

HOME RANCH - AMENDED PLANNED UNIT DEVELOPMENT

A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
COUNTY OF ROUTT, STATE OF COLORADO

LEGAL DESCRIPTION - P.U.D. AREA

PARCEL A:
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
COUNTY OF ROUTT, STATE OF COLORADO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

AMENDED TO INCLUDE:

A tract of land located in Tracts 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th P.M.,
Routt County, Colorado, being more particularly described as follows:
Beginning at a point from which AP 3, Tract 87 bears N61°29'00"W, 1121.78 feet;
Thence N01°13'00"E, 797.10 feet;
Thence S89°09'43"E, 436.62 feet to a point of intersection with the west line of the Home Ranch Amended
Planned Unit Development Plan as recorded at Reception No. 645437 of Routt County Clerk and Recorder
records on September 27, 2006;
Thence along said west line of the said Planned Unit Development Plan, S01°13'00"W, 799.99 feet;
Thence departing said line N88°47'00"W, 436.61 feet to the Point of Beginning, said tract contains 8.00 acres
more or less.
Basis of Bearing: N01°06'55"E, 1,324.60 feet along the west line of Tract 87, Section 27 between found U.S.
GLO brass monuments

CHANGE OF ZONING CROSS REFERENCE:

RESOLUTION # _____ RECORDED AT RECEPTION NO. _____

CONDITIONS OF APPROVAL:

- PLANNED UNIT DEVELOPMENT SHALL BE OPERATED AS PRESENTED IN THE APPROVED PROJECT PLAN
- OUTDOOR STORAGE OF MATERIALS WHICH MIGHT CAUSE FUMES, ODORS, DUST, FIRE, HAZARD, OR HEALTH HAZARDS IS PROHIBITED UNLESS SUCH STORAGE IS WITHIN ENCLOSED CONTAINERS OR UNLESS A DETERMINATION IS MADE THAT SUCH USE WILL NOT HAVE A DETRIMENTAL IMPACT ON THE ENVIRONMENT.
- EXTERIOR LIGHTING SHALL BE DOWNCAST; THERE SHALL BE NO GENERAL FLOODLIGHTING OF BUILDINGS. ALL LIGHTING SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS IN SECTION 6.3 OF THE ROUTT COUNTY ZONING REGULATIONS.
- ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE ROUTT COUNTY ZONING REGULATIONS.
- EVERY USE SHALL BE OPERATED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND STANDARDS. FAILURE TO COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND STANDARDS MAY BE CAUSE FOR REVIEW AND/OR REVOCATION OF ANY LAND USE APPROVAL GRANTED PURSUANT TO THESE REGULATIONS.
- EVERY USE SHALL BE OPERATED SO THAT IT DOES NOT POSE A DANGER TO PUBLIC HEALTH, SAFETY OR WELFARE.

SPECIFIC CONDITIONS:

- SPECIAL EVENTS OF ANY KIND SHALL NOT EXCEED 30 PER YEAR.
- WEDDINGS SHALL PROVIDE SHUTTLE SERVICE FOR ALL GUESTS NOT STAYING AT THE FACILITY. MEMBERS OF THE IMMEDIATE WEDDING PARTY, CATERING SERVICE, MUSIC VENUE AND SPECIAL EXCEPTIONS ARE EXEMPT.
- PORT-A-LETS SHALL BE PROVIDED AT SPECIAL EVENTS THAT ARE ATTENDED BY GUESTS NOT STAYING AT THE FACILITY.
- AMPLIFIED MUSIC SHALL CEASE AT 11:00 P.M.
- SPECIAL EVENTS OF ANY KIND SHALL NOT EXCEED 300 PEOPLE IN ATTENDANCE.
- SHUTTLE SERVICE IS ENCOURAGED FOR GUESTS, EXCEPT WHEN SPECIFICALLY REQUIRED BY THESE CONDITIONS.
- HORSEMANSHIP / ROPING EVENTS MAY BE HELD. PARKING SHALL BE SHOWN ON THE PUD AS APPROVED BY THE PLANNING DIRECTOR.
- ALL TRASH CONTAINERS SHALL BE BEAR-PROOF.
- ANY COMPLAINTS OR CONCERNS REGARDING THIS OPERATION MAY BE CAUSE FOR REVIEW OR AMENDMENT OF THIS PUD.

PHASING PLAN:

PHASE ONE:

- COLUMBINE CABIN ADDITION AND REMODEL
- GUEST CABINS RENOVATIONS
- INDOOR ARENA REFURBISHMENTS
- PV CELL ARRAY AND GEOTHERMAL - NEW CONSTRUCTION
- HISTORIC BARN RENOVATION
- 4 SEASON GREENHOUSE - NEW CONSTRUCTION
- HAY BARN REFURBISHMENTS

PHASE TWO:

- IRRIGATION SYSTEM AND DRAINAGE IMPROVEMENTS
- LANDSCAPING/FENCING/LIVESTOCK IMPROVEMENTS
- WATER/SEWER OTHER UTILITY IMPROVEMENTS
- ROADS/PARKING AREA IMPROVEMENTS
- LODGE REMODEL AND ADDITION
- ACTIVITIES BUILDING REBUILD
- CONTINUE GUEST CABINS RENOVATIONS
- OPEN AIR PAVILION
- EXISTING BUILDING RELOCATIONS
- RESUME AT LEAST PARTIAL GUEST PROGRAM (WINTER 2021-SPRING 2022)

PHASE THREE:

- SHOP - NEW CONSTRUCTION ±6,000 SQ. FT.
- HORSE STABLE WITH EMPLOYEE HOUSING - NEW CONSTRUCTION
- PRIVATE RESIDENCE - NEW CONSTRUCTION ±5000 SQ. FT.

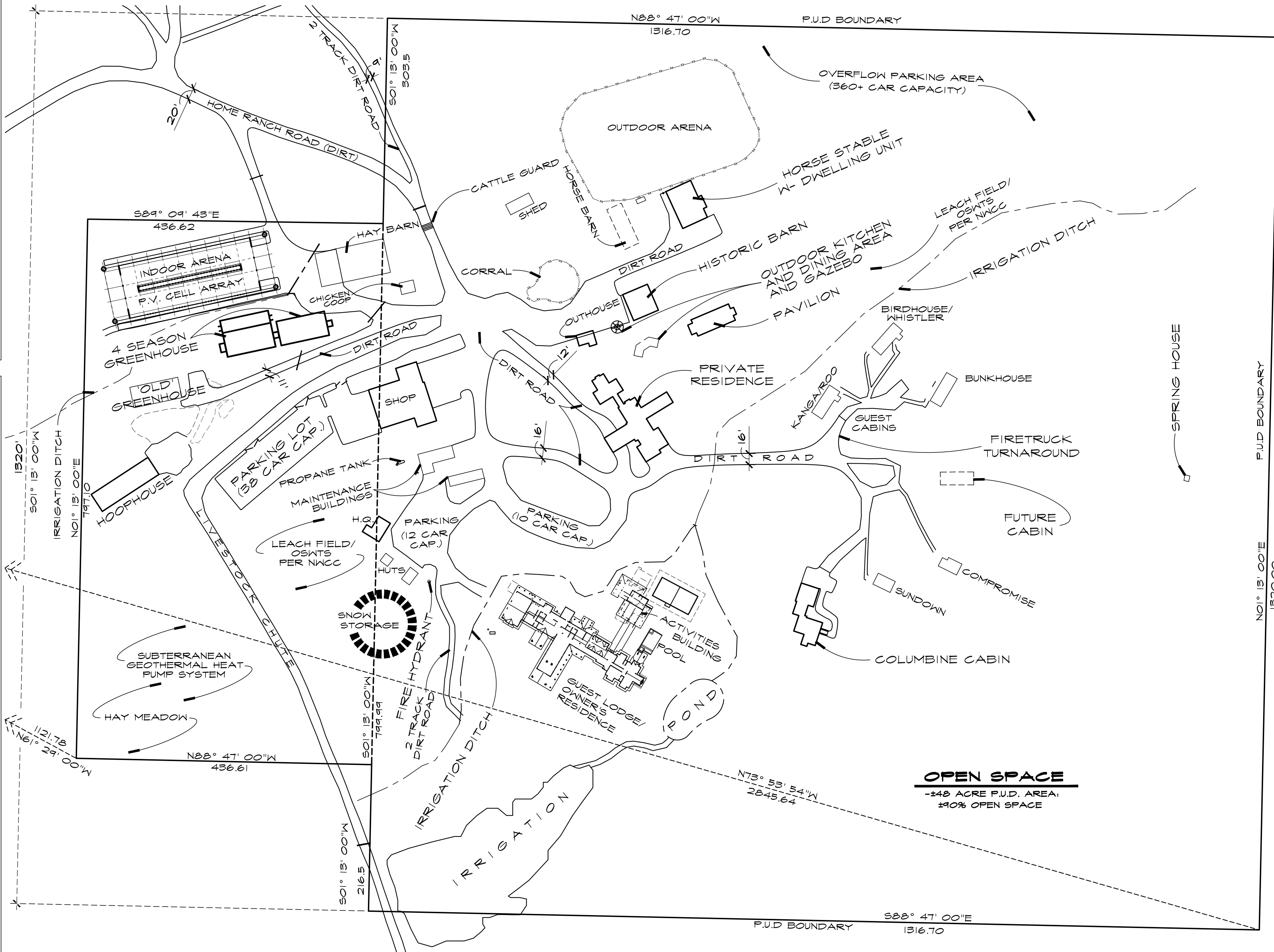
PROJECT PLAN:

MULTI-SEASON, MULTI-FUNCTION
EVENTS TO INCLUDE, BUT ARE NOT LIMITED TO:

PRIVATE EVENTS:
WEDDINGS, CORPORATE RETREATS, AND
CHARITABLE FUNDRAISERS.

COMMUNITY EVENTS:
CLARK FIRE DEPARTMENT EVENTS,
HORSEMANSHIP AND ROPING EVENTS,
CROSS COUNTRY SKIING EVENTS.

WELLNESS CENTER AND SPA WITHIN THE
LODGE/ACTIVITIES BUILDING
(FOR GUESTS OF EVENTS ONLY)



MASTER SITE PLAN - P.U.D. AREA

SIGNATORIES

OWNER'S ACCEPTANCE:

DOES HEREBY ACCEPT FOR THEMSELVES, AND FOR THEIR HEIRS AND ASSIGNS THE
CONDITIONS AND USES SET FORTH ON THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN.
HOME RANCH, LLC
BY: _____
SCOTT MCFARLANE, MANAGER

STATE OF _____)
)ss.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____ BY SCOTT MCFARLANE, AS MANAGER
OF HOME RANCH, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE:

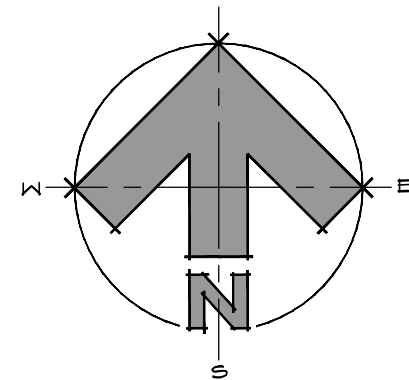
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO
ON THIS _____ DAY OF _____, 20____.
RECEPTION NO. _____ TIME _____

KIM BONNER, ROUTT COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL:

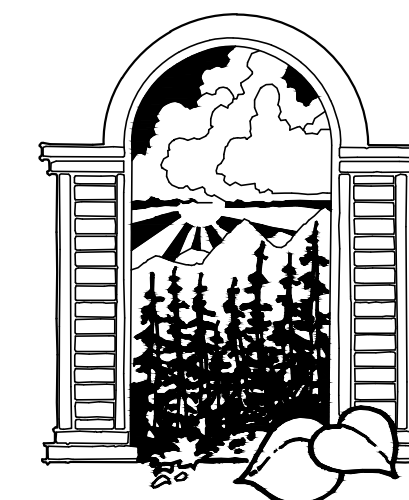
THE PLANNING COMMISSION OF ROUTT COUNTY COLORADO APPROVED THE FINAL PLANNED UNIT DEVELOPMENT(PUD)
AT A MEETING OF SAID COMMISSION ON _____, 20____.

STEVE WARKE, CHAIRMAN, ROUTT COUNTY PLANNING COMMISSION



SURVEYOR'S CERTIFICATE
I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (I) WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION (I) HAS BEEN PREPARED IN COM-
PLIANCE WITH THE COLORADO SURVEYING ACT AND THE TIME OF THE
SURVEY (I) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 59024
STATE OF COLORADO



JOE PATRICK
ROBBINS
AIA
ARCHITECT
BOX 1463 870-4320
STEAMBOAT SPRING CO
COLORADO 80477

HOME
RANCH
PL-19-188, PL-20-105
AMENDED PLANNED
UNIT DEVELOPMENT
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO