



PLANNING DEPARTMENT

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0037 Peak One Dr. PO Box 5660
Frisco, CO 80443

December 20, 2019

One River Run Acquisition, LLC
Scott Russell
PO Box 7902
Aspen, CO 81612
Via Email: Scott@rge-group.com

RE: PLN18-081; A Class 4 Site Plan Review; One River Run Base Area Development

Dear Mr. Russell:

On December 19, 2019, the Snake River Planning Commission voted to approve your above-mentioned request subject to the conditions listed below:

1. Prior to the issuance of the County Engineering Grading and Excavation (G&E) Permit for this project the following items shall be submitted to the County for review and approval:
 - a. Final Wetlands Disturbance Permit Application and Mitigation Plan.
 - b. Final Engineering Drawings, stamped and signed by a State of Colorado Licensed Engineer.
 - c. Final Drainage Report, stamped and signed by a State of Colorado Licensed Engineer.
 - d. A Site Improvements Agreement accepted by the County and recorded, with a full financial guarantee provided for all required site improvements.
 - e. The amended Subdivision Exemption Plat reflecting the final location of all utility, pedestrian, vehicular and emergency access easements required by this Site Plan shall be approved and recorded.
 - f. A financial guarantee and improvements agreement for the Powerline parking lot.
2. Should revisions be required by the KNC that deviate from these approved plans, an appropriate Site Plan Modification process shall be required.
3. As per the No-Net Loss Policy for parking within the Keystone Resort PUD, the Owner/Developer shall replace the 270 spaces of day skier parking displaced by the development of the Hunki Dori Lot/One River Run site within the Powerline Lot Phase II. All required improvements to the Powerline Lot Phase II as reflected in the submitted traffic study as well as the executed traffic control license agreement must be completed prior to the start of the ski season following the issuance of a G&E permit. The Owner/Developer shall obtain a County Engineering Grading and Excavation (G&E) Permit for the Powerline Lot Phase II parking improvements prior to, or concurrently with, the County Engineering G&E permit for the One River Run Development.
4. Engineered Plans for the proposed bus circulation improvements at the Montezuma Road and Ida Belle Drive intersection must be submitted, reviewed, and approved by the County Engineering and Opens

Space & Trails departments and the improvements completed prior to release of financial guarantees for the Powerline Lot Phase II improvements. Improvements to the Montezuma Road and Ida Belle Drive shall include, but are not limited to, a right turn lane off Montezuma Road onto Ida Belle Drive, right-turn gate controlled bus access from Montezuma Road onto Ida Belle Drive, a pedestrian cross walk, striping and pavement marking as maybe necessary, as well as signage connecting the Rec Path across Ida Belle Drive.

5. The applicant shall remove, or cause to be removed, the Sprung Structure within six months of the issuance of the certificate of occupancy and shall insure the site is restored to its original condition or condition approved by the Planning Department by July 15 of the following year.
6. The developer/operator, prior to issuance of a Certificate of Occupancy, shall execute a valet parking agreement acceptable to the County.
7. Prior to issuance of any grading or building permit, applicant shall provide evidence that Keystone Neighborhood Company has provided written consent to the planned improvements to Hunki Dori Court.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall record an executed license agreement guaranteeing use of the day skier lots currently under the ownership and control of VSRI.

A copy of the resolution, containing the final conditions of approval, will be forwarded to you after it has been recorded with the Summit County Clerk and Recorder and the Commission has approved the summary of motions for the meeting.

Please be advised that there is a seven-day period in which an appeal of the action by the Commission may be filed with the Planning Department. No further approvals may be granted, nor grading or building permits issued until the appeal period expires. If an appeal is filed, no further action may be taken on your project until the appeal is heard and decided by the Board of County Commissioners. The appeal period on your project will expire on December 27, 2019.

The expiration date for this approval is June 20, 2021. If the project expires, you will have to reapply and repeat the submittal process.

Sincerely,



Dan Osborn
Senior Planner