stop the traffic leaving the Dundee Realty USA, LLC Property. The stop sign shall be installed within the access easement.

2. Water Systems

The water supply for any future duplex, multi-family, and/or commercial development shall be provided by the Snake River Water District. The use of on-site wells for such future development is prohibited. Adequate fire flows shall be provided as determined by the Snake River Fire District. Future, single family development to remodel and/or replace existing dwellings may continue to use existing wells only if the Owner/Developer provides written verification from the State Engineer's Office that the existing on-site well(s) for the property under consideration can legally provide water for both the residence in question and any required landscaping. If such verification cannot be provided, or the State Engineer indicates that the well(s) in question cannot legally support such single family development and the required landscaping, then no such development approvals shall be granted unless adequate provision has been made by the Owner/Developer to connect the property in question to the Snake River Water District's central water system in full compliance with all applicable District requirements and abandon the well(s) as per the requirements of the Colorado Division of Water Resources.

An abandonment affidavit for the existing water well on the Dundee Realty USA, LLC Property must be filed with the Division of Water Resources in accordance with State Regulations upon connection with the public water system.

3. Sewer Systems

Sewage disposal for the development shall be provided by Snake River Sewer Fund. All existing septic systems on any of the parcels within this PUD shall be abandoned as per the requirements of the Summit County Environmental Health Department before the first certificate of occupancy is issued for any new development on that specific parcel approved by the Snake River Planning Commission. The first submitted site plan for such new development shall make adequate provision for providing central sewage disposal service to the entirety of the PUD to allow for such abandonment of the existing septic systems.

4. Fire Protection

The entire property is located within the Snake River Fire District. All development on the property shall meet all fire protection requirements of the District. Two fire hydrants are required for the Dundee Realty USA, LLC Property. The Lake Dillon Fire District has directed the owner/developer of the Dundee Realty USA, LLC Property to see the fire department for details.

5. Vegetation Management

A vegetation management program to reduce wildfire hazard and susceptibility to mountain pine beetle infestation and to enhance wildlife habitat and tree vigor for each individual property within the PUD shall be prepared at the time the first development application for that property is submitted. The plan shall be reviewed and approved by the Colorado State Forest Service. The plan, once approved by the Colorado Forest Service, shall be implemented prior to the issuance of the first certificate of occupancy or recordation of any final plat for such new development or guaranteed in the appropriate site plan or subdivision improvements agreement.

6. 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 any future subdivision or subdivision exemption plats.

Prior to the issuance of any certificates of occupancy on the Dundee Realty USA, LLC Property, the owner of such property shall execute and record an indemnification agreement, acceptable to the County Attorney's Office, that runs with the land and holds the affected utility companies and County harmless from all loss, cost, expense or damage arising out of or relating to the structural encroachments into the utility easement, as depicted in Exhibit B, and requires the owner of the encroachments to repair any damage that may occur.

7. Landscaping

Landscaping improvements shall be required as part of any site plan required pursuant to Summit County Regulations. Revegetation of all disturbed areas shall be required in accordance with Summit County Landscaping and Grading & Excavation Regulations.

D. IMPLEMENTATION

1. Platting Requirements

- a. A subdivision plat or an exemption plat, whichever is appropriate under the Summit County Subdivision Regulations, shall be approved by the County prior to any subdivision of the property.
- b. Dundee Realty USA, LLC shall submit a preliminary/final plat application for the entirety of the Dundee Realty USA, LLC Parcel prior to site plan review for the multi-family component (which consists of several duplexes). The plat shall show (in addition to all applicable Development Code and PUD requirements) two single family lots, one parcel for the multi-family units and all necessary easements. The duplexes may be platted using a townhouse type plat.

E. GENERAL PROVISIONS

1. Enforcement

The provisions of the Ski Tip West 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 Ski Tip West 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 Ski Tip West 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 at any time any provision or requirements stated in the Ski Tip West 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 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 Ski Tip West 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 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 CRS 24-67-106(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
PO Box 68
Breckenridge, CO 80424

Notice to Owner/Developer

Dundee Realty USA, LLC
P.O. Box 1593
Avon, CO 81620

Karin Henszey
0590 Montezuma Rd.
Dillon, CO 80435

Robert Craig
0624 Montezuma Rd.
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 Ski Tip West 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 & 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 & 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 & 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 shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process may result in development approvals within the PUD being withheld.

9. Relationship to Original PUD Designation and Previous Amendments

To the extent the provisions of this revised Designation are the same in substance to the provisions of earlier approved versions of this Designation, they shall be considered as continuations thereof and not new enactments. Where provisions of this revised Designation conflict with earlier approved versions of the Designation the provisions of this revised Designation shall supersede and replace such provisions.

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

BY: /s/ Marsha W. Osborn*
Marsha W. Osborn, Chairman

ATTEST:

/s/ Doris L. Brill*
Doris L. Brill, Clerk and Recorder

BY: /s/ Alf Tieze*
Alf Tieze

BY: /s/ Sunni Tieze*
Sunni Tieze

BY: /s/ Karin Henszey*
Karin Henszey

BY: /s/ Robert Craig*
Robert Craig

* Denotes the original signatories to the Ski Tip West PUD Designation, originally approved on May 13, 1991.

APPROVAL OF AMENDMENTS

The foregoing planned unit development designation amends and supercedes the original Ski Tip West Planned Unit Development Designation as approved by the Summit County Board of County Commissioners on May 13, 1991 and recorded at Reception Number 416280, and as amended by the Summit County Board of County Commissioners as follows:

Resolution Number	Date of Modification	Reception Number
99-3	January 11, 1999	590856

The planned unit development document dated the 13th day of May, 1991 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 Ski Tip West Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

ADOPTED THIS 12th DAY OF January 2004.

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

William C. Wallace
William C. Wallace, Chairman

Approved as
to form

PC
Legal

SUMMIT COUNTY
ATTEST
Cheri Brunvand
Cheri Brunvand, Clerk & Recorder

As to the inclusion of the Alder's Subdivision, Lot 11 into the Ski Tip West PUD.

By: Greg Finch
Greg Finch, Executive Vice President
Dundee Realty USA, LLC

STATE OF COLORADO }
COUNTY OF SUMMIT } ss.

The foregoing Agreement was acknowledged before me this 29th day of April, 2004, by Gregory H. Finch, as Executive Vice President of Dundee Realty USA, LLC

My commission expires:

8-7-05

LINDA LYNCH
NOTARY
PUBLIC
STATE OF COLORADO

Linda Lynch
Notary Public
Address: Box 1387
Buena Vista, CO 81211

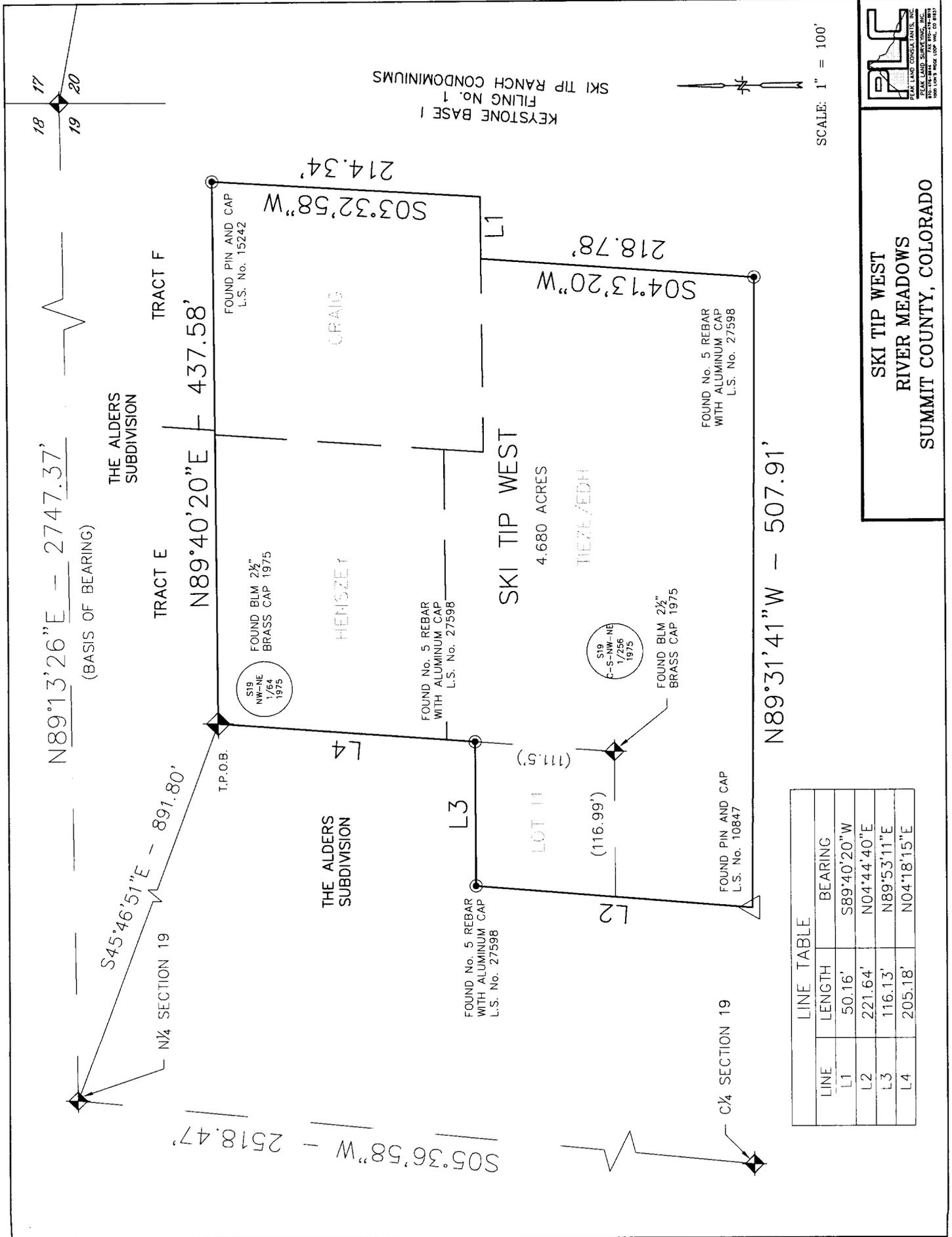
Exhibit A
Legal Description

A Parcel of land being a part of the Northeast ¼ of Section 19, Township 5 South, Range 76 West of the 6th P.M. Summit County, State of Colorado, being more particularly described as follows:

Commencing at the North ¼ Corner of Section 19, Township 5 South, Range 76 West; whence the Northeast corner of said Section 19 bears N 89°13'26" W a distance of 2747.37 feet, forming the Basis of Bearing for this description; thence S 45°46'51" E a distance of 891.80 feet to the True Point of Beginning; thence along the South line of Tracts E and F of the Alders Subdivision N 89°40'20" E a distance of 437.58 feet to a point on the Westerly line of the Keystone Base 1, Filing 1, Ski Tip Ranch Condominiums, thence along said Westerly line S 03°32'58" W a distance of 214.34 feet; thence S 89°40'20" W a distance of 50.16 feet; thence S 04°13'20" W a distance of 218.78 feet; thence along the Northerly boundary of Tract A, the Alders Subdivision, N 89°31'41" W a distance of 507.91 feet; thence along the Easterly boundary of the Alders Subdivision N 04°44'40" E a distance of 221.64 feet; thence N 89°53'11" E a distance of 116.13 feet; thence N 04°18'15" E a distance of 205.18 feet to the True Point of Beginning, said Parcel containing 4.680 Acres more or less.

Brent Biggs PLS#27598
For and on the behalf of
Peak Land Surveying, Inc.



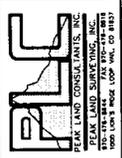


LINE TABLE

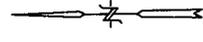
LINE	LENGTH	BEARING
L1	50.16'	S89°40'20"W
L2	221.64'	N04°44'40"E
L3	116.13'	N89°53'11"E
L4	205.18'	N04°18'15"E

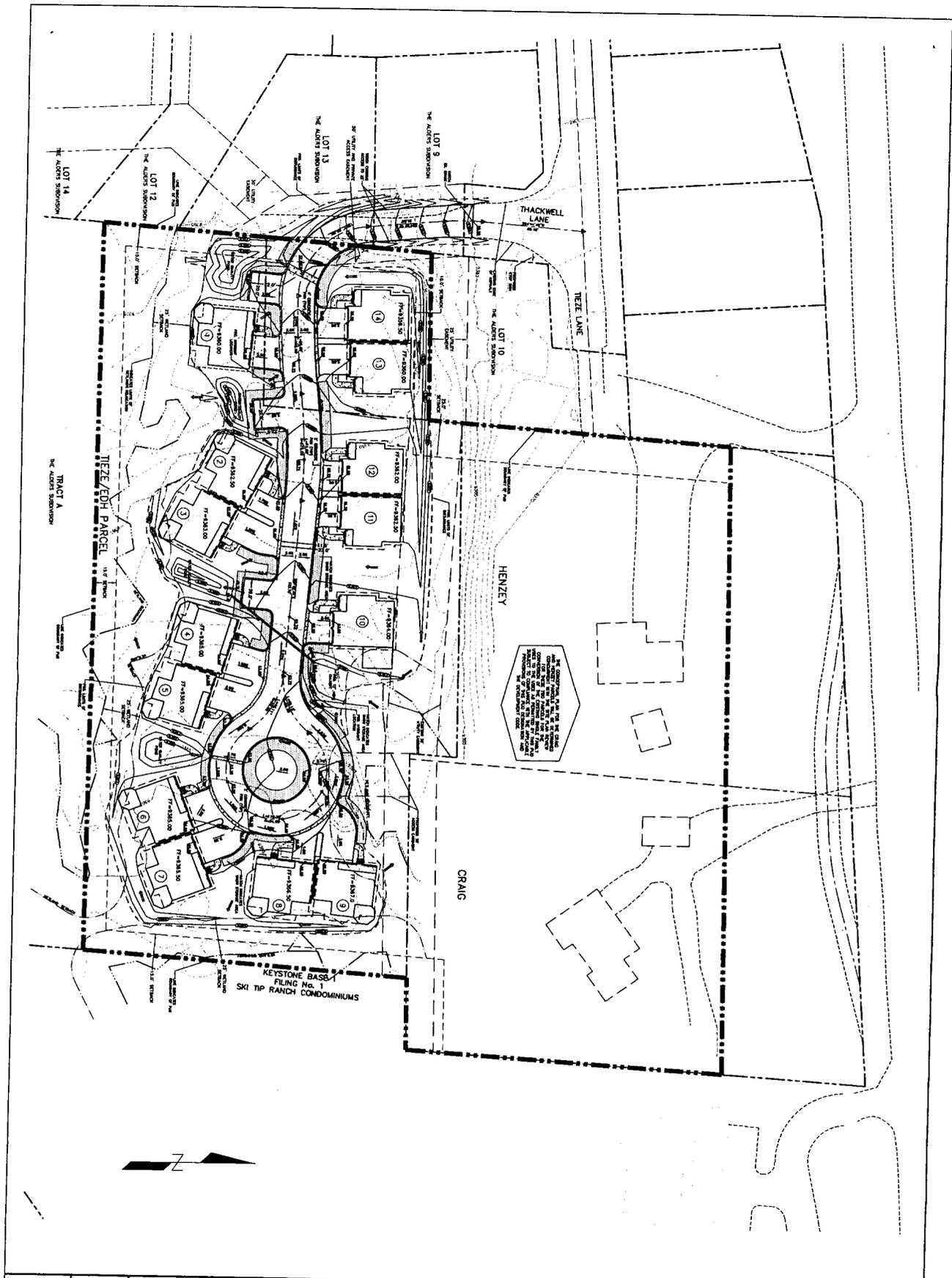
SCALE: 1" = 100'

**SKI TIP WEST
RIVER MEADOWS**
SUMMIT COUNTY, COLORADO



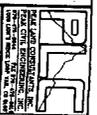
KEYSTONE BASE I
FILING No. 1
SKI TIP RANCH CONDOMINIUMS





THE DEVELOPER'S INTENT IS TO DEVELOP THIS PARCEL AS A RESIDENTIAL SUBDIVISION. THE DEVELOPER'S INTENT IS TO DEVELOP THIS PARCEL AS A RESIDENTIAL SUBDIVISION. THE DEVELOPER'S INTENT IS TO DEVELOP THIS PARCEL AS A RESIDENTIAL SUBDIVISION.

EXHIBIT B
SKI TIP WEST PUD
 SUMMIT COUNTY, COLORADO
CONCEPTUAL DEVELOPMENT PLAN



NO.	DATE	REVISION	BY

DRAWN: MGT
 DESIGNED BY: MGT
 REVIEWED: 1234
 P.L.C. NO. 1234
 DATE: 01/15/04

SHEET
 C1.0