



**Community Development Review
Land Use Application**

Town of Keystone
1628 Saints John Road
Keystone, Co 80435
970-450-3500

<https://keystone.colorado.gov/>

Project Name: The Kindred Resort

Legal Description: Lot 4A-1 One River Run Sub - A portion of the North 1/2 of Section 19, Township 5 South, Range 76 West of the 6th P.M., Summit County, Colorado

Street Address: 75 Hunki Dori Ct, Keystone, CO 80435

Request: please check all that apply

<input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final PUD <input type="checkbox"/> Site Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Final Zoning	<input type="checkbox"/> Non-conforming Parcel Plan Review <input checked="" type="checkbox"/> Vacation/Easement <input type="checkbox"/> Preliminary Zoning <input type="checkbox"/> Variance <input type="checkbox"/> Preliminary PUD <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Other
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Applicant

Name: Scott Russell, ORRA Keystone Investments, LLC Phone # 970-948-3435
 E Mail Address: scott@rge-group.com Fax # _____
 Mailing Address: PO Box 7902 City, State, Zip Aspen, CO 81612

Owner (if different from applicant)

Name: Scott Russell, ORRA Keystone Investments, LLC Phone # 970-948-3435
 E Mail Address: scott@rge-group.com Fax # _____
 Mailing Address: PO Box 7902 City, State, Zip Aspen, CO 81612

Applicant's project planner (if different from applicant)

Name: _____ Phone # _____
 E Mail Address: _____ Fax # _____
 Mailing Address: _____ City, State, Zip _____

Project Description

Size of site: 4.286 acres _____ square feet
 Zoning: current Keystone Resort PUD proposed No change
 Residential uses Hotel and Condo
 Number of units proposed No change Number of employee units proposed No change
 Non-residential use: _____ square feet _____
 Lodging uses: No change # of units proposed No change square feet _____

For Staff Use Only:

Date Submitted:	Project #
Date Deemed Complete:	Class
Amount Paid:	Notes:

Introduction

ORRA Keystone Investments, LLC is submitting this application for the proposed items listed below, of Lots 4A-1 and 4A-2 within the River Run Neighborhood. The Application concerns Parcel 4A-1 (4.286 acres) and Parcel 4A-2 (0.619 acres) of real property located in Summit County, Colorado, legally described as follows:

AMENDED EXEMPTION PLAT LOT 4A-1 ONE RIVER RUN SUBDIVISION FIRST AMENDMENT AS PREVIOUSLY RECORDED AT RECEPTION #1215126, A PORTION OF THE NORTH ½ OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE 6TH P.M., SUMMIT COUNTY, STATE OF COLORADO.

The First Amendment Plat is recorded at Reception #1278533

ORRA Keystone Investments, LLC is the property Owner and is submitting this plat amendment to vacate old unnecessary easements, to provide easements for the general public and pedestrians, to relocate existing easements, and to convey a small portion of land to another entity.

This amendment/vacation serves multiple purposes, but specifically seeks to:

- Adhere to the requirements regarding new utility installation and relocation by vacating old easements where underground utilities have been moved
- Vacate old and unnecessary access easements, which have been granted in their new configurations from previous plat amendments.
- Re-located the Wood's family easement to provide unobstructed access through the property
- Establish pedestrian/rec path easements for the property's new configuration

Adjust the existing property line between Lot 4A-1 and 4A-2 as required in agreements between Vail Summit Resorts Inc. (owner of Lot 4A-2), applicant, and Summit County (previously recorded 2019 Subdivision Exemption Plat approval condition)

The Property is part of the Keystone Resort PUD and is located within Parcel A of the River Run neighborhood that is identified and described in the Keystone Resort PUD Designation. The most recent version of the PUD Designation was approved by the Summit County Board of County Commissioners on May 22, 2017, and recorded on October 3, 2017, at Reception No. 1153249. At present, the PUD Designation allows mixed-use, multi-family residential, lodge, and commercial uses on Parcel A, including on the Property.

Criteria for Decision

On October 22, 2019, the Summit County Board of County Commissioners voted to approve the request for PLN18-082. In the recorded Resolution 2019-78 for PLN18-082, is a requirement that the Property Owner of Lot 4A-1 to “...record an amended Subdivision Exemption Plat indicating final location of all utility, pedestrian, vehicular and emergency access easements..” At this time the existing easements which are being vacated are no longer in use as the utilities have been relocated, or the easements are being relocated altogether.

The Criteria for Approval as shown in the Summit County Development Code, Chapter 8, Section 8402.01 is being met as follows:

A. General Exemptions:

1. The division of land created by the subdivision exemption is not within the purposes of the State subdivision statutes (C.R.S. § 30-28-133 et seq.).
The division proposed in the Application is not within the purposes of the State subdivision statutes because the division is the result of a contract concerning the sale of the Property which is contingent upon the Property’s being subdivided. See Code Sec. 8002.01(A)(1)(k).
2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.
The site to be modified is in compliance with the Keystone PUD and County Zoning Regulations in place at the time of this application.
3. The subdivision exemption is in compliance with County Subdivision Regulations and standards (Chapter 8).
Easements necessary for provisions of utilities have been relocated to the satisfaction of the utility companies.
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or sub-basin master plans.
The proposed subdivision exemption is in general conformance with the goals and policies of the Summit County Countywide Comprehensive Plan and the Snake River Master Plan. See PUD approval documents and Class 4 Site Plan application for complete description of sub-basin and County-wide master plan compliance.

5. The applicant has provided evidence in previous amendments that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.

The development area is located away from steep slopes or hazards.

6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.

A Tax Certificate is included with this submittal

7. The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.

The exemption plat has been drawn and is included with this submittal.

F. Adjustments and Vacations of Lot Lines or Easements

1. The adjustment or vacation procedure has not been used to circumvent the intent of the Subdivision Regulations.

The intent of the vacated easements is to relocate, or because they have been relocated, to vacate them where they are no longer necessary. The intent of the lot line adjustment is to convey land to the adjacent parcel, per the request of that property owner

2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.

The site to be modified is in compliance with the Keystone PUD and County Zoning Regulations in place at the time of this application.

3. Easements necessary for the provision of utilities are not affected or have been relocated to the satisfaction of the utility companies.

Easements necessary for provisions of utilities have been relocated to the satisfaction of the utility companies.

4. This request does include a lot line adjustment, which shall be drawn in accordance with standards in these regulations and is suitable for recordation.

a. The exemption plat has been drawn and is included with this submittal.

5. The request does not include a lot line vacation.

a. This request is for a lot line adjustment as described above. The exemption plat has been drawn and is included with this submittal.

6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.
 - a. *A Tax Certificate is included with this submittal*

7. The request does not include a lot line vacation.
 - a. *This request is for a lot line adjustment as described above. The exemption plat has been drawn and is included with this submittal.*

ORRA Keystone Investments, LLC

By:  _____

Name: Scott Russell _____

Its: Manager and Member _____

Scott Russell
ORRA Keystone Investments, LLC
PO Box 7902
Aspen, CO 1612

October 31, 2024

Mr. Lindsay Hirsh
Mr. Andrew Collins
Town of Keystone
1628 Sts John Rd.
Keystone, CO 80435

RE: Lot 4A-1 Easement Vacation/Plat Amendment

Mr. Lindsay Hirsh,

Please accept this letter from the Property Owner of 75 Hunk Dori Ct, Keystone, CO 804345, also referred to as The Kindred Resort, indicating that the Ownership of this property is applying for a development review application in reference to required easement vacations and modifications.

Sincerely,

Scott Russell
ORRA Keystone Investments, LLC

December 17th, 2019

Dan Osborn
Summit County Planning Department
County Commons
0037 Peak One Dr.
SCR 1005
P.O. Box 5660
Frisco, CO 80443

Re: One River Run Pedestrian Pathway

Dear Mr. Osborn:

One River Run Acquisition, LLC and Vail Summit Resorts, Inc. have collaborated in identifying an 8' wide Pedestrian Pathway through the One River Run Site and Plaza as requested by the Summit County Board of County Commissioners. Except as required during emergencies or other situations outside the normal course of business operations, both entities are committed to honoring the intent of this 8' Clear Pedestrian Route by not encroaching within this area to provide an open, pedestrian flow area.

Attachments:

One River Run Site Plan Resubmittal, Sheet L-101 Dated 2019/12/05
191205-ORR-SP-Plaza-Level-Sheet-Update (003).pdf



Scott Russell
Manager
One River Run Acquisition, LLC



James O'Donnell
EVP/COO – Hospitality, Real Estate & Retail
Vail Summit Resorts, Inc.