

Resolution No. 2003-059

RESOLUTION

RE: DREAM RIDGE PUD

WHEREAS, Jack Cosgrave, through authorized agents Kari and Andy Wage, has submitted to Ouray County an application for approval of the Preliminary Development Plan for the Dream Ridge Regular PUD; and

WHEREAS, the Board of County Commissioners has reviewed the request in accordance with Section 6 of the Ouray County Land Use Code during a regular meeting on the 10th day of November, 2003 and is ready to take action.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Section 6 of the Ouray County Land Use Code, the Board of County Commissioners do hereby APPROVE the Preliminary Development Plan for proposed Regular PUD with the following provisions:

1. Jack's Place shall be improved to meet the County standards for a road serving five lots.
2. The applicant shall pay the required road maintenance fees of \$5,500 at the time the final plat is approved.
3. The applicant shall pay a fee in lieu of land dedication to the Ridgway School District. The fee will be agreed upon between the applicant and the school district.
4. The applicant shall install site-specific rock-fall mitigation for the water tank outlot. Such mitigation shall be subject to review and approval by the County Engineer.
5. The applicant shall enter into a PUD agreement with the County as outlined in Section 6.10C(6)(e) of the Ouray County Land Use Code.
6. Open space shall meet all Land Use Code requirements.
7. Re-vegetation shall be accomplished to the degree outlined on the Road Utility Improvements Plan. The standard for re-vegetation shall be that all re-vegetation areas shall be substantially undistinguishable from adjacent non-disturbed areas. Security for re-vegetation shall be in the form of a performance bond for \$150,000 or a lien on lots 4 and 5 not to exceed \$200,000. Such bond or lien shall remain in effect until the County agrees that the standard has been met. The County shall at the end of three years give the developer a list of items remaining to meet the standard and shall revisit the site annually thereafter until the standard has been met.

Adopted this 10th day of November, 2003.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OURAY COUNTY, COLORADO

Michelle Olin, Clerk and Recorder
By: Linda Munson-Haley,
Deputy Clerk of the Board

Don Batchelder, Chairman

William Ferguson, Vice-Chairman

Tom Hollenbeck, Member