

LEGAL DESCRIPTION

Steamboat Lake State Park - Located in Sections 19, 20, 29, 30, 31, and 32, T10N, R85W, and Sections 24, 25, and 36, T10N, R86W of the 6th PM, Routt County, Colorado

OWNER'S ACCEPTANCE:

Steamboat Lake State Park, does hereby accept for themselves, and for their heirs and assigns, the conditions and uses set forth on this PLANNED UNIT DEVELOPMENT (PUD) Plan under the following conditions:

Even though not required by law, Steamboat Lake State Park has participated in Routt County Planning processes on several of their key development projects. This has been done to gather additional public input and coordinate efforts with local government. It is understood that the authority to approve projects on State Park property rests with the State Parks Board and the Director of State Parks. The future decisions related to participation in these planning processes also rests with the State Parks Board. All county planning documents such as PUDs and SUPs are signed in recognition that the processes have been completed but Routt County has no legal authority to enforce the conditions of approval listed.

Ken Bink Jr.

Ken Bink Jr., Park Manager V, Steamboat Lake State Park

NOTARY:

State of Colorado

County of Routt

The foregoing acceptance was acknowledged before me this 22 day of March, 2006 by Ken Bink Jr.

My commission expires on 9-21-06

Witness my hand and official seal



Larissa Blake
Notary Public

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County Colorado approved this Final Planned Unit Development Plan at a meeting of said commission held on November 4, 2004.

Donald J. Apert
Donald J. Apert, Chairman

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

This P.U.D. Plan approved for filing this 28th day of March, 2006.

Douglas B. Monger
Douglas B. Monger, Chairman

Attest: *Kay Weinland* By *Peggy Smurphy*
Kay Weinland, County Clerk Chief Deputy Clerk

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE:

This Planned Unit Development Plan is accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado on this 28th day of March, 2006.

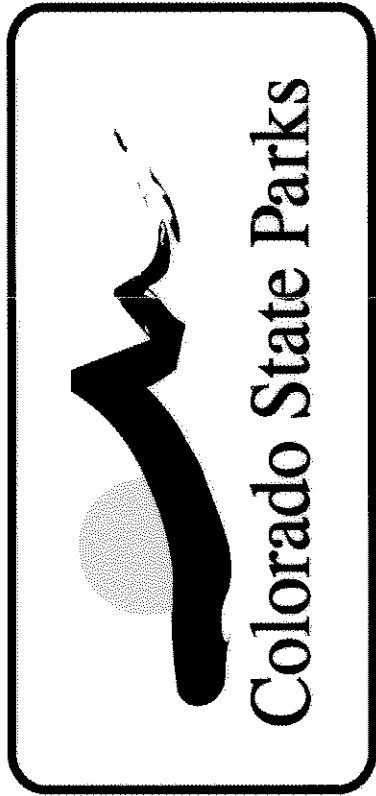
Kay Weinland By *Peggy Smurphy*
Kay Weinland, County Clerk Chief Deputy Clerk



STEAMBOAT LAKE STATE PARK

FINAL PLANNED UNIT DEVELOPMENT PLAN

PZ2004-019



CONDITIONS OF APPROVAL

RCRPC- 02/16/1995 Park Plan, except for Sage Flats and Pioneer Cove—Final PUD—PZ1995-009

- This approval shall become effective upon recording of the Steamboat Lake State Park Master Plan, dated 11/17/94, as amended, as the Final PUD plan for the areas of the park not including the Pioneer Cove and Sage Flats areas. These areas will continue to have the Conceptual PUD plan approval from January 24, 1995 in place until the required additional site planning information is submitted and approved by Planning Commission as the Final PUD plans for those areas.
- All Colorado Dept. of Health and Routt County Dept. of Environmental Health standards and Building codes shall be complied with.
- All easements, apparent and of record, shall be shown and noted on the PUD plan.
- Sub-area plans shall be submitted to Planning Staff for Pioneer Cove and Sage Flats, and surrounding areas, at least four weeks prior to the Planning Commission review. The plans shall include: "Parking areas, pedestrian and vehicular circulation, and building footprints, materials and colors, scale, mass, lighting, landscaping, boring and screening, and other details of the site design."
- All other facilities such as the full service campgrounds and picnic areas.
- "Horse facilities (to include commercial riding stables), and any other proposed structures or improvements."
- "Landscaping plan for the property shall be submitted to Planning Staff for approval prior to issuance of any building permits."
- "Phases with development of the project."
- Site improvements for the Dutch Hill campground and the Sunrise Vista campground shall comply with requirements set forth by the North Routt Fire Protection District.
- Campground Buildings and other improvements within the Dutch Hill and Sunrise Vista Campgrounds should be landscaped and/or screened with native vegetation, and should be compatible with other structures and facilities at the park.

RCRPC 01/23/1997 Final PUD Amendment—PZ1996-010

- This approval is for the Visitor Center and surrounding grounds as shown on the site plan only. Any other future development in Pioneer Cove is subject to review and Final PUD approval as per the conditions of the 2/25/95 approval of the Final PUD for the remainder of Steamboat Lake State Park.
- This approval shall become effective upon recording of the Final PUD plan.
- All Colorado Department of Health and Routt County Department of Environmental Health standards and Building codes shall be complied with.
- All easements, apparent and of record, shall be shown and noted on the PUD plan.
- A detailed landscape plan, including lighting, drainage, entry signage, plant material, and site details for the "observant tower" shall be submitted and approved by the Planning Director prior to issuance of final building permit. They shall be evaluated upon their ability to screen parking and minimize light disturbance to Horseshoe Village.
- The "observant tower" will be designed to fit in similar materials, color and architecture as the Visitors Center and shall not be lighted.
- The parking lot will not be used for commercial snowmobile operations, except for State Park or Search and Rescue usage, without prior approval of the Planning Director. The Planning Director, at her (his) discretion, can present any concerns to the Planning Commission for review and approval.

BCC 03/18/2003 Poverty Bar Trail—Final PUD Amendment - PZ2002-012

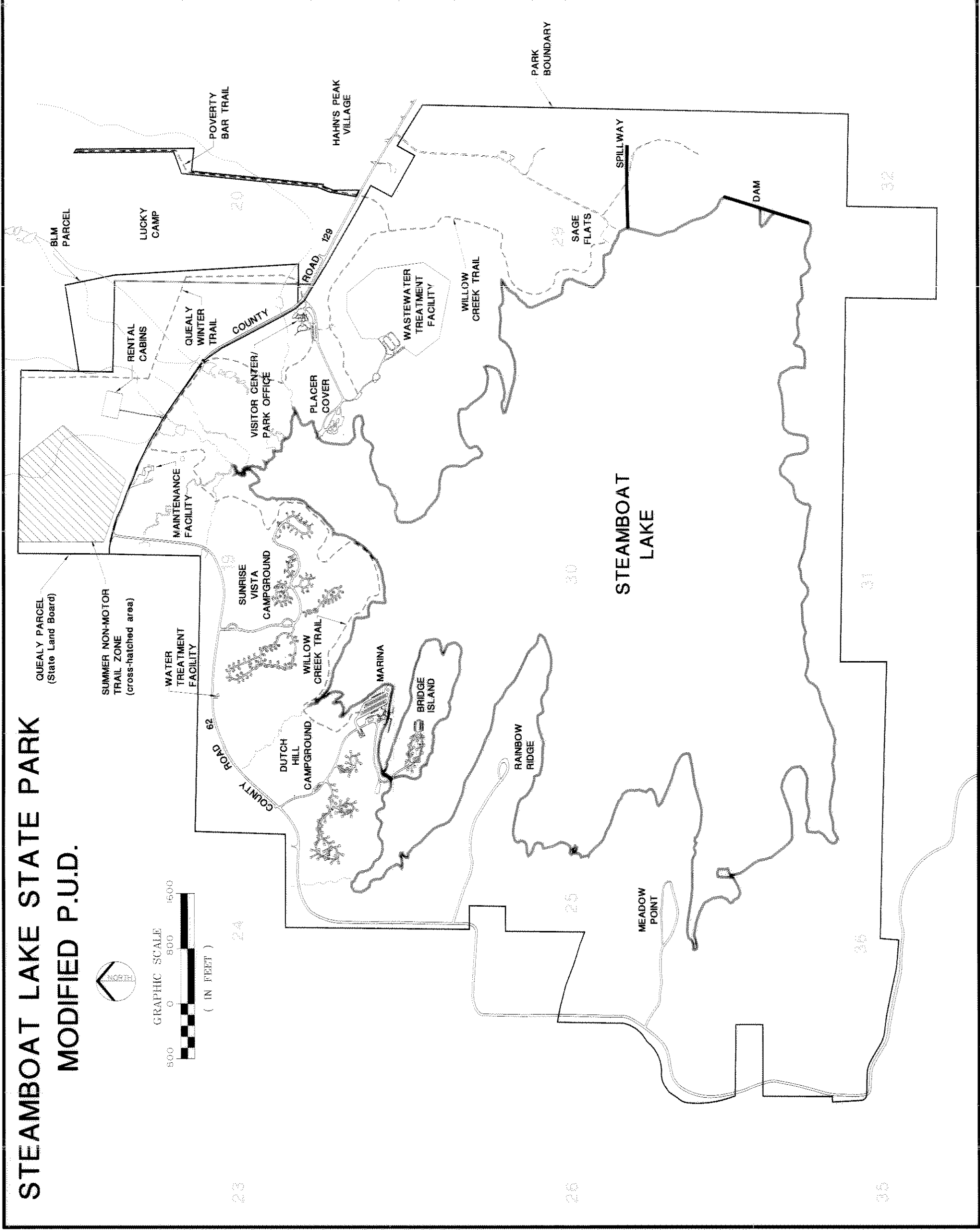
- The approval shall become effective upon recording of the Final PUD Plan.
- All easements, apparent and of record, shall be shown and noted on the PUD plan.
- Steamboat Lake State Park shall be responsible for routine patrolling of the new trail; shall respond to trespass and misuse complaints, and shall be responsible for trail relocation if needed.
- The State Park shall develop a sign plan to be approved by the Planning Director. The signing shall address non-motorized use, trespass, private property, multiple use, seasonal use, emergency access, County Road 126 crossing and parking issues. Signage shall be posted at both ends of the trail and along the trail as is appropriate.
- All other applicable conditions of the Steamboat Lake PUD Plan (1985) as amended (1987) shall continue to apply.
- Trail use shall be for summer non-motorized use only from May 1 through October 31, weather and trail conditions permitting.
- The State Park shall develop a fencing and trail construction plan designed to deter trespassing while maintaining the impact to wetlands. All necessary permits and consents required for waterbody setbacks or impacts to wetlands shall be provided to the Planning Administrator for approval.
- The operator shall prevent the spread of noxious weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and the Routt County noxious weed management plan.
- The use of this trail by commercial guides and outfitters for equestrian tours shall be prohibited.
- If in the future the winter use of the trail becomes a problem, each end of the trail will be gated during the winter and/or signed stating that no winter use is allowed.

BCC 12/23/2004 Quarry Trail Closures—PZ2004-018

- This approval shall become effective upon recording of the Final PUD Plan. Such Plan shall be recorded within 12 months of approval. An extension of an additional 6 months may be approved by the Planning Administrator.
- All access easements, apparent and of record, shall be shown and noted on the PUD Plan.
- Under no circumstances, except for emergencies, shall any snow machines operate on the winter multi-use trail on the 186-acre parcel (Cowsly Parcel) between April 15th and June 20th, subject to change with COOW recommendation.
- Steamboat Lake State Park shall be responsible for routine patrolling of the new trails and shall respond to trespass and misuse complaints.
- All other applicable conditions of the Steamboat Lake PUD (1985) and as amended (1987 and 2003) shall continue to apply, and shall be reflected on the Final PUD Plan.
- Prior to issuance of building permits, the Planning Commission shall review and approve, if applicable criteria are met, the site plan for the cabins, including their capacity and size, parking, trails and other associated improvements on the Quarry parcel.
- Any additional cabins and changes in use shall require an amendment to this PUD.
- The Quarry trail will be open to both motorized and non-motorized users. The trail shall be open to the public from Thanksgiving to April 15th. Snow conditions permitting, the trail may open earlier on the year with no less to the Planning Director. Hours of operation shall be restricted to State Park day use hours, except for emergencies and grouse operation.
- The summer non-motorized trail shall be open seasonally when conditions allow, to be determined by Steamboat Lake State Park. Hours of operation shall be restricted to State Park day-use hours except for emergencies.
- The design and materials used to construct the cabins shall be consistent with those generally used in the area.
- Parking for access will not be allowed on CR 129. General parking for motorized use shall be adjacent to Steamboat Lake Marina.
- Speed limit on the trail shall be no more than 25 mph, and signs shall be posted.
- Public shall stay on the trail at all times. Signs shall be posted informing the public to stay on the trail.
- Caution or stop signs shall be posted at the intersection of FS 410 and this trail.
- At exterior lighting on the cabins shall be downcast and sparsely placed.
- A one-year snowmobile trail study shall be conducted by Steamboat Lake State Park.
- After the 2004 - 2005 season the trail through the BLM property will be reviewed. Until that time, the proposed agreement shall be considered an approximate location. The permanent trail alignment shall be approved administratively.
- Intensity of use, levels of capacity, compliance and environmental impacts shall be monitored. An annual monitoring report shall be submitted to Planning Staff and related agencies.

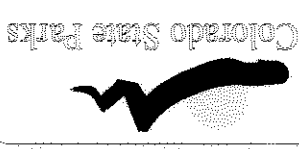
- Cabin users shall be educated regarding the Sprindell Grouse nesting area, and advised of the restricted use of this area between April 15th and June 20th.
- This amendment to the PUD Plan is contingent upon the purchase of the Quarry property by the State Land Board.

STEAMBOAT LAKE STATE PARK MODIFIED P.U.D.



TOWNSHIP
10 NORTH

COLORADO DIVISION OF
PARKS
& OUTDOOR RECREATION

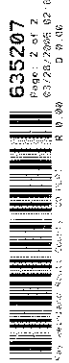


PARK MANAGER
Ken Brink
REGIONAL MANAGER
David Giger

DESIGNED: PRB
DRAWN: GCAD.SLW
FILE: PUDMOD2.dwg
DATE: 9-21-04

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OF
1
SHEETS

STEAMBOAT LAKE STATE PARK
PLANNED UNIT DEVELOPMENT
2004 MODIFICATION



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