
LOT 42 ALPINE MOUNTAIN RANCH

Land Preservation Subdivision

Building Envelope Adjustment

ACTIVITY #: PL20250020
DIRECTOR DECISION: 04/01/2025

PETITIONER: ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP c/o FOUR POINTS SURVEYING
PETITION: LOT 42 BUILDING ENVELOPE REMOVAL
LEGAL: LOT 42, ALPINE MOUNTAIN RANCH LPSE, 5A
LOCATION: APPROXIMATELY 850 FEET FROM THE INTERSECTION OF MEADOW CREEK DRIVE AND HWY 40
AREA: 5 AC
STAFF CONTACT: Michael Eggert, Planner Tech, meggert@co.routt.co.us
ATTACHMENTS:

1. Narrative
2. Existing Conditions
3. Site Photos
4. Proposed Plat

History:

Alpine Mountain Ranch LPS was approved for recording on December 29, 2006. Building envelopes were included on all of the lots.

Site Description:

The subject lot is 5 acres of vacant land and has a building envelope. The lot is located near the front entryway of the subdivision, in close proximity to the sales office and about 186 feet from Walton Creek on the other side of Waterside Ct. Due to the steep terrain of over 30% slopes, much of the eastern portion of the lot will become a 'no build zone'. Scrub-brush vegetation covers much of the lot. A subdivision remainder parcel borders the lot to the north and east. None of the lot is encumbered by elk winter range or calving area, and the removal of the building envelope should not conflict with the Alpine Mountain Ranch Wildlife Mitigation Plan. It is noted to be part of the mapped elk winter range – heavy utilization area in the open space of the remainder parcel directly to the east.

Project Description:

The applicant would like to remove the building envelope and replace it with "no build" zones.

Staff Comments:

- Through the original approval of the Alpine Mountain Ranch LPS, the County has determined that this development is in compliance with the Master Plan and Steamboat

Springs Community Area Plan. As such, a review of compliance with the Master Plan Steamboat Springs Community Area Plan has not been reviewed.

- Routt County no longer implements platted building envelopes on subdivision lots. The locations were typically chosen by the original developer, and the process to remove/alter them is cumbersome. The County's Unified Development Code (UDC) now requires that 1-acre building envelopes are placed on lots within a Land Preservation Subdivision (LPS) immediately prior to a building permit. These envelopes are established via a recordable building envelope exhibit, reviewed and approved administratively, without replatting the lot. In addition to setbacks, the placement of these envelopes must abide by the same standards required of "no build areas" required by the Subdivision section of the UDC.

*****Issues for Discussion*****

No issues for discussion have been identified.

Compliance with the Routt County Master Plan, Sub Area Plans and Unified Development Code

The Routt County Master Plan (Master Plan), Sub Area Plans and Unified Development Code contain dozens of land use policies and regulations that are intended to reinforce the guiding principals of the Master Plan. This report categorizes subject matter content that is important to consider when reviewing. For a Building Envelope Removal, the most applicable policies and regulations were reviewed when the LPS was originally created. The applicable categories include:

- 4.54.E Amendments to a Minor LPS
- 4.52.D Building Envelope Removal

Interested parties are encouraged to review the Master Plan, Sub Area plans and Unified Development Code to determine if there are additional policies and regulations that may be applicable to the review of this petition.

Planning Staff comments are included in bold at the end of each category and highlight questions and/or comments from the general public, referral agencies, and Planning Staff.

A. Amendments to a Minor LPS

Section 4.54.E – Standards

An Administrative Amendment to a Land Preservation Subdivision approval must meet all of the following standards to be approved:

- 4.54.E.1 An administrative amendment to a Minor LPS may be granted by the Planning Director pursuant to the requirements of Section 4.52, Administrative Subdivisions
- 4.54.E.2 An amendment not qualifying for Administrative Review, including those that increase the proposed number of buildable lots, shall be processed pursuant to Section 4.55, Major Land Preservation Subdivision

Staff comments: This application meets applicable standards in Section 4.54.E.

***Is the application in compliance with the Policies and Regulations outlined above? **Yes** or No*

B. Building Envelope Removal

Section 4.52.D – Standards

A Building Envelope Removal must meet all of the following standards to be approved:

- 4.52.D.1.a Only the subject lot containing the building envelope is affected by the change unless the removal is incorporated into a concurrent application under another section of this UDC.
- 4.52.D.1.b No new lots are being created
- 4.52.D.1.c The existing lot has been deemed a buildable lot by the Planning Director
- 4.52.D.1.d The resultant plat shall include no-build zones where applicable
- 4.52.D.1.e In some cases, such as a previously approved LPS, a new building envelope is required according to the requirements of the Land Preservation Subdivision process

Section 4.55 – Major Land Preservation Subdivision Standards

- 4.55.C.3.d At the time of applying for a building permit, the landowner shall identify a building envelope of approximately one acre

Staff comments: This application meets the standards outlined in Section 4.52.D. No-build zones where applicable are noted on the proposed final plat. A plat note will be added to the final plat regarding 4.55.C.3.d.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

Planning Director Options

5. **Approve the Administrative Amendment request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Unified Development Code and complies with the guidelines of the Routt County Master Plan.
6. **Deny the Administrative Amendment request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Unified Development Code and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
7. **Table the Administrative Amendment request** if additional information is required to fully evaluate the petition. Give specific directions to the petitioner and staff.
8. **Approve the Administrative Amendment request** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Unified Development Code and the Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Administrative Amendment is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Steamboat Springs Community Area Plan, and is in compliance with Chapter 4 of the Routt County Unified Development Code.

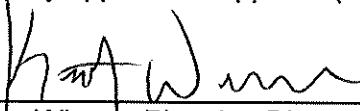
CONDITIONS that may be appropriate include the following:

1. THE FINAL PLAT SHALL BE FINALIZED AND RECORDED WITHIN THREE YEARS PER SECTION 4.9.B OF THE UDC.
2. **BLANKET EASEMENT:** ALPINE MOUNTIAN RANCH AT STEAMBOAT SPRINGS, LLLP HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS, DESIGNEES THE FOLLOWING PERPETUAL, NON-EXCLUSIVE BLANKET EASMENTS UPON, ACROSS, ABOVE, OVER, UNDER, AND THROUGH ALL EASEMENT AREAS, ROADS, LOTS, PARCELS AND ALL OTHER PROPERTY WITHIN THIS PLAT, EXCEPTING ONLY THOSE PORTIONS LYING WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAT FOR THE PURPOSES OF (A) THE USE, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF PEDESTRIAN AND BICYCLE TRAILS (B) INGRESS TO AND EGRESS FROM AND THE USE, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ROADS, UTILITY AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, SANITARY SEWER LINES AND FACILITIES, WATER LINES AND FACILITIES, ELECTRIC LINES AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES; AND (C) THE DRAINAGE OF WATER FROM OTHER LANDS.
3. **ACCESS AND UTILITY EASEMENTS:** ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP. HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES THE FOLLOWING PERPETUAL, NON-EXCLUSIVE EASEMENTS UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH ALL PLATTED "ACCESS AND UTILITY" EASEMENT AREAS FOR THE PURPOSES OF (A) THE USE, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF PEDESTRIAN AND BICYCLE TRAILS AND ACCESS WAYS FOR VEHICULAR ACCESS (INCLUDING CONSTRUCTION AND MAINTENANCE VEHICLES AND EQUIPMENT), (B) INGRESS TO AND EGRESS FROM AND THE INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, SANITARY SEWER LINES AND FACILITIES, WATER TANK, WATERLINES AND FACILITIES, ELECTRIC LINES AND FACILITIES, GAS LINES AND FACILITIES, WATER TANK, WATERLINES AND FACILITIES, ELECTRIC LINE AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES.
4. OWNERS OF LOTS DEPICTED ON THIS PLAT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS OF UTILITY SERVICE LINES, CONNECTIONS, FACILITIES AND RELATED EQUIPMENT PROVIDING SERVICE TO SUCH OWNER'S LOT AND THE RESIDENCE AND OTHER BUILDINGS AND IMPROVEMENTS CONSTRUCTED UPON SUCH LOT, WITH SUCH RESPONSIBILITY TO BEGIN AT THE POINT WHERE A UTILITY PROVIDER CEASES RESPONSIBILITY FOR MAINTENANCE AND REPAIR FOR A PARTICULAR UTILITY.
5. ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP. HEREBY RESERVES TO ITSELF AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES A PERPETUAL, NON-EXCLUSIVE SNOW STORAGE, SNOW REMOVAL AND SLOPE EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THOSE PORTIONS OF EACH LOT AND PARCEL SHOWN ON THIS FINAL PLAT LYING WITHIN ONE HUNDRED (100.00) FEET OF THE CENTERLINE OF ANY ACCESS AND UTILITY EASEMENT IMMEDIATELY ADJACENT TO SUCH LOT OR PARCEL.
6. THE FOLLOWING NOTES SHALL BE SHOWN ON THE PLAT:
 - a. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED NOR ACCEPTED BY THE COUNTY.

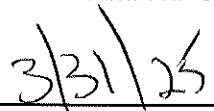
- b. THE SUITABILITY OF THESE LOTS FOR AN INDIVIDUAL SEPTIC DISPOSAL SYSTEM AND THE AVAILABILITY OF PERMITS FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS HAVE NOT BEEN ESTABLISHED AND SUCH SHALL BE A CONDITION OF OBTAINING A BUILDING PERMIT FOR THESE LOTS.
- c. THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED.
- d. ROUTT COUNTY (COUNTY) AND THE STEAMBOAT SPRINGS FIRE DISTRICT (DISTRICT) SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE, OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- e. THE RECOMMENDATIONS FOR DEFENSIBLE SPACE AROUND STRUCTURES FROM THE COLORADO STATE FOREST SERVICE SHOULD BE ADHERED TO FOR DEVELOPMENT OF THIS LOT.
- f. PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS AMONG OTHERS RECORDED IN THE ROUTT COUNT REAL ESTATE RECORDS AND THE CONDITIONS AND STIPULATIONS CONTAINED THEREIN:
 - 1. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 29, 2006, UNDER RECEPTION NO. 650155, AND AS AMENDED IN THE INSTRUMENT RECORDED JULY 18, 2007, UNDER RECEPTION NO. 660742 AND AMENDED IN THE INSTRUMENT RECORDED JANUARY 6, 2017 UNDER RECEPTION NO. 775982.
 - 2. TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN THE WILDLIFE MITIGATION PLAN RECORDED DECEMBER 29, 2006, UNDER RECEPTION NO. 650167 AND AMENDMENT RECORDED MAY 22, 2018 UNDER RECEPTION NO 790134.
 - 3. TERMS, CONDITIONS AND PROVISIONS OF ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 AT RECEPTION NO 650169 AND AMENDED JULY 25, 2008 UNDER RECEPTION NO. 677072 AND AMENDED IN INSTRUMENT MAY 22, 2018 UNDER RECEPTION NO. 790133.
- g. LOT 42 IS WITHIN MAPPED AREAS OF HIGH WILDFIRE RISK AND POTENTIALLY UNSTABLE SLOPES. IF SITE DEVELOPMENT REVEALS EVIDENCE OF FAULTING IN SOILS, ADDITIONAL INVESTIGATION WILL BE NEEDED TO ENSURE THAT INDIVIDUAL STRUCTURES ARE NOT LOCATED WITHIN ACTIVE FAULT RUPTURE ZONES.

7. ADDRESS SIGNAGE SHALL BE IN CONFORMANCE WITH ROUTT COUNTY ROAD ADDRESSING, NAMING, AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE TO THE DRIVEWAY.
8. A 'NO BUILD' ZONE SHALL BE INDICATED ON THE PLAT TO AVOID CONSTRUCTION OF STRUCTURES, SEPTIC FIELDS AND ROADS IN AREAS INCLUDING, BUT NOT LIMITED TO 30% OR GREATER SLOPES, HIGH PRIORITY HABITAT, VISUALLY SENSITIVE AREAS, FLOODPLAINS, AND WATERBODY SETBACKS. THE 'NO BUILD ZONES' SHALL BE DEFINED ON THE PLAT AND APPROVED BY THE PLANNING DIRECTOR BEFORE THE PLAT IS RECORDED.
9. AT THE TIME OF APPLYING FOR A BUILDING PERMIT, THE LANDOWNER SHALL IDENTIFY A BUILDING ENVELOPE OF APPROXIMATELY ONE ACRE.

I hereby approve/disapprove (circle appropriate) this LOT 42 AMR LPS Building Envelope Removal.



Kristy Winser, Planning Director



Date



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

February 13, 2025

Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Lot 42, Alpine Mountain Ranch LPSE
Building Envelope Removal – REPLAT

Dear Routt County Planning;

Four Points Surveying and Engineering is pleased to submit the application and drawings for the final plat for Lot 42, Alpine Mountain Ranch LPSE Building Envelope Removal.

The owner of Lot 42 requests the removal of the building envelope to permit the construction of a home outside of the original platted building envelope. Page 2 of the replat depicts no build zones with metes and bounds labels which end up as a de-facto building envelope.

For the layout of the proposed replat Four Points Surveying and Engineering reviewed the Routt County Unified Development Code, Section 4.52 Administrative Subdivision D. Building Envelope Removal. The following regulations support the modification of the building envelope being requested by the applicant on Lot 42.

Building Envelope Removal. A Building Envelope Removal allows the removal of a building envelope previously placed on a plat.

1. Standards. Building Envelope Removals shall comply with the following standards:

- a) Only the subject lot containing the building envelope is affected by the change, unless the removal is incorporated into a concurrent application under another section of this UDC.*
- b) No new lots are being created.*
- c) The existing lot has been deemed a buildable lot by the Planning Director.*
- d) The resultant plat shall include no-build zones where applicable.*
- e) In some cases, such as in a previously approved LPS, a new building envelope is required according to the requirements of the Land Preservation Subdivision process.*

The building envelope removal complies with items a-e as noted below.

- a) The application is for Lot 42 only.
 - b) No new lots are being created on the final plat
 - c) The lot is currently buildable since it was approved on the Alpine Mountain Ranch final plat.
 - d) No build zones are shown and annotated on the final plat.
 - e) No new building envelope is required by Routt County. The Alpine Mountain Ranch HOA will work with the lot owner on a building envelope to be managed by the HOA.
-

Lastly, the removal of the building envelope will not violate the Alpine Mountain Ranch covenants.

We look forward to the planning department review and we are available to meet or speak about the project anytime.

Sincerely;

Walter N. Magill, PE-PLS
Four Points Surveying and Engineering



Lot 42 viewed from Waterside Ct facing NE



The entrance to AMR and Sales office can be seen in the distance behind the cottonwood tree



Steep hillside comprises most of the lot with slopes over 30%



Viewing stand in flatter portion of the lot with about 10-15% slopes



One more view of the flattest portions of the lot



400 B. Lincoln Ave. Suite 40
 P.O. Box 177000
 Denver, Colorado 80217-0700
 (303) 751-7773
 www.alpine-engineering.com

NO.	DATE	REVISIONS
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LOT 42, ALPINE MOUNTAIN RANCH LPSE
 34375 WATERSIDE COURT
 STEAMBOAT SPRINGS, CO

Horizontal Scale
 SCALE 1"=50'
 Contour Interval = 2 FT
 DATE: 11/14/2023
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT NO.: 23-001
 SHEET NO.: 2

PROJECT: BUILDING ENVELOPE REMOVAL
 SHEET # 2

ALPINE MOUNTAIN RANCH LPSE, LOT 42
 BUILDING ENVELOPE REMOVAL
 LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 5 NORTH,
 RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY,
 COLORADO

DRAFT

Station	Station	Distance	Area
1	50+00	5000.00	100000.00
2	51+00	10000.00	200000.00
3	52+00	15000.00	300000.00
4	53+00	20000.00	400000.00
5	54+00	25000.00	500000.00
6	55+00	30000.00	600000.00
7	56+00	35000.00	700000.00
8	57+00	40000.00	800000.00
9	58+00	45000.00	900000.00
10	59+00	50000.00	1000000.00
11	60+00	55000.00	1100000.00
12	61+00	60000.00	1200000.00
13	62+00	65000.00	1300000.00
14	63+00	70000.00	1400000.00
15	64+00	75000.00	1500000.00
16	65+00	80000.00	1600000.00
17	66+00	85000.00	1700000.00
18	67+00	90000.00	1800000.00
19	68+00	95000.00	1900000.00
20	69+00	100000.00	2000000.00
21	70+00	105000.00	2100000.00
22	71+00	110000.00	2200000.00
23	72+00	115000.00	2300000.00
24	73+00	120000.00	2400000.00
25	74+00	125000.00	2500000.00
26	75+00	130000.00	2600000.00
27	76+00	135000.00	2700000.00
28	77+00	140000.00	2800000.00
29	78+00	145000.00	2900000.00
30	79+00	150000.00	3000000.00
31	80+00	155000.00	3100000.00
32	81+00	160000.00	3200000.00
33	82+00	165000.00	3300000.00
34	83+00	170000.00	3400000.00
35	84+00	175000.00	3500000.00
36	85+00	180000.00	3600000.00
37	86+00	185000.00	3700000.00
38	87+00	190000.00	3800000.00
39	88+00	195000.00	3900000.00
40	89+00	200000.00	4000000.00
41	90+00	205000.00	4100000.00
42	91+00	210000.00	4200000.00
43	92+00	215000.00	4300000.00
44	93+00	220000.00	4400000.00
45	94+00	225000.00	4500000.00
46	95+00	230000.00	4600000.00
47	96+00	235000.00	4700000.00
48	97+00	240000.00	4800000.00
49	98+00	245000.00	4900000.00
50	99+00	250000.00	5000000.00
51	100+00	255000.00	5100000.00
52	101+00	260000.00	5200000.00
53	102+00	265000.00	5300000.00
54	103+00	270000.00	5400000.00
55	104+00	275000.00	5500000.00
56	105+00	280000.00	5600000.00
57	106+00	285000.00	5700000.00
58	107+00	290000.00	5800000.00
59	108+00	295000.00	5900000.00
60	109+00	300000.00	6000000.00
61	110+00	305000.00	6100000.00
62	111+00	310000.00	6200000.00
63	112+00	315000.00	6300000.00
64	113+00	320000.00	6400000.00
65	114+00	325000.00	6500000.00
66	115+00	330000.00	6600000.00
67	116+00	335000.00	6700000.00
68	117+00	340000.00	6800000.00
69	118+00	345000.00	6900000.00
70	119+00	350000.00	7000000.00
71	120+00	355000.00	7100000.00
72	121+00	360000.00	7200000.00
73	122+00	365000.00	7300000.00
74	123+00	370000.00	7400000.00
75	124+00	375000.00	7500000.00
76	125+00	380000.00	7600000.00
77	126+00	385000.00	7700000.00
78	127+00	390000.00	7800000.00
79	128+00	395000.00	7900000.00
80	129+00	400000.00	8000000.00
81	130+00	405000.00	8100000.00
82	131+00	410000.00	8200000.00
83	132+00	415000.00	8300000.00
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85	134+00	425000.00	8500000.00
86	135+00	430000.00	8600000.00
87	136+00	435000.00	8700000.00
88	137+00	440000.00	8800000.00
89	138+00	445000.00	8900000.00
90	139+00	450000.00	9000000.00
91	140+00	455000.00	9100000.00
92	141+00	460000.00	9200000.00
93	142+00	465000.00	9300000.00
94	143+00	470000.00	9400000.00
95	144+00	475000.00	9500000.00
96	145+00	480000.00	9600000.00
97	146+00	485000.00	9700000.00
98	147+00	490000.00	9800000.00
99	148+00	495000.00	9900000.00
100	149+00	500000.00	10000000.00

Station	Station	Distance	Area
1	50+00	5000.00	100000.00
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3	52+00	15000.00	300000.00
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6	55+00	30000.00	600000.00
7	56+00	35000.00	700000.00
8	57+00	40000.00	800000.00
9	58+00	45000.00	900000.00
10	59+00	50000.00	1000000.00
11	60+00	55000.00	1100000.00
12	61+00	60000.00	1200000.00
13	62+00	65000.00	1300000.00
14	63+00	70000.00	1400000.00
15	64+00	75000.00	1500000.00
16	65+00	80000.00	1600000.00
17	66+00	85000.00	1700000.00
18	67+00	90000.00	1800000.00
19	68+00	95000.00	1900000.00
20	69+00	100000.00	2000000.00
21	70+00	105000.00	2100000.00
22	71+00	110000.00	2200000.00
23	72+00	115000.00	2300000.00
24	73+00	120000.00	2400000.00
25	74+00	125000.00	2500000.00
26	75+00	130000.00	2600000.00
27	76+00	135000.00	2700000.00
28	77+00	140000.00	2800000.00
29	78+00	145000.00	2900000.00
30	79+00	150000.00	3000000.00
31	80+00	155000.00	3100000.00
32	81+00	160000.00	3200000.00
33	82+00	165000.00	3300000.00
34	83+00	170000.00	3400000.00
35	84+00	175000.00	3500000.00
36	85+00	180000.00	3600000.00
37	86+00	185000.00	3700000.00
38	87+00	190000.00	3800000.00
39	88+00	195000.00	3900000.00
40	89+00	200000.00	4000000.00
41	90+00	205000.00	4100000.00
42	91+00	210000.00	4200000.00
43	92+00	215000.00	4300000.00
44	93+00	220000.00	4400000.00
45	94+00	225000.00	4500000.00
46	95+00	230000.00	4600000.00
47	96+00	235000.00	4700000.00
48	97+00	240000.00	4800000.00
49	98+00	245000.00	4900000.00
50	99+00	250000.00	5000000.00
51	100+00	255000.00	5100000.00
52	101+00	260000.00	5200000.00
53	102+00	265000.00	5300000.00
54	103+00	270000.00	5400000.00
55	104+00	275000.00	5500000.00
56	105+00	280000.00	5600000.00
57	106+00	285000.00	5700000.00
58	107+00	290000.00	5800000.00
59	108+00	295000.00	5900000.00
60	109+00	300000.00	6000000.00
61	110+00	305000.00	6100000.00
62	111+00	310000.00	6200000.00
63	112+00	315000.00	6300000.00
64	113+00	320000.00	6400000.00
65	114+00	325000.00	6500000.00
66	115+00	330000.00	6600000.00
67	116+00	335000.00	6700000.00
68	117+00	340000.00	6800000.00
69	118+00	345000.00	6900000.00
70	119+00	350000.00	7000000.00
71	120+00	355000.00	7100000.00
72	121+00	360000.00	7200000.00
73	122+00	365000.00	7300000.00
74	123+00	370000.00	7400000.00
75	124+00	375000.00	7500000.00
76	125+00	380000.00	7600000.00
77	126+00	385000.00	7700000.00
78	127+00	390000.00	7800000.00
79	128+00	395000.00	7900000.00
80	129+00	400000.00	8000000.00
81	130+00	405000.00	81000