

Lancaster Lodge
Planned Unit Development Designation

This Planned Unit Development Designation, to be known as Lancaster Lodge, is approved this 15th day of October, 1985 by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County" for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "property". This designation establishes uses permitted on the property, its development plan and phasing, and specific development regulations which must be adhered to by Easley Investment Corporation, who is the owner and developer of the property, and is hereinafter referred to as the "owner/developer". This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the owner/developer.

A. USES PERMITTED AND DEVELOPMENT PLAN.

Use and development of the property shall be in accordance with the Development Plan attached as Exhibit "B" hereto, and with the following specific requirements:

1. Permitted Uses

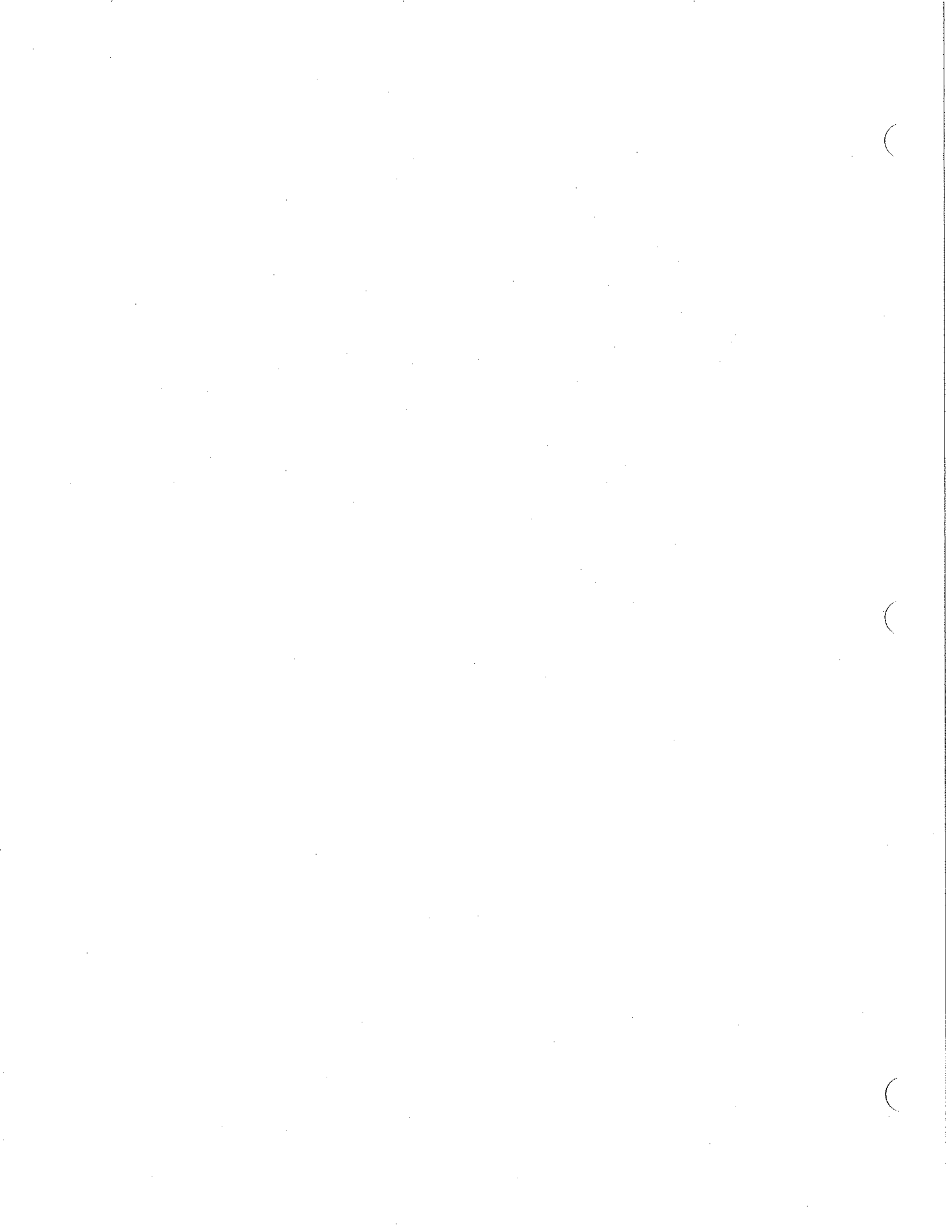
Permitted uses shall be as follows:

<u>Use</u>	<u>Maximum Square Footage</u>
a) 200 unrestricted dwelling units (Building A, B, C and D);	96,500 sq. ft.
b) Five dwelling units restricted to employee housing (Building D);	2,100 sq. ft.
c) Conference and/or commercial space, including circulation and support facilities (Building C);	8,000 sq. ft.
d) Recreational facilities, including circulation and support facilities (Buildings A and D)	6,600 sq. ft.
e) Property management, management offices and lobby (Buildings A, B, C and D)	5,100 sq. ft.
f) Residential circulation area (Buildings A, B, C and D)	19,300 sq. ft.
Total maximum gross area	
	137,600 sq. ft.

Minor adjustments to the square footages between categories c, d, e and f are permitted to the maximum of 5% (1,950 sq. ft.).

COLLEEN KENNEDY
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 COUNTY CLERK
 SUMMIT COUNTY, CO

327593



Total gross area of the buildings shall not exceed 137,600 square feet. This area includes approximately 5,100 square feet of conference space and its support facilities on the garage level of Building C. This 5,100 square feet is included within the total 8,000 square feet designated for conference and commercial area and is not additional. Other service, access and property management functions on the garage level are not included in the area calculations. Residential density above the garage level, based upon a 1400 square foot per unit floor area equivalent, is 18.49 units per acre. (Density greater than that permitted for other developments in the area has been allowed in consideration of the underbuilding parking and the coordination and integration with adjacent projects and the Keystone Ski Area.)

2. Building Height

Building height, as defined in the County Building Code, shall not exceed 45 feet for Building A, 45 feet for Building B, 40 feet for Building C and 70 feet for Building D as measured from the plaza. Building D is to be 85 feet from existing grade to the top of the roof.

3. Employee Housing Restriction

The five employee housing units shall be reserved for employee housing through a covenant between the County and the owner/developer, in form satisfactory to the County, to be executed prior to the issuance of any certificates of occupancy for Building D.

4. Parking

Parking is provided to the following standards:

178 Studio and Efficiency at 1 Space/Unit	178 Spaces
22 Efficiency Loft and Larger Units at 1.2 space/Unit	26.4
5 Employee Units at 1 Each	5
<u>0 s.f. Commercial at 2/1000 s.f.</u>	<u>0</u>
205 Units	209.4 Spaces
4 uncovered parking spaces are to be provided for Chateaux d'Mont	<u>4</u>
	213.4 Spaces

Parking for the conference area is included with the residential unit parking assignment. This P.U.D. designation allows for combined conference and commercial use. The present plans designate all of the area assigned to conference and commercial to be for conference use. Any area designated as commercial in the future shall provide parking at a rate of 2 spaces per 1000 square feet. Presently the parking plan is short 4.0 spaces.

Prior to issuance of building permits for Buildings C and D the applicant shall meet with the planning staff to identify how the parking shortage is to be corrected, either by locating additional parking or by adjusting the square footage to be built.

5. Public Use Areas

The developer/owner shall grant an easement to the County for public use of a parcel of land adjacent to the Snake river consisting of 2.468 acres, and for such easement shall receive a credit in the full amount of the public use areas fee otherwise required. Such easement has been granted upon the final plat.

6. Development Schedule

Phase I shall consist of Building A (43 units), Building B (25 units) and that portion of the garage serving A and B. Phase II shall consist of Building C (35 units and the conference facility), Building D (102 units and the recreation facility) and the remainder of the garage.

The applicant intends to begin development of the property in June, 1985 and complete development by Fall, 1987.

7. Signs

All signs shall comply with the Summit County outdoor advertising regulations now in effect or as hereafter amended.

8. Platting

A final plat of the Property has been filed and recorded by the owner/developer.

9. Section 404 Permit

The owner/developer shall comply with all conditions of the permit issued by the Corps of Engineers allowing wetland modification of the property under Section 404 of the Federal Clean Water Act.

B. UTILITIES AND IMPROVEMENTS

Public utilities, improvements and services are to be provided in the development of the Property as set forth in this section. Detailed specifications and time schedules for their construction shall be set forth in the Improvements Agreement required as a condition of final plat approval.

1. Water System

Water is to be provided by the Snake River Water District.

2. Sewer System

Sanitary sewer service is to be provided by the Snake River Sewer Fund.

3. Access

Access to the Property is to be provided from the east and west cul de sacs of Keystone Road. Access from the west to the site shall be allowed through a special use permit from the U.S.F.S. The special use permit must be issued prior to any certificates of occupancy.

Access within the Property shall be provided by paved, private drives as shown on the Development Plan, and shall be completed prior to the issuance of any certificates of occupancy for Building D. A paved access drive shall be provided to the parking garage in Phase I.

4. Fire Protection

Fire protection is to be provided by the Snake River Fire Protection District, and the owner/developer shall meet all fire protection requirements of the District.

5. Landscaping

Landscaping shall be installed in accordance with a detailed landscaping plan submitted and approved by the County with the site plan.

C. GENERAL PROVISIONS

1. Breach of Provisions of PUD Designation

If at any time any provision or requirement stated in this designation has been breached by the owner/developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all building permits applied for on the property, until such breach has been remedied; provided, however, that the County shall not take any affirmative action on account of such breach until it shall have first notified the owner/developer in writing and afforded the owner/developer a reasonable opportunity to remedy the same.

2. Binding Effect

This planned unit development designation shall run with the land and be binding upon the owner/developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in C.3. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

3. Amendments

Amendments to the provisions of this planned unit development designation shall be reviewed and acted upon in the same manner as any rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at C.R.S. 24-67-106(3)(b)[1973 ed.]. Action on any proposed amendment shall be taken by the Summit County Board of County Commissioners, after conducting a public hearing for which notice has been published at least 30 days prior in a newspaper of general circulation and mailed to all property owners within and abutting this planned unit development.

4. Notices

All notices required by this designation shall be in writing and shall be either hand delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners
P. O. Box 68
Breckenridge, CO 80424

Notice to Applicant:

Easley Investment Corporation
1920 Ranken Rd., Suite 140
Houston, TX 77013

5. Entire Designation

This designation contains all provisions and requirements incumbent upon the owner/developer relative to the Lancaster Lodge Planned Unit Development, and nothing contained herein shall be construed as waiving any requirements of the County's Zoning and Subdivision Regulations, Common Review Procedures, or other regulations otherwise applicable to the development of the property. This PUD designation supersedes and replaces the Lancaster Lodge PUD Agreement dated November 29, 1984.

IN WITNESS WHEREOF, the County and the owner/developer have executed this designation as of the date first above written.

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO

By: Don Peterson
Don Peterson, Chairman

ATTEST:

Colleen Richmond
Colleen Richmond, Clerk and Recorder

EASLEY INVESTMENT CORPORATION

By: Melvin T. Easley
Melvin T. Easley, President

ATTEST:

Barbara C. Talley
Secretary

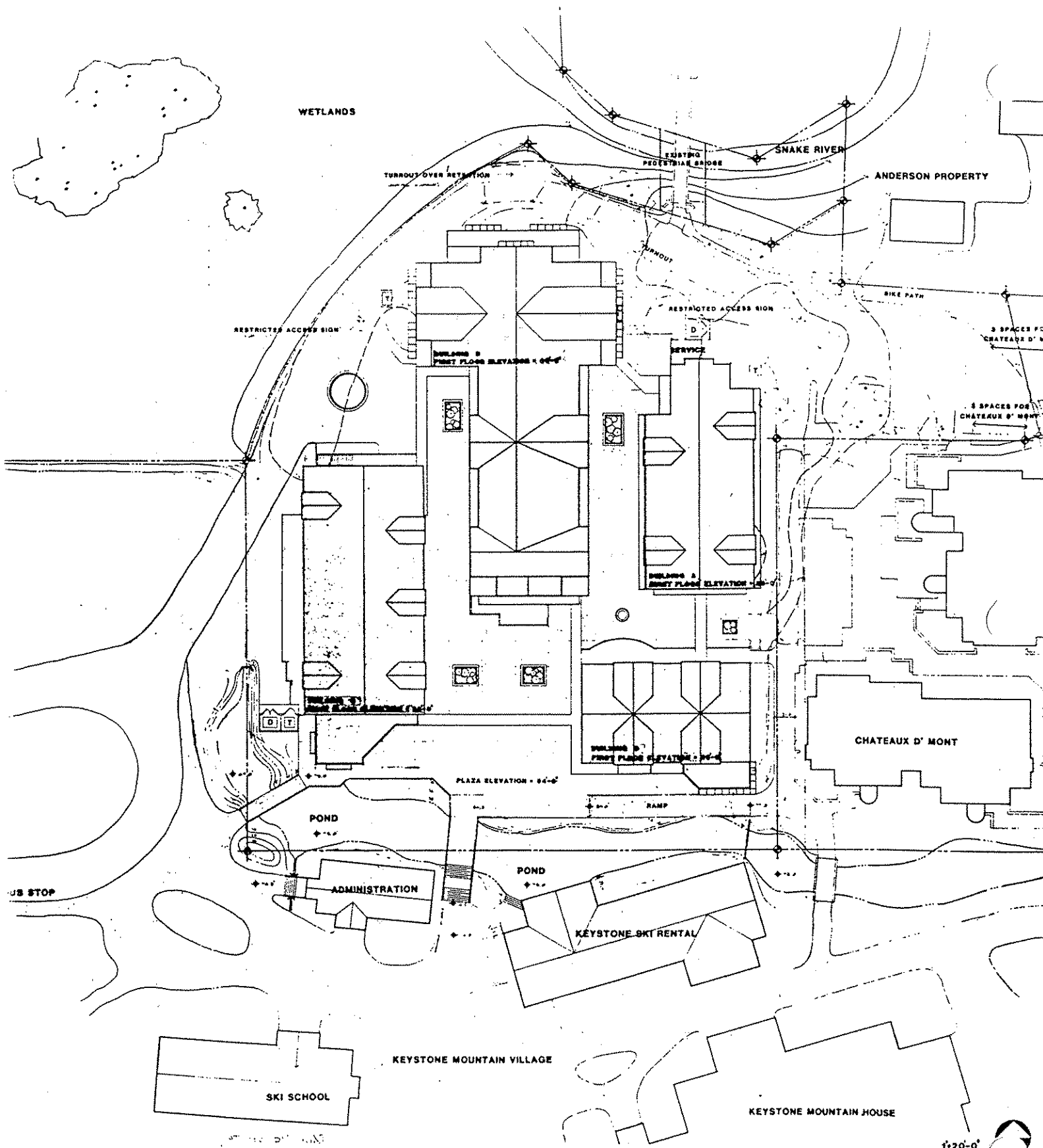
TEXAS
STATE OF ~~COLORADO~~)
: ss.
COUNTY OF HARRIS)

The foregoing was acknowledged before me this 15th day of November, 1985, by Melvin T. Easley President and Barbara C. Talley as Secretary of Easley Investment Corporation.

My Commission expires: 12-31-85

TRACY L. LOFLAND
Notary Public, State of Texas
My Commission Expires 12-31-85

Tracy L. Lofland
Notary Public
10211 Sagecreek
Address Houston, TX 77089



DEVELOPMENT PLAN				LANCASTER LODGE AT KEYSTONE MOUNTAIN EASLEY INVESTMENT CORPORATION		PETER WITTER, ARCHITECTS KEYSTONE, CO. 303 468 2277	
NO.	DATE	BY	CHKD.	APP'D.	REV.	DATE	DESCRIPTION

LANCASTER LODGE PUD
DEVELOPMENT PLAN

1"=20'-0"



LEGAL DESCRIPTION

A TRACT OF LAND WHICH IS ALL OF TRACT A AND A PORTION OF TRACT B, CHATEAUX d'MONT, RECORDED UNDER RECEPTION NO. 240143 OF THE SUMMIT COUNTY RECORDS, ALSO BEING A PORTION OF HOMESTEAD ENTRY SURVEY NO. 110 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 7 OF SAID H.E.S. NO. 110, A BRASS CAP, WHENCE THE NORTHEAST CORNER OF SAID SECTION 24 BEARS N 00° 09' 00" W 1721.86 FEET DISTANT; THENCE S 87° 59' 00" W ALONG THE 7-8 LINE OF SAID H.E.S. 110 A DISTANCE OF 1200.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 87° 59' 00" W CONTINUING ALONG SAID 7-8 LINE A DISTANCE OF 296.48 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF THAT TRACT OF LAND PREVIOUSLY DESCRIBED IN BOOK 197 AT PAGE 65 OF THE SUMMIT COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID TRACT OF LAND FOR THE FOLLOWING TWO (2) COURSES:

- 1.) N 02° 01' 00" W A DISTANCE OF 220.00 FEET;
- 2.) S 87° 59' 00" W A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND PREVIOUSLY DESCRIBED IN BOOK 198 AT PAGE 383 OF THE SUMMIT COUNTY RECORDS;

THENCE N 02° 01' 00" W ALONG SAID EAST LINE OF THAT TRACT DESCRIBED IN BOOK 198 AT PAGE 383 A DISTANCE OF 280.00 FEET TO THE APPROXIMATE CENTERLINE OF THE SNAKE RIVER AND THE SOUTH BOUNDARY OF THAT TRACT OF LAND PREVIOUSLY DESCRIBED AT RECEPTION NO. 192828 OF THE SUMMIT COUNTY RECORDS; THENCE N 70° 05' 35" E ALONG SAID SOUTH BOUNDARY A DISTANCE OF 256.51 FEET; THENCE S 61° 06' 11" E CONTINUING ALONG SAID SOUTH BOUNDARY A DISTANCE OF 18.48 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE SPRINGER AT KEYSTONE, A RECORDED SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY OF SAID THE SPRINGER AT KEYSTONE FOR THE FOLLOWING FOUR (4) COURSES:

- 1.) S 61° 06' 11" E A DISTANCE OF 136.12 FEET;
- 2.) S 04° 36' 58" E A DISTANCE OF 60.22 FEET;
- 3.) S 48° 18' 04" E A DISTANCE OF 37.30 FEET;
- 4.) S 74° 21' 31" E A DISTANCE OF 66.59 FEET;

THENCE S 74° 21' 31" E A DISTANCE OF 18.46 FEET; THENCE N 55° 45' 03" E A DISTANCE OF 58.01 FEET TO THE WEST LINE OF TRACT D, CHATEAUX d'MONT; THENCE S 00° 05' 00" E ALONG THE WEST LINE OF SAID TRACT D AND TRACT C, CHATEAUX d'MONT, A DISTANCE OF 100.86 FEET; THENCE S 88° 35' 13" E ALONG THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 91.48 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF CHATEAUX d'MONT CONDOMINIUM, AS RECORDED UNDER RECEPTION NO. 249356, FOR THE FOLLOWING FOUR (4) COURSES:

- 1.) S 15° 32' 00" E A DISTANCE OF 81.50 FEET;
- 2.) S 74° 28' 00" W A DISTANCE OF 8.82 FEET;
- 3.) S 87° 59' 00" W A DISTANCE OF 138.44 FEET;
- 4.) S 02° 01' 00" E A DISTANCE OF 231.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 222,925 SQUARE FEET OR 5.118 ACRES, MORE OR LESS.

PUD DESIGNATION
EXHIBIT A

