



## A Blueprint to the Legacy Home Process

Owning and building the custom ski-in/ski-out home of your dreams in Mt. Crested Butte's Prospect neighborhood is easier and more attainable than ever before. At Prospect Development Company we've partnered with some of the best local architects and builders to create a seamless five-step process. Combining drastically lower prices on a good selection of land, availability of the best local contractors and architects, and incentives of two years of Crested Butte Mountain Club membership and two years of taxes paid, the time is now to capture this unique opportunity.

The five-step process is outlined below:

1. TOUR home sites with your broker and preferred architect to brainstorm the possibilities.
2. SELECT a home site with your architect.
3. DESIGN your home and gain approvals with the help of your architect.
4. BUILD your home with preferred contractor/builder and furnish your home. Crested Butte has many fine builders to choose from.
5. ENJOY your legacy property with family and friends for years to come!

In this packet you'll find helpful information for each step of the way, including lists of preferred architects and builder/contractors, as well as FAQ's designed to answer many of your questions. At the back of the packet you will also find information on the Reserve Metropolitan District which is the quasi-governmental body responsible for maintenance of the Prospect neighborhood. All of this information is provided to help you make your selection and enable the building process to be as easy and enjoyable as possible.

*Prospect Development Company has no affiliation with any architect or contractor and makes no representation or guarantee as to quality of service, fees or costs.*

# PROSPECT

MT. CRESTED BUTTE

A Blueprint to the Legacy Home Process Tour

The first step in building your legacy home is to tour the Prospect neighborhood with your broker and an architect who is familiar with the home sites, the building guidelines and has experience building locally. Bringing an architect into the first step of the process eliminates false-starts and helps visualize a design that matches your lifestyle. From the knowledge of morning light through a kitchen window to deck placement for a sunset view, the architect can walk you through a blueprint of possibilities, making the process not only easy to understand, but enjoyable as you decide what is most important for you and your family.

We recommend the following architects who have built homes not only in Prospect, but in surrounding areas of Crested Butte and in other Colorado areas, such as Beaver Creek, Telluride/Mountain Village and Snowmass. Let their experience take you on a tour.

## Preferred Architects



Gary L. Hartman AIA and Jennifer A. Hartman AIA  
[www.sunlitarchitecture.com](http://www.sunlitarchitecture.com)  
970-349-5311  
503 Red Lady Avenue, Ste. 102, Crested Butte  
P. O. Box 970, Crested Butte, CO 81224



Daniel J. Murphy Architect, P.C.  
[www.DJMARCHITECT.com](http://www.DJMARCHITECT.com)  
970-349-1200  
429 Sixth Street, Ste. 201, Crested Butte  
P. O. Box 2179, Crested Butte, CO 81224

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# PROSPECT

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A Blueprint to the Legacy Home Process    Select

In selecting your home site, you may have basic questions about building in Prospect. The following FAQ's are designed to answer some of those questions.

**Q:** What is the reason for the HUD Property Report?

**A:** Due to the size and type of the project and scheduling of the infrastructure in Prospect, we are required by the federal government to provide a HUD Property Report. The report lays out all of the details of the project so the purchaser can be fully informed prior to making a purchasing decision. The HUD Report contains cost estimates for such items as permitting fees, connection fees, and inspection fees.

**Q:** What utilities are to the home site in Prospect?

**A:**     Electrical service -- Gunnison County Electric Association  
          Telephone -- Qwest Communications, Inc  
          Natural Gas -- Atmos Energy  
          Water and sewage service -- Mt. Crested Butte Water & Sanitation District.

**Q:** Is there a required time frame we have to build our home in from the point when we purchase a home site in Prospect?

**A:** There is no established time frame outlining when you have to build a house from the point at which you purchase your home site.

**Q:** What are the height restrictions on the homes being built?

**A:** The maximum height of a single family home being built in Prospect is 35 feet; however, the roof slope determines the maximum height. The Prospect PUD Guide sets forth the definition of how height is measured.

**Q:** How large of a house can I build? What is the minimum size?

**A:** The minimum requirement for a single family residence in Prospect is 2,000 sq.ft. Home sites in Wildflower Ridge (D1-D23) have a maximum of 8,000 sq ft. The currently marketed Gunsight Crossing home sites (E home sites) shall not exceed 8000 square feet with the exception of homes on home sites E10, 19, and 20, which can be up to 9,000 sq.ft. These square footages include the garage and mechanical room but not the decks, porches and balconies.

**Q:** Can anyone ever build on the open space within Prospect?

**A:** Open Space use and density is generally described in the PUD III guide: designated uses are for winter and summer recreation including hiking and skiing and density is limited to touring or warming huts and other ancillary buildings with approval of the Town of Mt. Crested Butte. Please see the PUD guide and title documents for full information.

# PROSPECT

MT. CRESTED BUTTE

## A Blueprint to the Legacy Home Process Design

Your architect will play a lead role in helping you design your legacy home in Prospect. From walking you through the permit and approval process to helping select your contractor, your architect's advice will steer you on a course ensuring your building timeline remains on schedule and on budget.

**Q:** Tell me about the design guidelines.

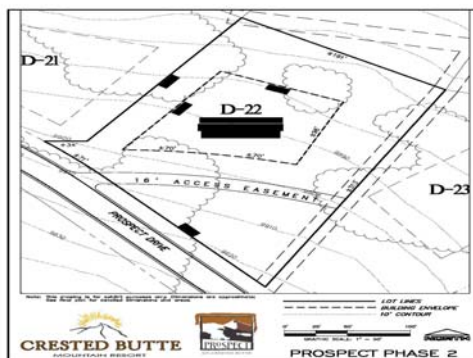
**A:** This is a covenant-controlled community with comprehensive design guidelines; a copy can be made available to you. These basic guidelines were created to ensure the aesthetic integrity of the community and the long term appeal of the neighborhood. Building may commence after all required building permits and approvals are obtained from the Town of Mt. Crested Butte and from the Prospect at Mt. Crested Butte Design Review Board (DRB). A Colorado licensed architect must design your home and must follow the Prospect Design Review Guidelines, including a Preliminary Design Review and a Final Design Review with the DRB. Approvals from the Town of Mt. Crested Butte should run concurrently with the DRB review. A Review Checklist Package is provided in the Prospect Design Guidelines.

**Q:** Can I cut down the trees that are on my home site?

**A:** Although the removal of trees on a home site is to be avoided whenever possible, the Design Review Board may approve tree removal and/or selective tree thinning within the Home site/Building Envelope. The DRB will approve tree removal and/or thinning outside the Home site Building Envelope only if such removal or thinning clearly improves view corridors, solar exposure or other characteristics of the site, provided that such removal or thinning does not significantly increase visual impacts from adjacent residential home sites, public or outdoor common areas. See the Prospect Design Guidelines for full information.

**Q:** What are the basic guidelines for landscaping?

**A:** Guidelines for landscaping and site grading are all contained in the Prospect Design guidelines. Plant palettes, design considerations, and landscaping within nature's envelope are all covered in the Guidelines. A copy of the Guidelines is available for your consideration. Your architect may recommend a landscape architect.



# PROSPECT

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A Blueprint to the Legacy Home Process    Build

During the design step of the process, you will need to select a contractor who, along with the architect, will shepherd your home through the building process. You are looking for an experienced contractor, with contacts in the local area, long-standing reputation, and the ability to communicate. The list below can assist you in the process of selecting a contractor.

## Preferred Builders

Ted Colvin, Colvin Construction  
214 6<sup>th</sup> Street, #7, Crested Butte, CO 81224  
970-349-0305  
Ted@colvinconstruction.com  
www.colvinconstruction.com

Scott Hargrove, Hargrove Construction Co., Inc.  
523 Riverland Drive, P. O. Box 596, Crested Butte, CO 81224  
970-349-5816  
scott@hargroveconstruction.com  
www.hargroveconstruction.com

Bob Huckins, Bob Huckins Construction, Inc.  
P. O. Box 1327, Crested Butte, CO 81224  
970-349-6779, 970-209-4010(c)  
bhuckins@crestedbutte.net  
www.BobHuckinsConstruction.com

Corbin Marr, Marr Corp Construction  
25222 State Highway 135, P. O. Box 1638, Crested Butte, CO 81224  
970-349-5593, 970-209-2033(c)  
corbin@marr-corp.com  
www.marr-corp.com

Jamie Watt, Alpine Construction  
P. O. Box 1935, Crested Butte, CO 81224  
970-349-0124, 970-209-2675(c)  
alpinewatt@hotmail.com

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# PROSPECT

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A Blueprint to the Legacy Home Process    Enjoy

Your sales agreement through Prospect Development Company for the purchase of a home site in Prospect may include two years of taxes paid by the developer and two years of membership in the Crested Butte Mountain Club as described in your contract. These incentives are designed to help you as you transition into becoming a homeowner in Prospect, and provide a higher level of enjoyment on the mountain. More information on your taxes in the future years is provided in the section on the Metro District. Below you will find information on the amenities available to you as a Prospect homeowner and information on the Crested Butte Mountain Club.

**Q:** What amenities are included for owners in the development?

**A:** Your amenities will include, but are not limited to, access to 34.3 miles of ski trails on the ski mountain via Prospect, Gold Link, Painter Boy and Teocalli lifts; 276 acres of open space; and over 20 miles of trails for alpine and nordic skiing, biking and hiking. Future phases of Prospect, at both the top and the entrance to the neighborhood, may include skier services, restaurants, spas, fitness facilities, a private club, lodging and other amenities, and additional year-round trails. Please note access to ski lifts is only with a pass or ticket purchased from Crested Butte Mountain Resort, and access to private clubs may be part of a membership plan.

**Q:** What are my benefits in the Crested Butte Mountain Club?

**A:** The two years of membership are meant to be used in the two years following your purchase and include special lodging packages at the Elevation Hotel, enabling you to spend as much time as possible in the area while building your home. Other benefits are listed below:

- Assistance of the Summit Travel Concierge in booking flights, lodging, ski/boot rentals, dining reservations and recreational activities
- Two Family Platinum passes including Adventure Park Passes
- Two All-Day Private Lessons with additional lessons at the Value Price rate
- Access to the Club private locker and lounge and ski valet for Members and Guests
- Parking at the Elevation Hotel
- Family membership at the Elevation Fitness Center and Spa with discounts of 15% on spa treatments
- Friday First Tracks and rope drop notifications
- Nursery package
- Preferred shopping and dining at CBMR outlets with up to 15% discounts
- Guest Day Passes and lift tickets
- Golf privileges at The Club at Crested Butte for play at discounted rate and the option to purchase members at preferred rates

Your membership in The Crested Butte Mountain Club will enable you and your family to enjoy a lifestyle only dreamed of by other skiers. A copy of the membership plan is available.

# PROSPECT

MT. CRESTED BUTTE

## A Blueprint to the Legacy Home Process

### The Metro District

You've completed your home. What's in the future? Careful planning on the part of the developer and the Town of Mt. Crested Butte will help ensure your home is part of a legacy community. To support the quality of life expected by legacy home owners, the improvements, maintenance and overall quality of the neighborhood is administered by The Reserve Metropolitan Districts. The following FAQs will provide some of the details about how the Metro Districts operate.

**Q:** What is a Metro District? How does it benefit the Owners?

**A:** A Metropolitan or Metro District is a quasi-governmental organization with taxing authority that is created to fund and administer services for the betterment of a particular neighborhood or community.

**Q:** What type of communities use metro districts?

**A:** Many of the finest resort neighborhoods in the West are governed by metro districts because they provide more power and flexibility than traditional homeowners associations. Examples of metro districts in Colorado include: Cordillera, Snowmass Village, Aspen Highlands, and Granby Ranch Metro.

**Q:** How does Prospect's Reserve Metro District mill levy compare to these resorts?

**A:** See the table below for some comparisons; these figures were obtained from County Assessors .

Granby Ranch Metro	Cordillera-Summit	Aspen Highlands	Prospect Reserve #2 Metro	Snowmass Base Village #2
106.019	103.123	97.915	93.846	88.018

**Q:** Who controls a metro district?

**A:** In most situations, a board of directors controls the metro district. These members are elected by property owners within that metro district.

**Q:** How is the metro district funded?

**A:** A mill levy is added to the property tax bill and the resources from that levy are used to fund construction, maintenance and operational costs within the district.

**Q:** What are the funds from the mill levy used for?

**A:** In the early stages of large developments, most of the funds in metro districts go towards the repayment of bonds that were used to finance infrastructure such as water, sewer, gas, electricity, phones, bridges, drainage and roads. As the community matures and more homes

are completed, the mill levy is often reduced to an amount that is sufficient to fund ongoing services and special neighborhood amenities. Examples of these types of amenities include recreation centers, skating rinks, special events such as concerts, enhanced landscaping, walking trails, parks, property protection, common area maintenance, and club houses to name a few.

**Q:** What are the HOA Fees in Prospect?

**A:** Currently there is no Homeowner’s Association fee in place. While there may be a small fee in the future, the Reserve Metro Districts will likely take care of many of the normal services that an HOA would provide such as snowplowing, road maintenance, and landscaping. There are two property owners associations in place in Prospect, and all owners are members of both Associations. The North Mt. Crested Butte Owners Association does charge a 2% assessment on the sale of property in Prospect which is paid from the closing, and which is currently pledged to the Metro Districts for operational costs.

**Q:** When do I start paying taxes on my home site? How much are they?

**A:** Your obligation to pay property taxes for your home site begins upon transfer of title to your home site. They are payable to Gunnison County which collects the ad valorem real estate taxes on behalf of all taxing authorities. For 2009 the tax rate was 93.846 mills, which is \$93.846 per \$1,000 of assessed valuation. Of the 93.846 mills, the Town of Mt. Crested Butte accounts for 10.378 mills, the Reserve Metro District accounts for 38.000 mills, Gunnison school district accounts for 23.505 mills and other taxing authorities, including the Colorado River Water District accounts for the remainder. The Reserve Metro District has reduced the mill levy from an original 50 mills to the current 38 mills. Under Colorado law prior to building a residence on your home site, the assessed valuation of your home site will be approximately 29% (residential assessment ratio) of its fair market value. After the residence is built, the residential assessment ratio decreases to approximately 7.96% of its fair market value. The Reserve Metro District maximum mill levy is 50 mills and can fluctuate up to this maximum over time. Please see the following example:

	Actual Value *	Assessment Ratio =	Assessed Value *	Mill Levy =	Annual Tax
Unimproved Land	\$ 825,980	29%	\$ 239,530	0.093846	\$ 22,478
Land with Improvements	\$ 2,517,960	7.96%	\$ 200,430	0.093846	\$ 18,809

These values are for example only. Actual values will be determined by the Gunnison County Assessor and will vary from this example.

The above examples are from actual records of Prospect home sites. For complete information on taxing authorities, you may call the Gunnison County Assessor’s office at 970.641.1085 or visit their website at [www.gunnisoncounty.org/assessor](http://www.gunnisoncounty.org/assessor).

**Q:** In Gunnison County there is a “Workforce Housing Linkage Fee” or affordable housing fee that is paid by anyone who is building a home; what is the amount of the linkage fee in Prospect?

**A:** The developer of Prospect has in essence already paid the linkage fee by building the deed-restricted Homestead at Prospect subdivision. In the rest of the county, for example, that amount runs from \$9,232 to \$20,594 for residences 4,000 to 6,999 sq.ft. in size and is based on the total square footage. New residences in Prospect are not assessed the linkage fee.

*The information provided in this packet is only a summary. Please read the HUD Property Report, Sales Contract, and the Prospect at Mt. Crested Butte Design Guidelines for full information.*