



P.U.D. MODIFICATION RECORD OF DECISION

Dean Spanos, who was the owner of Unit 21, Chamonix-at-Woodrun Condominiums, in Snowmass Village, Pitkin County, Colorado on May 4, 1995, applied for approval for a minor modification, pursuant to Section 16-152(c)2 of the Snowmass Village Municipal Code (the "Municipal Code"), of the Woodrun Five Planned Unit Development, as amended, in order to permit an interior addition to his unit which involves approximately 195 square feet of General Common Element stairway area.

A public hearing, which was noticed in accordance with the requirements of the Code, was held on May 4, 1995 to receive public comment related to the request.

In accordance with the provisions of Section 16-152(c)2 of the Municipal Code, the Town Planner was given the authority to grant approval for said modification. After receiving public input, Peter Tatge, the Town Planner, found the request to be consistent with all of the review standards contained in Section 16-152(d) of the Municipal Code. Specifically, the Town Planner determined:

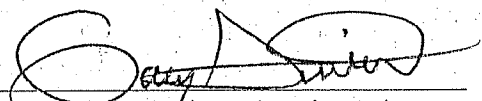
1. The request was consistent with the efficient development of the neighborhood and would not adversely affect either the use or enjoyment of adjacent residential or public properties.
2. The request would not alter the essential character of the locality in that the addition involved an interior conversion of a discontinued stairwell.
3. The reason given for the modification request was unique and did not generally exist for other properties in that other stairwells within the project are required exits and cannot be converted in this manner.
4. The conversion of the stairwell had been reviewed by the Snowmass-Wildcat Fire Department and was determined to not increase the danger of fire or otherwise endanger public safety.
5. The Chamonix-at-Woodrun Condominium Association approved the subject modifications at their February 5, 1995 board of managers meeting.
6. Any conveyance or lease of common area within the Chamonix-at-Woodrun Condominiums is the responsibility of the Chamonix-at-Woodrun Condominium Association, Inc., who must obtain qualifying consent of the association members in accordance with their applicable declarations, by-laws, and procedures.



This P.U.D. Modification, permitting the addition and remodel of Unit 21, Chamonix-at-Woodrun Condominiums, as shown on Exhibit A, was granted by Peter Tatge, the Town Planner, on the 5th day of May, 1995 subject to the following conditions. Said conditional approval is hereby reaffirmed and ratified by the current Snowmass Village Acting Planning Director on this 30 th day of June, 1999 subject to the same conditions as specified below.

CONDITIONS OF APPROVAL:

1. This approval is for the specific addition and remodel design, as shown in Exhibit A, only. No modifications are permitted without the expressed written approval of the Town Planning Director.
2. This approval is subject to the applicant satisfying and/or complying with all applicable provisions of the Municipal Code prior to the issuance of a building permit. Any minor modifications to the plans as shown on Exhibit A which may be required to satisfy said Municipal Code may be administratively approved by the Town Planner provided the proposed changes are found to be consistent with all of the review standards contained in Section 16-152(d) of the Municipal Code and would not change the basis of the original approval.
3. Written verification shall be provided to the Town Building and Planning Department prior to building permit issuance that the Snowmass-Wildcat Fire Chief has reviewed and approved the proposed modifications to the subject stairwell.
4. This approval is also subject to the recording of this modification approval document, at applicant's expense, in the records of the Pitkin County, Colorado Clerk and Recorder.


Gary Suiter, Acting Planning Director

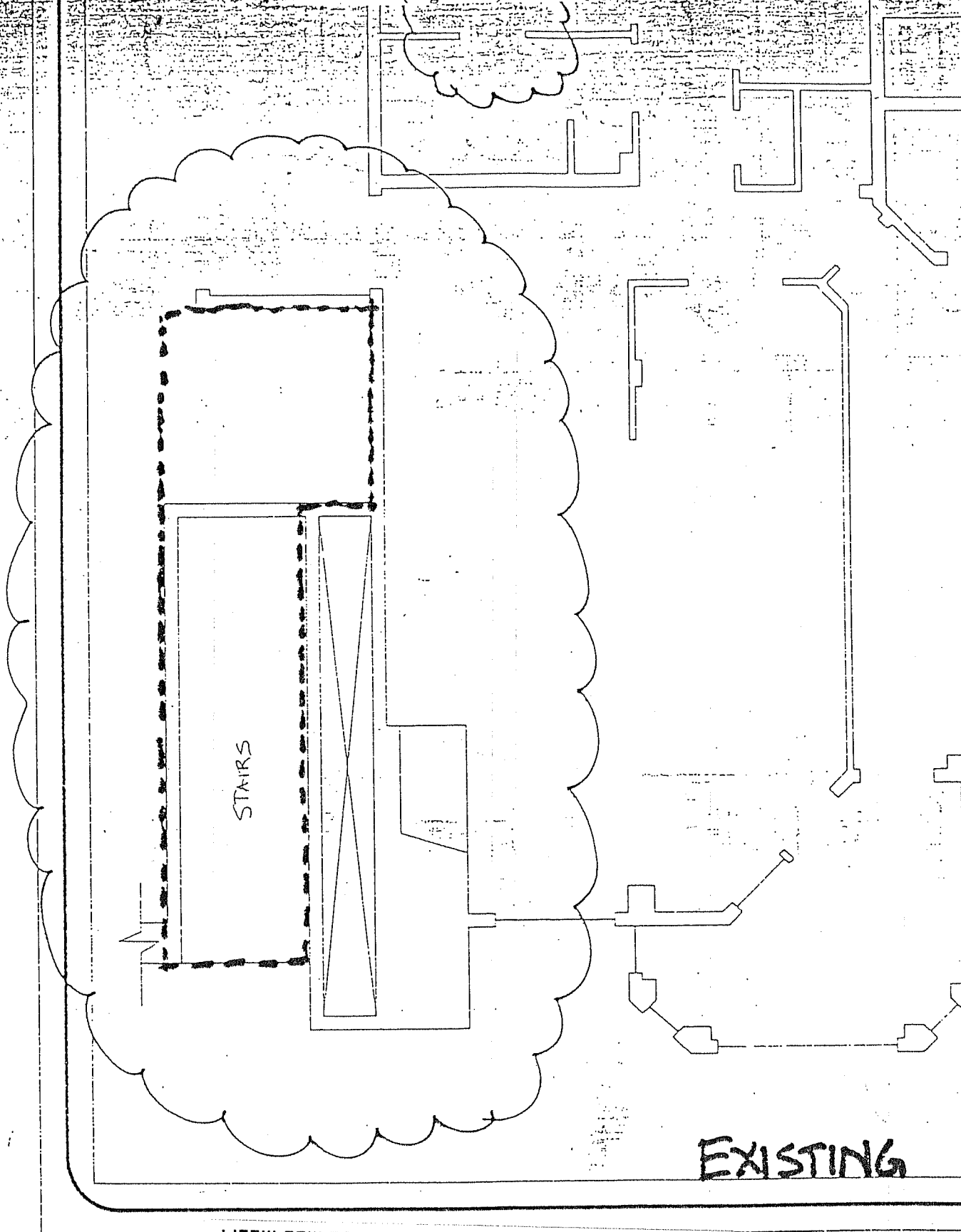
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EXHIBIT "A"

P.U.D. Modification

Unit 21, Chamonix-at-Woodrun

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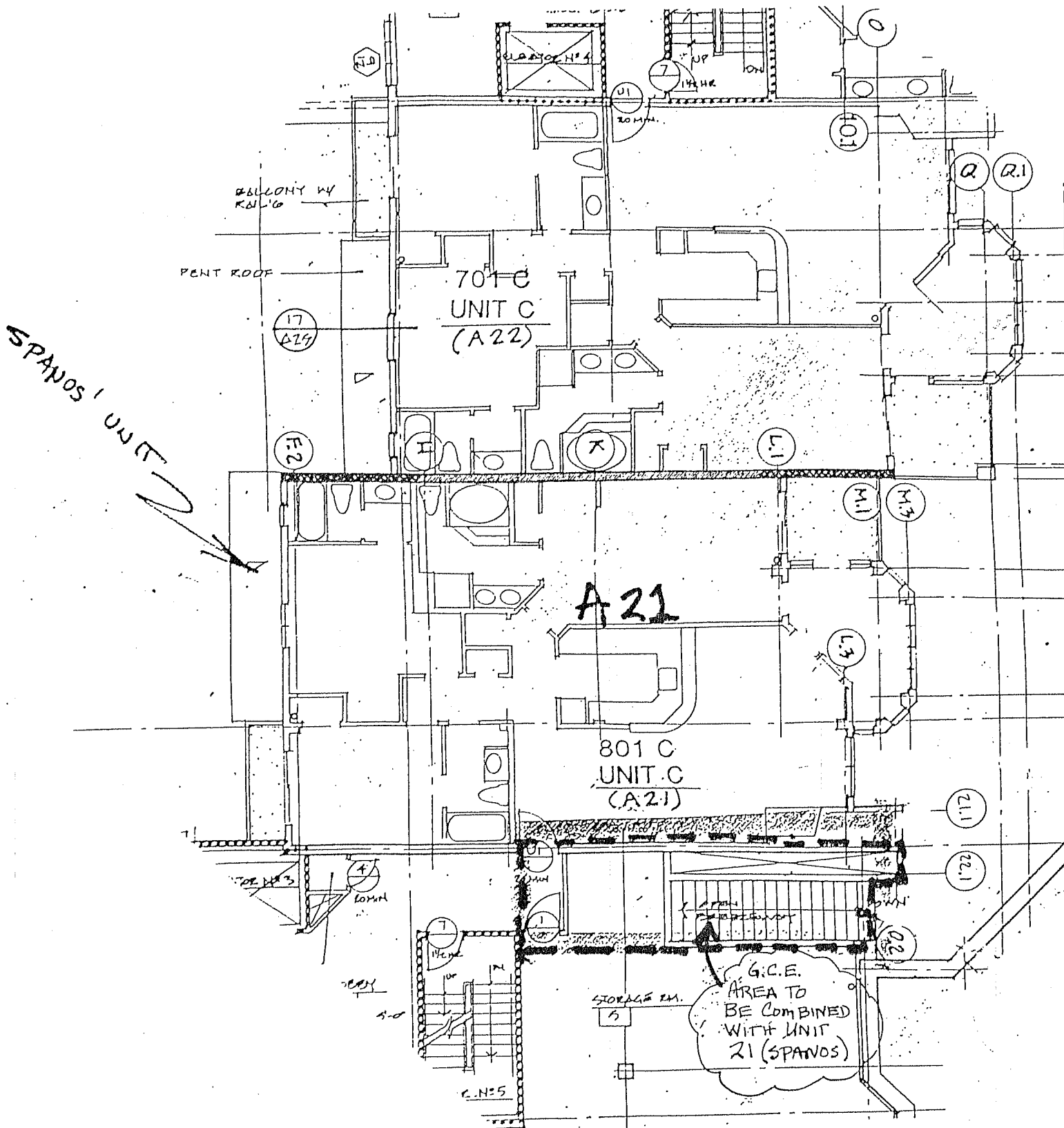
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Unit 21, Chamonix-at-Woodrun

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