

Dorband
Planned Unit Development Designation

This Planned Unit Development Designation, to be known as Dorband is approved this 12th day of January, 1987, 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 William Dorband 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. PERMITTED USES AND DEVELOPMENT PLAN

The primary goal of the Dorband PUD is to develop two residential homesites consistent with the existing rural character of the Gold Hill/Farmers Corner area as provided for in the Farmers Corner Master Plan.

1. Permitted Uses

Two single family dwellings together with accessory uses such as a garage and outdoor storage shed are allowed as shown on the development plan attached as Exhibit "B" hereto. Private stables and keeping of horses for use by the property owners or residents of the property are also permitted. As shown on Exhibit B no development other than fencing and utilities shall be allowed in the meadow area except where building sites are designated. Driveways shall be located along the edge of the meadow area. Each lot together with common open space must equal or exceed 4 acres per lot.

Building heights shall not exceed 35 feet with "height" as defined in the Summit County Building Code.

2. Parking

No parking shall be allowed within any County right-of-way private road, common driveway or hammerhead turnaround. Two off road parking spaces shall be provided for each dwelling unit.

3. Open Space

As shown on Exhibit B, the meadow area shall remain as undisturbed open space with the exception of the improvements as described in paragraph A.1 above. No other substantial alteration of vegetation, grading or other site disturbance shall occur in this area. Minor grading for drainage improvements may be allowed upon prior approval of the Planning Department and subject to all applicable regulations. Driveways shall be located along the edge of the meadow area.

B. UTILITIES AND IMPROVEMENTS

1. Water System

Water shall be provided by on site wells subject to approval by the State Engineer.

2. Sewer System

Sewer service shall be provided by on site septic systems subject to approval by the Summit County Environmental Health Department. Percolation test data and profile hole evaluations shall be submitted to the County Environmental Health Department prior to or concurrent with any application for subdivision of the property.

3. Access

Access shall be via County Road 950 and County Road 952, the presently unimproved road on which the property fronts. Prior to approval of any final plat for subdivision of the property, or issuance of a building permit for a second unit on the property, a determination shall be made by the Board of County Commissioners whether or not County Road #952 must be upgraded to local access standards. If they determine County Road #952 must be upgraded, the owner/developer shall be responsible for the cost of upgrading. In any event, the owner/developer agrees to participate in any local improvement district formed to upgrade County Road #952, and/or to pay his proportionate share in any coordinated effort by neighboring property owners to improve County Road #952.

4. Utilities

All utilities (electricity, phone and cable) shall be installed underground within the property.

5. Fire Protection

Fire protection will be provided by the Red, White and Blue Fire District. The development of the property shall meet all fire protection standards of the district. Prior to issuance of building permits, fire flow requirements shall be submitted to the Planning Department and shall not exceed 1000 gpm.

6. Vegetation Management Program

A vegetation management program to reduce potential wildfire hazard on the property shall be prepared. The plan shall be reviewed by the Colorado State Forest Service and approved by the County prior to issuance of building permits or approval of a final plat, whichever comes first.

C. GENERAL PROVISIONS

1. Material Breach of Provisions of PUD Designation

If at any time any provision or requirement stated in this designation has been breached in a material way by the owner/developer, the County

may withhold approval of any or all site plans or plat maps, or the issuance 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 in 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 Owner/Developer

William Dorband
24 Candlewood Place
Walnut Creek, CA 94595

5. Entire Designation

This designation contains all provisions and requirements incumbent upon the owner/developer and the County relative to the Dorband 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.

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: *Dan Ulmer*
Dan Ulmer, Chairman

ATTEST:

Colleen Richmond
Colleen Richmond, Clerk and Recorder

DORBAND PLANNED UNIT DEVELOPMENT

By: *William Dorband*
William Dorband

EXHIBIT "B"

GOLD HILL - Dorband Property
Development Plan.

