Recorded

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Reception No.
370215
COUNTY OF ROUTT)

STATE OF COLORADO)

RESOLUTION 87-P-047B Relocation of of Public Rights-of-Ways and Subdivision Examption
Upper Yampa Water Conservancy District

5 (AVF), intersection petition from Upper intersection and Col orado, WHEREAS, Outdoor 212, 숙 hereinafter the Board of and Recreation (OR), County County for Yampa Water Roads ىم Roads referred Subdivision County 5 ಕ and 14, and High Density Residential and Conservancy Commitsioners ģ 212 S and Exemption 炸 ŝ 욱 land 井e District "Board" for for intersection of # e zoned Agriculture/F 다 e for Relocation of County has (HR) relocation duly 옦 Routt, County received of, State Roads the

been paid on behalf WHEREAS, a]] necessary of the petitioner; data has been submitted and <u>a</u>11 required fees

Road prior Cammission on conditions WHEREAS, Rights-ដ the publ ic April 2, 1987, of-Ways, 뱕 petition hearing and ₹as the recommending and an advisory report was rev fewed Subdivision Exemption Ş approval the Routt 앜 # e County submitted to ₩ith Relocation Regi onal фe th e following of, _ Publ ic Board

Relocation of Intersection of County Roads 16 and 14

- -Resolution approved All real ignments ই #85-P-019 다e Board shal l meet the sof County specifications a / Commissioners and conditions s on July 16, originally 1985, in
- 2. Center1 ine signing 욱 a resolution surveys of the ዴ road realignments approval by # e Board shall 잌 ጸ **Sunty** submitted Commissioners. before 다 e

Relocation of Intersection of County Roads 16 and

- All realignments approved by the Resolution #85-P-C y the Board #85-P-019. shal l meet L. the specifications and conditions originally ounty Commissioners on July 16, 1985, in
- ,2 Road 212 (Finding of intersection is in of in that it provides Fact) is The realignment n compliance des a safer a approach with 롸 the County Condition from County Road ₩ Road 16 弇 Resolution and County 6 ೮ County **#85-**Road
- w Centerline surveys of the a resolution of road real ignments shal approval by the Board shal 1 앜 Б County submitted before ounty Commissioner

Subdivision Exemption

- 7 Real ignment and 212 shall be as proposed. construction of the intersection 약 Sunty Roads 5 and
- ? Board determine further urther 옥 review by County Commissioners effects that may the Planning Administrator, 앜 occur any change នុ the exempted land. Planning use to the Commission intersection and
- w exemption (Finding of Fact) No additional but I di ng si tes _ ave been created Ś
- 4 Fil ing of Recorder ρ final subdivision exemption pl at ¥.it 다 e Routt County Serk

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notice of MHEREAS, said hearing having been advertised according to law; the Board held a public hearing on the matter on April 14, 1987,

Roads 16 and 14, subdivision exemption necessary WHEREAS, 212; the Board reviewed the realignment of the intersection of County and discussed realignment to accommodate of County Roads said real ignment ಕ and 읔 County 212 and the Roads

5 Commissioner Fisher and approved unanimously by the Board; and 14 with conditions WHEREAS, Commissioner Dorr moved to approve as set forth below, which motion the Relocation of SPA County secon ded Roads হ

ಕ Commissioner and 212 with conditions as WHEREAS, Fisher and approved unanimously by the Board; Commissioner Dorr moved to approve the Relocation of set forth below, which motion was secon ded County Road হ

¥.1 ± Dorr WHEREAS. Commissioner and approved unanimously by the Board; conditions as set forth below, which motion was Fisher moved to approve the Subdivision Exemption seconded by Commissioner

Conservancy District on the following land: County Road Š. THEREFORE, BE IT RESOLVED THAT the Right-of-Ways and Subdivision Exemption Board approves the for Upper Relocation of Yampa Water

See File , B. and "C" and plat filed =

the following conditions: BE IT FURTHER RESOLVED THAT this resolution of and testimony presented at the public hearing, approval and the record. is based upon the subject to

Relocation of Intersection of County Roads 16 and 14

- All realignments shall approved by the Board Resolution #85-P-019. meet the of County County specifications and conditions originally y Commissioners on July 16, 1985, in
- ? Surveys of the a resolution of he road realignments shall be of approval by the Board of C County Commissioners. submitted before the signing of

Relocation of Intersection of County Roads 16 and 212

- Resolution All realignments shall approved by the Board meet of C County the specifications and conditions originally ounty Commissioners on July 16, 1985, in
- ? (Finding of 212 intersec intersection is in compliance in that it provides a safer Fact) The real ignment approach of the County Road 16 with Condition #3 of R from County Road 16 Resolution and County to County #85-Road

Upper Yampa Water Conservancy District Relocation of Public Rights-of-Ways/Subdivision Exemption 87-P-047B

Road 212.

W Surveys of the road realignments shall be a resolution of approval by the Board of C e submitted before the County Commissioners. signing of

Subdivision Exemption

- intersection of County petitioner shall complete Roads 16 Roads and 212 # e real ignment proposed. and construction 약 the
- Further determine further County Commissioners effects that Pl anning ay Ye ≡ Administr ዓ OCCUR any to the exempted change PI anning to Commission and the intersection to
- (Finding o exemption. of 8 additional building sites have been created by the
- The final subdivision exemption plat shall be filed with the Routt County Clerk and Recorder.
- agreeing to the road r signators on the plat of The approval contingent npon 1etter being submi l affected submitted tted by M shall be

BE IT FURTHER RESOLVED THAT the plat referred in Condition #4 has

filed in Finterso. 10407 is executed and the intent and effective of Condition #5 has this 92 been f à satisfied.

The Control

BY THE BOARD OF COUNTY COMMISSIONERS

L. Dennis Fisher, Chairm

RESOLUTION VOTE: Paul Robert Kenney: ğ Aye) Nay Absent / y Absent Absent

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Recorded a Reception a t No 0 Ethilit clock Recorder BOX 632 THE 1850

part, second between SIHI and part the the DEED, made this 4 ' day of e UPPER YAMPA WATER CONSERVANCY the COUNTY OF ROUTT, STATE OF DISTRICT, 7 61 COLORADO, part party the , 1988, e first of the

property us hereby a body installation consideration other first receipt whe WITNESSETH, orever corporate on and m described good whereof herein as ion of the sum of d and valuable considers to the sum of the constant of the c convey right that of t and maintenance of public d in Exhibit "A" by this """ politic, the said of Ten consideration County ö the che said party confessed and have public and of O H and Routt, and to h the No/ purposes c utiliti attached to the said | t O to the said party of y of the second part, d acknowledged, does t, State of Colorado, hold for the public and (\$10 for rty of part, does real and .00) the

set its WITNESS and WHEREOF, d seal the the day party and y year the f first above part has herein

UPPER YAMPA WATER CONSERVANCY DISTRICT

By:

James D. Funk, President

[SEAL]

John' Fetcher / Secretary

STATE OF County of County

President foregoing of Tele the li Upper Yampa Water instrument Was Conser acknowledged 1988, by J vancy Ъу James D District before me t this k as

Witness my hand and official seal.

My commission expires: May 16, 199,

Notary Public

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800(632mm 1851

in Lot 3 (NEWNWWW) and I SYSWY Section 36, T4N, 80 foot wide tract and Lot 4 Lot 4 (NW4NW4) of Section 1, T3N, R85W and in R85W of the 6th P.M., Routt County, Colorado. of land for County Road #16, R85W and in the located

aid tract being 40.0 feet on each side of the following described center

Beginning northwest at a point corner on the of. south boundary line of Section 1 bears S of County Road 74°17'46" W 55 551.27

65°38'58" Said point bj being a 381.16 point of curvature from which the radius point bears feet, z

E 399.68 87°35'27" said curve to the left angle of 63°14'26" and and whose chord bears a distance 420.71 S 55 55°58'15"

central angle s point bears a of 08°41'00" 502.16 Ø the right feet to a 02°24'33" feet and whose þ point W 3029 distance 3029.39 chord curvature from which bears Off 459.12 feet, 83°14:57"

thence S 78°54'27" E 88.25 feet to the point of termination

and a tract of land for County Road #16 described as follows

Beginning at the point of termination described directly above,

thence along said curve to central radius 11°05'33" W 40.00 angle point bears re to the left a dist z feet 11°05'33" a distance point 1145.16 chord O Hi curvature from which of 311.67 feet, bears 7 feet, with 86°42'15" E

310.71 feet,
thence S 04°30'04" E 8.81 feet to the south boundary line of a parcel of ing in as conveyed by Book 함 Page 477. deed as filed with the Clerk and Recorder appear-

point 4814.68 feet, z 유 70°32'45" E 391.71 feet curvature from which the radius point bears S along said south boundary 04°30'50" line to a

thence along said N 08°12'07" W 1065-16 angle o curve to the of 03°41'17" point feet, of curvature and whose distance from which the radius point bears chord bears S of 309.91 83°38'31" with a

thence along said curve to the control andle of 19°17'40" the right a distance of and whose chord bears 358.70 z 8.70 feet, with 88°33'17" W 35 357

11°05'33" W 40.00 feet to the point of beginning.

being z based upon the monumented east line of Section

STATE OF COLORADO.

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ACCEPTANCE

and Conveyance hereby accepted Ъу

BOARD OF CO THE COUNTY COLORADO COUNTY COMMISSIONERS
BY OF ROUTT, STATE OF FOR,

Acknowledged before

[DEEDS9]

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Reception Recorded at 80 o'clock Exhibit. .M., Recorder 1853 not 1853

THIS DEED, made this 12th day of 120 between the NOVAK FAMILY TRUST, Grantor, and the COUNTY COLORAOD, Grantee; 읾 ROUTT, STATE C

confessed maintenance of public Exhibit installation and No/100 Dollars Grantor Grantor SŢ Range right-of-way Colorado, used for and WITNESSETH, Should the attached 85 and maintenance of in hand paid acknowledged, public utilities West public use as a right-of-way for body hereto that property (\$10.00) the roadway purposes Ъ corporate the Grantor for does hereby s 6th and conveyed by and other public utilities, the rear incorporated herein by this and all other minerals in, and port: abutting tion of Ich politic, and for the good and valuable consideration to the and in this deed cease the receipt of for the to have the real print in by this consideration of the property roadway of: installation Ç Section 1 which is hereby to the County of and to on or to be used property de reference; purposes and hold under Township by this describ for O Ti sum such reserving Routt, of

first IN WITNESS written. WHEREOF, Grantor set its hand and seal the day and year

THE NOVAK FAMILY TRUST

By: X Trustee of the Novak Family Trust

[SEAL]

ATTEST

Secretary

STATE OF () s

The Trust foregoing instrument 1987, Sem by acknowledged Patricia Novak before Пe Trustee day of Novak

Witness my hand and official seal.

fy commission expires: /(->] |

Notary Public

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高東6327月1854

EXHIBIT 'TO DEED BETWEEN THE NO THE COUNTY OF ROUTT. ROUTT, NOVAK FAMILY TRUST COLORADO

(NE%NE%) Description of Section 1, tract T3N, of land for R85W of County Road #16 located in the 6th P.M. Routt County, Colorado. Tot

Beginning at a corner of Sect 9 the north lin :s S 89°31'47" M 0 233.86 feet which the northeast

thence N 89°31'47" northwest W 1116.01 corner feet along the north line tod of Lot

which the radius the point west line bears Ď, Ç Lot Lot 1 to a 00°57'46" ģ

₩ 39005.00 central angle re to the right 00°10'58.3" an distance of whose chord b ល feet, with 88°56'45" I

radius 88°51'16" point Ħ 806.75 feet 01°08'44" point 얁 curvature from which

centra. along 6 the 496 96 96 feet, wi 59°24'20" with Įij

thence N 02 10 50 which 129.99 along said east bears ß line 48°46'42" W 563.44 point of

e and whose chord bears 279.66 z 6 feet, with 55°26'26" W

Bearings are R85 W; being N 02°10'50"

COUNTY OH, COLORADO.

STATE

BOOK 632 FIGE 1855

TRUSTEE

PUBLIC TRUSTEE OF FIRST NATIONAL BAN ROUTT COUNTY, COLORADO By: C. Dillon Rich by the Studie, Dep. By: Colorado Larry Callen	an assignment of that certain Trust Deed encumbering the real property herein conveyed join in and consent to such conveyance. Said Trust Deed is recorded in Book 628 at Page 1651, and assigned in Book 629 at Page 631 and in Book 629 at Page 633, all of the records of the Routt County Clerk and Recorder.
FIRST WATIONAL BANK IN OGALLALA By: Cann allen Larry Callen	Deed encumbering the real document to such conveyance. Sook 628 at Page 1651, and in Book 629 at Page 633, all lerk and Recorder.

County STATE OF of Routt COLORADO

day of Trustee O H of Routt County, Consent Colorado was acknowledged before 1985, by E. DILLON

hand and official seal

commission expires:

S(T)

STATE SE P o f NEBRASKA

The and Cashier foregoing instr instrument 양 FIRST Was was acknowledged 1988, by lan NATIONAL BANK IN BANK IN OGALLALA mе this

Witness шу hand and official seal.

My commission expires:

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ACCEPTANCE

and Conveyance accepted ъу

BOARD OF COUNTY COMMISSIONERS FOR, THE COUNTY OF ROUTT, STATE OF COLORADO

Ly Jamo Tila to Cotalian

Acknowledged before me:

ATTEST:

Kim Bonner, County Clerk

[DEEDS9]

Recorded at Reception No. 0 clock Exhibit Z **建東632mm 1857** Recorder

THIS DEED, made between MOUNTAINAIR (of . econd part, part made de this COMPANY, a ф OF ROUTT, STATE OF day О Н ited partnership, of COLORADO, party

the said

the incorporated the receipt hereby sell installation pody consideration of the dother good first forever sell and c corporate good part: described នខ whereof d and valuable in hand paid hand and e and politic, to have right-of-war convey maintenance bу ĻS. H this hereby Exhibit "s reference. by the aid party of the of Ten and No consideration aid party of Ten a the said party of the second part, confessed and acknowledged, does ounty of Routt, State of Colorado, to have and to hold for the public o have and or roadway of public public "A" a the first part, No/100 Dollars (purposes as utilities attached o the sa and aid party o second part hereto the for and (\$10.00) for the real and

its hand WITNESS and WHEREOF, i seal the the day party and y of year the first print in the first above part has written. herein

MOUNTAINAIR limited partnership COMPANY, <u>p</u> Colorado

Saterdal

Alfred General Partner

County of STATE 엵 COLORADO Jeruies

General County tnership. O, The e Hi Partner foregoing £0, instrument w MountainAir SEM , O 1987 % by Alfred r Company, a C acknowledged Colorado before Saterdal me j limited ည

Witness my hand and official seal

¥ commission expires:

S AL]

> A CONTRACTOR OF THE PARTY OF TH

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PARTNERSHIP and COUNTY OF ROUTT, d DEED BETWEEN MOUNTAINAIR COMPANY, A COLORADO LIN 1 COUNTY OF ROUTT, STATE OF COLORADO 632 MBL 1818

Description of a tract of land (NW%NE%), and Lot 3 (NE%NW%) of and the SE%SW%, of Section 36, of land for County Road #16, located E妆NW妆) of Section 1, T3N, R85W and in tion 36, T4N, R85W of the 6th P.M., Re in the SkSEk
Routt County, in Lot

Beginning corner of at a point Section 1 bears on the north line bears S 89°31'47" 1 e of Lot 1 E 233.86 μ feet from which the northeast

N 89°31'47" W 1116.01 feet along the north line northwest Н of Lot 1

thence 02° 02'18" W 35 curve from which the ner of Lot 1 35.72 feet along the west radius point line bears Offi Ŋ Lot Lot 1 to a 00°57'46"

thence ng said curve to the left angle of 00°32'39.4" and left a distance of 370.52 and whose chord bears N 2 feet, wit 89°18'34"

S 00°25'06" W 35.00 00°25'06.4" W point Of. curvature from which

bears S Σ 38970.0 feet

303.88 feet along said of 00°26'48.4 ... the left a distance of 303.88 89 feet, with 89°48'18" W

N 89°53'57" W 430.20 feet to a a point 4699.68 of curvature from which the

thence along said 08°12'07" angle of W 1180.16 0 08°23'06" curvature feet, to the left and from whose a distance of 687.77 chord bears S radius point 85°59'26" feet bears with W 687.16

thence along said e H curve to the right a distance of of 03°42'03" and whose chord bears whose chord bears 76.23 .23 feet, with 83°38'55" W 70

pearing N 04°30'04" W 26.19 conveyed by deed Book 622 at Page feet to 25 filed with the south boundary the Clerk and Recorder line of a parcel

thence N 4814.68 feet ng in Book 622 at Page 4 70°32'45" E 391.71 feet of curvature which the along said south the radius point bears S boundary 04°30'50" E line Ħ

thence along said curve to the right a distance of 394.70 central angle of 04°41'49" and whose chord bears N 87° 394.59 feet 394.70 feet, N 87°50'04" with a E

thence S 89°53'57" E radius point bears S 429.78 feet reet to a point of the second 39085.00 feet of curvature from which the

thence alon feet central angle said curve of 00°53'16" and who and whose a distance of 605.69 feet, with a see chord bears S 89°35'04" E 605. 69

Ξ 39105.00 feet curvature from which the

thence along said curve to the right a central angle of 00°17'10" and whom feet, whose a distance of bears 195.20 feet, s S 88°59'51" with a E 195.20

thence S 01°08'44" W 20.00

point "16" E 806.75 feet bears S 01°08'44" to a point of W 563.44 feet. of curvature from which

thence along to the point right a distance of 188.76 feet, and whose chord bears S 79°15'25" with E 18 187.88

ngs are based upon being N 02°10'50" ы the Ģ, NEY, Section

Ç COLORADO

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ACCEPTANCE

foregoing Deed hty, Colorado. Conveyance are accepted ЪУ

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO FOR,

Acknowledged

[DEEDS9]



 \mathbf{r} RESOLUTION CONCERNING RELATING OT: THE STAGECOACH RES RESERVOIR AND RELOCATION IR PROJECT OF. ROAD

U 3 and iiles build the lopment WHEREAS District") REAS, the Upp t") is in the Stagecoach Dpper Yampa water.
In the process of a bach Reservoir on the sek, Colorado near attempting the Yampa Stagecoach ervancy Di Ling to de mpa River develop Dis σ

Colorad clamati olorado ion Water WHEREAS, Project AS, the District is Conservation Fund Act and s pur suing funding from the Federal Small 77 (0)

aq Jod the e reservoir ortions of ce vacated or reservoir WHEREAS, lr is constructed, th
certain county roads relocated; jui-rh the funding and the reservoir would inundat 15 forthcoming such that roads

D) C+ tions are are WHEREAS, the as follows and as of the project a and as indicated on area; relocations and the exhibit 1

plan for the ference for on February WHEREAS, Stagecoach Reservoir at a pre-apthe Routt County Regional Plannia 7, 1985; and ed the conceptual pre-application co Planning Commission con

and the Board also received publihome Owner's Association, from Mr. Alfred to
from Erick Glanz, representing himself as a
and also representing Kevin O'Shea, and
Douglas, Assistant County Engineer,
those being a letter a plan and pr intersections plan and Stagecoach nd profile o and ω h Property of all pro a fact shee erty Owner's Associati L proposed replacement sheet; and vacat 1 of C e project plan was ex ts and John Fetcher o eived public comment er of the Eagle's Nes Alfred and the Proposed Association Commissioners ds to be affect as a property and also a letter f posed Plan map of representing Saterdal Board roads the propert from Jim ည ပ from Nest fected also o f explained O T O Th well pro ္ဌာ from eques Action and owne roject Kevin cne owner 5 8

Road 18A in a more direct withe developed Stagecoach promotes; and concerning a ri the reservoir, in order that C provementions in intersection concerns corrals intersecti concerns r ovements including on ion and the intersection at regarding straightening of on the north side of the res HEREAS, the Board discussed necessary to County Road 1 ading realignment of the Ear right ght of way in proximity to the south sl crossing property owned by MountainAir way in manner رن ان might Road 14, improved intersecthe Eagle's Nest Townham ht intersect with County rather than traveling in of curves reservoir, Nest For B on Exhibit and discussion shore ir Co.

motion 1985, a at and d unanimous 3:30 P.M.; WHEREAS, P.M.; the and vot Board of tabled County the Commissione matter unti 1 G. Мау Λq

Dave and Mack together wit Yamada, John WHEREAS, on May 10, 1 th Engineer c Мау 1985, Conduction of Allen 1 Commissioners as, Planning A n Fox viewed t rs Haight and Administrator the property;

across property reservoir; and presented to the Alfred Saterdal provide to the C cable inted to t WHEREAS, REAS, on May 13 id the District the Board of Cdal on behalf c O D ounty an easement of MountainAir on 13,1985, o t indicated that a letter would b County Commissioners from Mr. of MountainAir Co. committing to easement to County Road standards inAir on the south side of the the etter would letter would ers from Mr. would be EE

whereby th Exhibit 1) collector wide of o over asphalt verlay w the WHEREAS road status with alt surface with 2 when needed; and HEREAS, Allen Fox presented portion designated from pwould be changed from a bo Ø inches from a road bed, including a 24'es of asphalt and 2 inches n Point A to Point B boulevard status to changes to (on

the old vicinity intersec ity of V County WHEREAS Wagon Wheel Condominiums n at the Eagle's Nest Town road from discussion al also it B i Townhomes; g concerned County in order Road 16 in to and ç avoid the the 0f

north side of the cerning the reali improved signage Townhomes; and order north ement ő side of allow Ö WHEREAS of the reservoir realignment of to grage for the pro-୍ଦ AS, discussion also indicated a need for provided by the developer to the County for realignment at the Stetson corrals the reservoir and further discussion contains the reservoir and further discussion contains and the reservoir and further discussion contains a second contains and the reservoir and further discussion contains a second contains and the reservoir and further discussion contains a second c of the int d further discussion contintersection at point sems at the Eagle's Nest Nest W on in ne the

the conditions order further WHEREAS the Board of County Commission ther table the matter until June 4, 1985, at are that the staff and the County Attorney mid Board with a draft resolution incorporating litions as a result of the public hearings; hearings; Commissioners, 1985, at 4: might and proposed 4:00 P.M. present moved

pared a draft resolution and disc of D & D Consultants and John Fet presented the resolution to the R Commissioners at the Board's meet P.M., at which time further discuresolution and the appropriate covacation and relocation requests WHEREAS, the County unty attorney and staff have pre-and discussed same with Allen Fo John Fetcher of the District and to the Board of County s meeting on June 4, 1985 at discussion centering around ate conditions of approving tuests was held; and the 4:0 the 00

letter from Mr. Alfred Scommitting to provide to purposes of sufficient snew road across the Moun of the reservoir to Coun de to Routt County an easeme ent size to allow the County Mountainar property on the County Road standards; and Board Saterdal on June June 4 was on behalf easement ÕĦ presented the MountainAir ement for ro south to for road side

the tabl dards Board requested further ed the matter until July proposed for WHEREAS the the Board new d was review Y 2, 198 1985 s concerned rom E same and therefore at 2:00 P.M.; and Point D with new stan and

rying north of said road shall in no way indic or abandonment by the County of said road. The reserves the right to discontinue or limit any the road during winter months at the discretic County and to cause installation of signage to regulate disruption of the elk. Initially the agree to close said portion of County particles. their meeting proposed from MountainAir pconcerns and concern: would main alternate the old is exp The exp unt proposed from Point D to Point E and the right of way a MountainAir property south of the reservoir and the oth concerns and directed the County Attorney to redraft the proposed resolution consistent with the Board's discuss and tabled this matter until July 16, 1985 at 4:30 P.M. trave order use, able the S 18A County dangerous corner tion. county .nch ounty eed Point B sacuding 24' e District Routt expr **}**⊸ ¬₹ ve1 9 oldU H (0 ty Commissioners request of the ď whichever for 4 2. Construction of County Road 18 from Poin E shall be satisfactory to the County with a 20 led surface and a sufficient grant of right-of-w to accommodate future widening of said portion y Road 18 to the width of County specifications. overlay rightsly the ressly Road Road L ing property owner road indicate county roa Road 18 at maintain sai te road is obtain rict son corrals MON ϖ County, however Routt County of 7 5 ing conditioned upon and following conditions (F) the atisfa 1' wide shall Off understood that THEREFORE EAS, the on July The to Construction The MountainA cight-of ţ :AS, said ro comes at the Wagon Wheel turn said road year round to is constructed from Portioners affected by the licate their desire the comes road at th FURTHER RESOLVED roads e intersection at Point B allow a safer approach i the agreement of property road from Point B to the -way J G factory to de asphalt γď Dis said collector also Upper iction ctisfactory suffici adequate to (Point H) i reduc trict her 3 2 3 t 2 Board to 2, 1985 ir -way be BE IT RESOLVED reby grants the er Yampa Water C 6 indicated said not shall hat any winter eni of ions have shall the County with surface, and 2 responsible for sodund sooner Û the 00k and ۳. B to the interspeed turnoff Rours collector county with shall agree road that d further and the part of the 101 agree re-align order to curve closure the es on m Point y the us that th Lor the elk winter rango by way indicate a vacation if road. The County county classes been than 5 not r Conservancy Exhibit 1 at when tor road from with a 40' and 2 inches matte discret this Ċ Ö the that vacat radius usage Routt Ö convey an intersection met ĖΠ ું 4 IJ owners become County deemed 4 years er off the discussed right of wa convey Will elim resolut etion to e to attempt to the County will the County will to County <u>၂၂</u> providing County said the Routt d from not ight-of-way portion of l attached <u>ب</u> بر inate ĊŤ time Board and r j. Road Œ \circ portion of to accommo to ut improved county is to utilize cion is effective necessary from acce Ö, that road bed Distric halt County easemen Point the the other asphalt reloca ننز old a S 0. the 14 g Road rang £, such O e at in t ion S D Ø n O

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voir has be dwelling un Sanitation alignment earlier of and tre the recording, ounty has reservoir trend ng, said right-of-way nd generally eastward Road 18A. Said agree Ċ, of the two follow ervoir is filled to been filled to 2 units within the ion District has d above the the rally L

A. Said agret

A. Said agret

right to construct

re referenced upon the occ.

two following events: (1) Tel.

''lled to 25,000 acre feet and 25,000 acre feet acre feet acre fee right to commence cre feet; (to intersect provide that Water نز م the ţ Ö the years (2) T e general near and this number The 7 after Routt with date Point reser O_{ff} ϖ

with a _ The attorney. The hall not be affe in relocating County dance with the approdeeded including completed cated County roads. condit County. ions centerline Ç affect All the set The All road work to be ng County roads shall the approved drawings l relocated portions o The vacations and effective nor sh County forth existing and approved λq herein have nor shar easement deeds shall Ç, relocations here form acceptable ll be constructed in gs previously submines of County road sh d construction of t roads performed by for hereby y submitted road shall w road d with of the Ö the approved purposes ב until the any the District accor) be County relo-Aem ğ the

UPON MOTION day of. duly made, seconded, and 1985. passed this

ΥВ

THE

BOARD

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COUNTY

COMMISSIONERS:

ATTEST

Kim Bonner,

County

Clerk

WILLIAM PAUL A.

R. HAIGH C. MACK KENNEY

(yea) (my (yea) (my (yea) (my

WILLIAM

HAIGHT

VOTE

ву:

Cour

Routt County Road: & Bridge

P.O. Box 773598 Steamboat Springs, Colorado 80477 (970) 879-0831 FAX (970) 879-3992

Paul H. Draper Director

Louis G. Gabos County Engineer

12 Feb. '97

Mr. Dennis Scheiwe, Park Manager Stagecoach State Park P.O.Box 98 Oak Creek, CO 80467

Re: Reconstruction of RCR 14, Wetland Issues

Dear Dennis:

This letter is in response to your letter, dated 13 Jan. '97.

spring agenda. participant in any future meetings relating to wetland mitigation at the Stagecoach Reservoir. and property acquisition to be done in 1997. Furthermore, the Corps of Engineers wants to be a Therefore, there is no pressing need to get any future wetland proposals on the State Park Board's The construction period for Phase 4 has been set back and will not start until 1998, with the design

the sections of roadway that have already been reconstructed as well as the remaining sections. this survey and its subsequent review by the Corps of Engineers, there is the possibility that more new road sections. Of course, this survey can not be done until the spring. With the completion of Mr. Kent Crofts, our wetland consultant, has suggested that a new wetland survey be done along wetlands may not have to be generated. This is because he believes there is a possibility that new wetlands have already been created by the

straight forward as possible. My intention was to construct the wetlands as close to the roadway as to "regenerating wetlands within wetlands." Such would have been the case if I had not gone to an outflow was controlled by what wetlands were already existing at the culverts. There is no benefit possible. so, the net area affected within the Park is less that one-half of an acre. Also, the affected areas area outside of existing wetlands. outflows of the road drainage ditches," was well intentioned. However, the distance from the In regard to the wetland work that has already been done on the Park, I can only say that I was as In my letter (dated 8 July '96) the statement, "miniature berms will be created at the These areas were depicted on the maps that I gave you.

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State Park Board? would not normally be visited by park users. Do you really feel that this has to be approved by the

and traffic impacts, whereas these wetlands have no relationship to such issues. and will be issuing a finding soon. Chuck Donley of the County Planning Department. They are researching the PUD approval now, In regard to a revision of the Planned Unit Development (PUD), I spoke to Ms. Ellen Crain and Mr. The last Stagecoach Park PUD review was related to visitor

throughout the runoff season. By mid-summer, they will hardly be detectable. identified them on the plans that are included with this letter. To my recollection, there were about six areas of mitigated wetlands within the Park. These areas will be monitored I have

plantings, the newly created areas can also be addressed. I will review them with you in the field. There is still a plan to plant willows at the "Stetson Corrals" wetland area. At the time of those

spring. Maintenance of these wetlands should be at a minimum, with the greatest effort to be done this There should be no more of an impact than presented by any natural drainageway

Please give me a call if you have any questions or wish to discuss any issues.

36

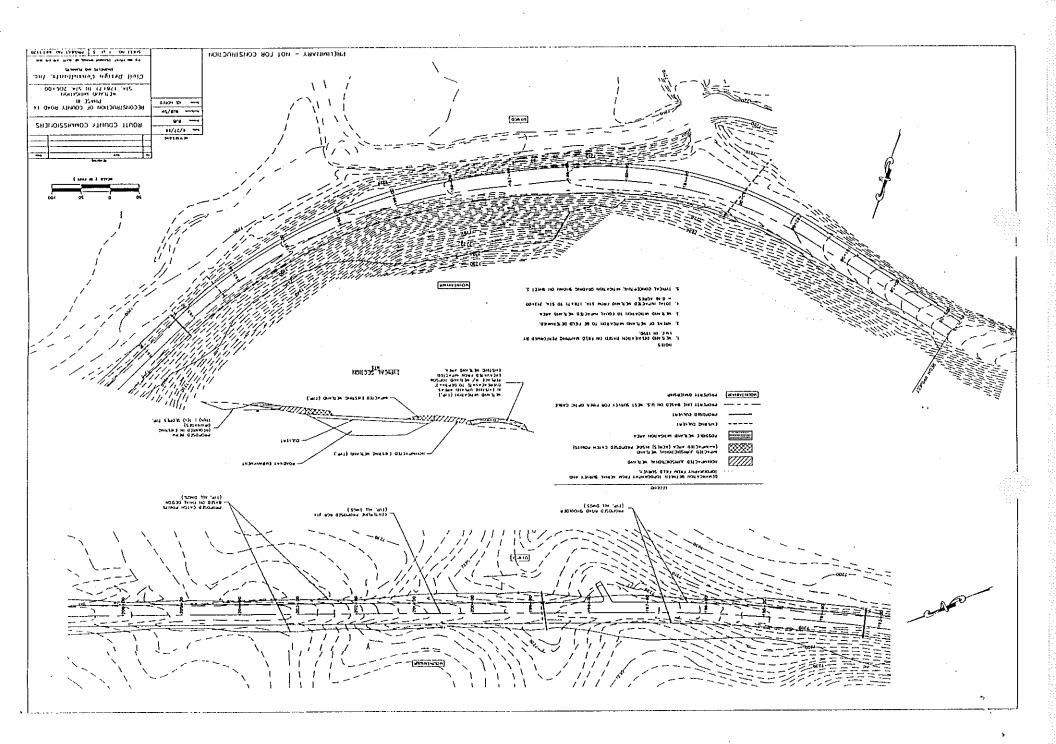
Louis G. Gabos,

enc.

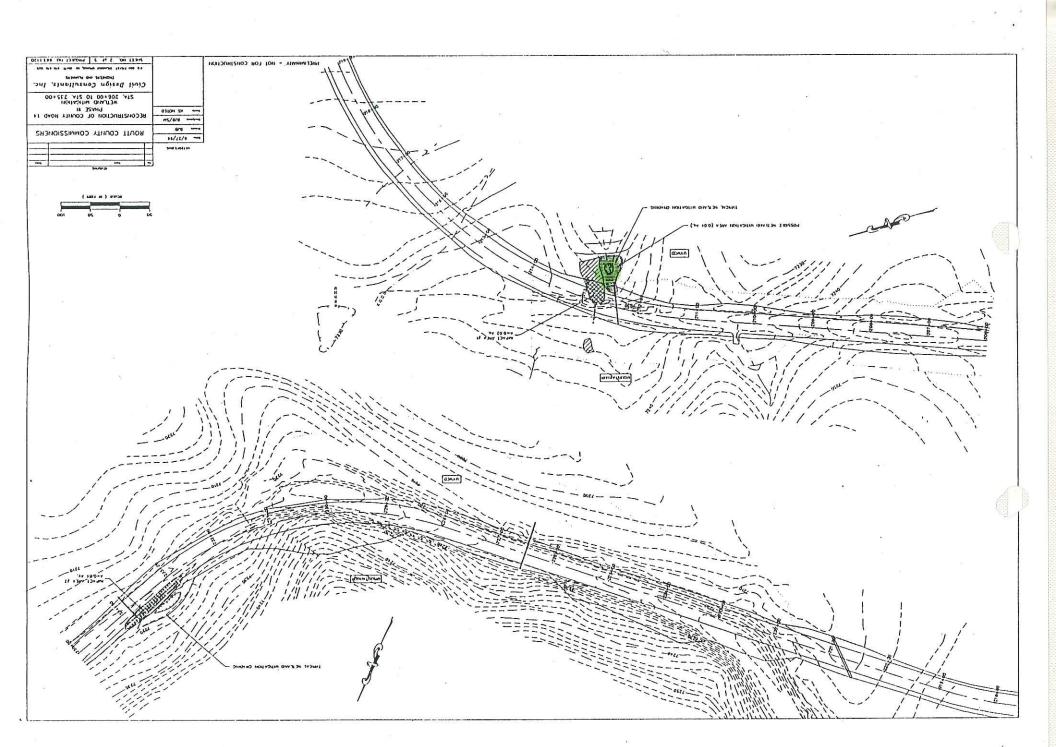
cc: Board of County Commissioners
Paul H. Draper

Ellen Crain, County Planning Chuck Donley, County Planning John Fetcher, UYWCD Sue Nall, USA Corps of Engineers

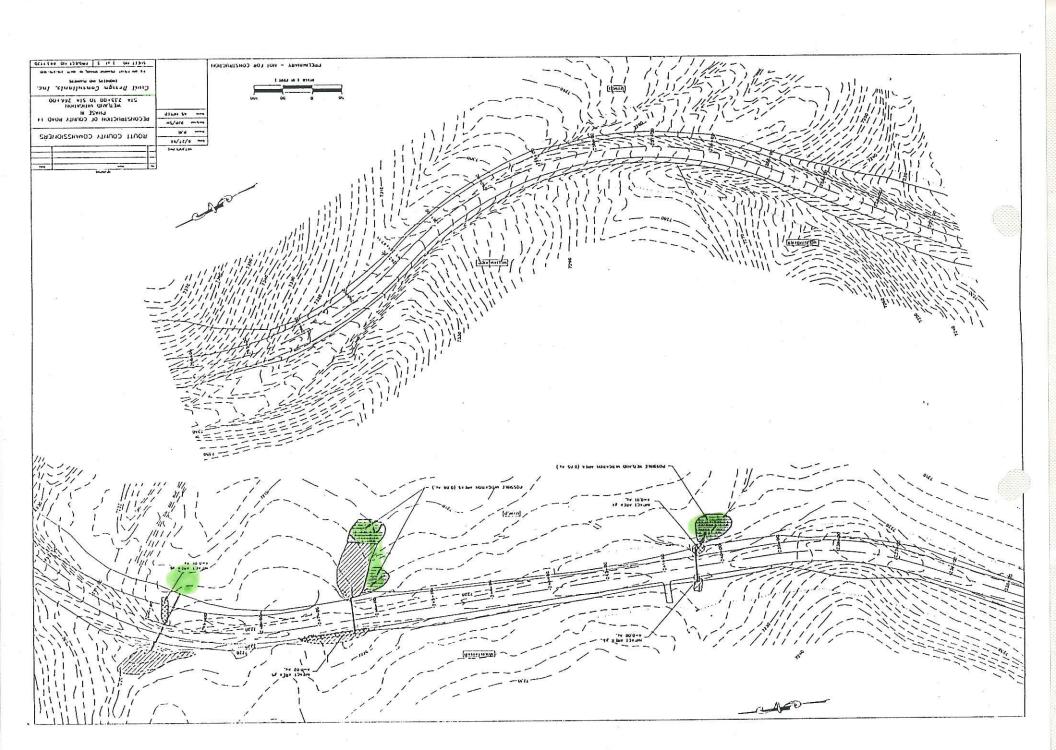
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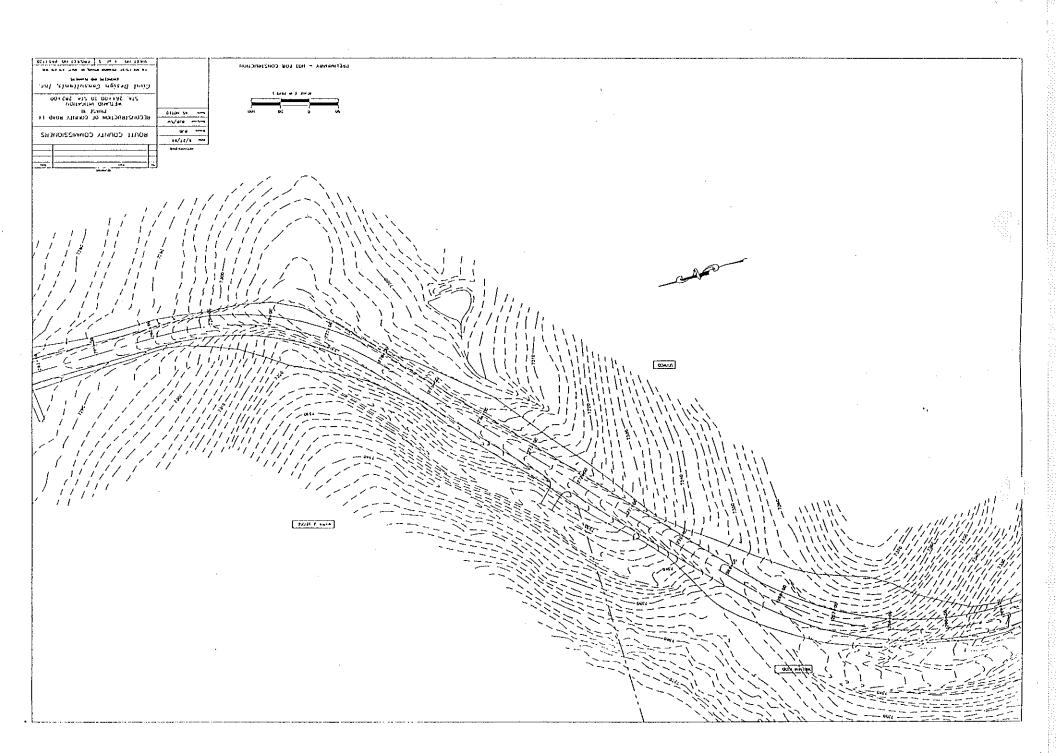
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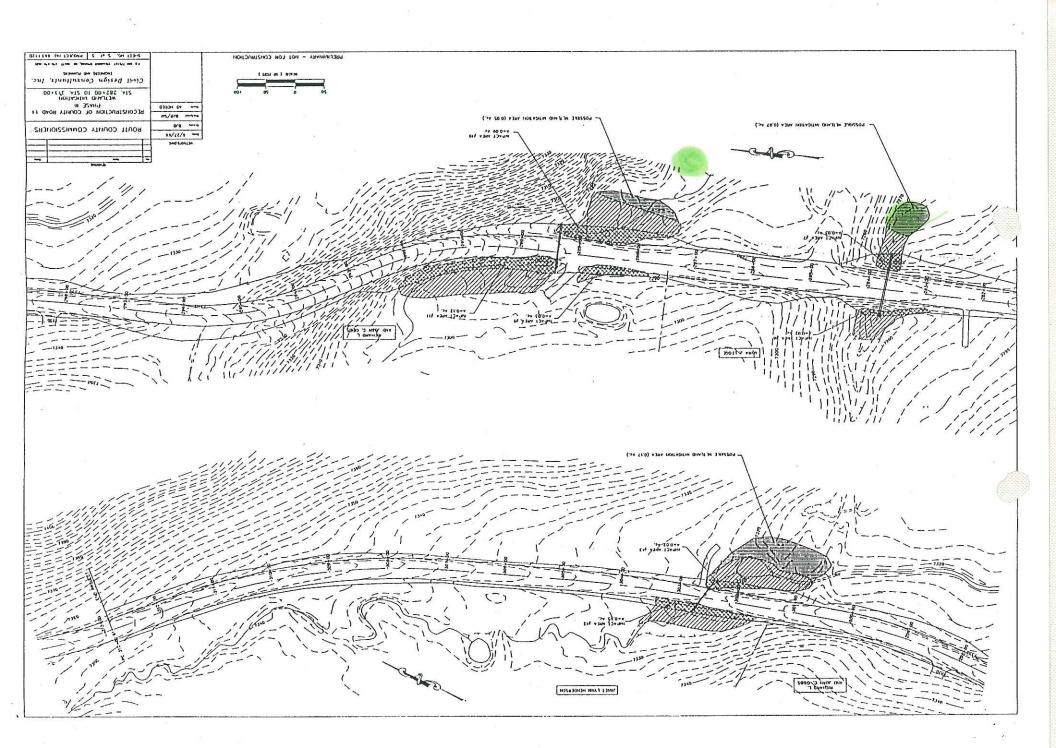
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STATE OF COLORADO

Colorado State Parks
Stagecoach State Park
P.O. Box 98
Oak Creek, CO 80467
Phone 970-736-2436
Fax 970-736-2516



Roy Romer, Governor
James Lochhead, Executive Director
Laurie Mathews, Director

Lou Gabos
Routt County Road and Bridge
County Annex Building

January 13, 1997

Dear Lou:

a change in our park master plan. Also, you will need to ask the Parks Board for retroactive approval of the wetland mitigation work that was done last season. Following is the type of the summer of 1997. This activity will require prior approval by the State Parks Board since it is Stagecoach Reservoir State Park during the county road construction project that is proposed for I believe that it is still your intent to seek approval to construct wetland mitigation sites at information that needs to be submitted for this request:

- detailed maps of park and county road showing location and size of the already constructed wetlands that did not have prior approval of the Parks Board
- detailed maps of the park and county road showing the location and size of the proposed new
- conceptual design of sites (what they may look like)
- a narrative explaining:
- why the mitigation is needed and why the park is the best location
- why prior approval for existing sites was not/could not be pursued
- what mitigation sites relate to which portions of RCR#14 or other county roads
- how will the sites be made to blend in to the area and be visually appealing
- what vegetation will be planted to cover disturbed areas
- how will maintenance on these sites be achieved in perpetuity and who will do it

you prior to Parks Board deadline on March 6, 1997. After my review and revisions, I will notify you of the numbers of copies that must be submitted. The Parks Board will meet on March 21, this item on the County's behalf, but you are welcome to attend the meeting if you desire I will need this information by February 15, 1997 so I have time to review it and discuss it with 1997 in Glenwood Springs. I believe that Joe Maurier, the North Region Manager, can present

and will have to be presented to the county planning commission since it is a change in use from It is my understanding that this proposed action will also require a revision of the park's P.U.D.

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Jan ₽

recreation to protected perpetual wetland mitigation. I will need your assistance in this process and will await your notification on how to proceed.

Sincerely,

Clemno

Dennis K. Scheiwe/Park Manager

dks

c: Joe Maurier/Regional Manager Gary Buffington/Assistant Regional Manager

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County Road 16 may becommentation that this splat. However y Road 16 may bisect the property. The Engineer and Planning Staff have attempted to locate for that this section has been vacated and replaced by roads illustrated on the Meadowgreen every no evidence has been located that proves the road has ever been vacated.

partion of the to the Property Sharp explained that there is a 60 foot right-of-way with the of the ROW. Access to the north lot comes off to the Northeast. Property Owners Association. ₹ ; boundary being 'Sharp will convey the he south easement

₹ • Moore was concerned that 古白 road was vacated. T O knew that --crossed a corner of his

Attorney ecord it s / Vanderbloemen felt that the road had been vacated, however, still could be. # it has not yet been vacated

Mr. Fry explained that Low Gabos had researched resolutions and Board minutes since 1978 and has located any information that the road has been vacated. Mr. Sharp commented that if it was done with Stagecoach subdivision it would have been done in 1971 or 1972,

Mr. Sharp clear that 1 said he would make it clear it is not usable because of # e that the homeowners would the physical terrain of the uld get easemer the property. easement, put. he would al so

Commissioner Dorr moved to approve the subdivision exemption for Snokomo Lane, contingent upon the requirement that an access easement be made to allow access, and direct that further research be cone to determine that the access to be conveyed to the property capers will be guararreed, and will be the prior to final plat. Also, this exemption shall not become effective until a final plat is recorded with the Routt County Clerk & Recorded. Said plat shall be recorded within 30 days of the date of approval of a resolution reflecting this action of the Board of County Commissioners.

Attorney V. ide access. Var derbloomen explained to Mr. Moore, that if the road has been vacated, s. If the road has not been vacated, there is access. Sharp will

Mr. Fry asked, if the right-of-way has been vacated, how will access be allowed? that physically they will have to make a deal with Mr. Moore, or go around that point. 3 sh arp replied

Mr. Fry stated, for the record, that Staff felt this request qualifies for an exemption was divided by a county road.

f vote was taken, which was craningus for the exemption.

EN RE: LLOYD HICKS AND DENNIS SCHEIWE/SNOWINDBILERS

Mr. Hicks and Mr. Scheiwe explained that snowmobile clubs are coming in from Wyoming and hebra and want to come into the Clark area. Since there is no access from Columbine to Clark and they we have to rice down RCR 129, they can not legally get to Clark. The snowmobile clubs can come down thro by coming as far as Columbine without having to drive on a maintained roadway. Mr. Hicks stated that Routt County Powder Cats Snowmobile Club is willing to sign the road and mark it. In most areas snowmobiles can either stay in the barrow ditch or ride off road except for the stretch betater the for Willow Creek Divide and Glen Eden. hebrasia hey would n through that the areas the othe foot

Commissioner Dorr asked that the men contact Cou n and acted that there should be a public meeting County Engineer Low Gabos and Doad Supervisor ing regarding the issue. Charles

Mr. Scheiwe explained that the snowmobilers will be able to use the old Ellis Trail but there is no alternative on Willow Creek. There are no services at Hahn's Feak this year and the closest food, lodging and gas are at Clark. For years, the Colorado snowmobile clubs have been going into Wyoming and now those people want to come this way. There are more and more clubs and snowmobilers coming into the area, and are helping with the economy. The feeling is they are going to come into the area anyway, and should be legalized. Snowmobiling is a growing recreation.

Mr. Hicks n Laramie, W s stated that there are two large Wyc. The problem does need to be eddressed through in ::en. next month, one from Nebraska and one

into Mr. Scheiwe explained that Jackson County is trying to establish Colorado. The snowmobilers spend a lot of money and if they are t sh an interstate crail treated well, they will from Wyoming

The Spard directed that Mr. Hicks and Mr. Road and Bridge meeting on February 16. Scheiwe contact Mr. Gabos and Mr. Hixon and return to the

SN RE: CORRECTED ASSESSMENTS

The Board voted unanimously to approve a corrected assessment for Stephen L. Rummlor, Tax Schedule 25 6640, Lot 1, Steamboat South Subdivision. Reason for correction was that evidence was presented during the 1987 protest period to support lower values of the 5 lots in Steamboat South Subdivision. A verbal agreement was made to adjust these values, however they were not changed in the computer system.

EN RE: UPPER YAMPA CONSERVANCY DISTRICT/DEEDS AND RÉSCLUTIONS

present. Staff Planner Сагуп Fox. Attorney Vanderbloemen, Attorney Bob Reiss, PE 1: Egglestor, n C Skidge N

Fox briefed the Board and explained Upper Yampa Conservancy District the cam project. that there were on their Zone e séveral Change, resolutions from RUD, relocation 약 등 Board's meeting Roads for the

The Zone changed to O pictures and Zone Change Resolution is ready for to Outdoor Recreation. The legal description The zening was Agriculture/Forestry has been included with exhibits of y and has been which include

February 9, 1988 Board of County Commissioners' Minutes

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Commissioner Dorr moved to sign and approve Resolution 87P047A for Zone Change from the Upper Yampa Conservancy District. Commissioner Kenney seconded the motion which unanimously. A/F to OR for

Ms. Fox and Mr. Vanderbloemen explained that Resolution 87P047B is for the Relocation of public rights of way, and subdivision exemption. This includes the relocation of the intersection of RCR 16 and 14. Planning Commission wanted a centerline survey before the Board signed the resolution. The second was a relocation of intersection 16 and 212. The resolution met the 1985 conditions of finding a safer approach and centerline survey. The third is the subdivision exemption plat, to enable the relocation of RCR 16 and 212 right of way, which enlarges the adjacent lot 15 and created Lot 1 Filing II Meadowgreen. Resubdivision of lot 15 Filing II of Meadowgreen now has only lot 1.

Commissioner Kenney moved to sign resolution 87P047B for the Relocation of Public Subdivision Exemption, and to sign the acceptance of deeds pertaining to same. Seconded the motion which was approved unanimously. rights of Way and Commissioner Dorr

coverarts, Vanderbloemen recommended that the Board coverarts, since there are no covenants. sign and approve the Final P1 at striking out the

Dorr Commissioner Kenney moved to sign and approve the seconded the motion which was approved unanimously. the final subdivision exemption plat. Commissioner

to Attorney 'y e attached Yanderbloemen noted for the record that Commissioner Fisher has to 87F047B and has also signed the final plat. signed the deeds that are

Resolution 87P047C Conceptual PUD for Relocation of RCR 18. This included the camp ground entrance, and reflects the conditions that Planning Commission recommended and the Board approved. Planning Commission recommended relocation of RCR 18, subject to further study, while the Board of County Commissioners disagreed and left that condition out. The deed for RCR 18 is attached as well as exhibit 3. (map).

al so Commissioner sign the deed deeds. Yenney roved to sign ds. Commissioner Dorr Resolution 87P047C Conceptual FUD and Relocation of seconded the motion which was approved unanimously. RCR 18, and to

such Attorney Vanderbloemen explained the deeds for right of way purposes and recommended acceptance 9

Commissioner Kenney Corr Corr moved to execute acceptance of c seconded the motion which was unanimous. deeds for right <u>ç</u> way purposes on RCR 14.

Mr. Saterdal that the access in resolutions the County is in no Attorney Vanderbloemen explained that there were conditions on the 1985 Saterdal that the access road is not necessarily where it is shown, lutions the County is in no way saying that all conditions have been met. resolution. and that by He agrees with signing these

Commissioner Dorr asked for clarification regarding Condition #5 of questioned that the County has the right to construct the road, but that construct it. Attorney Vanderbloemen agreed that the condition provided the the roads if and when the County is interested. the 1985 resolution. He the County does not have to County the right to relocate

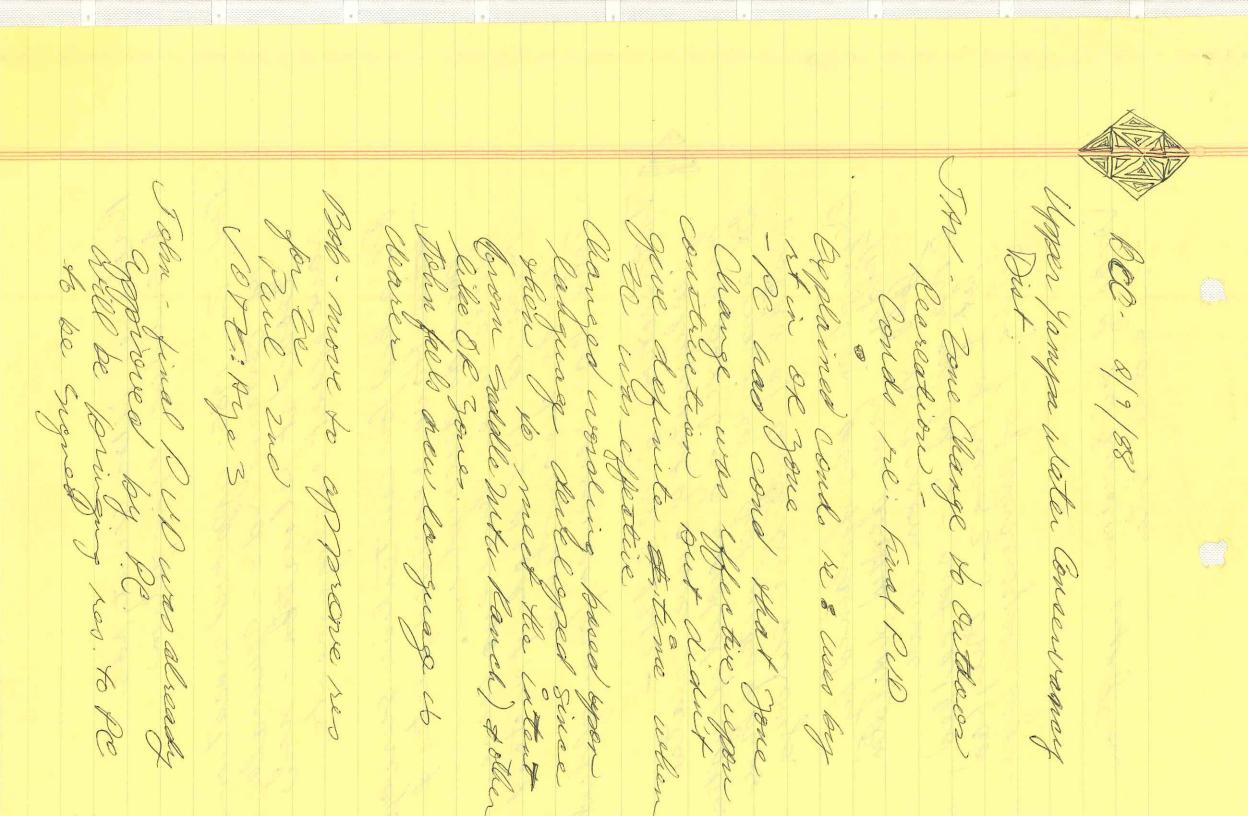
further business coming before the Board, same adjourned, die.

Kim Bonner, Clerk and Record

er, Clerk and Recorder L.

L. Denn's Fisher, Chairman 'Board of County Commissioners

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HOLLORAN, STICKLER & WEISS

ATTORNEYS AT LAW SEQUOIA CLUB BUILDING

141 - 9TH STREET P.O. BOX 773600

STEAMBOAT SPRINGS, COLORADO 80477
TELEPHONE: (303) 879-2410

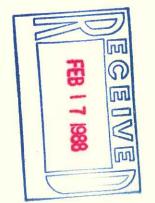
| ELEPHONE: (303) 8/9-24|

February

12,

1988

MICHAEL J. HOLLORAN



DONALD J. BURRIS ADMITTED IN ARIZONA

Ms. Caryn Fox Routt County Planning Department Post Office Box 773749 Steamboat Springs, CO 80477

Re: Stagecoach Matters Of February 9, 1988

Dear Caryn:

February 9, 1988 have been returned to you, I would appre you making a complete copy for me of everything as recorded. February 9, When the 1988 original have been documents returned approved to you, I would Ъу the appreciate Board

With the exception of the Agreement Cancelling Memorandum Of Agreement, Quit Claim Deed from Novak Family Trust to MountainAir Company, and Deed from MountainAir to the Upper Yampa District (all of which originals should be returned to me), you should a11 which originals other originals. me), you

by the a meeting, but the Plan prior recorded. the Planning Commission, signed by Bob Maddox a Planning Commission, attested by Steve Fry as corded. I assume that this will not require our The prior to final matter I would like execution rs to have and to review the language recording. the Final D PUD France as Secretary, you endorse attendance as appro Chairman approved airman of and at

you have any questions, please let me know.

Very truly yours

HOLLORAN, STICKLER & WEISS

sobart G. Weiss

RW/ph

cc: Phil Eggleston Skidge Moon

[D4]

,	Recorded at Reception No.	
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KIM BONNER	o'clock C. M. FEB. 1 B 1988. Recorder ** Fine cu	

DISTRÍCT, 80488-0339, Colorado Street, E following rear projection following rear project following rear project following rear particular, of Colorado, more particular, hereto and incorporated herein by this hereto and incorporated herein by this hereto and incorporated adverse following rearing and incorporated adverse following rearing the following rearing and incorporated following rearing and incorporated following rear projects and incorporated herein by this hereto and incorporated terminate within six (6) months Street, Englewood, Co-consideration of Ten construction hereby KNOW sells limited whose address is), of the County of Rou real property, situate ALL except and MEN activities partnership, whose, State of county of Arapahoe, State of County of Co Вγ certain THESE of Routt in the PRESENTS, adverse grazing Routt in the State of Colorete in the County of Routt y described in Exhibit "A" by this reference, with a free and clear of all commence after delivery of leases interests That immediately MOUNTAINAIR that of Colorado, for the A springs, Springs, the of Colorado, the and State except allow this "A" and conservancy COMPANY all of South Deed. and liens reservoir those attached High then and of its

Signed and delivered this day 0 1988.

limited MOUNTAINAIR partnership COMPANY ρ Colorado 7

heaft Saterdal General Partner

田原原語 別

1000年100日 പ ന 1988

STATE Ç COLORADO

County 0f

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County day of The С Б foregoing instrument w was о Н acknowledged before this Ħe T T الله و المراجعة

partnership. General Partner **\$** MountainAir 1861 company, Alfred ß Colorado Saterdal limited SP

Witness my hand and official seal

Му commission expires:

PUBL

3 Notary Public

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October Revised

10-

.26-8 1987

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D & D CONSULTANTS inc.

τ Ö Box 775008 Steamboat Springs, Colorado 80477 (303) 879-2715

S\(\text{NE\(\delta\), \(SE\(\delta\), \(2\) (\W\(\delta\)), \(32\), \(all \) of and ٥f 'n, Principal the Section **PANRAMN** scription of 4 South Shore Clerk Section 36 all (NW\nE\, SE%, of and Recorder, appearing Meridian, Routt County, Section ENWY, SWY, SEY, NEY of Township 4 North, Range EZSWZ, 0f a of Nanwa) of Section 1, tract 28, Stagecoach, Township Lots 3 of Township NZNE, 0f and 4 land North, SEANEA, þ located subdivision (W\SW\) of of Section Colorado. ij North, 84 West Range Lots File #7314, SE% in μ Range 1 and 2 85 the SW½ Section 30, 31, NW4, SW4 and in the E S West SZSEZ Of. N filed 85 West, (N\2NE\1), 0f Section and SWł of the Λq Et, Lots ĭn Lots Section plat 6th portions SZNE% EZNWZ, Section with 20, of.

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- 4 hence Road, alo 0 C boundary long Count and z • the exis 896 par Road line exist 1.0 2 1e No 22 0f Z ing f said 14. with t ٥ 1385.7J fence t 03'44" Lot Saic aid le e rt × て耳っ m. 14 H to the cight of th the 68.72 the o P Ø rt southwes 72 feet Ø ong : O H way being enterline northerly way being 0 S Ø along ct ū corne out right g 30 fe of sa 4 he. н feet said (0 wes in Ø ው ار ا Count đ nor wау pu pu т K 5 0
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- along whose ong a curve lose Delta i 1°29'40" E 2 62°16'46" | long said ci hose Delta | 51°43'43" | 41°10'40" ₽. 10 640.49 feet to the left s 18°25'48" a and whose Ø distance 1.29 feet chord off off 20 urvat 08.18 bears gure, Z r
- 71°2 \mathbf{z} 国包 distance of 368.81 feet 207 to a Point of a distance Curvature, of 104.80

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- whos along Ť bears Ĥ eet
- Curvatu of 255. ⊏ WH ~ n
- **∞** √ along said cu whose Delta i N 27°57'38" E N 14°44'36" E along Jub'06" and whose chord by E a distance of 104.21 feet, or E 322.26 feet to a Point of Cultrye to the left a distance of a is 26°26'04" and whose chord by E a distance of The E a distance of The E a distance of The E 196 and whose chord E 196 and E O urve of Curvatu bears UK 90 fee e e 7 Ä
- 0 O whose Del N 20°52' m the said (Delta 0 bove js Į. ãid d ve to the 1 12°15'01" dist Γo ā ance right and of (Section 86. whose a distance whose chord 43 eet 40 bears he no Ř ţ line
- rt as nc curve O rly_right eet right of the from which 32'10" Į. way of h the ra ð 9 w 4 feet along said f County Road #14, radius point bears no north said S 57 0 point 32'0: b 01" Ò T to the Н 20
- rt dista rd ance of along N 46 aid 160 0 9 r right of 92 feet, •13'04" F E 271.6 way or whose E 159.7 g 38 n a curve Delta is feet said NA 70 o ω α 0'1 NH ight an and whos ø
- ሮተ hence ođ int z bears N N 59°58' of curv along н ۳. ght O. Hi way 1 Ö ω
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- hence nort her 0 2M22MS 96.3 Ö feet t along tof Cr County said T4N, Road west R85 Σ ine 5 Ö 4 be fence
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 d bears N 78°
 S 83°26'24"
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 N 63°03'00"
 N 43°22'56"
 N 37°09'00"
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- 55 2 0 ק **...** ... Ħ G ⋖ Ø 9 5
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4 thence SW1/4 40 ወ nc the e s Ø 4 Z 0 Ō \vdash C 0 70r 0 -58 58 0 5 0 90 0 314 н 丏 0 0 **25** H μ_α 7 9 00 ū 3ect 90.9 Sec 338. -1 940 10 55 62 Ï H H ው ው Φ wã 30 0 Ø Ω 10 lon ä Q Ω 4 Ø he Ø **山**. Qι Ô Σ ĸ õ á 'n 4 5 D ound \exists ō 0 Ø ۲ Ħ 4 ហ line Ø н. Q

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thence N thence thence thence thence thence 0f of the NhNEk Section 29, said SEXNEX to the southeast corn ce S 86°37'55" E 2824.30 feet alon & Section 29 to the center of Sect ce S 86°37'55" E 1410.70 feet alon & to the southwest corner of the S ce N 01°21'37" E 1487.53 feet alon said SEXNEX +~ +-said ce S (the c S said መ ຜ מ μ. Ω n 29, 00°54'54" d SE\NE\ to 88°24'17" W SE%NE% to 89°40'07" # Ç the southwest the northeast W 1357.08 feet W 1421.07 feet the northeast E 1387.23 feet H the northwest corner corner along the along the corner of along along along along corner corner Section 29, along along of said NaNE's of the the the r of of the of. e north west said 0f north nort! said north said east rth line Section SEXNEX, 5 ದ SEINE's, SWINE's, SEANEA, boundary boundary line boundary boundary 0 f of 29, line the line line line 9 line

thence N of said 00°00°00" E 1443.98 the S% cor E 1321.04 corner of Sect long the Section west boundary line

thence O H SZSEZ, the z SZ SEZ, Section 20 Ç feet the northwes along the \leftarrow west corner boundary line er of said

thence thence thence 0f O Hi 0f ' YMN YMN said ce S 0 the said ເນ Z d S\SE\ to 1 S\SE\ to 89°55'16" nmanma, 999 49145 Section the northwest corner of Se E 1326.94 feet along the r ction 28 to the northeast W 1322.08 feet along 2865.56 feet along tne north of said St the of s Section north east boundary corner SYSE' boundary i boundary line line line

thence S thence hence 0f 0f 0f Section nce S U1
f the SENNEN, Section 29,
ection 29,
and S 01°46'49" W 7 said NW4NW4 said ໝ ល имими to 01°46'49" W l NW\\$NW\\$ to the southeast 89°05'36" W 1339.37 feet 01°20'31" Section Σ the southwest W 1531.17 feet ction 29 to the 1507.82 fee the along the e e E¼ corner along the corner of corner along the of east east said said south boundary 0f said *WN *WN boundary , kmnkmn boundary line line ine

hence of Section the SE% of said ection 29, nce N 86°57'18" W Section 2679.14 feet 29 to 6 along the southeast the east corner boundary 0f line said

ence said SEL% to the Point 2780.29 0f feet Beginning along the south bounda

9 Ö ribed that S part follows: 0f County Road #14 ьd ing more particularly

eginning Ø irt et 'nе WS corne 0 Ĥ, $_{0}$ ÷ N 0 H Section 2 T3N R85W

hence said Said the I Lot 2 to the northerly right of way of I right of way being 30 feet north of an existing centerline of said County Road a along said northerly and northwesterly Lot 2 to right of N 00°03'44" H 68.72 feet along the Road, west and parallel County boundary line Road with # 14. 0f

٣Ť hence for the following N 42°08'24" E ten 167. (10) courses: right 0 H way

44 feet ç Point 0f Curvature

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- ೭)elt , Lta is 30°25'29 urve to ा ए distance and he whose right 0f 264.29 chord bear tanc feet, Ø $\mathbf{\Phi}$ 0 H 269.35, whos
- ω 80°42'34" 640.49 feet ťο Point fo Curvature
- whose Delta N 71°29'40" N 62°16'46" along ø curve tο to the left 18°25'48" a Ø 207.29 distance whose chord feet, 0f 208.18 bears feet
- <u>න</u> ග a Point Curvatur e ,
- o" E a distance of 206" E 368.81 feet to a distance to the left of the is 21°06'06" and when the stance of 10 control of the stance of 10 cont of 104.21 0 whose Point of (distance chord of 10. 104. H O Ø 4
- Curvature of 255.3 ~ O
- **8**2 whose Delta is 21
 N 51°43'43" E a distance 1
 N 41°10'40" E 322.26 feet to a
 along said curve to the left a
 whose Delta is 26°26'04" and w
 N 27°57'38" E a distance of 25
 1°6'44'36" E 196.96 feet to a
 and 1 253.11 whose a distance chord bears feet
 - ໝ 3.11 feet, Point of (Curvatur
- 9 whose Derty N 27°57'38" E a ut N 27°57'38" E a ut N 14°44'36" E 196.96 feet he ri along said curve to the ri Ristrace Aistnace 20°E Lot Section distnace on 2. right of f and whose 86.43 a distance feet chord ç) jo bears the 86. north ហ 9 feet line

Thenc curve #14 f feet, O from which the Z on 89°32' the '10" E 69.34 feet along southeasterly right of ch the radius point bear bears S way said d north line to a of said County R 57°32'01" E 335. Road 2 w

hence County Road along said #14 for southeasterly the following and southerly right of eleven (11) courses way 0

- along 15 43 cur $05^{\circ}28^{\circ}22^{\circ}$ and where 52° W 32.01 feet ۷e 8'22" and whose ţ the lef ct ţ0 b distance മ chord bears 0 f 0f curvature 32. 02 feet whose
- 2) feet whose I 20°52'06" W S 14°44'36" hence along ong said curve to the e Delta is 12°15'01" as W 73.62 feet, 5" W 196.96 feet to a point of e left a and whose distance chord bea of r S ω 7 g
- Point 0f
- ω s 14"44"36" W 196.96 feet to along said curve to the right whose Delta is 26°26'04" and s 27°57'38" W 280.55 feet, s 41°10'40" W 322.26 feet to right and whose chord a distanc ω Curvature, e of 283.09 bears UI > H ወው rt.
- 6 Ø Point 0f

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- right and whose a distance chord Curvati e of 12 d bears vature 126.9 H eet
- feet, ţ മ point of 7.49
- ∞ √ along said curve to the ri whose Delta is 21°06'06" as 51°43'43" W 126.18 feet, S 62°16'46" W 368.81 feet along said curve to the ri whose Delta is 18°25'48" as 71°29'40" W 226.51 feet, hose Delta 71°29'40" 80°42'34" feet, right and whose a distance Ω hord curvature, e of 227.49 d bears feet
- 640.49 ţ Ø 0£
- (01 (6 whose llong 61°2 said cu Delta : 29" is 38°34 W 224.66 W 206.25 o the left 34'10" and whose Ø Point dista chord cance Curvature, of 228.96 d bears т
- 11) ಭ ಭ 42°08' ZΞ Ö rt he south line 0 H 4 he above

thence f 0 int z 0 ° 68 HBeginning 01'22" Σ 9 2 S w ው ተተ Ð 4 Ø long ហ aid Ø 2 U ď ine 5 the

Containing 3.68 acres more or less.

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- ယ္ထ thence feet with 56°05's 86°1's along whose Delta is 26°01'27" an 2'51" W 180.13 feet, whose Delta is 26°01'27" an 2'53'25" W 473.68 feet to a Pie along said curve to the r whose Delta is 60°24'29" and said curve to the right a case of the left a did curve to the left a did Delta is 64°17'05" and whose 1'32" W 159.61 feet, 2'00" W 173.56 feet, 2'00" W 173.56 feet, 2'00" W 335.88 feet, 1'49" W 335.88 feet, 1'49" W 335.88 feet, 1'49" W 335.88 feet, 2'14" W 308.43 feet to a Poi said curve to the right a did Delta is 41°38'31" and whose 1'32" W 318.96 feet, 2'14" W 308.43 feet to a Poi said curve to the right a did Delta is 43°26'35" and whose 1'11" W 100.53 feet to a Poi said curve to the right a distant curve to the left a d and whos S O Û Q Curvature distance of chord bear 0 6 S W SI Q) Û 0
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and and except the particularly that described a s S County Read s follows: No. 1, being more

Beginning а С the } */4 corner O Fi Section 30, T4N R84W

thence S to the thence north thence thence hence Road of Beginning. ce S (said Se 4 14, 00°34'46" 25°19'22" 50°01'20" west 89°17 * 09 ** 89°17'09" E Section 30 line of the 7 feet $\mathbf{\Xi}$ Z Z t 0 875. 71. 875.19 86.58 33.73 the al 74 ţ along 58 feet along sa 73 feet along sa above said Lot along said west ឯ្ feet feet eet east along right along the of 8 2 1 d 8 2 1 d 8 2 1 d 3, St north ling way fence way right of right of right of section ne to the line the 000 30, for of way way ₩ay Point county Lot fence, fence of f

10/01/87: Excludes (Adjusts 9 10/26/87 Excludes Includes Saterdal boundary 7 - adds Henderson County Ro McMillan South Shore Road at Stagecoach, #14 Filing No. 2

Page Upper 14 Yampa of 14 Water Conservancy pages Outerboundary District ū 26

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EXHIBIT "A" TO QUIT CLAIM DEED BETWEEN NOVAK FAMILY TRUST AND MOUNTAINAIR

Description of a tract of land located in Lot 1 R85W of the 6th P.M., Routt County, Colorado. (NEKNEK) of Section 1, T3N,

Beginning at the northeast corner of Section 1,

thence S 02°10'50" W 155.21 feet along the east line of said Lot 1, Section 1 to a point of curvature, from which the radius point bears S 48°46'42" W 563.44 feet, thence along said curve to the left a distance of 279.66 feet with a central angle of 28°26'17" and whose chord bears N 55°26'26" W 276.79 feet to the north line of said Lot 1, Section 1, thence S 89°31'47" E 233.86 feet along said north line to the point of Beginning. ne left a distance of 279.66 feet, 3°26'17" and whose chord bears to the north line of said Lot 1,

Containing .34 acres more or less.

Bearings are based upon the monumented east line of T3N, R85W; being N 02°10'50" E. the NE%, Section 1,

STATE OF COLORADO. COUNTY OF ROUTT

CONSENT OF TRUST DEED BENEFICIARY AND PUBLIC TRUSTEE

an assignment property herei Said Trust De assigned of the re The records of undersigned, nment of tha herein Deed conveyed join 629 a that t B recorded in at Page 631 Routt Count being certain the County ם ב ij n and consent in Book 628 l and in Book 6 hty Clerk and R Trustee Trust Deed and encumbering int to such con 8 at Page 16 k 629 at Page d Recorder. the beneficiary conveyance. e 1651, and age 633, all the under real

PUBLIC TRUSTEE OF
ROUTT COUNTY, COLORADO

FIRST WATIONAL BANK I

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By: No Vien Nich by Divis Xulien

STATE OF COLORADO) ss.
County of Routt)

Routt County, égoing Consent Colorado. was acknowledged before $198 \times$, by E. DILLON e me this RICH as Public

Witness my hand and official seal

My commission expires:

[SEAL]

Kim Bonner, County Clerk and Recorder

STATE OF NEBRASKA) ss
County of Keith)

ខ្លួន 15th E P The day and foregoing ins Cashier instrument FIRST was vas acknowledged , 1988, by Larr NATIONAL BANK IN before ry Callen OGALLALA. me this

Witness my hand and official seal

My commission expires:

Notary Publi

BENGAL BOTARY - State of Rubrish DEANNA H. BURROWS My Comm. Exp. Juna 23, 1988

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Reception No. 370207

AGREEMENT CANCELLING MEMORANDUM OF RECORDED IN BOOK 621 AT PAGE AGREEMENT

Agreement Page 0059 force The and undersigned hereby agree dated as of October 1, dated - 0065, effect S S of f hereby the date cancelled hereof. that 1986, and that nat certain Memorandum recorded in Book 621 shall be of no further 0 th at

DATED: 1988

MOUNTAINAIR COMPANY, Colerado limited partnership

Altred Saterdal, General Partner

DISTRICT UPPER YAMPA WATER CONSERVANCY

ву 3 D.

ames Funk, President

Fetcher

C

STATE 엵 COLORADO

ss.

County of John S.

The foregoing instrument was acknowledged before day of Colorado limited par Partner of MOUNTAINAIR COMPANY, A Colorado limited par acknowledged before partnership. ន ជ mе General

WITNESS Ħ hand and official seal

Му commission expires:

Notary

Public

60 CO CO. PUBLIC. STE A

County of Routt STATE OF COLORADO S S

The foregoing instrument was a 5th day of February, 1988, by Fetcher as President and Secretary, YAMPA WATER CONSERVANCY DISTRICT. acknowledged by James D. 1 cknowledged before me this y James D. Funk and John R. respectively, of the UPPER

WITNESS my hand and official seal.

My commission expires:

Notary Public

OF SO OF COL NOTARY 31.1900 7

[MISC25]

別域の表別が 1505

WITNESS my hand and official seal. My commission expires: May 16 199	STATE OF COLORADO) ss. County of Routt) SUBSCRIBED and sworn to before me this $q^{\mathcal{H}}$ day 1988, by Stephen Elkins as Vice President and John Secretary of UPPER YAMPA WATER CONSERVANCY DISTRICT.	John R. Fetcher, Secretary	Set its hand and seal the day and year first above written. UPPER YAMPA WATER CONSERVANCY BISTRICT By: Stephen Elkins, Vice Presiden	WITNESSETH, that the said party of the first part, f in consideration of the sum of Ten and No/100 Dollars (\$ and other good and valuable consideration to the said parthe first part in hand paid by the said party of the second the receipt whereof is hereby confessed and acknowledged hereby sell and convey to the County of Routt, State of Col a body corporate and politic, to have and to hold for the use forever as right-of-way for roadway purposes and for installation and maintenance of public utilities, the property described in Exhibit "A" attached hereto incorporated herein by this reference.	THIS DEED, made this 9th day of telluary between the UPPER YAMPA WATER CONSERVANCY DISTRICT, par first part, and the COUNTY OF ROUTT, STATE OF COLORADO, the second part;	Recorded at /// o'clock a.m., FEB. Reception No. 370208 , KIM BONNER
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[W3]

Notary

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EXHIBIT "A"

TO DEED FROM UPPER YAMPA WATER $^{\mathrm{H}}$ CONSERVANCY DISTRICT

THE THE DAY 엄 COUNTY ROUTT

1988

P.M. Desc. scr. iption of a 100 Section 30 and Routt County, and 100 Colorado. foot wide the St of tract Section ion 29, 0£ land T4N located R84W 0 in f the the 9 t L

Said tract described 7 centerline. of land being 50 feet S D each Ø ide 0£ the following

Beginning which the eet, at a point point 0f 9 Section the centerline 30 bears S County Road ೱ Q #14 2442 from ?.79

 \Box ťh ence ence which 88°57'53" the radius E-11.07 poin feet to đ bears Ωį Ø point of (curvature, 7" W 339.57

bears eet with a central a ss 59°44'10" E 33 s 59°30'27" E 94. which the radius along with said curve l angle of 331.62 fee 94.82 feet tο the he right and of 58°27 feet, a distance '26" and w whos O.F $^{\odot}$ 346.45 chord

thence S 30°30'27 from which the feet, 94.82 point bears tο ρ S point 30°59"17" 0f cur,vature, 7" E 352.07 2.0

hence along said curve to the

hence: from feet, bears ß with a central N 84°56'25" E 3 5 69°07'53" E 63 z with al angle E 307.88 637.85 f he right of 51°5] feet, Ļ a distance '24" and w whose of 318.6 chord

ζĮ 20°52107" along said curve which the 3" E 637.85 for radius point feet, feet bear to Ø ρ point 0f curvatur O

feet, bears with a central s 5 58°41'19" E 1 S 48°14'45" E 42 curve-to al angle E 137.68 421.28 f the of 20°5; feet, feet to a w **-** ω 0 distance)7" and wh whos 0£ \odot μ. chord 138.45

hence from N 41° which t 14'45" E 421.28 f. the radius point E 378.63 feet, feet, feet bears Ω point 0£ curvature

thence thence bears feet, along with a central s 63°44'43" E 79°14'41" E said curve al angle E 202.36 105.17 f tο the he left a of 30°5 feet, 9 dis 7 and anc whose Φ of 204.85 cho rd

rom which the e radius 371.47 f feet point feet bears to Ы ođ int 0 H Сu rvature

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eet, with a central angle of 42° ears S 57°55'18" E 270.15 feet, nce S 36°35'56" E 217.51 feet to rom which the radius point bears ht t ∞ **~** Ω 4. 50 ູ່ສຸ etan and ce of ã Œ Ω 9. ho .49)rd

Z O ъо 53 oint of (a H rvature 251.37

hence feet, with a central angle of 31 bears S 52°09'36" E 134.87 feet, ence S 67°43'17" E 147.98 feet t from which the radius point bear. 01 0 ~ a -NQ **≕** ທ (+ tance of and whos Ō C 6 hord

from whi feet to bears Z a ро 22 int °16' 4 ωħ = a Ţ П တည် ıtu 57. 9 0 0

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feet, with bears 5.75° eet, rom which the y said curve to the left a distance a central angle of 15°11'07" and collision E 97.14 feet, to a point the radius point bears S 07°05'3 and of curvature 36" W 373.93 Ø whose cho 0f

hence eet, with a central angle of 21° ears S 71°59'29" E 141.61 feet, nce S 61°04'34" E 314.76 feet to rom which the radius point bears 七年 9 G dis stance of i 142.47 chor

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 \Box thence from feet, • \mathbb{Z} ро 28)int of 126" a Hur :vatur 379.1

 \leftarrow hence eet, with a central angle of 29° ears S 75°51'01" E 193.39 feet, nce N 89°22'31" E 742.44 feet to rom which the radius point bears :ພ N 0 ** Ω UI H. = to rt ance g e of () 195 se_c

feet, bears thence we from we feet, വവ 070 õŏ ni Ti 74 -N 0 of curvat 29" E 250 tur 0.0 0 0

feet, with a central angle of 28°51', bears S 76°11'58" E 124.56 feet, lence S 61°46'28" E 65.21 feet to a position which the radius point bears N 2 feet, a distance 01 and vze o who to th Φ a iv) 5.5 • Řω

ро 2 int of curva 8°13'32" E 3 tur

nence along said curve to the leffeet, with a central angle of 17 bears S 70°33'00" E 110.69 feet, nence S 79°19'32" E 241.39 feet to from which the radius point bears 0 (w மேற о 0 0 ₽ ---= 0 rt canc and e of Ø 111.1 se cho a .12 ord

from 9 feet, feet to nt bears z0T ođ) int o 8 C 百日 Н :va 36 tur 5.7

thence along said curve to the left feet, with a central angle of 39° bears N 80°41'33" E 249.99 feet t from which the radius point bears feet, thence along said curve to the right feet, with a central angle of 15° bears N 68°40'41" E 105.75 feet, thence N 76°38'46" E 249.78 feet to from which the radius point bears said curve to the left a distanc a central angle of 39°57'51 and '41'33" E 249.99 feet to a point the radius point bears S 29°17'2 ance whose of cu 0 curvature E 381.43 f 255.13 se chord O

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49.78 feet to s point bears ро 13 oint of (Cu rvature V 375.89

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1 eet, with a central ears N 64°29'07" E nce N 52°19'28" E 1 along with Ď Ω curve al angle E 158.36 .130.54 f to the feet, of 1ef 24 01 (a) a distance 117" and w whos of 159.56 se chord

which the radius point feet bears ŧο മേ point of 37°40'3 of 32" curvature

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hence from which feet, ence along s feet, with a bears N 79°2 eet, said curve a central a °21'47" E 22 the radius angle 228.02 point ťο the of 54 feet, bears right a t o Z **–** ₪ a distance 16 point of 5°24'05" F whose chord of Į. curvature 443.

feet, with a central as N 83°15'27" E 34 N 60°06'50" E 220 which the radius along said curve al angle E 348.62 220.53 f to he left of 46°1 he **7** a $\vdash \Box$ OF F stance and whose Φ 0f 358 cho

ence Ω

which the point feet to ಡಬ ро 29)°53'10" 丏 30 tur 10.0

feet, bears from w ence rom which along with S.86° the a central angle said radius curve point tο the e of 67°34'15" and who bears z W point of 37°41'05" whose curvature E 298.73 0f 353.80 ወ

_e along __feet__with_ bears S & ^ from ... rom which the 1th-a-central-82°37'38" E 3 said curve radius ral angle of 60°37'28" and w E 301.54 feet to a point of lius point had bears a point of 3 22°56'22" whose of curvature, E 256.02 316. chord .0

feet, with a bears S 83°1 from which t feet, thence the a central °18'02" E 2 said radius curve l angle 253.22 point to the of 59°16 feet to bears right a distance 59°16'40" and w Z ש W point of 36°20'18" and whose curvature E 370.07 of 264.8 chord

:hence feet, bears with a central s S 86°48'37" E 4 N 60°02'29" E 22 along said curve rve to the left cal angle of 66°1 E 404.72 feet, 22.36 feet to a -a distance 7'49" and 1 and whose chord of

from feet nence rom which the 9" E 22 radius point bears ζΩ point 29 O ÇΊ N of cu 7'31"] 7ature 366,4. 6.4

7 hence hence bears eet, along said cultral ares N 77°09'58" E 21's S 85°42'34" E 270 E 215.80 270.20 f angle ςţ the feet 0f right 34°1, 4 _ ည က distand 58" and anc whose O 0 ŀħ 219 chord .04

from feet rom which point feet bears to (a . b) point of (04°17'26" curvatu 0

feet, bears from w feet, with a bears S 74°4 from which t a central °47'30" E g the said radius curve Ţ 1 angle 1 99.17 f poin. to the feet 0f bears righ: t o)t 50 Z a -- Q) a distance 08" and v point of curvature, 26°07'35" E 518.85 and whose chord Φ 0£

along with Ġ 0 σ S central curve l angle 381.88 t o the feet ٥£ lef 43 0 TT ات م distance '06" and w and whose 0 391.07

- thence from teet, which the radius N 72°56'29" ij 226.65 6.65 feet to point bears S D point of curvature 17°03'31" E 268.05
- thence a feet, bears e along said curve to the t, with a central angle ors N 83°30'27" E 98.30 for S 85°55'35" E 197.26 for S the of right a distance 21°07'57" and w and whose o His 98.86 chord
- from feet, which the radius 8.30 feet, 7.26 feet to point bears a B point of curvature 04°04'25" E 275.52
- thence along said curve to the feet, with a central angle bears N 77°07'06" E 160.70 Termination. the he left a distance of 33°54'39" and we feet to the point e of 163.07 whose chord 0f

Bearings are N 01°03'39" 핏 based noqu the Wes ŗ line 0 H the ½WN Sect ion w 0 being

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ACCEPTANCE

Routt County, The foregoing Deed nty, Colorado. and Conveyance are hereby accepted Ъу

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO FOR,

ву:

Harmon V.

Acknowledged before me:

ATTEST:

Kim gonnea,

County Clerk ·

Reception No.	Recorded at
370209	///e o'cl
, KIM BONNER , Recorder	clock C' .M., FEB 18 1988

THIS DEED, made this $4^{\prime\prime\prime}$ day of between the UPPER YAMPA WATER CONSERVANCY part, and the COUNTY OF ROUTT, STATE OF second part; のそ о Н DIST COLORADO, party of the , 198**8**, he first of +1

use and property described in | incorporated herein by this installation hereby sell and convey to the a body corporate and politic. consideration of first part in hand paid receipt whereof is her first forever other WITNESSETH, described good ន and and valuable and politic, right-of-way that maintenance the sum of Ten a hereby roadway

...ce of public

Exhibit

s refer by the said consideration to County of Routt, the said party confessed and public "A" , and of f No/100the to attached purposes utilities o the said of the seco hold first part, 00 Dollars acknowledged, State of for and second part, hereto the public the Colorado, party TOT (\$10.00) for real does of

its hand and WITNESS WHEREOF, seal the the day party of and year the f first part has above written. Herein

UPPER YAMPA WATER CONSERVANCY

CORSE tcher etary DISTRICT ames . U Funk, President H MINISTER INC. FEB. 1 8 14

STATE OF Colorado

County of Routt

President day о Н foregoing O Hi the Upper Yampa Water Conservancy District instrument SBM acknowledged 1988, Ъу before me t Funk this

Other Witness my hand and official seal.

PUBLY Commission expires: May 16, 19

Notary Public

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BDDX 532 TARE 1833

S\SW\s Section 36, T4N, R85W of the 6th P.M., Routt County, Colorado. in Lot Description 3 (NEなNWな) and Lot 4 of a 80 foot wide tract of land for County Road #16, (NWANWA) of Section 1, T3N, R85W and located in the

Said tract being 40.0 feet on each side of the following described center-

which the northwest corner of Section 1 bears S Beginning at a point on the south boundary line of County Road #14 74°17'46" W 551.27 feet, from

Said point being a point of curvature from which the radius point bears N65°38'58" E 381.16 feet,

thence along 399,68 central feet, said curve to the angle of 63°14'26" said curve left and whose chord bears a distance 420.71 feet, 55°58*15"

thence S 87°35'27" E 502.16 radius point bears S 5 feet to a 5 02°24'33" ₩ 3029.39 point of curvature from which feet,

thence along said curve to the right a distance 458.68 feet central angle of 08°41'00" and whose chord bears of 459.12 feet, S 83°14'57"

thence ഗ 78°54'27" য়ে 88.25 feet to the point of termination

.... and a tract of land for County Road #16 described as follows:

Beginning at the turod of termination described directly above,

S 11°05'33" W 40.00 feet to a point of curvature from which radius point bears N 11°05'33" E 1145.16 feet,

thence along said curve to the left feet, angle of 15°35'37" and whose chord bears S a distance of 311.67 feet, 86°42'15" with bj

land ശ in Book 622 at Page 477. 04°30'04" E.8.81 feet conveyed by deed as filed with the Clerk and Recorder appearto the south boundary line of a parcel of

thence N 70°32'45" E 391.71 feet along said 4814.68 feet, point of curvature from which the radius point bears south boundary line Ŋ 04°30'50" E to a

thence along said curve to the left a N 08°12'07" W 1065.16 feet to a angle of 03°41'17" and whose chord bears S point of curvature from which the radius point bears feet, distance of 309.91 83°38'31" W with a

thence along said curve to the right a distance of 358.70 feet, central angle of 19°17'40" and whose chord bears N 88°33'17" with a W 357.00

thence S 11°05'33" W 40.00 feet to the point of beginning.

Bearings are based upon the monumented east line being z 02°10'50" of the NE%, Section T3N,

COUNTY OF ROUTT STATE OF COLORADO

ACCEPTANCE

Routt County, foregoing Dee nty, Colorado. Deed and Conveyance are hereby accepted bу

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO FOR,

ву:

CHAMMEN

Count

Clerk

before me:



Recorded at /// o'clock (L'.M., FER 181988
Reception No. 370210, KIM BONNER, Recorder
THIS DEED, made this 17 day of 100 NOTE 1987, between the NOVAK FAMILY TRUST, Grantor, and the COUNTY OF ROUTT. STATE OF
COLORAOD, Grantee;

North, Range 85 West of the 6th P.M. maintenance of public utilities, title to the public right-of-way for roadway purposes and for the installation and property. Exhibit "A" attached hereto and installation and maintenance of confessed and acknowledged, does hereby sell and convey to the County of State of Colorado, a body corporate and politic, to have and to hold for said Grantor in hand paid by the Grantee, the receipt of which is hereby Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor is used for public use as to the then owner(s) of that portion of Lot 1 of Section 1, WITNESSETH, that the Grantor for and in consideration of the sum of Should the property conveyed by this deed cease to be used as a11 coal, oil, gas and all a right-of-way for roadway purposes and for the public utilities, the real property described in incorporated herein by this reference; reserving abutting the property conveyed by this other minerals in, on or under such property shall automatically Township for so long Routt, the

first above written. IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year

County of North) ss. County of North) ss. The foregoing instrument was acknowledged before me this day of Jeanily Trust.	Secretary			By: X atricia H. Novak, Trustee of the	THE NOVAK FAMILY TRUST
day of he Novak		FEB. 1 8 1988	e design er	of the	

My commission expires:

0

COL

Notary

Public

r.

Witness my hand and official seal

EXHIBIT "A"

AND THE COUNTY OF ROUTT, STATE OF COLORADO TO DEED BETWEEN THE NOVAK FAMILY TRUST

Description of a tract of land for County Road #16 located in (NEWNEW) of Section 1, T3N, R85W of the 6th P.M. Routt County, Colorado. Lot 1

corner of Section 1 bears S 89°31'47" E 233.86 feet, Beginning at a point on the north line of Lot I from which the northeast

- thence N 89°31'47" W 1116.01 feet along the north line of Lot to the northwest corner of Lot <u>-</u>---
- thence S 02°02'18" W 35.72 feet along the west line of Lot 1 to a W 39005.00 feet, point on a curve from which the radius point bears S 00°57'46"
- thence along a central angle of 00°10'58.3" and whose chord bears S 88°56'45" 124.48 feet, said curve to the right a distance of 124.48 feet, with Ħ
- thence ന radius point bears S 01°08'44" W 483.44 feet, 88°51'16" E 806.75 feet to a point of curvature from which
- 475.36 feet to the east line of Lot 1, a central angle of 58°53'52" and whose chord bears S 59°24'20" E along said curve to the right a distance of 496.96 feet, with
- thence N 02°10'50" E 129.99 feet along said east line to a point of curvature from which the radius point bears S 48°46'42" W 563.44
- thence along said curve to the left a distance of 279.66 feet, with a central angle of 28°26'17" and whose chord bears 276.79 feet to the point of beginning. z

R85 W; being N 02°10'50" Bearings are based upon the monumented east line of the NE%, [7] • Section 1,

COUNTY OF ROUTT COLORADO.

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CONSENT OF TRUST DEED BENEFICIARY AND PUBLIC TRUSTEE

Said Trust Deed is assigned in Book 629 and the records and the encumbering the Recorder. 629 rt O ι Ω beneficiary under such conveyance Page 1651, and at Page 633, all real and

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NI	ANI	FIRST WATIONAL BANK OGALLALA	XLA TA	FIRST OGALI				ADO	PUBLIC TRUSTEE OF ROUTT COUNTY, COLORADO	TRUS	PUBLIC TRUSTE ROUTT COUNTY,	R P

EVP and Cashier

Witness

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seal.

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BENKRALINGARY-State of Nebrasia DEANNA H. BURROWS THE My Comm. Exp. June 23, 1988

Мy

commission

expires:

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S.

ACCEPTANCE

Routt The County, foregoing Deed nty, Colorado. and Conveyance are hereby accepted bу

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO FOR,

Wollman

ore me:

Clerk

[DEEDS9]

Reception No. Recorded at o'clock a KIM BONNER .M. FEB. 1 8 1988 Kecorder

о Н between MOUNTAI the first part, the SIHT second part; MOUNTAINAIR and made the COUNTY OF ROUTT, COMPANY, this b Colorado 0£ STATE OF tran. partnership, of COLORADO, party

use property described incorporated herein by installation the the and hereby sell a body corp consideration forever receipt first other WITNESSETH, corporate part good and convey to the ation of the sum of Ten and No/10 cood and valuable consideration to whereof is hereby and party of the fact. ន្ទ as right-of-way f maintenance ij this nance of Exhibit reference. county of Routt, to here for ty of Routt, State on lave and to hold for roadway purposes as public the first part, No/100 Dollars (ion to the said party of the secon purposes and contilities the contilities the hereto acknowledged, doe State of Colorado the second part, for party for and (\$10.00) public real does the and O Hi

set rts Ht hand WITNESS WHEREOF, and seal the the day party and year 0f the f first above part written. has herein

limitéd MOUNTAINAIR COMPANY, partnership ø \mathcal{L} olorado

Alfred Saterdal, Partner

By:

General

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County

of.

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STATE

OH.

COLORADO

County day of partnership. General The o f Par foregoing tner of instrument MountainAir State of was 1987 Roby A acknowledged ы red Colorado before Saterdal this Пe limited S

Witness щу hand and official seal

Ŋ commission expires: The state of the s

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> Notary Public

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and the SE\SW\, of Section 35, T4N, R85W of the 6th P.M., Routt County, Colorado. (KEN YWN) Description of and Lot рı tract of land for County Road #16, located in Lot 2 ω (NEWNWW) of Section 1, T3N, R85W and in the S×SE%

Beginning at a point on the north line of Lot 1 corner of Section 1 bears S 89°31'47" E 233.86: 233.86 feet, from which the northeast

- thence N 89°31'47" W 1116.01 feet along the north line of northwest corner of Lot 1, Tot ښا ď
- thence S 02°02'18" W 35.72 feet 39005.00 feet, curve from which the radius point bears S 00°57'46" along the west line of Lot ţ ×
- central angle of 00°32'39.4" and whose chord bears N 89°18'34" W 370.52 feet along said curve to the left a distance of 370.52 feet, with נם
- radius point bears S 00°25'06.4" S 00°25'06" W 35.00 feet to a æ. point of 38970.0 feet curvature from which the
- thence along said curve to the left central angle of 00°26'48.4" and whose chord bears N 89°48'18" a distance of 303.88 feet, with
- Hive N by 53'57" W 430.20 feet to a point of curvature from which the radius point bears S $00^{\circ}10'59"$ W 4699.68 feet, N 89°53'57" W 430.20 feet
- thence along said curve to the left 08°12'07" central angle of 08°23'06" and whose chord bears S point W 1180.16 feet, 0f curvature from which the radius point bears a distance of 687.77 feet, with a hose chord bears \$ 85°59'26" W 687.16
- central angle of 03°42'03" and whose chord bears S 83°38'55" along said curve to the right a distance of 76.23 feet, with a W 76.22
- thence N 04°30'04" W 26.19 feet to the of land as pearing in Book 622 at conveyed by deed as filed with the Clerk and Recorder ap-Page 477, south boundary line of a parcel
- thence N 70°32'45" E 391.71 feet along said south boundary line to 4814.68 feet, point of curvature from which the radius point bears S 04°30'50"
- thence along said curve to the right a distance of 394.70 feet, central angle of 04°41'49" and whose chord bears N 87°50'04" with a
- radius point bears \$ 00°01'42" R 39085.00 feet, S 89°53'57" E 429.78 feet to a point of curvature from which
- thence along said curve to the right a distance of 605.69 feet, central angle of 00°53'16" and whose chord bears S 89°35'04" with a E 605.69
- radius point bears S 00°51'34.4" W 39105.00 feet, N 00°51'34.4" E 20.00 feet to a point of curvature from which the
- thence along said curve to the right a distance of 195.20 feet, central angle of 00°17'10" and whose chord bears w 88°59'51" with a E 195.20
- thence S 01°08'44" W 20.00 feet,
- thence S nce S 88° 51'16" E 806.75 feet to a point of radius point bears S 01'08'44" W 563.44 feet 88° 51 16 8 of curvature from which
- thence along said curve to the right a distance of 188.76 feet, feet to the point of beginning central angle of 19°11'41" and whose chord bears S 79°15'25" E 187.88 with a

Bearings are based upon the monumented east 02°10'50" line of the NE%, Section †ւս<u></u>

STATE OF COLORADO

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ACCEPTANCE

Routt The fore t County, foregoing Deenty, Colorado. Deed and Conveyance are hereby accepted Ъу

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO

ву:

Harrans

Acknowledged before me-ATTEST

County

Clerk

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Recorded at Reception No. はよりなよら o'clock KIN BONNER 1 S 1988 Recorder N/C

between the first part, THIS second IS DEED, mad part; and the COUNTY OF ROUTT, made COMPANY, this b Colorado day of STATE OF COLORADO, party limited 1988

and property de incorporated installation hereby sell a body corp the the consideration of first receipt whereor to the Courby sell and convey to the Courdy corporate and politic, to forever as right-of-way for forever other WITNESSETH, part described poog herein H, that the said party of on of the sum of Ten and and valuable consideration hand paid by the said maintenance of d in Exhibit by this the reference. County of Routt, State of to have and to hold for t consideration confessed and or roadway of public public y of and cne first part, No/100 Dollars attached purposes utilities first acknowledged, the second part, said and hereto the the Colorado, for party for and (\$10.00) public does real and the 0£

set hand and seal WITNESS WHEREOF, the day party of and year 0f the first first above above wri written. has herein

limited MOUNTAINAIR COMPANY, partnership 9olorado

/Saterdal, General Partner

ву:

9861 CF 1613 "一个

STATE 읶 COLORADO

County of Carrell

ss.

County day of General partnership. The 0 Partner foregoing ther of 5770 instrument MountainAir State was 1987-198] , OH Company, acknowledged Alfred þ Colorado before Saterda. this me limited ij

Witness my hand and official seal

Мy commission expires:

The Commission Engineer

Notary

ONTAIN !

30.00

EXHIBIT "A"

36, T4N, R85W and in Lot 3 of Section 30, T4N, R84W, a 6th P.M., Routt County, Colorado, described as follows: Description c Lots 1 and 2 0 f of a parcel Section ω,2°f T3N, R85W, of Section land for con R85W, in County the Road #14
he W%, N%
[4N, R84W, located in of Section all of the

Beginning а Т the SW corner of Lot 2 of f Section 2 T3N, R85W,

thence said Lot 2 to the northerly Said right-of-way being 30 to existing centerline of said thence along said northerly are for the following ten (10) of the said N 00°03'44" E northerly being 30 f 68.72 said feet y right-of-way feet north of County Road, west y of (and County Road #14. I parallel with t boundary line the O.f.

thence and northwesterly courses: right-of-way line

N 42°08'24" 167.44 feet Point o f

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 N 71°29'40"
 N 62°16'46"
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 whose Delta
 N 51°43'43"
 N 41°10'40"
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 whose Delta
 N 27°57'38"
 N 14°44'36" C urve is 20 E a c E 190 a distance o 322.26 feet ve to the le 26°26'04" a Ω left and of 2 1 whose 253.11 chord Curvature of 255.37 -J @ $\boldsymbol{\sigma}$ е †
- 196distance feet വ 3.11 feet, Point of (
- . 0 9 whose I along 0 Lot sai Del 52'0 1t Ω Sec **=** ₪ curve is 1: E a (tion a distnace tion 2. ve to the 1 12°15'01" right of and d whose 86.43 f Ø dist feet stance chord feet to to Curvatus of 86.5 bears the no UTH Ř 9 4 е е 1 1 \Box ם Œ

Thence curve #14 f; feet, N_8 on mo. 9°32'10" the southeasterly which the radius | 69 نـ 4 feet ođ right E. \Box along_ bears of way S S said of 57 north 0 lid Co POI" line County E 33 0.1 O a Ro \mathcal{N} تو دن $\Omega_{\mathbf{i}}$

hence County along Roa Ω said ក្រែប 0 no ۲ theasterly and the following souther: eleven (1 Y L K ight cou our Ø 0 Ð Ť E K 0

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- 7 feet 20°5 henc t whose 52'06" | 4°44'36 Ø along ng said curve to the Delta is 12°15'01" and 73.62 feet, W 196.96 feet to a 1 point e left and whose מ Ωı list chord anc $^{\odot}$ bear 0 Ĥ, ហ Ś Φ
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- 82 whose S 71°: along said curve to the riwhose Delta is 26°26'04" as 27°57'38" W 280.55 feet, S 41°10'40" W 322.26 feet along said curve to the riwhose Delta is 21°06'06" as 51°43'43" W 126.18 feet, S 62°16'46" W 368.81 feet along said curve to the riwhose Delta is 18°25'48" along right and v whose \mathfrak{D} point of o cho þΣί of 2 bea Ħ NH 7 O 4 9**е**е
- feet Point dista 0f Cúrva of 22 8 tu 94 9 H е е
- 11) Ö whos σ long hose 208 24" SON Õ Ď lid. Ita þ Сu rve to . s 38°34 9 Qthe et to left and 0.0 who the Ωı south P chore ird line bears Q 111 the above

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 s 48°48'15"
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 s 00°08'03" M F C S 265.1342. Ö the feet, zigh and 5 IT D whose $\overline{\Omega}$ oint dist chord ance Curvatuse of 260 bear Ś 92 D \sim \sim ŀ'n P 0
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ACCEPTANCE

Routt The fore foregoing Dee nty, Colorado. Deed and Conveyance are hereby accepted by

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO FOR,

ву:

Clerk

ATTEST

Acknowledged

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me:

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	Reception No.	Recorded at
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KIM BUNNER	Recorder 1	o'clock a. M., FEB 18 1888

between the first part, the second p STHI DEED, made this y ne UPPER YAMPA WATER t, and the COUNTY OF part; ROUTT, STATE CONSERVANCY day O H DISTRICT, 엵 COLORADO, party ty of the party of , 1988,

body incorporated herein by this WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby quitclaim to the County of Routt, State of Colorado, a installation ar property corporate described e and politic, to has right-of-way for and maintenant בן בו and t roadway

Exhibit

refer Routt, State of Color e and to hold for the purposes and contilities, the hereto Colorado, a r the public for and

set utschand and SSENTIW II. WHEREOF, seal the the day party of and year first above the first part written.

County of Routt)	STATE OF COLORADO)	John R. Fetcher, Secretary	A Company of the Comp	60000
	To any of the Contract of the	FEB. 1 & 1988	Stephen Bikins, Vice President	UPPER YAMPA WATER CONSERVANCY

1988, by Secretary SUBSCRIBED Stephen Elkins as Vice President and John of UPPER YAMPA WATER CONSERVANCY DISTRICT. and sworn to before me this $\mathcal{G}^{\mathcal{K}}$ day of Temu

WITNESS my hand and official seal.

PUBLEDA ν<u>i</u>Μ commission expires: Publi

EKHIBIT "A"

DEED FROM UPPER YAMPA WATER CONSERVANCY DISTRICT

OI THE COUNTY OF ROUTT

DATED THE DAY HO.

Description of a parcel of land for County Relots 1 and 2 of Section 2, T3N, R85W, in the 36, T4N, R85W and in Lot 3 of Section 30, T4N 6th P.M., Routt County, Colorado, described as the withe wind the with the wi Road 414 a11 located in of Section 0£ the

Beginning t t the SW corner of Lot 2 of Section 2 T3N, R85W

thence thence said Lot 2 to the northerly resaid right-of-way being 30 fe existing centerline of said Cothence along said northerly and for the following ten (10) co N 00°0 Lot 2 00°03'44" E 68.72 said County Road, ly and northwesterly feet et along the west right-of-way of (feet north of and and parallel with right-of-way county Road #14. line of the

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N 42°08'24" 디 167 feet to a Point Curvature,

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ACCEPTANCE

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Routt The foregoing Dec County, Colorado. Deed and Conveyance are hereby accepted bу

BOARD OF COUNTY COMMISSIONERS THE COUNTY OF ROUTT, STATE OF COLORADO FOR,

Ву:

CHOIRES

ATTEST:

Acknowledged

Clerk

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Vanderbloemen was directed to review the Baldwin s1 1de problem 9 RCR 56

RIGHTS-C YAMPA CONSERV ANCY DISTRICT/CONCEPTUAL 묩 P. ≥ ₹ VACATION ₹ RELOCATION

Division Fry, Staf of and nd Mrs. Herb Holloman, Mr. Saterdal, Dagmar Downs, Fhil Eggleston, Dennis Schiewe of Oc f Parks and Outdoor Recreation, Al Fox from D & D Consultants, Planning Administrator Flanner Caryn Fox, County Engineer Lou Gabos, Attorney John Vanderbloemen were present.

caryn rox briefed the Board on past meetings. The Planning Commission reviewed a zone change find Agriculture/Forestry to Outdoor Recreation. The Board approved the zone change for 1578 acres. In acres will be left in Agriculture. The petitioner, adjacent property owners, and the Colo. Division Parks have had continuing discussion concerning the campground area and campground entrance. Campground itself will be managed by Colorado Department of Parks and Outdoor Recreation. At 1971 Planning Commission meeting some concern was expressed regarding the campground entrance, and there was also discussion concerning the best location of a section of RCR 18, labeled from section D to E on Stagecoach Reservoir Site Plan.

Ms. Fox explained that Planning Commission has questioned the method the Department of Parks will use for access and dust control. They had also questioned the location of the park headquarters building. Planning Commission had concerns with the safety of the park entrance, concerns with the relocation of RCR 18, and also concerns regarding the swimming beach, marina, and internal road

Ms. Fox went on to say that the Board of County Commissioners met to discuss the relocation of RCR 18 on May 19, 1987. The Board's feeling was that this plan was approved in 1985, after public hearings, and they would be opposed to changing the 1985 approval for relocating the road. Planning Commission had recommended approval of the Conceptual PUD with 12 conditions. Planning Commission also recommended approval of the proposal for the primary entrance to be the north access and the secondary entrance to be the south access, subject to five conditions.

Staye Fry presented letters to be Stagecoach Homeowners Association. pl aced ţ 밝 records from MountainAir, Eagl es

Eggleston told the Board to Parks. The Upper Yampa did agree to pay for a south er that their present plan was a compromise plan pa Conservancy District is required to adhere to entrance. prepared by o this plan. 다 다 다 다

All Saterdal, adjacent property owner around the reservoir requested that the Board give careful consideration to the importance of the park in connection to the land around the park. Mr. Saterdal commented that the reservoir and park could bring as much as \$370,000 and some employment into Routt County. It will assist in the buildout of Stagecoach and make significant contributions to the area. His main concern is to maintain high quality, and he hopes that in the near future the Stagecoach ski area will reopen and there will be the need for other amenities. Mr. Saterdal has concerns about the south entrance and the location of the campsites, since they will be highly visible to the homeowners at

Steve Fry commented however the Board had al 1985. Al Fox of D & D to lessen the curve radithe lake and adjacent however. commented that Planning Commission had recommended that more studies be done on RCR and had already decided that the relocation of RCR 18 will stay where it was approved of D & D stated a suggested compromise to the visual impact concerns of the neighbors accurve radii of the relocated RCR 18, thereby reducing the amount of scarring visible find accent homesites. The Board took no action on this suggestion.

from the reli subject to c Commissioner because of t Commissioner Dorr moved to approve the primary entrance of the campground as the north access coming the relocated County Road 18 as proposed and approve the secondary entrance to be the south access, et to changes in wording in condition \$2 and deleting \$5 as recommended by Planning Commission. It is consistent to the reason for deleting \$5 was issioner kenney seconded the motion. Commissioner Dorr commented the reason for deleting \$5 was used in a 1985 resolution with a 20 foot driving surface. The vote was unanimous.

Department of artment of Parks representative Dennis Schiewe proposed extensive landscaping and berming of : e told the Board that the campground area campground area. 다 Department

Attorney Vanderbloemen changes explained that 타is **#** Conceptual approval, and prior ₽

Attorney in the Condition # 12 to mmissioner Fisher moved to approve the Conceptual PUD plan with the 12 conditions and amending ion # 12 to read that the approval of the PUD plan is contingent upon approval of the water and treatment system by the Colorado Department of Health. Commissioner Dorr seconded the motion. By Vanderbloemen asked if the hydroelectric plant is part of this PUD plan. Mr. Fry answered it is 0 utdoor Recreational Zone. Commissioner Kenney asked if the condition dealing with the sectric plant meant construction plans or with site plan only. Mr. Fry answered it meant site plant was taken and was unanimous for approval.

EN RE: DETOUR PLAN/ROUTT COUNTY ROAD 16

this meeting were Phil Eggleston, Al Fox. and Engineer Assistant Paul Draper.

Fox has change developed a detour the alignment and al ignment ⊈. • plan for intersection traffic 9 8 16. road # ==== 8 closed.

bridge on RCR Hon trucks can 2 <u>1</u>8 9 is load posted that way, and d for 5 ton. the cost of The contractor repairs will be will beef borne by 牙등 the e the bridge District to 25 ton. The Board

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June

Routt Coun Box 773749 Steamboat Springs, Colorado 80477 of County County Commissioners

Proposed State Park at Stagecoach Reservoir

Members of the Board:

areas of concern regarding the proposed State Park at Stagecoach Reservoir. The letter was read and introduced into the record at the public hearing to discuss this matter on May 14, 1987, before the Routt County Planning Commission. Enclosed is to the Routt a copy of the May 11, 1987 letter from our Board of Direction and County Planning Commission, stating our position and 1987 letter from our Board of Direct-

The Board of Directors of the Eagles Nest Townhomes Owners' Association supports the concept of a State Park, to be located along the north shoreline of the proposed reservoir. We do, however, have three recommendations regarding the Division of Parks' Conceptual State Park Plan, dated April 30, 1987, and as submitted to the Planning Commission for their review and recommendation to your Board. Our points of concern are explained in more detail in our May 14th letter and generally include the following:

The principal entry and sole summer entry to the Park should be located at the north end of the Park, near the intersection of County Road No. 14 and Relocated County Road No. 18. Potential visual impacts of Park roads and campsites should be minimized, where possible, by screening with earth berming principal entry and sole located at the north end .

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and tree planting.

 ω The Park Headquarters Building, shop, service yard, and sewage treatment facility could have potentially negative visual impacts, particularly from the visually prominent site they are proposing for these facilities. Adequate screening, at the very least, should be considered at this site.

tion present at We hope developed. comments to have the opportunity to see more decurrence to have the opportunity to communicate our integloped. We appreciate this opportunity to communicate our integloped. We appreciate this opposed project and will have representation of esent at your June 2, 1987 public hearing in order to address ments or questions you may have regarding our position on this as they inter

Sincerely

Board of Bob Barrows, President Directors

Copy to: Mr. Steve Fry, Routt County Planning Director

EAGLES NEST TOWNHOMES OWNERS' ASSOCIATION AT STAGECOACH

May 11, 1987

Routt County Planning Commission Box 773749 Steamboat Springs, Colorado 80477

Хe Proposed State Park H H S tagecoach Жe servoi

Dear Planning Commission members:

opportunity Recreation's be is scheduled to be heard reation's conce located on the Nest s conceptual P.U.D to comment Townhomes north g shoreline of by you at Owners' Association of Parks the Colorado Division of Parks n n Plan for their proposed S ß Stagecoach Reservoir. public hearing on May proposed State on May 14, 1987. and ţ Park, ake Outdoor t O

Site pa (and Įμ the Company, agenda items Townhomes order Water pany, Stagecoach Property Owners' Association had serious homes Owners' Association had serious Plan, as prepared by the Division of opportunity to see the plan until only was plan r Conservancy granted a pos ticular to review by allow a ₽ your case o see the plan until only hours previously promised, but not a by all interested and involved ncy District (the applicant in postponement of this item to April SBA originally scheduled il 2, 1987 public hea Owners Ari blic hearing. Association, s concerns regarding the Farks, and had not bee ly hours prior to the he ut not afforded, input to Ø parties, the Upper Y this case) requested later date. e De . The Mountain and our Eagles regarding nd had not heard s S the rate been given hearing. of Air Nest Yamthe

Since of the sent the Department, Division of Agreement has suggestions, ation, ompromises the site at atives sion of Parks' site plan, District and Mountain Air April 2nd, w Division of Upper of and a County
Parks' site er Yampa and a Cc Stagecoach. appear and and concepts have b not been reached c yn of Parks at their main offices in Denver and twice on agecoach. Some of these meetings were attended by representatin Air Company, Stagecoach Property Owners' Assoction Mountain Air Conservancy District, Routt County Planning Yampa Water Conservancy District, and time to review the temporal of the service of the serv Commissioner. as well as on all been discussed reached issues, გ გ regarding our most alternative plans prepared by All the various plans ideas, ussed by the participants. sues, however, satisfactory representatives voiced repreconthe

of The Board (would like Commissioners: submitted Parks' most of rt O Directors to make the recent Co s of the Eagles Nest Townnone following recommendations Conceptual State Park Plan your review Eagles Nest and recommendation Townhomes Plan, regarding the dated April 3 Owner S Association the Division il 30, 1987, he County

North We westerly agree St Entry the entry, with and strongly entry, as it curr to sole serve s o access ន s main entry into the origination of the ongly support the elimination of the currently intersects with County Road currently intersects with The iss issue

park access be lintersection of 18. We do supposlightly relocat "winter" access, and ance cus e access. S designated established important ions do support the relocated wes access, year ess. Specific gnated dates f hel began back be located α dop for g County prior back the the westerly the for winter C round plan. We following Road 14 a Division int location to ity for our (in 1983-84, the entry, emergency access, tion of summer and north in and 0 f and summe feel thes reasons: concerns, has been has Parks' to be 1 relocated County summer these the used proposal vicinity recommendations access need to since that only as a and maintenthe for 0f Road main ш

- the can tie into County Road By tie reservoir and bringing e into the o the to be ĺn in the main entry construction of dam construction. constructed y from the pi in conjunction with proposed the north relocated
- car, ф) and to having usable shoreline b dust The minimum the motor to north impacts drive home, park entry along the se vehicular camper, talong the 20 on park the most attractive, will boat grounds. south shoreline, thus as revisibility, noise, training training the south shoreline, thus as a south shoreline, thus as a south shoreline, the south shoreli and prevent vent the trailer majority traffic f thus keeping se, traffic, isible, and from 0
- will be generated for trailer parking, day use swimming beach areas located A north entry will ing the rvoir. camp sites s visible located use the to and fr from the on ct O picnicking, on the east e amount of tr on the amount properties from boat south the park on the park of the pa end end of raffic dronb south shoreline and the impact-O Hi any park the င္ပ 0 H H
- park, supervised specifying time park, visitors With and only ed at the re appropriate times of summ one all willtime entry be clear on w ntry will need summer location and on which winter of d ь Д, gates access access operated and t O to Ç use ignage the

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- ted development impacts of roado pact would recommend that minimize berming are higher, more W mentioned pleased t reservoir. and roadway oment along the si roads, vehicles, ervoir. With the tree that that and sites above. exposed, planting the I wherever th the more gentle slopes lower elevations near the along Division ហ desirable can more visible t o shoreline, and camp shoreline: screen feasible, screen the of camp Parks thus near the sho e, efforts be he potential sites ground site has reducing g properties proposed and development and shoreline, we be made throu concentravisual proximity visua sout im-
- Location ard, Although and adjacent sewage ¥0 Park feel Headquarters řt would treatment make with more system office, sense for shop, the maintenance Park Head

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review tial vi ing, an open, will 1 main are park's primary activities, we scaping ecture being need north summer and visual and process. Wi Isual impact of. ng prepared for the loca of this facility, that service fa to visually this camping would as given site. ¥ e yard may have entry to prominent site. are ask that when more bе to adequate and visually separated and other shoreline and quite conveniently location, that we be treatment concerned g this screening rned as to what potent int facility, shop build-his particularly high, Serious consideration design, and included dur located and nearer ed from during the reservoir plans archithe the

parties involved I Park, but also a I of the Stagecoach cation and lines. No stand apart to the ∑ O one commitment shoreline opportunity Routt continually have 0f other No one areal apart when it aparted County the Stagecoach future e many of the subdivisions enforcement to will to the and promote of improve see more developments new reservoir.
need to work t n Reservoir and State Park the future of Stagecoach. se more detailed Park plan park have the in the comes to ma the County' entire good pl to work together that will be a c the 0 fi our at Stagecoach. I pments that will be eservoir. But it our to maintaining opportunity own Stagecoach planning Stagecoach uMo development The be a c State assistance g and development architectural con a compatible project ing good pment at Eagles
The proposed S
l begin to sprin
it will also be plans, as for some i Park can be t 0 insure and We should be ignored development statement for look forward to s they input spring up so be the f neighbor. be a real 1 controls Ø will successful State through the appli trols and guide-State Nest, as ... or th аt are continue ignored that p along first developed, The creation benifit to standards.
or our efforts
, as well as the 0 the A11 uro only

Sincerely,

Bob Barrows, Pres.



CORRECTED NOTIFICATION OF COMMISSIONERS HEARING DATE

May 18, 1987

RE: Request before the Routt County Regional Planning Commission

Dear Adjacent Property Owner:

received a request for the petition cited below: š to advise you that the Routt County Regional P1 anni ng Commission has

PETITIONER: Upper Yampa Water Conservancy District

RTITION: Conceptual Planned Unit Development -(Tabled from April 2, 1987

Planning Commission meeting)

Reservoir. camp sites, swim beach, public parking areas Conceptual parking Planned Unit areas boat marinas, and Development access five mile public points at (PUD) overlay the pl an Stagecoach trail, for

LOCATION:

S2,NE4 Section 29; S2,S2NE4 Section 30; N2,N2S2 Section N2SW4,NW4 Section 32 all of Township 4 North, Range 84 West, Section 36 County, Colorado tract of land generally located in portions of the NE4, NW4NW4 Section 1, Township 5 North, stion 36 and SE4SE4 Section 25, Township 4 North, NEA Section 29; S2,S2NE4 Section 30; N2,N2S; 3 North, Range 85 West; SE4, SW4, NE4, N2, N2S2 Range 85 Section Routt West;

Mapping Planning and a metes and bounds description is filed Department. in the Routt

Vacation and Relocation of Public Right-of-Way(s)

County Road #18

Vacation and Relocation of Public Right-of-way(s) Department. description Stagecoach relocation of proposed Reservoir and mapping camp site portion of County and Recreation Area. area. J. filed in the Routt County Road #18 Road #18 is for the access in #18 is located in the access in the second seco County for the purpose legal into

been The Board of ch anged at 3:30 County Commissioners will not be able p.m. as previously advertised. The to June 2, 1987, for a final ruling. The public hearing has therefore ng. This hearing will take place to hear this item on May 26,

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Renotification of Commissioners Hearing Date Page 2 Upper Yampa Water Conservancy District

in the Hearing Room of the Courthouse Annex and will commence at $1:30\ p.m.$

Your attendance and comments regarding this matter are welcome. unable to attend, your written comments will be equally acknowledged. be equally received and Should you be

Sincerely,

ROUTT COUNTY REGIONAL PLANNING COMMISSION

Planning Administrator William 5.4

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Sterie wented Bol to review today to set theretion from Bd. Aburdan there Set direction Mr. sike men 16 BCC on May 14, 1987. · meno come, CR18 realigion ne alternative discussed (3) 2867 (61 how South pace Ron wanter dra landowners come u/21/sua made newly constr. sole then essen 1985 Service Siale - D-16 seriew de Shore Anho lea be other to heat as square 16 Ld sommendations alli infpects the sale Kund CR 18 be specs lake onet. on blan only const. gottino

ann. monto be ent tunk road alegn, et too Service dæly meegs frederin eg, further study & separt es had i week mil de po t seed access hi de po etcher-D-E- conta en senice ala, acres to aghmen follow orig. for BU - and 20-23% of langth I Justin review to dam room to as i praide n. West blant nache backede damo

before to discuss & and and to be nun d owners very in hes on one there co had an burnt accidents that on if plans wer alphie nox rea R 1.

Job D. asked Al F why so wide; point with more of surface of making inally li intes service orchicle E 3 de ice Co., works - Epplain Last proposal of fred , have, etc. mides ille monal abouton OR 18 Help ellow Contour for more from res. Man 201in myset prome D-E mile stretch that's I charge more ! une sh gen along. He 250 radius ld de great ke The see of leader 20 Mank have acces Vandown Anstigrown

Harl is depappented this is very step terrain. John - I 150 kadies accounted Ennis - there no early way to coming of now be less De Dottiet has be grant sug Roll in fuleixe for will ratured will armite may not t conser some sisual something the make sisual something the make hit Taffic Hurelfh Here. leave as is meeded. y have down tra most Some attenuations leave as Bran. - to new Ac/new direction tellus Caty Rows are 601 læne hjeme W or enough Dollar allout sons for withener go for it. Bow

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METOR AND ME

TO: Board of County Commissioners

FROM: Steve Fry, Planning Administrator

the Consideration of the proposed Stagecoach Dam to an intersection proposed alignment of County Road 18 County

MTE: May 19, 1987

the vacation and relocation of County Road 18 on May 14, 1987. The major i relocation of County Road 18 on Visual impact, and need for District and the immodiant County Regional Planning Commission reviewed the proposed Conceptual by the Upper Yampa Water Conservancy and need for the 1tem

road potentially different philosophies concerning road construction Commission composition has changed as has County Planning Staff. Subdivision at Stagecoach have been constructed. Conditions private interests in the reservoir has been identified as an the project. All of the above have contributed to the need construction of the Board reviewed the proposed realignment in 1985. project. proposed in 1985. v isual affecting impacts the Stagecoach Reservoir project has risen. the the above have contributed to the need to reconsider that may al ignment affect the of this section of concerning road construction. viability A new Board is of the public Roads road have changed in the South Shore A need to minimize important in office with S1 nce

Planning Staff and Planning Commission have identified the need to maintain focus on the results of any reconsideration of this road alignment:

- Total project costs should be redureconsideration of the road alignment. reduced as a result oţ. any
- ? Nothing within the review of filling of the reservoir. adversely affect the timing of the proposed realignment construction of the dam of the road
- ω Nothing within the review of the proposed realignment of the road should adversely affect any funding that has been arranged for the construction of the project. been arranged for
- 4 eliminate the adverse visual other environmental concerns should efforts should be made to find pratical methods impact be considered. 약 the road as proposed.

Planning Commission, Planning Staff, existing proposed realignment. These include the following: and others have identified alternatives



18(as identified on the reservoir site plan) be constructed meet County Road Specifications i.e. 30'road section with ROW required to contain all road cuts and fills. Resolution ç require Section D-E of Routt County Road

- Ņ the control vehicular access to the dam. Abandon section D-E of Routt County Road 18 and allow the District construct trail system עם service road to em on the south the of the lake. dam site that The District would coul d tie
- district to reconstruct the road on the south side of the from the end of the existing South Shore roads to the dam: Abandon section D-E of Routt County Road 18 ake
- Road 18. The road would cross the dam to connect to County
- only as The road would not cross the dam and would serve service access
- the properties, service requirements of the district to upgrade County Road 18 from the Pleasant Valley Cabinet shop. The determined following an analysis of environmental section D-E concerns Cabinet ٥ţ Routt County 計 power plant below the dam, degree of the dam to access Road 18 needs and upgrading would the vicinity of require adjacent

There may be other alternatives that the Board might identify following further

at the time of Commissioners for consideration on realignment of County Road 18. The Commission the presentation of proposed realignment with a report made to Plapresentation of the Final PUD Plan for the Park. has forwarded The recommendation suggests May 26, 1987 recommendation concerning to the Planning that further study Board Commission of.

recommendation. following or others: further study is required purpose of the the Board holds of the meeting today reconsideration of th Options ᇦᄱ 7 formal Board may can be the 3 road started immediately hearing or ठ real ignment determine how o_f consider may the a \$ Pl anni ng the Board proposed rather than waiting Commission intends

- constructed as Determine that Road <u>1</u>8 proposed. ᅙ Š appropriate at further review this of the proposed this time. The road should real ignment be of
- guidelines for timing, visual review of Determine that valid concerns have been raised since the action of further study. Board visual th e on July 16, 1985 by Resolution 85-019. Identify how a direction to previous road realignment should occur. the review impact, responsibilities the of the District road realignment lities of the Co and County County/District, Staff to such as Identify beg1n cost

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Minutes

May 14, 1987

The meeting of the Routt County Regional Planning Commission was called to order at 7:45 p.m. in the Hearing Room of the Courthouse Annex, 136 6th Street, Steamboat Springs, Colorado.

Planning Commission members answering roll call were Bob Golub, John Courtney, Robert Ralston, Luke Studer and Charlie Norris. Planning present were Steve Fry, Planning Administrator, Caryn Fox, Staff Planner, Jane Grogan, Administrative Assistant and Chris Brookshire, Secretary.

Mot for

The floor was open for a motion to elect a temporary chairman in the absence of Chairman Bob Maddox and Vice Chairman Gary Williams. Luke Studer nominated Mr. Charlie Norris ť serve as temporary chairman, John Courtney seconded the

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carried unanimously with the Planning Commission members voting. The motion to elect Charlie Norris as chairman for the meeting of May 14, 1987

Relocation of UPPER YAMPA CONSERVANCY DISTRICT - Conceptual P.U.D. and Vacation and Road Rights-of-Way

the Bureau of Reclamation on September 18, 1986. The proposed construction will begin in 1987. Mr. Phil Eggelston represented the Upper Yampa Conservancy petition is related to the Stagecoach Reservoir project approved through proposed construction

On April 2, 1987, Planning Commission reviewed a zone change from Agriculture/Forestry and High Density Residential to Outdoor Recreation for 1800 acres; a relocation and vacation of the alignment of County Road 16 at the intersection of County Road 14; Conceptual P.U.D. plan and relocation of County Road 18 and 14. Planning Commission recommended approval of all of the above requests except the Conceptual P.U.D. Plan and Relocation of County Road 18 and 14 which were tabled until May 14, 1987 at the request of the petitioner. (See Minutes of April 2, 1987)

for the development of campgrounds, marinas and parking areas, and relocation of campground entrance to be located in a tract of land generally located in portions of the NE4 Section 2, NW4NW4 Section 1, Township 3 North, Range 85 West; SE4,SW4,NE4, Section 36 and SE4SE4 Section 25, Township 4 North, Range 85 West; S2,NE4 Section 29; S2, SW4NE4 Section 30; N2,N2S2 Section 31; N2SW4, NW4 Section 32 all of Township 4 North, Range 84 West. The campground and marina will be located along the northern boundary of the Stagecoach Reservoir between the existing County Road 18 and County Road 14 and the relocated County Road 18 and County Road 14 and the relocated County Road hundred feet additional 20 remote Recreation. Conceptual P.U.D. Plan and relocation of County Road 18 and 14 is proposed existing County Road The camp sites were Most of the camp sites are proposed along the edge or within a few of the reservoir. There will be one hundred campsites with an sites planned. designed by the Colorado Division of Parks and Outdoor

site will be from the relocated County Road 18. The access road cuts south across the face of the land and will create a scar across the ridge which will be visible from the lake. A second southern access is also planned for winter entry and for year around service and emergency access. factsheet indicates that the primary access (northern access)

plan has been reviewed and approved by the Southshore Homeowners Association and Upper Yampa Water Conservancy District (UYWCD). This plan includes the 100 the Colorado Division of Parks and Outdoor Recreation (CDP&OR) and South Shore Homeowners Association. The current plan presented to Planning Commission was designed by Bob Carlson, Division of Parks Planner in Denver, Colorado. This headquarters/maintenance camping sites, water properties. amping sites, water and sewer for the sites, swim beach, marina, and eadquarters/maintenance building. The UYWCD is required to minimize the isual impact to the neighbors of South Shore Subdivision and other surrounding roperties. The campsites along the south shore will be bermed and landscaped. dual water system will be developed to maintain the landscaping. Eggelston stated that the Conservancy District has conducted meetings with

Planning Commission Discussion

will be developed to fit in with the existing terrain. There will be a total of 100 sites along the shore line which is required by CDP&OR and the sites will all be located along the north shore of the reservoir. The 100 sites do not have to be placed along the shore line. A primitive camping area has been discussed which will be available for people who want to backpack, or pack horses into the camping area. The campgrounds How many total campsites will be proposed on the south shore? There will be a total of 100 sites along the shore line which Mr. Eggelston-

management standpoint, it entrance/exit. The second entrance will be used for an emergency access which was suggested by the South Shore property owners and will be operational in the winter months. are two entrances being proposed? j. easier to maintain <u>×</u> Eggel ston ىم • campground with one Historically,

1 [] A will pay for the entrance station. entrances will be manned. the entrances be manned? The entrances <u>≪</u> Eggelston s are staff staffed by the Yes, Н CDP&OR, ì presuming ‡ e U YWCD the

Will a building be constructed at the southern entrance? Mr. Eggelston - It is the UYWCD's obligation to provide one station which will be located at the north entrance. UYWCD's obligation to provide one

The south entrance will be the only entrance in the winter and I do not know if the CDP&OR will construct an entrance station or move the north entrance station to the winter entrance. the winter, the south entrance will be the only entrance? MT.

di stance entrance rance be used by emergency vehicles? Mr. Eggelston - during the winter months, will be closed. The southerr tance to plow and maintain in the winter months. The summer would be more of a visual impact if the southern entrance were to be the winter access only be the southern entrance and how with the southern access is a shorter The dust from traffic Most of County Road <u></u>---

used.

being built at the proposed southern location. The UYWCD is committed to paying for the project, but the layout and planning is being developed by the CDP&OR. The UYWCD has not interfered with the planning except as it related to the north entrance which is a committment to the Colorado Water Conservation agencies. Board, station? s the State Legislature, the headquarters Mr. Eggelston -lt at the propo not ot located at the north access with Visually, the headquarters will not b Environmental Impact Statement not be as apparent the

Have designated closures? Mr. wintering range dates. Eggelston dates been established for the winter on - This will relate to the Division of Wildlife This may also relate to the CDP&OR regulations. and summer opening

operation only. t nvol ved How will snowmobile use be controlled? Mr. Eggelston - The UYWCD will not be in the management plan of recreation. Œ O are a water storage

Wildlife. Eggelston - This is correct, but we will be paying \$30,000 a year for three years and \$45,000 a year for eleven years to the Division of Wildlife, \$9,000 a When the access problems are solved, will the UYMCD manage only the water? for stocking the reservoir, and money will be paid to # e Division

Steve Fry informed Planning Commission that they the property as part of the P.U.D. plan due to management of the park, and impact to wildlife. taken to limit motorized boats on the reservior. the outdoor recreation zone, This same position could be

Division of Wildlife to discuss these concerns. Phil Eggelston stated that he could return at Final P.U.D. with the CDP&OR and

Will you clarify the dust south access open in the summer because of Mr. Eggelston -The south situation from north access as compared to the south shore property owners did not want to have # e dust.

entrance of the park? Mr. Eggelston - The district is removing a "hump" to the north of the entrance to improve visibility of the turning vehicles and to prevent "stacking" of turning vehicles. The UYWCD is not budgeting for any turn lanes or accel/decel lanes. there any pl ans for accel/decel lames ç 8 constructed

stated that he did not know if any counts had been done. One of the agreements for the changing of the road is the restructure of the curve at Frank Stetson's corrals. This will be done, by agreement with UYWCD, by the County if there is traffic count estimates been completed in this area? <u>₹</u>

Staff Comments

Carryn areas. Fo X This access will pointed out to Planning Commission the create Ø scar and 90 visible new across access the e to lake camping

could be looked at again by Planning Commission and the Board. was not substantial review on park entries or where the campo located. A visual display of photographs of the proposed submitted for Planning Commission to review. She stated that with the layout of the campsites and visibility concerns could be addressed at explained to Planning Commission that a major point of discussion will be the winter access as compared to the year around access on either the southern or northern park entries. Ms. Fox pointed out conditions to be applied to the Commissioners campground y accesses a per page 6 of the staff factsheet. curves of County Road 14 adjacent to the re round access proints and stated that there may be a safety concern at entries. She explained that agreements had been reached with the County ssioners in 1985 concerning these accesses and felt that these agreements properties. of County Road 14 adjacent to the reservoir access proints and stated that there may be a different Planning accesses staff has to minimize this type photographs of the proposed reservoir w studied the reservoir alternative routes and feels stated that major concerns She pointed out the grades of impact. Ms. discussion will be between In 1985, there

will travel along the bottom of Bob Golub asked for clarification of approvals of County Road lithe wildlife preserve. Mr. Eggelston stated that the relocated the wildlife preserve. the wildlife preserve. County Road 18 going through

through South Shore Subdivision? Mr. Eggelston - this idea was submitted to the Board of County rejected by the County. There was an estimate by \$400,000 to reconstruct the dam to allow traffic to there any consideration to access allow traffic to cross the dam the engineers for UYWCD for Commissioners It is my # e over it. understanding that road and it travels

How much will relocating the County Road 18 on the north side of the reservoir cost to cost to construct? Mr. Eggelston did not know how mup pointed out that the UYWCD has also paid for engineering. did not know how much it would cost,

Caryn Fox referred to the minutes of March 7, 1985 from the Planning Commission in which the roads and accesses surrounding the reservoir had been discussed. She read into the minutes statements from this meeting. Ms. Fox stated that at the Commissioners meetings most discussion concerned the width, grades, and technical aspects of the roads. The Commissioners were concerned with how the technical aspects of the roads. roads would be built more than w built more than where they would be located.

people who figures. T statement of building access over the dam? Steve Fry 규ey designed the What are consistent with figures quoted three years ago. degree of dam, Woodward Clyde Consultants, research has been done to Al Fox, D & D support the and he estimated the Consul tants \$400,000 he

14, before the intersection into the park. The access point is very easy to see. Mr. Fox has asked Mr. Bob Carlson, Division of Parks Planner, if the CDP&OR will require accel/decel lanes at this intersection into the Stagecoach Reservoir. Mr. Carlson stated that there is no need for turn lanes on a county When the Reservoir area and stated that the south access was presented three months ago. meeting. stated that Al Fox went on to clarify ₩hen roads were # e • oads were previously approved there was only the north; there is approximately a 500 foot sight distance from the intersection into the park. The access point is a foot has asked Mr. Bob Carlson, Division of Parks Plan H (0 presented speed] imit Planning Commission with is only statements brought out earlier 40 m.p.h. sight distance from County <u>₹</u> a map of the Fox felt during access. that Stagecoach Road He

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intersection was safe.

UYWCD will require three foot shoulders and the from work done on the road. Steve Fry -Will you address the shoulders at the intersection? intersection will A be Fox • f 111 ed

How would a decision be made to require accel/decel lanes? study could be done. If you were to review a State Highway specify accel/decel lanes when the speed limits are 40 mph or less. State Highway access Mr. Fox - A co de they

Subdivision. He stated that it was concluded at the Commissioners Hearing that there was not a need for two accesses to the dam. At that time it was South Shore and across the dam. approximately Fox went on to the explain the road across the dam from South Shore \$750,000 need to construct a road to county specifications th rough

On the cuts of the land to construct the road, how successfully will the land be able to be revegetated on cuts of 1:1 and 1 1/2:1? Al Fox - The land will revegetate, but not as well as on flat slopes. Topsoil will be placed on the cuts to help in revegetation.

Adams land, Eggelston -possible. Th In reference to the adjoining BLM land which is proposed to be traded for Bob This land is involved in the Bob Adams vill this be included in the wildlife conservation area? this estate. land trade so far as is

take years, because of mortgages on the Bob Ad holder will not allow the mortgage to be transferestate of Bob Adams will not pay off the mortgage. Will this land become private lands at a future date? on the Bob Adams property. The mortgage to be transferred to the BLM land and the Mr. Eggelston -The mortgage

would be far more deterrent than the EIS. The UYWCD is not financially able to put in the road across the dam. If the County would like to do this it would be a different subject. Will the EIS have to be revised to enable a private drive to travel through BLM land to a private subdivision? Mr. Eggelston - The EIS review has determined that John Fetcher cannot put the road across the dam. The money constraints Mr. Eggelston - The EIS review has determined ne road across the dam. The money constraints

upgraded to County standards it would cost several The spillway would have to be bridged which is also dam is sitting in a rock canyon and to enter the result in a rock excavation to get to the dam surfifrom the north, the road would have to be reconst switchback turn; this would also result in a rock could accommodate a road approximately 22 feet wide. The road would be between guard rails and would be suitable for an access road. If the road were to be Al Fox explained that to put a road over the dam would cause the problems of the road being on the north slope and receiving no sun. The dam, at this time, these factors considered, the construction of this road is very to enter the dam from the the dam surface. Traveling in a rock excavation. With also a significant cost. The the dam from the south would hundred thousand If the road were to Traveling to expensive. dollars. a sharp # e dam

further study, suggested to the road issue could be Planning Commission separated from the parks plan. that if the road were in need of.

having a newly constructed road. Charlie Maddox stated that he felt # e reservoir coul d ф approved without

Audience Comments

Joe Abel asked to clarify the access on the south side of the dam and over

savings in comparing the topography of the southern route (through South Shore) as to the northern route. The savings could be there especially since the roads into South Shore have been constructed since the first review. The scar of the road will be a permanent feature of the lake as will the campground and reviewing (1) The neighbors has indicated that visual impact is a major concern. It is a prime concern to Routt County, that if this area is going to be a successful recreation/resort area, that we make this area more attractive so that more people will be drawn to the resort. (2) It appears that reducing the length of the relocated County Road 18 by 78% will result in a substantial development at the south of the lake. stated there were three alternatives Planning Commission was

the road could be Abel - Are you proposing to abandon the road from site "D" to site "E" (on reservoir site plan)? Steve Fry - This abandonment could be an alternative an)? Steve Fry - This abandorment could be an alternative replaced through the South Shore.

necessary to access this property How would you access th e and there is remaining area? a pedestrian trail through this Steve Fry

Abe1 - There is a road presently located in road will be under water when # e dam is this area. completed. Steve Fry stated

berming and landscaping with a massive amount of trees. The road through south berming and landscaping with a massive amount of trees. The road through south shore will have to be brought up to county specifications. Steve Fry — The discussion concerning the road through south shore should be determined after it is decided if this a suitable alternative in physical terms. The neighbors will have to be willing to make a trade off of vehicular travel on their road. visual impact is not to create it. a scar and traffic on the opposite side. fe]t that the scarring and noise levels could be The easiest way taken to take care of care

questions that have been discussed during this meeting as follows: The CDP&OR was not given too many choices when designing the parks and campgrounds. The area proposed for a campground is a hostile area with only sagebrush covering. He explained that the reason for one entrance that it is a brief summary of the parks and campgrounds. He explained that the reason for one entrance station is that it is operate in respect to hiring for only one station as opposed to two One access is easier to control and the tourist travelling into the Dennis Schiewe, Manager of Steamboat Lake Recreation Area - l informed Planning Commission that he would like to present a brief headquarters area so that headquarters/maintenance receive personal attention at the station. The CDP&OR is not proposing a south entrance station during winter months. This access will be controlled with a service station during winter months. ryice entrance sign. The that building is ign. The road is proposed to be the public may receive help if it building is being constructed on t to be the south p1owed needed. stations. to the

because it will be hidden from view. It is also needed for winter the area is to be plowed so that the public will have a place to vehicles and not have them pulling off the side of the county road needed for winter creating a access as

Mr. Schiewe went on to explain that the roads will be a dust problem in the summer. The CDP&OR have requested that the UYWCD pave at least a portion of the road. There will be no campground on the south side of the reservoir, but a boat ramp is being proposed and possibly a parking lot and trail. Where the campgrounds are proposed to be located offers no protection from the sun and elements to the camper. It does have the advantage to getting the camper close to the lake. Summer and winter closure dates have not been discussed. The closures may depend on the weather, hunting seasons or winter elk range.

wr. Schiewe explained that snowmobile tourists bring more money into the economy than most tourists. They are a powerful group having national and state lobbies. There will be a full time law enforcement officer stationed in the area who will deal with snowmobile violations. He suggested that instead of eliminating a use to provide a way for the use to occur without conflict. Power boaters that will use the reservoir will be controlled through noise detection equipment. Most of the newer motorboats are constructed with quieter engines. The CDP&OR has not developed a management/operations plan at this time, but a master plan has been developed. The management/operations plan will have to be submitted. weekend, 200-300 vehicles per day entering the park with an average of three people per campsite. Some traffic will be day traffic using the reservoir to boat, picnic or swim. During weekdays the traffic will drop to 50 vehicles per will have to be submitted before the reservoir is to be filled, but they to have one developed by this summer. The CDP&OR anticipates, on a ho pe

Mr. Schiewe suggested using the traffic as a positive impact instead of a negative one. Traffic means the tourists will be arriving and boosting the economy. Visitation estimates are 150,000 visitor activity days. He explained that the visual concerns surrounding the reservoir are already there. There is a gravel pit, a current county road, and the south shore line is proposed for possible for the park development to keep the visual impact small. development. 규 e ounty road, and the south shore line is proposed for CDP&OR has tried to consolidate -

Caryn Fox questioned whether the estimate of 200-300 visits per day was based on visitations to Steamboat Lake. Mr. Schiewe stated that 200-300 visits is 25 percent lower than visits to Steamboat Lake. The CDP&OR does not anticipate as high a number of visits as Steamboat Lake and Pearl Lake. The reason for the lower figure is there are less campsites and the sites are not as desirable as those in Steamboat Lake.

proposed for this development. If paving is not requirement for a dust control plan using dust pallil keeping the dust to a minimum. Ms. Fox felt there plan to address the of visitors expected in this area. Caryn Fox stated that in the county planning process for various proposals, there is a paving requirement for much lower traffic figures than those proposed for this development. If paving is not required, there is usually a g requirement for much lower traffic figures than those development. If paving is not required, there is usually a dust control plan using dust palliatives or other means of to a minimum. Ms. Fox felt there should be a dust control than those

Schiewe 1 This -: -: going to be a concern in the area and the CDP&OR has

suggested that the UYWCD pave the main access road. Hwhole area paved, but there is a limitation to funding. He would like to 998 the e

have many constraints pursutnat to State regulations. Inere is only one site for both the swim beach and boat ramp on the south shore. The swim beach has a very gradual slope until it reaches the high water level. An ideal boat ramp should have a 12 percent grade and the proposed ramp will meet this grade. How quickly will the beach area drop into water too deep for children to play and will the boat ramp be too steep? Mr. Schiewe - A swim beach and boat ramp have many constraints pursutnat to State regulations. There is only one site

- Pearl Lake is a smaller area, but the boat ramp, campgrounds, picnic areas were built on approximately 200 acres which is a good comparison to what is proposed for the UYWCD. Pearl Lake has 40 campsites, one boat ramp, three parking areas and one access into the lake. There is no emergency exit, which could be a problem if there were a forest fire. Pearl Lake receives approximately 45,000 visitor activity days. The total number of vehicles on a busy weekend day is approximately 75. How does Pearl Lake accesses compare to this proposed development? Mr. Pearl Lake is a smaller area, but the boat ramp, campgrounds, picn Schiewe

other camping beach, is the CDP&OR locked into keep The CDP&OR has studied these locations Phil Eggelston locations for these sites. areas in the ¥ a better location is state and we feel we have keeping the current location? Mr.tions very closely and have compared found for the boat ramp or come up with ₹ them with the e Schiewe-

Audience Comments

orientated amenities and enough private land to give this area ideal potential for development. Mr. Saterdal pointed out the visual drawbacks of having camper/trailers parked along the shoreline. He stated that Standar and unique area that needs tender land. Al Saterdal, General Partner of MountainAir Company presented a topography map of the South Routt area. He felt that the real job opportunities and tax base for Routt County will come out of a permanent residential home community in and around Stagecoach. A perspective should be maintained as to the whole development, perspective should be maintair in Stagecoach and not just the park. The park in Should not interfere will the long range development because it is a much bigger for the reservoir. Mr. Saterdal felt the long range menities and around The park, which figure plans of than the money S. a good

Joe Able stated a concern for campers in the area having to travel from north access around the park to enter the Service Creek campground and travel the Service Creek road will receive. 다 다 e

Has there been any discussion concerning it there wasn't discussion then, it Commissioner Dorr who is concerned about the safety of the road through Service discussion concerning the Service Creek road? Steve Frydiscussion then, it has been brought up recently by

reservoir. campground because Dennis Schiewe stated that Service Creek campground will peop1e and Stagecoach Reservoir cannot e can camp there for no fee as compared to He stated that he believes the road be closed because between Service paying to camp at the receive more tourists it is Creek

private land owners.

of the current plan. The only objection is the north and south entrance. The homeowners would like the north access to be the only access for the campers and tourists. The Stagecoach property owners have assessed themselves \$30 per unit to help in the development of the dam. Herb Holloman, Board member of the Stagecoach Property Owners Association - The plan has been reviewed by the Association and the general consensus is approval

Association at Stagecoach signed by Bob Barrows, Caryn Fox read into the minutes a letter from Eagles Nest President. Townhomes Owner's

Robert Ralston stated that during a recent site review of the he felt that if the roads were more carefully worked into the closer to the lakeshore it would reduce the visual impact of t stated that the park headquarters should be located at the greet tourists as they arrive at the park. the park. contours and kept development area, park entrance He also

contact public Dennis information would be available. Schiewe responded that the station. Пe contact station would be park headquarters the S₽₩ entrance not designed station where

Planning Commission Comments

Bob Golub - There is a problem with scarring and visual effects around the lake. When the final plan is completed, there should be consideration for using the contours of the land to avoid scarring. The final plan should address the dust problem, especially during the high use periods. He has reservations concerning the Board of County Commissioners decision on building County Road 18 on the north side of the lake. He was interested in seeing a study of the costs, benefits, and disadvantages of locating the road on the opposite side of the lake and re-engineering the dam to accommodate access from the other side.

minimum. turn-off lanes done Luke Studer -ಕ lanes so there is room for turning traffic. A ti see if these lanes are needed. Visual impact There are concerns with how County Road 14 will function without A traffic affic study should be Kept should be

for traffic. He would like to see additional lanes need to be addressed. Golub stated he also had a concern with County Road 14 an alternative plan in the and turn-off lanes event that

Road 18. There is also no place along the north side for a parking lot and the CDP&OR should look for an alternate site for this lot. There has been a lot of work put into this plan and more time should be spent on site to eliminate visual impacts visua] impacts.

John Courtney -Commission members. All of my concerns have been addressed ই # e previous Planning

Charlie Norris stated that Planning Commission members h av e fully addressed his

concerns

MOTION

e (south Luke Studer offered a motion to approve the primary entrance (north access) of relocated County Road 18 as proposed and approve the ith access), subject to the following conditions: secondary entrance

- points, and plans shall meet county grades, intersection radius, etc. petitioner sh al 1 submit engineering details for specifications for <u>a</u>] approved sight dis distance, access
- 2 southern access be opened to year around public use. problems after around one emergency southern access is chosen for winter-only 윽 year concerns arise the county has the and service use, the county will review the of use of the reservoir by the public, and right to require public use and for year ⇉ situation that
- w staff designs including centerline surveys shall be submitted to Planning for all approved public access roads.
- 4 third Road 14. the reservoir by Traffic studies and review shall be done to lane This study of S needed the public. for accesses traffic shall be entering done after one year of use County determine if accel/decel or Road 78 off 앜 County 앜
- ភ South Shore on the south side evaluating the further study proposed County Road 18 her study and presented at access from "D" to "E" versus 앜 Final P.U.D. Plan review with the intent of (points the lake. 9 to TET) an alternate sh al 1 ф Ф access subject

Robert Ralston seconded the motion.

<u>Discussion</u>

앜 Phil Eggelston County Road County Commissioners. l8 when the road already had an approved asked if it were legal to approve resolution from motion of th is nature on the Board

subject to review by Planning Commission. Steve Fry - The County Road 18 is within the park plan and P.U.D. pl an and i,

Fox stated a concern of approval of the park being conditioned upon approval County Road 18.

Caryn Fox felt that of County Road 18, and was the motion only only gave flexibility for further review not tied to the approval of the park plan. further review and

Luke studies and review. option Studer stated that he felt concrete at and the approval this point. 앜 The possibilities for further review are accesses will help to proceed with f the decision on County Road 18 should not be

:		

spent money points "D" and "E". He felt the park plan was not an established situation could be worked with more than the county road. He stated that the UYWCD Eggelston on reliance of the approval of that segment of road in 1985. asked to clarify the establishment of the He stated that County Road the UYWCD has and

Caryn resolution with Fo_X explained that ained that points "D & E" were established in an agreement the Board of County Commissioners which was finalized in 1985.

County Road County Road 18 as the premary park entrance, and 18 at the Final P.U.D. Plan hearing. reiterated that his motion was ç to review approve section "C section "D and E" of and D# of

be addressed and a presentation made to Planning Commission at final $P_*\cup_*D_*$ review evaluating the pros and cons of moving section "D and E" to the southern Steve Fry explained that Condition #5 of the first motion could be appropriated that further review of al igmment. the motion approve Conceptual P.U.D. park plan-further review of the alignment of County Road Road 18 from "D" It could be to "E" stated should

HOTE

conditions was unanimously approved. The motion to approve th e primary and secondary accesses w ith the five

MOTION

Robert Ralston offered a motion to approve the Conceptual P.U.D. following conditions: plan with the

- trails, buildings, Final P.U.D. P] an campsites, marinas and roads for shall indicate locations 약 the entire reservoir <u>al</u> 1 parking
- 2 and approvals from the Colorado Department of Health for systems shall be submitted prior to Final P.U.D. plan rev Information on the sewage treatment and water systems shall to Final P.U.D. plan review. the design 8 provided, 약
- ω Plan review. Landscaping and lighting plans sh all 8 submitted prior ಕ Final P.U.D.
- 4 grading shall be 8 plans submitted for roads, campsites, public pa for Final P.U.D. Plan review. parking, and day use
- Ġ submitted for the Final employee housing units, Construction pl ans for and all other facilities and P.U.D. plan review. the hy droelectric plant, structures park headquarters,
- access road knoll south 9 **a**s ಕ ಕ бе the less visible campsite service roads ess visible from the lak lake. shall 9 relocated
- 7. locations signage including highway master plan shall traffic Бе submitted illustrating signage st gnage that may be necessary. and

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- φ. P.U.D. Plan. Techniques for mitigating visual impact sh al 1 Бе submitted with Final
- 9. Provisions for fire fighting sh al 1 þe m ade prior ö Final P.U.D. rev tew
- о. The stipulated Final by motion P.U.D. p1 an of Planning sh al 1 depict and Boar Board of the campground County Commi Commissioners entrance(s) SP

John Courtney seconded the motion.

Discussion

Charlie Norris offered a friendly amendment to add number 1 as follows:

 \rightarrow submitted dust mitigation # Final plan shall b | P.U.D. plan. shall be developed for the park roads ç be

Robert Ralston and Mr. Courtney accepted the amendment.

÷ St at teve Fry explained to Planning Commission that this approval is conceptual and this there are any concerns time. ¥ ith the location of amenities _ shoul d Б addressed

Robert Ralston offered ø friendly amendment ţο add number 12 as follows:

additional amenities Αn alternate location should be for studied. 다 e boat r am p and Sw im beach, and

Mr. Courtney accepted the amendment.

YOTE

approved. The motion to approve the Conceptual P.U.D. ¥ith 12 conditions was unanimously

ADMINISTRATORS REPORT

completion studio U.S. Highway 40. property. property located west of the Steamboat Springs city limits on the north site of scheduled meetings Herman was on the 약 > structure will the CableVision building and with meetings with Planning Commission. before Mr. Herman Planning Commission is wanting to run to locate Steamboat CableVision on his ö receive ₩ith to house their equipment meeting the time constraints their advertising comments for the on his and

Planning (Steamboat # e proper Commission felt that Mr. CableVision company submittals. and come Herman back should work before the samething out with the Planning Commission with

The meeting was adjourned at 12:00 p.m. Minutes by Chris Brookshire.

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May 14, 1987 Planning Commission Routt County Regional

PETITIONER: Upper Yampa Conservancy District

PETITION: Conceptual Planned Unit Development for Campground, Marinas

Parking Areas and Relocation of Campground Entrance

SE4,SW4,NE4, Section 36 and SE4SE4 Section 25, Township 4 North, Range 85 West; S2,NE4 Section 29; S2, SWNE4 Section 30; N2,N2S2 Section 31; N2SW4,NM4 Section 32 all of Township 4 North, Range 84 West, Routt County, Colorado Section 2, tract 약 NW4 NW4 1 and generally Section 1, located in Township w North, portions Range 앜 the NE4, West;

Campground and marina: Located along the northern the Stagecoach Reservoir, between the existing Cou and County Road 14 and the relocated County Road 18. northern boundary County 앜

Parking areas:

East side of RCR 14, 2,000 feet north 앜 ROR 14

0 5 1,600 feet east on RCR 16 Shore Subdivision,

1,200 north of RCR 18A

Future Marina:

3,200 앜 the feet east of the unimproved road through Meadowgreen Subdivision. intersection of R 9 and RCR 1 north

1,578± acres

COMMISSIONERS HEARING DATE: May 26, 1987 ത 3:30 p.m.

STAFF CONTACT: Caryn Fox, Staff Planner

COMMENTS:

Background Information

- ----ا ا petitioner for a zone change from Agriculture/Forestry (A/F) to Outdoor Recreation for a Conceptual Planned Unit Development Plan for campgrounds and marinas, and for sections of County Road 16, 212, and 18. April 2, 1987, the Planning Commission reviewed a request by
- 'n relocation of the campground entrance be tabled until the Water Conservancy District could develop more definite plans. petitioner requested that the Conceptual be tabled until the P.U.D. Pl an Upper Yampa and the
- ω Outdoor Recreation, relocation of P1 anni ng Commission recommended approval P1 anni ng the campground entrance. and for the requested Commission tabled the of the zone change road relocations on RCR Conceptual P.U.D. Plan for A/F and 9 and the
- and road relocations on April 14, 1987. The District also requested that the Conceptual Board of County Commissioners heard the The Upper ual P.U.D. request for the zone p1 an Yampa Water Conservancy and the relocation

of the campground entrance be tabled.

- ហ for 1,800 acres, however, the Upper Yampa Water Conservancy District asked that 212 acres in the wildlife winter range be left A/F to prevent any future problems for cattle grazing rights (the Upper Yampa Water Conservancy District reserved grazing rights for 75 Animal Units per Month (AUM) on this parcel). campground area, Recreation Board pard of County Commissioners approved the Zone Change to Outdoor tion for the 100 foot easement surrounding the reservoir, the ound area, and for wildlife wintering range and waterfowl habitat comprising of 1,578 acres. Originally the zone change request was
- 6 P.U.D. plan and the location of Board of County Commissioners the campground tabled their review of entrance until May # e Conceptual
- 7. donated land for the project, and with other adjacent land mitigate visual impacts of the reservoir project, including entrance, campgrounds, and parking areas. The original agre Mountain Air Company stated that visual impacts to adjoining and surrounding private development lands will be considered. petitioner has been negotiating with Mountain Air including the inal agreement landowners Company, which

Proposed P.U.D. Plan

- The area proposed to be devoted to camping is located along the northern edge of the Stagecoach Reservoir. The area is bounded by the relocated RCR 18 to the north, RCR 14 to the west, and the high water line of the reservoir to the south and east. The plan has been developed by the Colorado Division of Parks and Outdoor Recreation.
- 'n Most of the camp sites are proposed along the edge or within a few hundred feet of the reservoir. Some remote camping is proposed along the hillside in the center of the parcel. Some remote camping is proposed along the hillside
- ω shoreline, at grades of approximately 20%. proposed. toward the reservoir, proposed. The land campground area is basically a large and the reservoir, at approximately a 5% drops steeply beyond grade where the central knol] which the campsites campsites to the drops off south
- 4~ hundred campsites are show n, with an additional 20 remote sites
- ហ (see attached map). The access road drops south for approximately 1,100 feet then veers east for 1,000 feet then south again for 800 feet. The road then divides, leading south to three looped campsite areas containing 38 spaces and to the park headquarters and seasonal employee housing located 600 feet north of the access road. The road also travels north 2,500 feet from the division point, leading to 48access to the site is shown to enter from the relocated RCR 18, The road also travels north campsites, the

marina and boat ramp, beach, and to 1 74 conventence shoreline campsites at the northernmost point. center, trailer dump site, day parking,

- 9 be visible from the lake. drops down over the top of the ridge to intersect the road leading to the campsites. The access road will create a scar across the ridge which will proposed, the access road cuts south across the face of the knoll, and
- 7. service and emergency access. This road will follow the existing kuk in for approximately 1,800 feet past the park headquarters entry road, then will be abandoned and or flooded for the balance of it's length. (More discussion on the access roads will follow in the section on relocation of the campground entrance). second access is also planned for winter entry, and for around
- œ flush toilets at the campgrounds, the headquarters building and seasonal employee housing. There has been some discussion of recycling greywater into the flush toilets, then directing the effluent to the treatment system, however, any plan will be subject to approval by the Colorado Department of Health and the local Department of Environmental Health. A sewage park headquarters, behind he flush toilets, then directing the however, any plan will be subject to system is planned to be located approximately 300 feet ש smal! knoll. ħе system will greywater treatment southeast
- 9 areas on the eastern, southern and western edges of the reservoi future marina on the south side of the reservoir, and a pedestrian along the entire southern shoreline up to the dam. According to petitioner a total of five overlooks must be provided to satisfy agreement with the Department of Parks and Outdoor Recreation. addition to the three parking areas already mentioned, two parking will be developed, one below the dam and one along the relocated RCR Lands outside the campground area proposed for development include parking reas already mentioned, two parking ar dam and one along the relocated RCR 18. and a pedestrian trail According to area
- ō∙ drop A hydroelectric plant will be construction details for plant will be from RCR 18 down to the RCR 18 to a newly constructed access road which will river and follow it west for 2,000 feet. The the plant will constructed below be submitted with the Final the dam. Access to the P.U.D.

Compliance with the Routt County Zoning Resolution

	/		_	Camplied With
	 		H	Camplied Not Camplied With With
<pre>space (this must be usable open space)?</pre>	II. Is a minimum of 25% of the total site designated oper	plan and the policies therein?	. Is the P.U.D. consistent with the intent of the Master	a.

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Conceptual P.U.D./Relocation and Vacation of Roadway Upper Yampa Water Consurvancy District May 14, 1987

Complied With Not Complied With ۲<u>.</u> III. VII. < ₹. Does the single access road entering from the north. The road will cut through a ridge and be visible from the lake. At the western edge of the park another access is proposed, however it will only be for emergency and Does open Are openness? service access. For the safety and convenience of the public, it may be desirable to have the road form loop, with both access points open to the public hillside, the residential, commercial, recreational street or right-of-way? the residents Additionally, it may be more aesthetically pleasing to have the access road run along the backside of the ridge, paralleling the northern shoreline campsites # e circulation, off-street parking and loading space? convenient arrangements hillside, the campers and trailers would be more visible from the lake and the South Shore Subdivision. clustered into small groups facilities? recreation and scarring of the ridgeline. and intersecting the campsite access north of the marina parking area. campsites will be visible from present an obtrusive effect to those on or across the lake. If the sites were set further back up the a]] the P.U.D. designed to the buildings present time, space and economy of development and variety the design and layout of buildings? open areas have open space produce design provide of the scenery, For the safety and convenience of the clustered all campsites will be served by development for for and access for the maximum set to Ö pedestrian and vehicular and therefore as to produce adequate, the lake. from provide shoreline campsites and road at a point This will avoid promote maximum ىو useful ness Most of a feeling publ ic purposes educational for shoul d safe public. mixed road and not are #e At of. įs of.

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addressed

during

the Final P.U.D. review.

VII.

Are lots and buildings so designed to provide adequate

setbacks for access and fire protection to proper ventilation, light, air, snow melt, insure that the P.U.D. is compatible with development in the area? (As a general guide, 2 bottoon building in the area?

and

insure

development in the area? (As a general guide, 20 between buildings is considered minimum) There provisions for fire fighting shown at this time.

There are no

20 feet

other

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		•	

mile. Vegetation, i.e., grasses and brush selected and located to minimize fire hazards. The interior campsite access road will be approximately 20 feet wide. The campground road from the service entrance to the end is approximately one

Relocation of the Campground Entrance

- approximately 350 feet west of RCR 14 on the will drop south approximately 7/7 .will drop south approximately 2/3 mile over campground service road. The existing RCR reclaimed or flooded pursuant to a July, 1985 County Commissioners. over 18 was to relocated RCR entrance agreement with the Board of the knoll will be 6 ដ abandoned intersect The road and
- 2 At the April 2, 1987, meeting the Upper Yampa Water Conservancy District had changed their proposal to have the campground entrance follow the existing RCR 18, with the intersection of RCR 14 and 18 to be relocated to the south to form a 90° angle and to avoid a curve at the bottom of a 9% grade on RCR 14. The campground road was to have formed a loop back to the existing RCR 18.
- Ψ The adjacent landowner, Mountain Air Company, has indicated that the northern entrance, off of the relocated RCR 18, is the one they prefer for aesthetic reasons. The Department of Parks and Outdoor Recreation has indicated that they prefer the lower entrance point for the convenience of the travelling public. The Upper Yampa Conservancy District is attempting to find a solution to each parties concerns.
- 4 has and for year around service and emergency access. The county would provide the specifications for the access, and could reserve the right to open the road for year 'round use in the future if necessary. primary presented a compromise which would use the northern entrance as petitioner along with the Department of Parks and Outdoor Recreation access and the southern entrance for winter only public around service and emergency access. The count access,
- 5 intersection, accessibility and safety of the appears, based upon the analysis, that the advantages for the travelling public. Staff has analyzed and will present a verbal report regarding the grades, potenti al potential park accesses. southern access has sa
- **о** turning in at either entrance depending upon whether they're coming from likely be using recreational vehicles, would be to form a loop between the southern and northern entrances, permitting the public the alternative of north or safest and most convenient situation for the campers, who will most south along County Road 14.
- 7. County Commissioners resolve decision of the Board with re petitioner issioners resolve this situation and has agreed to abide by the Board with regard to which entrance(s) to use. s. requesting that the P1 anni ng Commission and Board 앜

Planning Commission and Board of County Commissioners Options

Vacation and Relocation of the Campground Entrance and RCR 18:

The Planning Commission and Board of Ω following alternatives with regard to this of County Commissioners proposal: h ave the

- <u>a</u> Approve the primary and secondary campground entrances S) proposed
- 5 adhering to Require the the original agreement northern entrance to be used as to abandon the the sole existing RCR access point, 18.
- ၉ Require the main access to be from the existing RCR 18, with either a secondary or no access from the relocated RCR <u>~</u>
- 9 Require that both access roads be used for public year around. ingress and egress
- 0 Table the decision on the campground entrance for more information
- J Deny access point(s). the proposal and require the petitioner ಕ propose different

For any of the above approval options the following may 6 considered:

- points, and plans shall meet co grades, intersection radius, etc. petitioner shall submit engineering details for meet county specifications all for approved sight dis distance, access
- 'n around southern after problems If the southern access is chosen for winter-only public use and for year emergency and service use, the county will review the situation one year of use of the reservoir by the public, and if safety ms or concerns arise the county has the right to require that the access be opened to year around public use.
- ω Final for all designs approved public access roads. including centerline surveys shall 6 submitted to P1 anni ng

Conceptual P.U.D. Plan:

alternatives with regard to the proposed plan: 큐e P1 anni ng Commission and Board of County Commissioners have <u></u> following

- a) Approve with Plan and the Routt County Zoning Resolution. or without conditions if the p1 an complies ¥ ith the Master
- b) Table for more information.
- C Resolution and Master ÷ the p1an **_.** Plan. not <u>.</u>. conformance ₩ith th e Routt County Zoning

appropriate: the plan the P1 anni ng should Commission and Board of County be approved conditionally, the following conditions may Commissioners determines that

- trails, buildings, project. The Final P.U.D. campsites, marinas and roads for the entire reservoir Plan shall indicate locations of all parking areas,
- 2 systems Information on the sewage treatment and water systems shall be provious and approvals from the Colorado Department of Health for the design of shall be submitted prior to Final P.U.D. plan review. provided, # e
- ω Plan review. Landscaping and lighting plans shall be submitted prior to Final P.U.D.
- 4 grading shall be plans for roads, campsites, public parking, submitted for Final P.U.D. Plan review. and use
- S employee housing units, and all other facture submitted for the Final P.U.D. plan review. Construction p1 ans for the hydroelectric other facilities and plant, structures park headquarters, shall be
- 9 The access road south to the campsite service road shall behind the knoll so as to be less visible from the lake. be relocated
- 7. locations including highway traffic A signage master Plan shall be submitted illustrating signage design signage that may be necessary. and
- φ P.U.D. Plan. Techniques for mitigating v isual impact sh al 1 þ submitted with Final
- 9. Provisions for fire fighting shall be made prior to Final P.U.D. review.
- _ਹ The stipulated by motion of Planning and Board of County Commissioners. P.U.D. p1 an sh all depict the campground entrance(s) വ ഗ

<u>a</u> Ž

