

Stagecoach State Park PUD

Minor Amendment to Planned Unit Development

Planning Director's Findings & Decision

ACTIVITY #: PZ2012-009

PETITIONER: Kenneth Burgess, Stagecoach Property Owners Association
PETITION: Minor amendment to the Stagecoach State Park Final PUD; Installation of cluster mailboxes
LOCATION: Adjacent to the South Shore bus turnaround, 250 yards from the boat ramp on Sioux Trail
ZONE DISTRICT: Planned Unit Development
STAFF CONTACT: Jake Rosenberg

Project Description:

The applicant is proposing a minor amendment to the Stagecoach State Park PUD Plan. The amendment involves the installation of cluster mailboxes near the existing bus turnaround located near the intersection of Sioux Trail and Uncompahgre Road at South Shore, Stagecoach. The proposed structure is 7'x18'x10' and will contain cluster mailboxes serving the residents of South Shore.

Compliance with Routt County Zoning Resolution

Section 7.4.2 – Minor Amendments

Minor Amendments to a Final PUD Plan, not qualifying as Technical Corrections and substantially similar to the approved Conceptual PUD Plan may be approved in the same manner permitted for review of Administrative Permits as outlined in Section 3 of these Regulations, provided all the following standards are satisfied:

Complies	Section	Regulations (staff comments in italics)
Yes	No	
	1.	The amendment affects no more than three (3) lots or interests in land within the PUD. <i>Staff comment: The proposed change affects one lot.</i>

Complies Yes	No	Section	Regulations (staff comments in italics)
		2.	All the owners of the affected lots or interests in land consent in writing to the amendment. <i>Staff comment: The application includes consent of the State Park.</i>
		3.	The amendment does not require or involve modification of existing public utilities or streets within or adjacent to the PUD. <i>Staff comment: No modifications are required to utility lines or streets if proposal is approved.</i>
		4.	The amendment would not result in the creation of additional lots or interests in land. <i>Staff comment: No additional lots will be created with the approval of this proposal.</i>
		5.	The amendment meets all the applicable standards of this section and Sections 4, 5, 6, 7 and 8 of these Regulations. <i>Staff comment: Sections 5, 6 and 7 apply. See analysis below.</i>
		6.	The Planning Director or other approval authority may make a Minor amendment approval contingent on the recording of an amended Final PUD Plan. <i>Staff comment: If this proposal is approved, the changes will be noted as an amendment to the Final PUD Plan.</i>

Sections 5 and 6 – General Performance and Development Standards; General Standards and Mitigation Techniques for Land Use Approvals

Complies Yes	No	Regulations (staff comments in bold)
		The applicable provisions of Sections 5 and 6 have been reviewed and appropriate findings and conditions are included in the approval outlined herein.

Section 7 – Planned Unit Development

Any new or amended PUD shall comply with all of the following:

Complies Yes	No	Section	Regulations (staff comments in italics)
		7.3 A	The PUD shall be consistent with the intent and policies of the Master Plan and any applicable sub-area plans. <i>Staff comment: The proposal makes no changes to the original analysis of the Master Plan during the PUD Plan review.</i>
		7.3 B	The PUD shall comply with all applicable standards and mitigation techniques listed in Sections 5, 6, 8 and 9 of these Regulations. <i>Staff comment: Sections 5 and 6 apply. See above analysis.</i>

Complies Yes	No	Section	Regulations (staff comments in italics)
<input type="checkbox"/>	<input type="checkbox"/>	7.3 C	The design and construction of the PUD shall include adequate, safe and convenient arrangements for pedestrian and vehicular circulation, off-street parking and loading space. <i>Staff comment: The proposed mailboxes are accessed from the bus turnaround which precludes residents stopping on Sioux Trail to retrieve mail. This arrangement provides desirable access and vehicular circulation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	7.3 D	While there are no fixed setbacks and lot widths required for a PUD, the Planning Commission may require such setbacks, lot widths, and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light, air and snow melt between buildings, proper locations from utility lines, and to ensure that the PUD is compatible with other development in the area. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	7.3 E	Open space for the PUD shall be planned to produce maximum usefulness to the residents of the development for the purposes of recreation, scenery, and to produce a feeling of openness. All areas designated as open space pursuant to the requirements of this section shall be provided with access from a public road, street, or right-of-way. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	7.3 F	Open space: A minimum of 25% of the total PUD area shall be devoted to open air recreation or other usable open space, public or quasi-public. Public sites as required as part of a Subdivision may be included in the required 25%. Unusable open space shall not be included in the required 25%. It shall be the option of the Board of County Commissioners to require any of the "usable open space" of a Planned Unit Development to be dedicated to a public agency or homeowners association. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	7.3 G	The developer shall provide within the PUD central water and sewer facilities as may be required by the Planning Commission, the Colorado Department of Public Health and Environment, and the local health authorities. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	7.3 H	Clustered housing shall be encouraged to promote maximum open space and economy of development and variety in type, design, and layout of buildings. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>

Complies Yes No	Section	Regulations (staff comments in italics)
<input type="checkbox"/>	7.3 I	Residential density shall be limited as required by the Planning Commission and the County Commissioners upon consideration of the Master Plan and individual characteristics of the subject land. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	7.3 J	The density of uses other than residential shall be limited as required by the Planning Commission and the County Commissioners upon consideration of the Master Plan and individual characteristics of the subject land and the adjoining properties. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	7.3 K	Mixed Uses: The PUD shall be designed, in so far as practicable when considering the overall size of the PUD, to provide commercial, recreational and educational amenities conveniently located to its residents in order to alleviate the impacts of increased traffic congestion. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	7.3 L	Architecture: Each structure in the PUD shall be designed in such a manner as to be compatible with other units in the area, yet to avoid uniformity and lack of variety of structural designs among the PUD. <i>Staff comment: The mailbox enclosure is constructed of cedar and appears to be compatible with the area's aesthetic.</i>
<input type="checkbox"/>	7.3 M	Maintenance of Open Space: No PUD shall be approved unless the County is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of open space and private roads, drives and parking. <i>Staff comment: The proposal makes no changes to the previous approvals in this regard.</i>
<input type="checkbox"/>	7.3.1	Before an approved PUD plan or an amendment thereto is recorded, the land on which it is located shall be zoned PUD or OR. If a Zone Change is required, all the applicable Standards, including, but not limited to Section 8.2 of these Regulations shall apply. <i>Staff comment: It appears that the Zoning Map incorrectly identifies this area as outside of the PUD area. This is not consistent with the approved PUD plan. Staff will initiate an amendment to the official zone map to correct this error.</i>

Complies	Section	Regulations (staff comments in italics)
Yes No		
	7.6	Conformance with Subdivision Regulations: Any area proposed as PUD will be reviewed under the Routt County Subdivision Regulations, if a separation of ownership interests in the PUD is intended. The subdivision review procedures may be carried out concurrently with a review of the PUD as outlined in this section. As a general guideline, the Conceptual PUD Plan required by this section is generally equivalent to the Sketch Plan required by the Subdivision Regulations. <i>Staff comments: No separation of ownership interests is proposed. The land is remains under the ownership of the State Park.</i>

PLANNING DIRECTOR OPTIONS:

Yes	No	
		Approve the Minor Amendment request without conditions if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan. The applicable provisions of Sections 5 and 6 have been reviewed and appropriate findings and conditions are included in the approval outlined herein.
		Deny the Minor Amendment request if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan. <u>Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.</u>
		Table the Minor Amendment request if additional information is required to fully evaluate the petition. <u>Give specific direction to the petitioner and staff.</u>
		Approve the Minor Amendment request with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

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

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 5, 6 and 7 of the Routt County Zoning Regulations.
2. The proposed amendment affects one lot within the PUD.

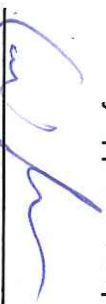
3. The proposed amendment does not require or involve modification of existing public utilities or streets within or adjacent to the PUD
4. The proposed amendment does not create additional lots or interests in the land.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. All exterior lighting shall be downward cast and opaquely shielded.
2. The permits/approval shall not be issued until all fees have been paid in full.
3. This Minor Amendment is specific to the site plan presented in the application. All other conditions of the Stagecoach State Park Final PUD Plan continue to apply.

I hereby approve/disapprove (circle appropriate) this Planned Unit Development Minor Amendment



Chad Phillips, Planning Director

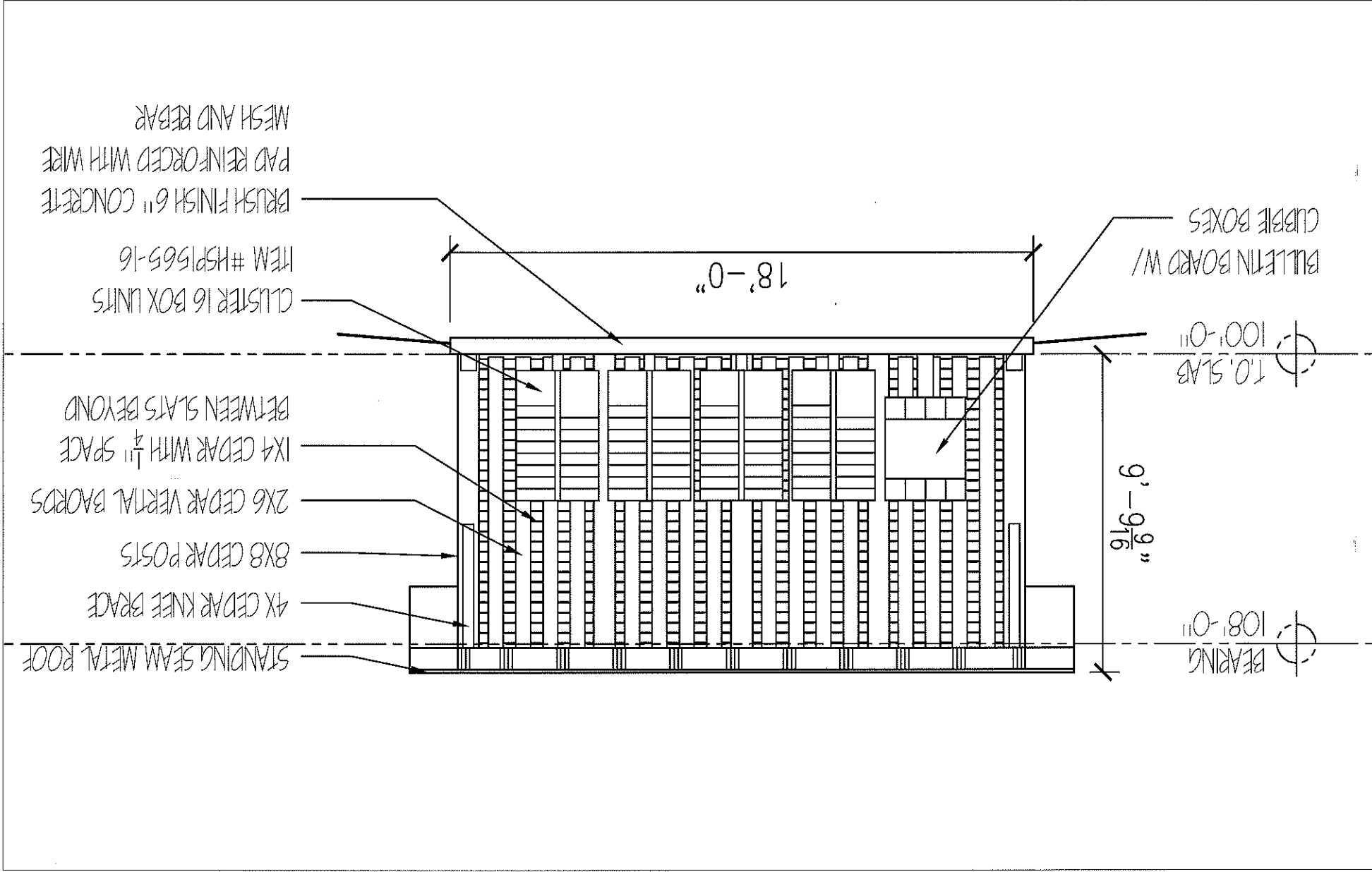
Date

10/3/12

PROJECT: STAGECOACH MAILBOX ENCLOSURE
 LOCATION: SOUTH SHORE, STAGECOACH
 ROOM:
 DATE: 8/21/2012
 SCALE: 1/4" = 1'-0"
 DESIGNED BY: EDH

NORTH ELEVATION

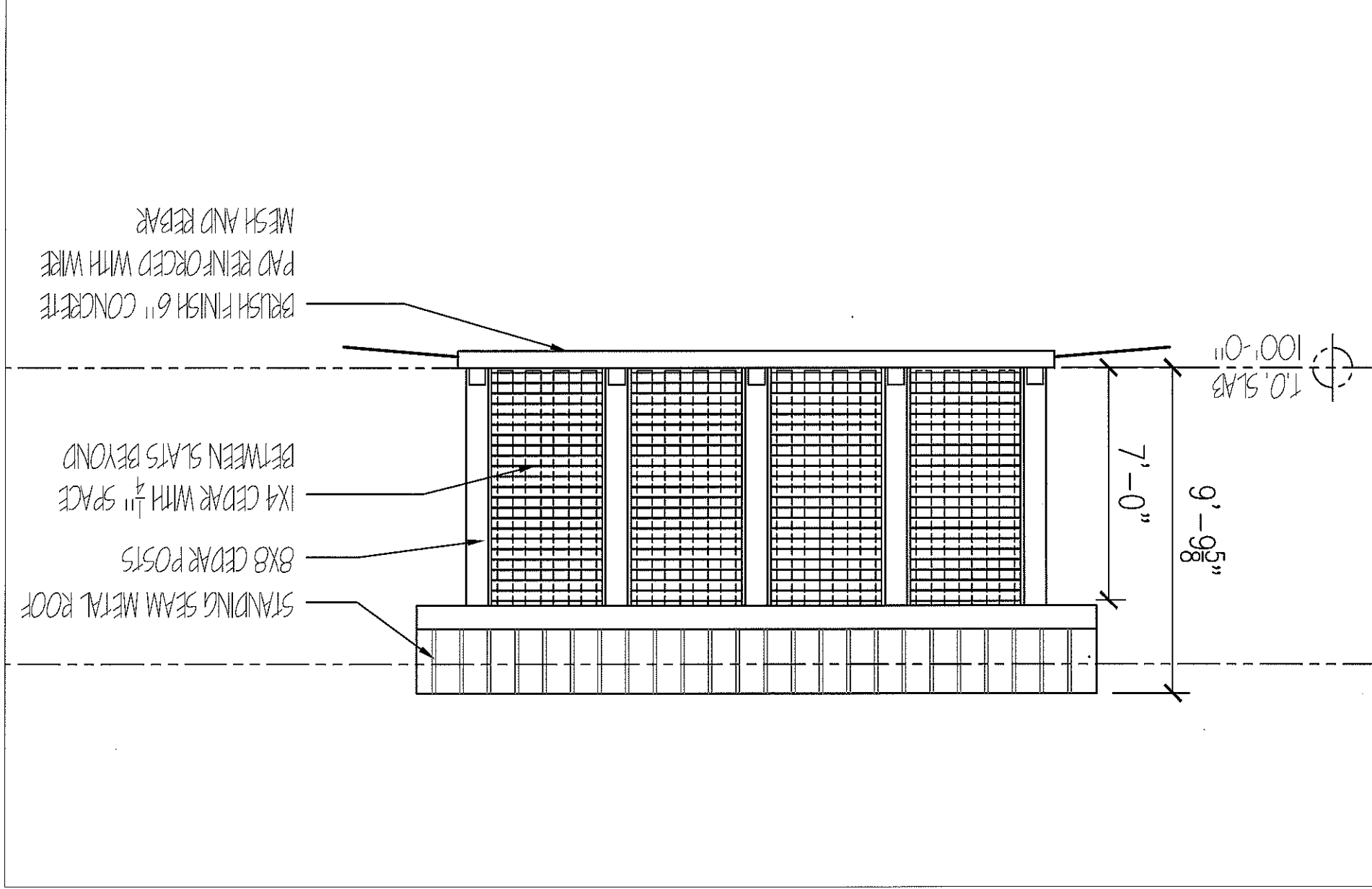
Mailbox Enclosure



PROJECT: STAGECOACH MAILBOX ENCLOSURE
 LOCATION: SOUTH SHORE, STAGECOACH
 ROOM:
 DATE: 8/21/2012
 SCALE: 1/4" = 1'-0"
 DESIGNED BY: EPH

Mailbox Enclosure

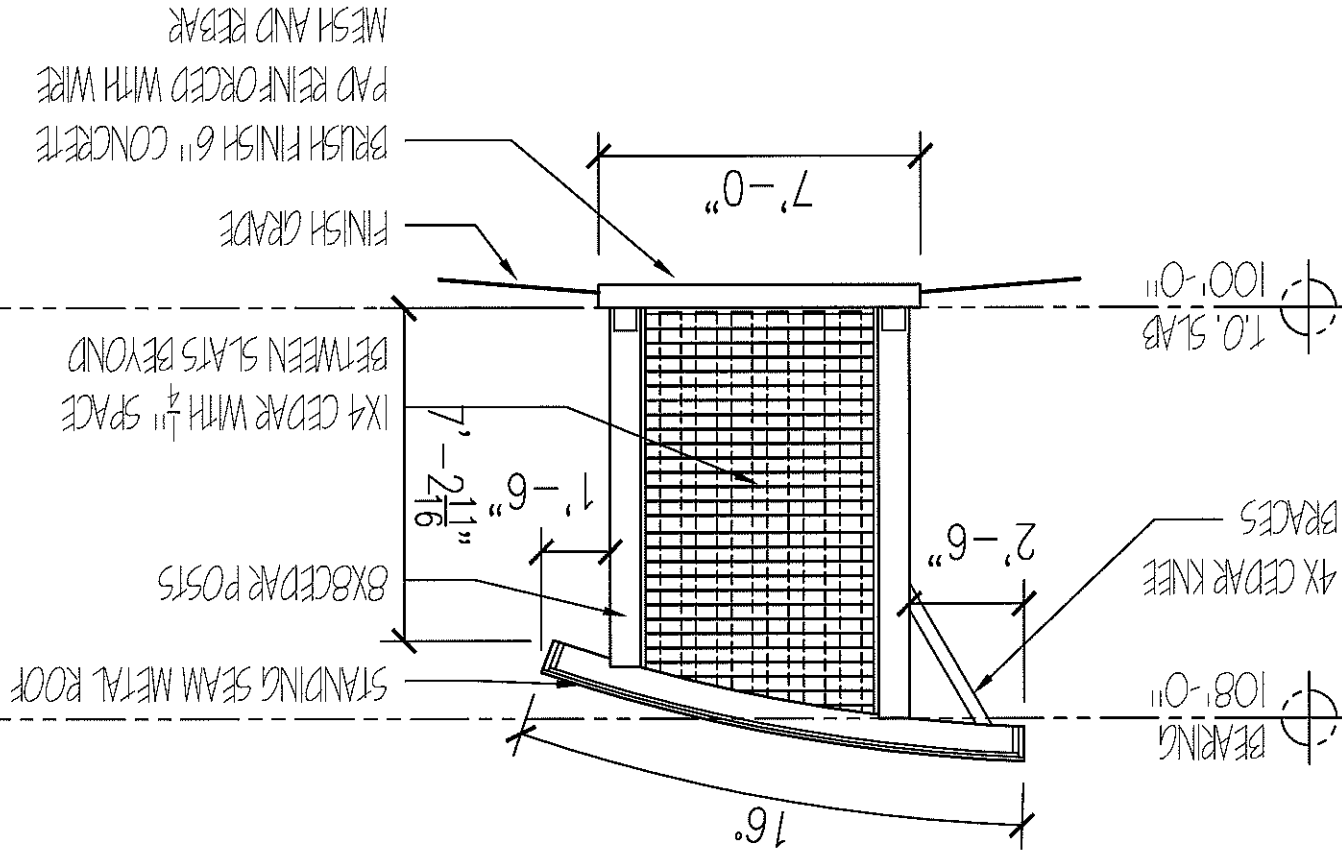
SOUTH ELEVATION



PROJECT: STAGECOACH MAILBOX ENCLOSURE
 LOCATION: SOUTH SHORE, STAGECOACH
 ROOM:
 DATE: 8/21/2012
 SCALE: 1/4" = 1'-0"
 DESIGNED BY: EDH

EAST / WEST ELEVATION

Mailbox Enclosure



Route County

Planning Department

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fax (970) 879-3992

GENERAL APPLICATION

ACTIVITY # P22012-009

PARCEL # 950293007

Petitioner's/Representative's Name: KENNETH BUILDGESS

Signature of Petitioner/Representative: [Signature]

Petitioner's/Representative's Email Address: EMSWORTH@ZIRKREK.US

Petitioner's/Representative's Mailing Address: P.O. Box 10224, OHK CREEK, CO 80467

Telephone: 970.736.1036 Fax: N/A

Type of Operation: PEOP OWNERS ASSN

Physical Address: 4620 20720 CINCH TIE, OHK CREEK, CO 80467

Legal Description: PARCEL B SOUTH SHORE AT STEADDAKIN FILE NO. 7314, THE STEADDAKIN PROPERTY OWNERS ASSOCIATION

Submittal Requirements (The staff planner will inform you of any additional requirements)

- ☐ Written narrative (summary information explaining location, terrain, number and size of parcels, road conditions and dimensions, and any special features to the site.)
- ☐ Legal description (See Assessor's tax evaluation)
- ☐ Physical address
- ☐ Vicinity map
- ☐ Site map: Illustrating all structures & property lines to scale
- ☐ Typewritten list of all adjacent property owners and their mailing address on two sets of labels (can be obtained from Assessor's Office) and homeowners association
- ☐ Filing fee \$ 400.00 *The base fee is designed to cover the minimum staff hours has to process the application. Additional hours on the project will be assessed at \$120.00 per hour. Annual fees may also apply. The Representative(s) signing the application (if not also signed by the land owner or applicant) is responsible for any additional planner hourly fees. Outstanding invoices must be paid prior to submitting a new application. Failure to pay fees may result in a revocation of a permit approval.
- ☐ The application fee must be paid in full to begin the application. (See Fee Schedule)
- ☐ Proof of ownership, lease/deed and/or statement of authority (Current commitment of title insurance may be required, this cost is the responsibility of the applicant.)
- ☐ Notice to mineral interest owners (See Required Notice to Mineral Interest Owner(s))
- ☐ Permits from other agencies
- ☐ Insurance: \$1,000,000 per occurrence with either unlimited aggregate or a policy statement requiring notice to Routt County of all claims that are made. Routt County shall be named as an additional insured on the policy.
- ☐ Electronic and hard copy of plat (See Digital Plat Requirements)
- ☐ Colorado geologic survey referral
- ☐ Other Identified and Attached Reports

Digital Plat Requirements: The digital file should display lot numbers and all line work on the plat except easements.

1. Preferred media type: CDROM, flp
2. Acceptable media type: zip disk, floppy disk or email
3. Preferred file format: ArcInfo exchange format, .e00 or .shp files.
4. Acceptable file format: Autocad .dwg or .dxf
5. Projection/Coordinate system: State Plane, Colorado North Zone (3451), NAD 83, feet, mean sea level.

* Note: The following applications for development require a digital submission: lot line adjustments, land preservation subdivisions (LPS); minor and major, final subdivision, plat corrections, plat consolidations, division of land for public purpose, minor development subdivision exemption (MDSE), amendments to the zoning map, planned unit development (PUD), plat vacations, road reviews and right-of-way vacations.

Required Notice of Mineral Interest Owners: (form letter in T:\admin\applictn\mineral interest form letter) **Colorado State Statue 24-65.5-103**

1. The applicant will notify mineral interest owners in writing, not less than thirty (30) days before the scheduled date of the initial public hearing concerning the "Application for development" submitted to the local government (ie: Routt County Planning Department.) A copy of the letter will contain the name and address of the mineral estate owners to whom notices were sent.
2. The notice shall contain the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township and range of the property that is the subject of the hearing and the name of the applicant, landowner or representative.
3. If the applicant files more than one application for development for the same new surface development with a local government, the applicant shall only be required to send notice for the initial public hearing scheduled for the first application for development.

How to obtain the information for Mineral Interest Owners

1. Go the Assessors office, on the basement level of the Historic Courthouse at 522 Lincoln Avenue (between 5th and 6th Street) Steamboat Springs, CO.
2. Have a copy of the legal description and property owner information with you.
3. Research the names of mineral interest owners in the black binders on the cart in the Assessors office.
4. The current mineral interest owners will be listed by name and the % of interest they own on that particular property. Write down all the names.
5. Then enter the name on the Routt County Website: www.co.routt.co.us/assessorssubset.html. Select the Assessor/Treasurer Property Search box (the first box), go to owner name search and type in the owner's name. This search will provide the address for the mineral interest owner(s).
6. If you are having problems with the research the staff in the Assessors Office will provide assistance.

*Note: "Application for development" means an initial application for a sketch plan, a preliminary or final plat for a subdivision and a planned unit development (PUD.) It includes applications for general development, special use permits and zoning or rezoning to a PUD changing lot lines.

Appendix B Routt County Planning Department Fee Schedule

APPENDIX B: ROUTT COUNTY PLANNING DEPARTMENT FEE SCHEDULE

Effective 9/27/2011

MINIMUM BASIC FEES: The Minimum Basic Fees listed shall be paid in full at the time of application. An application will not be deemed complete and scheduled for review until the Minimum Basic fee has been paid in full. The Minimum Basic Fee is designed to cover basic filing, publication and processing costs. It is also includes the minimum amount of Staff Planner time typically required for an application of that type.

HOURLY FEES: Hourly Fees will be charged for Staff Planner time not covered by the Minimum Basic Fees. Staff Planner time will be charged at a minimum rate of **\$120/hr.** This rate may be adjusted by the Planning Director as necessary. Hourly Fees apply to all review processes unless otherwise noted.

ANNUAL FEES: Permits/Approvals that require an ongoing review and administration (as determined by the Planning Director) are required to pay Annual Fees as noted below. Annual Fees apply to all active Permits/Approvals including those issued prior to the adoption of this fees schedule. Additional Annual Fees for mitigation monitoring will be charged on an hourly basis for any staff time necessary to review and/or implement conditions of approval.

RENEWAL FEES: 50% of the minimum basic fee will be charged to process administrative renewals that are authorized under the original conditions of approval.

SPECIAL FEES: Special fees may be charged at the discretion of the Planning Director for professional consultants or special research/analysis that is required to ensure adequate review of a development application.

DIGITAL SCANNING SURCHARGE: Application materials and final plats which are not submitted in a digital format that conforms to Planning Department application requirements will be subject to a minimum surcharge of \$50. Additional charges may apply based on an Administrative staff rate of \$50/hr to complete any required scanning and/or document conversion.

APPROVAL/PERMITS ARE CONTINGENT ON FULL PAYMENT OF ALL APPLICABLE FEES: This includes any and all Minimum Basic Fees, Hourly Fees, Annual Fees, Surcharges, and/or Special Fees. Approvals/Permits with outstanding balances that exceed 90 days will be revoked.

REVIEW PROCESS	MINIMUM BASIC FEES	ANNUAL FEES	NOTES
Minor Use Permit	\$100		
Building Permit Review	\$50		Collected at permit application through Building Dept. Hourly rates apply for reviews more than 1/2 hour.
Floodplain Development Permit	\$100		
Sign Permit	\$50		No Hourly Fees
35-acre Subdivision Plat Road Review	\$1,500		
Land Preservation Subdivision Exemption (LPS)	\$1,000+\$100/ buildable lot		
LPS Amendments	Minor - \$500 Major - \$1,000		Major and Minor amendments as defined in Section 2 of the Subdivision Regulations
Minor Development Subdivision Exemption	\$1,000		
Pre-Application Conference	\$1,000		
Administrative Permit	\$400	\$50	Additional Annual Fees for mitigation monitoring may apply No Fee for Waterbody Crossing Permit required for buildable lot access
Conditional Use Permit	\$600	\$50	Additional Annual Fees for mitigation monitoring may apply
Special Use Permit (Non-mining)	\$800	\$100	Additional Annual Fees for mitigation monitoring may apply
Special Use Permit (Mining, mineral extraction and related uses)	\$1,500	\$200 (<10 acre permit area) \$400 (10+ acre permit area)	Additional Annual Fees for mitigation monitoring may apply
Amendment to Zoning Map	\$1,000		50% reduction in Minimum Basic Fee for Miller rezone AF to LDR, MDR, or GH 50% reduction in Minimum Basic Fee for Steamboat Lake Subdivision or Stagecoach rezone from LDR, MDR, HDR, or GH to MFE
Zoning Variance	\$1,000		

Appendix B: Routt County Planning Department Fee Schedule

Conceptual PUD Plan	\$1,000		
Final PUD Plan	\$2,000		
Subdivision Exemption (BCC review only)	\$2,000		Creation of new tracts of land or residential sites
Pre-App./Sketch Subdivision	\$500 + \$20/lot		
Preliminary Subdivision	\$2,000 + \$40/lot		Final Plats and Replats that combine Pre-Application, Sketch, Preliminary and Final Subdivision review will be charged Final Subdivision Plat fees
Final Subdivision Plat	\$1,000 + \$20/lot		
Subdivision Improvement Agreement	\$1,000 or \$200/lot whichever is less		
Plat Correction	\$600		
Lot Line Adjustment	\$600		
Consolidation Plat	\$600		
Division of Land for Public Purposes	\$1,000		
Vacation of Plat, Right-of-Way or Public Utility Easement	\$750		
Site Plan Review	\$1,500		
Other review that requires County approval (including Master, Comprehensive, and Community Plan amendments including Urban Growth Boundary Expansions)			Hourly fees only. A \$1,200 deposit against which the hourly rate will be applied is required. Any unused balances will be returned to the applicant.

RESEARCH: First three (3) hours no charge; each additional hour will be charged at the current rate for Hourly Fees. Research requests shall be submitted for review and approval of the Planning Director prior to the initiation of any staff research. The Director shall determine if the requested research is appropriate based on the nature of the research requested, the amount of research requested, and the available staff time.

PLANNING DIRECTOR DETERMINATION/INTERPRETATION LETTER: Hourly Fees will apply (\$50 minimum).

Research is defined as the interpretation of documents in the planning files of the County. By way of example and not limitation, a party may request research as to the history of the zoning for a particular parcel or for the history and status of a planning approval for a specific parcel. This section is not intended to replace or nullify a citizen's rights under the Open Records Act to inspect and copy a specifically described document or documents or file.

APPEALS: Appeals in accordance with the Zoning Regulations will be charged Minimum Basic Fees and Hourly Fees at the same rate as the original application.

AFTER THE FACT REVIEW: An additional charge equal to the total applicable Minimum Basic Fees shall be applied to all applications for Approvals/Permits that are received after the start of construction and/or operation. These additional fees will not be used to offset any Hourly Fees that may apply.

MULTIPLE PROCESSES: In general an application will be charged the total of all applicable Minimum Basic Fees at the time of application. However the Planning Director may adjust the aggregate of fees for concurrent multiple processes based upon the scope and complexity of each affected application and the cost to Routt County to complete the reviews.

REFUNDS: Fees will not be refunded for any processing or partial processing of an application except as approved by the Board of County Commissioners.

OTHER DEPARTMENT AND AGENCY FEES: Applicant will be responsible for any and all fees charged by other departments or agencies necessary to process application including but not limited to:

- Colorado Geologic Survey subdivision review fees
- Steamboat Springs Rural Fire Protection District Review Fees
- Clerk and Recorder Fees
- Routt County Building Department

CRITERIA FOR THE WAIVER OF FEES FOR SPECIAL PROJECTS: Fees may be reduced or waived by the Planning Director or the Board of County Commissioners. In general, but not limited to, the following categories will be used to determine if a fee reduction or waiver is appropriate:

- Projects of public entities.
- Projects of non-profit entities that will have a substantial benefit to the citizens of Routt County.
- Projects initiated by Routt County

7.4. Technical Corrections and Amendments

The Final PUD Plan approved by the Planning Commission shall be binding and shall not be changed during the construction of the PUD except upon application to the appropriate agencies under the following procedures:

7.4.1. Technical Corrections

Changes to locations, siting, bulk of structures, height or character of building or minor changes in use may be authorized by the Planning Director. No technical change may increase the size of any building or structure by more than ten (10) percent. Planning Director may also approve accessory structures, up to 800 square feet in total floor area, not shown on the Final PUD Plan.

7.4.2. Minor Amendments

Minor Amendments to a Final PUD Plan, not qualifying as Technical Corrections and substantially similar to the approved Conceptual PUD Plan may be approved in the same manner permitted for review of Administrative Permits as outlined in Section 3 of these Regulations, provided all the following standards are satisfied:

- A. The amendment affects no more than three (3) lots or interests in land within the PUD.
- B. All owners of the affected lots or interests in land consent in writing to the amendment.
- C. The amendment does not require or involve modification of existing public utilities or streets within or adjacent to the PUD.
- D. The amendment would not result in the creation of additional lots or interests in land.
- E. The amendment meets all the applicable standards of this section and Sections 4, 5, 6, 7 and 8 of these Regulations.
- F. The Planning Director or other approval authority may make a Minor Amendment approval contingent on the recording of an amended Final PUD plan.

7.4.3. Major Amendments

All changes not substantially similar to the approved Conceptual PUD Plan may be approved only by the Board, following a recommendation by the Planning Commission, under the procedures authorized by these Regulations for the Conceptual PUD Plan. Such changes shall require that a new plan, amended plan or resolution be filed with the County.

7.5. Zoning Review

In the event the Planning Department finds that construction or other activity has taken place in violation of any of the provisions of these Regulations or the terms or conditions of the PUD approval, there shall be forwarded a report of this information to the Board. The Board shall hold a public hearing on the report of violations submitted by the Planning Department having first given reasonable notice to the applicant and all owners of abutting property. Upon review of the alleged violations, the Board may require that appropriate actions be taken to remedy the violations, amend or modify the Plan, or revoke the approval of the PUD.

3.2.1. Review Process Chart

Key	B.P. – Building Permit	PUD – Planned Unit Development	SUP – Special Use Permit	CUP – Conditional Use Permit	BCC – Board of County Commissioners	BOA – Board of Adjustment	ROW – Public Right of Way
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<ul style="list-style-type: none"> • Proposals to be reviewed by PC, BCC, and BOA will be scheduled on the first open agenda for which all notification requirements can be met. • The Planning Director, PC, BCC, or BOA may delay the review of any proposal if additional information is required to determine if all applicable Zoning Resolution Standards can be met. • Proposals must comply with all applicable Standards of Sections 3, 4, 5, 6, 7, 8, and 9 of these Regulations to be approved. • Conditions may be placed on any Approval if they are deemed necessary to ensure compliance with the applicable Standards of these Regulations • Permit, extensions or renewals, and Revocations must follow same procedure as original approval unless otherwise noted. • No process listed above shall result in a site-specific development plan approval or in a vesting of property rights except as may be provided in Section 3.2.15. • Planning Director may authorize a concurrent review of any of the processes listed above provided all minimum notification requirements are met. • Vacation of ROW or Public Utility Easement and Zone Changes heard in concert with a subdivision plat that results in an overall reduction in the number of Buildable Lots may be heard BCC's Consent Agenda. 	<p>Planning Director</p>
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due

Route County

Planning Department

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Seamboat Springs, CO 80477

(970) 879-2704
fax (970) 879-3992

APPLICATION CHECKLIST

ACTIVITY # PZ2012-009

PARCEL # 950293001

pur

Project title: Stagecoach W-amenity - Cluster Mailbox

Date application was received: 8/28/12

The application requires the following:

- ☒ Application cover sheet with signatures
- ☒ List of adjacent property owners mailing addresses and two sets of mailing labels
- ☒ Notice to mineral interest owners (See Required Notice of Mineral Interest Owners)
- ☒ Filing fee of \$ 400.00 *Recorded*
 - *The base fee is designed to cover the minimum staff hours has to process the application. Additional hours on the project will be assessed at \$120.00 per hour. Annual fees may also apply. Outstanding invoices must be paid prior to submitting a new application.
- ☐ Complete legal description
- ☐ Area map
- ☐ Survey
- ☐ Landscape plan
- ☒ Site plan at a scale of Recorded
- ☒ Deed, chain of title research and/or statement of authority (Current commitment of title insurance may be required, this cost is the responsibility of the applicant.)
- ☐ Dimensions
- ☐ Plan of subdivision # _____
- ☐ Proposed road names and location of road signs
- ☐ Lot layout with acreage
- ☐ Driveway access locations
- ☐ Contour map of proposed lots if for new building sites
- ☐ Building envelopes for all structures including residential and agriculture buildings
- ☒ Narrative (summary information explaining location, terrain, number and size of parcels, road conditions and dimensions, and any special features of the site.)
- ☐ Covenants
- ☐ Draft agreement to restrict uses on the remainder parcels(s) along or other legal documentation (i.e., conservation easement).
- ☐ Complete Land Preservation Subdivision (LPS) design criteria objectives (narrative with comments regarding mitigation and compliance. See Section 11.3.2 of the Routt County Subdivision Regulations)
- ☐ Identify remainder parcel
- ☐ Electronic copy of Plat or extra fees paid. This will be required at the completion/approval/recordation of the project. Please submit the digital plat to the GIS Department. (See Digital Plat Requirements)
- ☐ _____
- ☐ _____

Digital Plat Requirements: The digital file should display lot numbers and all line work on the plat except easements.

1. Preferred media type: CDRom, ftp
2. Acceptable media type: zip disk, floppy disk or email
3. Preferred file format: ArcInfo exchange format, .e00 or .shp files.
4. Acceptable file format: Autocad .dwg or .dxf
5. Projection/Coordinate system: State Plane, Colorado North Zone (3451), NAD 83, feet, mean sea level.

* Note: The following applications for development require a digital submission: lot line adjustments, land preservation subdivisions (LPS); minor and major, final subdivision, plat corrections, plat consolidations, division of land for public purpose, minor development subdivision exemption (MDSE), amendments to the zoning map, planned unit development (PUD), plat vacations, road reviews and right-of-way vacations.

Required Notice of Mineral Interest Owners (form letter in T:\admin\applictn\mineral interest form letter) **Colorado State Statue 24-65.5-103**

1. The applicant will notify mineral interest owners in writing, not less than thirty (30) days before the scheduled date of the initial public hearing concerning the "Application for development" submitted to the local government (i.e.: Routt County Planning Department.) A copy of the letter will contain the name and address of the mineral estate owners to whom notices were sent.
2. The notice shall contain the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township and range of the property that is the subject of the hearing and the name of the applicant, landowner and /or representative.
3. If the applicant files more than one application for development for the same new surface development with a local government, the applicant shall only be required to send notice for the initial public hearing scheduled for the first application for development.

How to obtain the information for Mineral Interest Owners:

1. Go the Assessors office; on the basement level of the Historic Courthouse at 522 Lincoln Avenue (between 5th and 6th Street) Steamboat Springs, CO.
2. Have a copy of the legal description and property owner information with you.
3. Research the names of mineral interest owners in the black binders on the cart in the Assessors office.
4. The current mineral interest owners will be listed by name and the % of interest they own on that particular property. Write down all the names.
5. Then enter the name on the Routt County Website: www.co.routt.co.us/assessorssubset.html. Select the Assessor/Treasurer Property Search box (the first box), go to owner name search and type in the owner's name. This search will provide the address for the mineral interest owner(s).
6. If you are having problems with the research the staff in the Assessors Office will provide assistance.

*Note: "Application for development" means an initial application for a sketch plan, a preliminary or final plat for a subdivision and a planned unit development (PUD.) It includes applications for general development, special use permits and zoning or rezoning to a PUD changing lot lines.



Routt County

Planning Department

P.O. Box 773749
Steamboat Springs, CO 80477

(970) 879-2704
fax (970) 879-3992

DEEMED COMPLETE FORM

ACTIVITY # PZ2012-009

PARCEL # 950293001

Name of Project: ~~St~~ Speacock PUD M-Grandmont South Shore Cluster Mailbox

Date: _____

I, _____ deem this

submittal complete and in order.

It can now be processed in accordance with Routt County's Zoning and

Subdivision Regulations or Exemption process.

Chad Phillips
Routt County
Planning Director

Proof of Service

I, Alan Goldick {print name} hereby certify that on the
11 day of September, 2012, I deposited true copies of
the attached notice in the U.S. Mail, first class postage prepaid, in envelopes
addressed to the persons as shown on the attached list.

(Date) 9/11/12 (Activity #) P22012-009

(Signature) Alan Goldick

Services Completed:

Initials

Adjacent Property Owner (APO) 9/11/12 AG

Mailed

Referral Notices

Mailed & Hand Delivered

Legal Notice 9/11/12 AG

Emailed to Steamboat Pilot

Poster Completed 9/11/12 AG

Contact Person Notified

Proof of Service

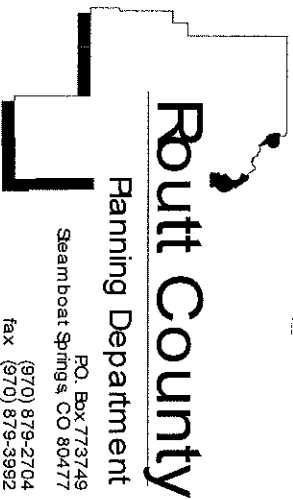
- Attached:
- (1) Original copy of notice sent
 - (2) Any attachment, maps, etc. relating to the notice
 - (3) List of persons to whom notice was sent together with the addresses used.

Routt County Public Notice Administrative Permit

The following matter is being reviewed by the Routt County Planning Department. An Administrative Permit is scheduled to be issued on 10/02/2012.

ACTIVITY #:	PZ2012-009
PETITIONER:	KENNETH BURGESS
PETITION:	Minor Amendment to Stagecoach PUD- Cluster mailbox at bus turnaround
LOCATION/LEGAL:	Tract of land in Section 20, 29, 30, 31, 32 Township 4North-Range 84West and a tract in section 36 Township 4North-Range85South

Routt County Planning Department
Chad Phillips, Planning Director
Box 773749
Steamboat Springs, CO 80477



P.O. Box 773749
Steamboat Springs, CO 80477
(970) 879-2704
(970) 879-3992

fax (970) 879-3992

DATE: 09-10-2012

RE: Request before the Routt County
Planning Department

Dear Adjacent Property Owner:

This is to advise you that the Routt County Planning Department has received a request for the petition cited below:

ACTIVITY#: PZ2012-009

PETITIONER: KENNETH BURGESS

PETITION: Minor Amendment to Stagecoach State Park PUD- Installation of cluster mailboxes

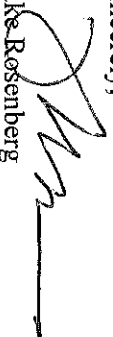
LOCATION/LEGAL: Near Stagecoach Reservoir south boat ramp and adjacent to the South Shore bus turnaround

TR OF LAND IN SEC 20, 29, 30, 31, 32 4-84 AND TR IN 36-4-85 S AND W
OF RCR 14 ALSO CONTAINING STAGECOACH RESERVOIR, LESS
ROW 1.93AC 1433.9AC

The Planning Director will make a decision on this matter on 10/2/2012.

If you have any comments or concerns regarding this petition, please direct your letters or phone calls to Jake Rosenberg at the Routt County Planning Department, P.O. Box 773749, Steamboat Springs, CO 80477 or (970) 879-2704 prior to the date noted above.

Sincerely,


Jake Rosenberg
Routt County Planning Staff

**Application for Minor Amendment to the Stagecoach Park Final PUD –
PZ1987-007**

Written Narrative (summary information explaining location, terrain, number and size of parcels, road conditions, and dimensions and any special features to the site)

The property is located on Parcel B South Shore at Stagecoach File No 7314, just after the Morrison Creek Boat Ramp at Stagecoach State Park. The property is on the northwest side of Sioux Trail just past the entry sign into the South Shore Subdivision at Stagecoach. In the Fall of 2011 work was started and completed in the Spring of 2012 with a permit from Routt County Road and Bridge to build a school bus turnaround which included a site plan showing a mailbox cluster location on the parcel. This is the next phase of that project. We would like to build a small structure that will house USPS mail cluster boxes (4 – 16 unit cluster boxes approved by the Oak Creek United States Postmistress, Nancy Peckham). There will be a 120 sf concrete pad with 4 cluster box units and one cubby, which will be enclosed on 3 sides by un-insulated walls and a roof. There will also be minimal landscaping including some small boulders and native plants/bushes/small trees. The existing terrain where the mailbox enclosure is to be located has road base, a culvert and natural landscaping.

Please see attached Property Description provided by Landmark Consulting for further information including size of lots, legal description, bearings and square footages.

The attached document which includes the above mentioned Property Description is the lease agreement made between Stagecoach Property Owners Association (SPOA), the Upper Yampa Water Conservancy District and the State of Colorado/Department of Natural Resources/Division of Parks and Outdoor Recreation/Stagecoach State Park. This document contains, site maps, vicinity maps, the lease agreement, legal description, etc.

CHRISTOPHER & TRACY ZUSCHLAG
24450 UNCOMPAGHRE ROAD
OAK CREEK, CO 80467-9600

UPPER YAMPA WATER CONSERVANCY
DISTRICT
PO BOX 775529
STEAMBOAT SPRINGS, CO 80477-5529

MORRISON CREEK METROPOLITAN DISTRICT
24490 UNCOMPAGHRE ROAD
OAK CREEK, CO 80467

WILLIAM G. & KAREN A. CAREY
1044 OAK TRACE
EVANSVILLE, IN 47725

BRIAN T. STAHL
PO BOX 774984
STEAMBOAT SPRINGS, CO 80477-4984



WEISS AND VAN SCOYK, LLP
ATTORNEYS AT LAW
FIRST NATIONAL BANK BUILDING
600 SO. LINCOLN, SUITE 202
STEAMBOAT SPRINGS, COLORADO 80487

TELEPHONE: (970) 879-6053
FAX: (970) 879-6058
bweiss@wvsc.com

ROBERT G. WEISS
WARD L. VAN SCOYK
JASON M. YANOWITZ
DANIEL R. BERKEY

June 17, 2011

Jessica Dugan, Real Estate Program Assistant
Colorado State Parks
1313 Sherman Street
Denver, Colorado 80203

(US-Mail)

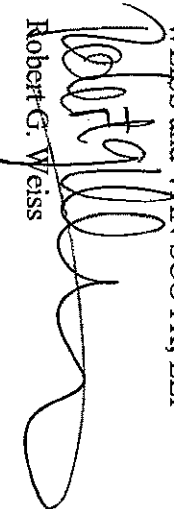
Re: Agreement

Dear Ms Dugan:

Attached please find the three-way Agreement between State Parks, SPOA and the UYWCD. I am returning the original to you as requested in your transmittal letter to Kevin McBride. I am copying Craig Preston for Stagecoach, Tom Watts for SPOA and Kevin McBride for the UYWCD with emailed copies of the Agreement.

Very truly yours,

WEISS and VAN SCOYK, LLP


Robert G. Weiss

RGW/kc

cc: Craig Preston
Tom Watts
Kevin McBride

AGREEMENT

This Agreement (hereinafter referred to as "the Agreement" is made effective as of this 16th day of June, 2011, by and between the STAGECOACH PROPERTY OWNERS ASSOCIATION (hereinafter referred to as "SPOA"), a Colorado non-profit corporation, whose legal address is P.O. Box 1024, Oak Creek, Colorado 80467, the STATE OF COLORADO, acting by and through the DEPARTMENT OF NATURAL RESOURCES, for the use and benefit of the DIVISION OF PARKS AND OUTDOOR RECREATION, whose legal address is 1313 Sherman Street, Room 618, Denver, Colorado 80203 (hereinafter referred to as "State Parks"), and the UPPER YAMPA WATER CONSERVANCY DISTRICT (hereinafter referred to as the "District") a public corporation and quasi-governmental entity organized pursuant to Section 37-45-153 of the Colorado Revised Statutes, acting by and through the Board of Directors of the Upper Yampa Water Conservancy District, whose legal address is P.O. Box 880339, Steamboat Springs, Colorado 80488-0339, collectively "the Parties".

Whereas, the District owns certain real property in Routt County, Colorado, upon which it has constructed water works and a water storage reservoir known as the Stagecoach Reservoir (hereinafter referred to as the "Reservoir," including any expansion or enlargement thereof); and

Whereas a portion of the Reservoir includes a parcel that has been identified by the SPOA as a preferred location for the construction and maintenance of a driveway, cluster mailboxes, a recyclables collection area, and bus-stop shelter, for use by the residents of the South Shore Subdivision, legally described in Exhibit A and depicted on Exhibits B and C, which are attached hereto and incorporated herein (hereinafter referred to as the "Mailbox Property"); and

Whereas the District leases the Reservoir and the Mailbox Property to State Parks for public recreation purposes pursuant to a Lease Agreement dated August 25, 2004 and recorded on November 5, 2004 in the records of the Routt County Clerk and Recorder at Reception No. 610405 (hereinafter referred to as "the Lease"); and

Whereas, the District and State Parks are amenable to allowing the SPOA to improve and use the Mailbox Property as stated above;

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, restrictions, and requirements contained herein, it is hereby agreed that:

1. SPOA may use the Mailbox Property only for the purpose of constructing and maintaining a driveway, cluster mailboxes, a wildlife-proof dumpster for recyclables, parking signage and a shelter for students awaiting pick-up by a school bus (hereinafter referred to as the "Improvements"). The dumpster shall be removed within 30 days of SPOA receiving written request from either State Parks or the Colorado Division of Wildlife to remove the dumpster if it has been deemed by either agency to be an attractor of nuisance wildlife. The location of the Improvements, with the exception of the shelter, shall be substantially as depicted on Exhibit C. If a shelter is constructed, it shall be located on the reservoir side of the driveway, opposite the mailboxes. All Improvement designs must be submitted to and approved by State Parks prior to construction.
2. SPOA will comply, at its own expense, with all laws and ordinances, and governmental laws and regulations, now or hereafter in effect, applicable to the Mailbox Property. SPOA acknowledges that neither the District nor State Parks, including any agent or employee thereof, has made any representation or warranty with respect to the suitability or legality of the Mailbox Property for SPOA's intended use.
3. SPOA understands that the Mailbox Property is within the project boundary for the Project known as the Stagecoach Project ("Project") which has been issued a license by the Federal Energy Regulatory Commission under Project No. 9202 ("FERC License"). Pursuant to Article 416 of the FERC License, it is agreed that the use of the Mailbox Property by SPOA shall not endanger health, create a nuisance, or otherwise be incompatible with overall Project recreational use and SPOA shall take all reasonable precautions to ensure that the construction, operation, and maintenance of structures and facilities on the Mailbox Property will occur in a manner that will protect the scenic, recreational, and environmental values of the Project.
4. On January 5, 2012, and on January 5th of each succeeding year, through the end of the term of this Agreement, as the same may be extended by mutual agreement of the Parties, SPOA shall pay to State Parks the sum of Fifty Dollars (\$50.00) and SPOA shall pay to the District the sum of Fifty Dollars (\$50.00) for use of the Mailbox Property.

5. The term of this Agreement shall be from June 16, 2011 to May 1, 2024 ~~2026~~, unless sooner renewed or terminated as herein provided.
6. No use shall be made of the Mailbox Property, nor act done in or about the Mailbox Property, which is unlawful or that in any way interferes with the uses and activities of State Parks or the District.
7. The Mailbox Property shall be and remain subject to State Parks' rules and regulations, which may be enforced by State Parks' employees. In this regard, SPOA specifically agrees that State Parks' employees may enter upon the Mailbox Property, at any time, for the purpose of enforcing State Parks' rules and regulations.
8. No motor vehicle, except a U.S. Postal Service Vehicle, or a school bus, or a truck used to pick-up or deliver a dumpster or other container in which recyclables are collected, shall be allowed to remain parked upon the Mailbox Property for a period in excess of twenty minutes. Vehicles parked for longer than twenty minutes may be impounded by employees of State Parks or agents of SPOA, as the case may be.
9. SPOA shall keep and maintain the Mailbox Property and all Improvements constructed upon the Mailbox Property, in good, clean condition and repair.
10. SPOA shall not sell (by Agreement of Sale or otherwise), assign, mortgage, pledge, encumber or otherwise transfer this Agreement or any interest herein, or sublet the Mailbox Property or any part thereof, whether voluntarily or by operation of law, nor shall SPOA enter into an agreement to make any such transfer.
11. SPOA shall indemnify, save, and hold harmless State Parks and the District, their respective employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees and related costs, incurred as a result of any act or omission on or related to the Mailbox Property by SPOA, or its employees, agents, subcontractors, or assignees pursuant to the provisions of this Agreement, including, but not limited to, the presence or release of any hazardous or toxic substance that is regulated under any federal, State or local law; however, the provisions hereof shall not be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the CGIA, or the Federal Tort Claims Act, §28 U.S.C. 2671 et seq., if applicable. Without limiting the foregoing, nothing in this Agreement shall be construed as giving rise to any right or ability of State

Parks of the District to exercise physical or managerial control over SPOA's day-to-day operations of the Mailbox Property, or otherwise to become an operator with respect to the Property within the meaning of The Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

12. At all times during the term of this Agreement, SPOA will purchase and maintain, at SPOA's sole expense, the following insurance, in amounts not less than those specified below or such other amounts as State Parks may from time to time reasonably request, with insurance companies and on forms satisfactory to State Parks: General Liability Insurance written on an "occurrence" form covering the use, occupancy and maintenance of the Premises.

Limits for such coverage shall be:

Bodily Injury and Property Damage Combined Single Limit

\$1,000,000 per Occurrence

\$1,000,000 General Aggregate

\$1,000,000 Products and Completed Operations Aggregate

Fire Legal Liability

\$500,000 Any One Fire

subject to

\$1,000,000 General Aggregate

The policy shall contain an endorsement specifically naming State Parks and the District as additional insureds.

13. Either Party may terminate this Agreement without cause at any time. In order to terminate the Agreement, the Party wanting to terminate shall give the other Parties written notice in the manner provided for in Paragraph 15 below. Termination shall be effective one hundred eighty (180) days after said notice. Upon termination, a Party's rights and obligations under this Agreement shall cease, except that liability for acts or omissions occurring prior to termination shall survive the termination. Upon such termination, all Improvements remaining on the Mailbox Property shall become the property of State Parks.

14. The terms of this Agreement shall be subordinate to the terms of the Lease with respect to the Mailbox Property. In the event of conflict between the terms of the Lease and the terms of this Agreement, the terms of the Lease shall control and be given effect.

15. This Agreement shall be binding upon the Parties, their successors, and assignees. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall conclusively be presumed to affect adversely all other provisions hereof, as one integrated Agreement, and therefore any such holding shall conclusively be deemed to be a complete termination of this Agreement. This Agreement may not be altered or amended, and no right under this Agreement may be waived, except by a written instrument executed by the Parties (or, in the case of a waiver, by a written instrument executed by the Party granting the waiver) to this Agreement. No waiver of any breach of any portion of this Agreement shall be deemed a waiver of any preceding or succeeding breach of that provision. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts. This Agreement contains the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior understandings with respect to the subject matter of this Agreement. The Parties have made no prior representations and have given no warranties with respect to the subject matter of this Agreement except as specifically provided herein. The Parties do not intend to confer any benefit on any person, firm or corporation other than the signatory Parties to this Agreement, and enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Agreement are incidental to the Agreement, and do not create any rights for such third parties. In any litigation arising under this Agreement the prevailing party shall recover its reasonable attorney's fees and other costs of suit.

16. Any notice required or permitted to be provided hereunder shall be deemed given when either personally delivered or mailed by certified mail, return receipt requested, to the Parties at their following addresses or such other addresses as they may designate in a notice duly delivered:

If to State Parks:

Park Manager

Stagecoach State Park

P.O. Box 98

Oak Creek, CO 80467

Real Estate Program Manager

Colorado State Parks

1313 Sherman St., Room 618

Denver, CO 80203

If to SPOA:

Stagecoach Property Owners Association

P.O. Box 1024

Oak Creek, CO 80467

If to the District:

Upper Yampa Water Conservancy District

P.O. Box 880339

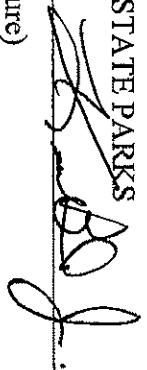
Steamboat Springs, CO 80488

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first above written.

COLORADO STATE PARKS

By: _____

(signature)



Name: _____

(printed)

Ken Brink Jr.

Title: _____

Asst. Director

Date: _____

6/7/2011

STAGECOACH PROPERTY OWNERS ASSOCIATION

By: 
(signature)

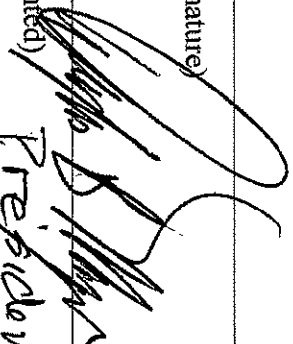
Name: Sue Krimes
(printed)

Title: President, SPOA

Date: 6/16/11

UPPER YAMPA WATER CONSERVANCY DISTRICT

By: _____
(signature)

Name: , Douglas B. Menger
(printed) President

Title: 6/13/2011

Date: 6/13/2011

Exhibit A

Mailbox Property Legal Description and Survey



CIVIL ENGINEERING | SURVEYING
Phone: 970.871.9494 • Fax: 970.871.9299 • www.landmark-co.com
P.O. Box 774943 • 141 9th St. • Steamboat Springs, Colorado 80477

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL B, SOUTH SHORE AT STAGECOACH AS RECORDED IN FILE NO. 7314 IN THE ROUTT COUNTY RECORDS, LOCATED IN THE SW1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EASTERLY RIGHT-OF-WAY LINE OF SIOUX TRAIL, SAID LINE BEING THE FIRST COURSE NORTHERLY OF THE EASTERLY INTERSECTION OF SAID SIOUX TRAIL AND UNCOMPAHGRE DRIVE, BEING ASSUMED TO BEAR N14°06'35"W.

COMMENCING AT A POINT, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF UNCOMPAHGRE ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SIOUX TRAIL, SAID INTERSECTION BEING AT THE MOST EASTERLY INTERSECTION OF SAID UNCOMPAHGRE ROAD AND SAID SIOUX TRAIL, THENCE N14°06'35"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SIOUX TRAIL, A DISTANCE OF 131.10 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SIOUX TRAIL THE FOLLOWING THREE (3) COURSES:

1. N14°06'35"W, A DISTANCE OF 1.12 FEET;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 58°34'28", AND AN ARC LENGTH OF 270.91 FEET;
3. N72°41'03"W, A DISTANCE OF 19.67 FEET;
THENCE N81°47'17"E, A DISTANCE OF 141.74 FEET;
THENCE S51°41'56"E, A DISTANCE OF 142.16 FEET;
THENCE S23°12'37"W, A DISTANCE OF 138.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 17,593 SQUARE FEET OR 0.41 ACRES.

PROPERTY DESCRIPTION STATEMENT:

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JEFFRY A. GUSTAFSON
COLORADO PLS NO. 29039
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487

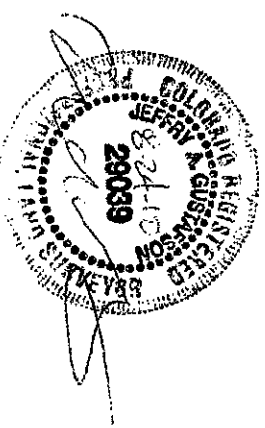
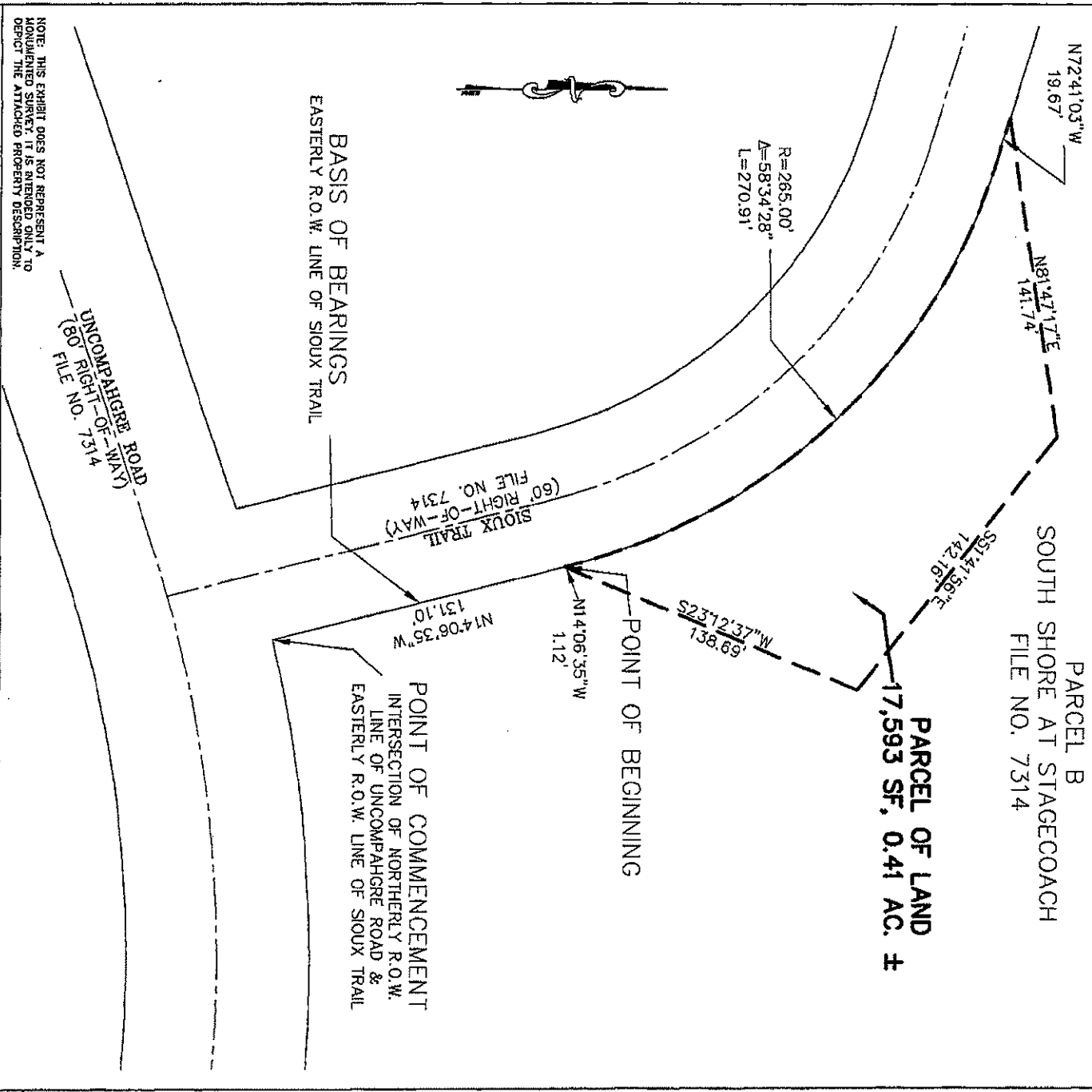


EXHIBIT
SW1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
ROUITT COUNTY, COLORADO



1419th Street, P.O. Box 774943
Steamboat Springs, Colorado 80477
Phone (970) 871-9494 Fax (970) 871-9299
WWW.LANDMARK.CO.COM

NO.	DATE	REVISIONS	INT.

DATE: 08-20-10 DWN. BY: JMC
JOB NO. 2143-002 CHK. BY: JAG
DRC. NO. Envtl Exhibit SURV. BY: LCI

SCALE
1"=60'

Property Description
Exhibit

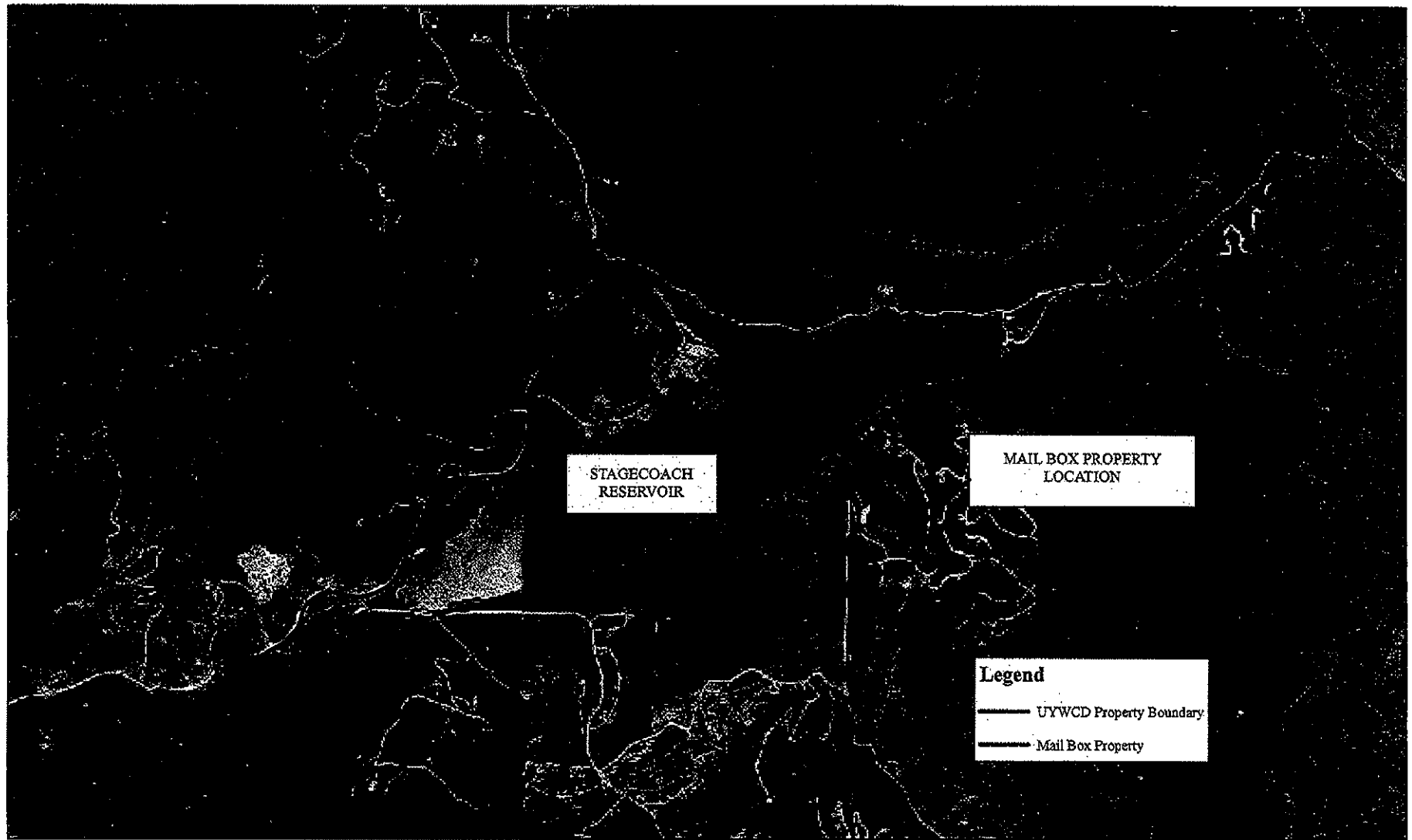
SHEET NO.
2
OF 2

(c) COPYRIGHT 2010, LANDMARK CONSULTANTS, INC.

Exhibit B

Maps of Stagecoach Reservoir and Mailbox Property

**STAGECOACH
UYWCD-SPOA-PARKS AGREEMENT OVERVIEW MAP**



UYWCD-SPOA-PARKS AGREEMENT DETAIL

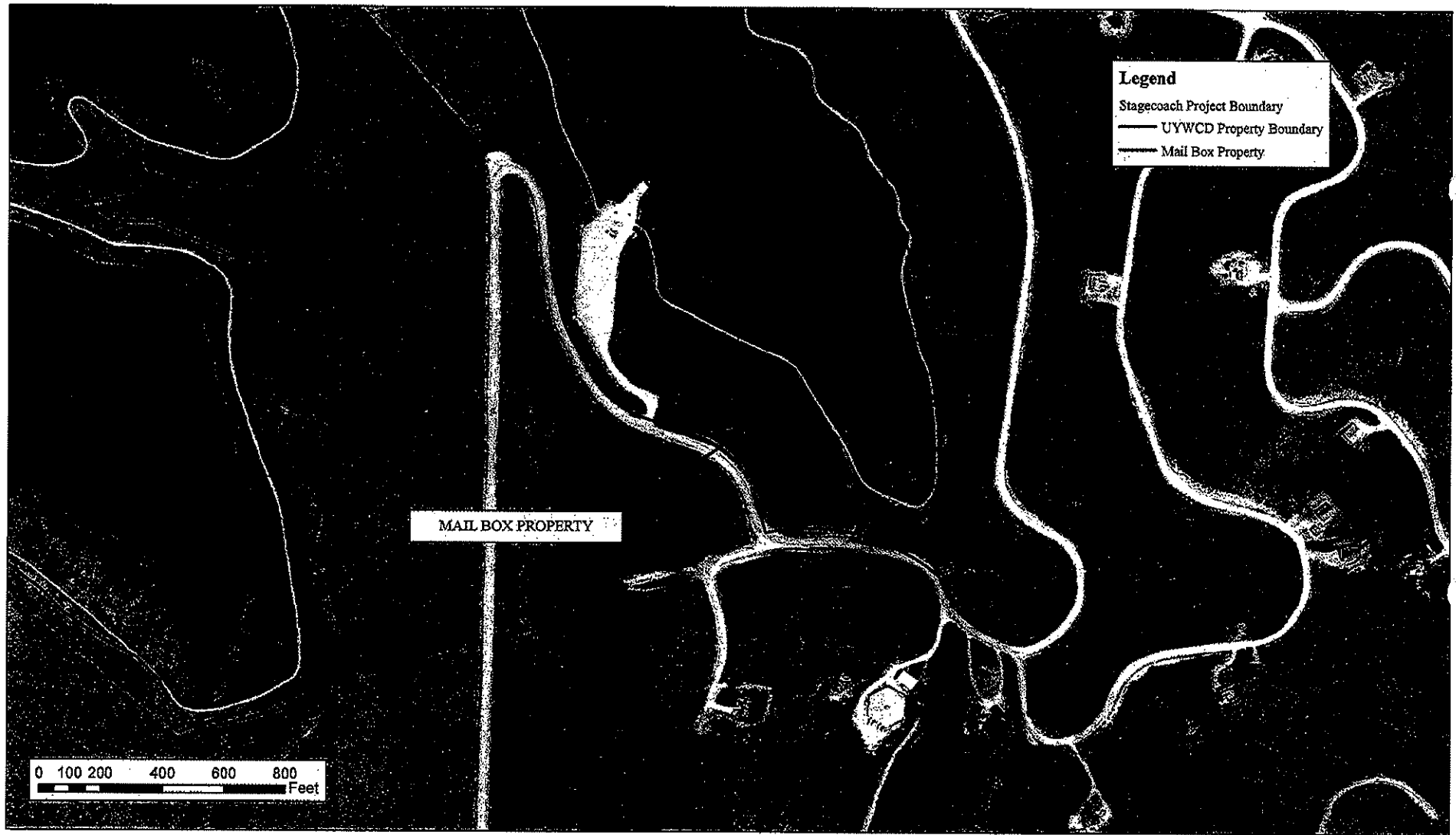


Exhibit C

Mailbox Property Site Plan

