

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO TO APPROVE THE
R & R RANCH LIMITED PUD**

WHEREAS, R & R Ranch Ouray County, LLC (“R & R”) has filed its application for a Limited PUD to allow R & R to divide Lot 7 of Pleasant Valley Slope No. 1 to create a 2-Lot Limited PUD (“Application”); and

WHEREAS, the Board of County Commissioners of Ouray County, Colorado (“Board”) heard comments at its regularly scheduled and noticed meeting on April 24, 2006 and May 8, 2006; and

WHEREAS, on April 24, 2006 and May 8, 2006 the Board reviewed the Application and supporting materials and heard public comment on the Application; and

WHEREAS, on May 22, 2006 the Board adopted Resolution 2006-036 with changes; and

WHEREAS, based upon the Application, supporting materials, Staff Report and public comments, the Board has determined that the Application meets the conditions and criteria set forth in the Ouray County Land Use Code (“LUC”) for a Limited PUD and otherwise complies with the applicable provisions of the LUC; and

WHEREAS, the Applicant has agreed to restrict an adjacent parcel of property known as Lot 6 such that Lot 6 of Pleasant Valley Slope No 1 cannot ever be further divided, thereby reducing the total possible density of parcels in the Pleasant Valley Slope No. 1 and the potential users of Catamount Drive;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
OURAY COUNTY, COLORADO, AS FOLLOWS:**

1. The preliminary development plan for a Limited PUD to allow R & R to divide Lot 7 of Pleasant Valley Slope No. 1 to create a 2-Lot limited PUD is approved, subject to the following conditions:
 - a. The Ouray County Attorney shall review and approve appropriate documents to be recorded by the Applicant to require that no further subdivision of Lot 7 shall occur and no subdivision of Lot 6 shall occur.
 - b. A plat note shall be placed on the preliminary development plan noting that there may be issues with the access road, including both the condition of the road as well as the width of the legal access.
 - c. Prior to recording the preliminary development plan, the Applicant shall enter into a road improvement agreement to be approved by the Ouray County Attorney to ensure that the Applicant completes the road upgrades as contemplated and shown on the attached Exhibit “A”.
 - d. The Applicant shall ensure that appropriate weed control shall occur in the areas that are disturbed during and after the road upgrades that are described in Paragraph c. above.
 - e. Prior to recording the preliminary development plan, the Applicant shall pay the appropriate fee in lieu of land dedication to Ouray School District No. 2.

APPROVED AND ADOPTED THIS 11th DAY OF SEPTEMBER, 2006 RATIFYING ACTION
TAKEN ON MAY 22, 2006.

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO

Attest:

Heidi M. Albritton, Chair

Don Batchelder, Vice Chair

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

Kristi R. Westfall, Member

Blackford's Welding & Construction LLC
549 Mary's Rd
Ridgway, CO 81432
(970) 325-4521

Dec 14, 2005

Cost Estimate for Improvements to Catamount Drive, Including Redesign to Lower Corner of Hill and Partial Resurfacing

Task	Plan A Units	Plan A Price
Mobilization In and Out		\$ 850.00
Cut and fill approximately 800 FT of hill and corner, and widen and burn lower corner as per proposal at meeting.		\$ 29,000.00
¾ in. Class 6 Road Base (Unified Gravel delivered to site) @ \$15.80 per Ton. Spot placing along Catamount to patch pot holes, rough areas in road.	1250 Ton	\$ 19,750.00
416C Backhoe @ \$75.00 per Hr (Tram Material)	12 Hrs	\$ 900.00
672 Road Grader @ \$105.00 per Hr	32 Hrs	\$ 3,360.00
Roller Compactor @ \$75.00 per Hr	32 Hrs	\$ 2,400.00
DSH Bulldozer @ \$105.00 per Hr to cut and shape Catamount (In addition to new cut)	24 Hrs	\$ 2,520.00
Install 15 in. Culvert as per Proposal Meeting	80 Ft	\$ 1,348.00
Totals:		\$ 60,128.00
		\$ 60,000.00

Clarifications/Assumptions:

1. The cut and fill of the hill at the top of Catamount Dr is a best guess estimate. Necessary drilling and blasting will vary based on the conditions found below the surface.
2. 1250 Tons of Road Base will be spread, graded, and compacted at approximately 4 inches of depth to patch and fill potholes, washboard, and other needed areas on the road.
3. Mag Chloride is not included in this cost. Upon completion of this project, the road will be ready for an application.
4. Approximately 8 Hrs of grading will need to take place each year here after to maintain road, and to remove washboard and potholes in preparation for Mag Chloride.
5. Clearing of trees will take place to improve visibility around corners.
6. Items not included in this bid:
 - Medium sized Cobble placed in Bar Ditches to help prevent vehicles from getting stuck along the road
 - Complete and proper crowning of the road to help shed water into the Bar Ditches
 - 2 passing areas and turnouts (otherwise denoted on map)
 - Concrete Head Wall to protect new culvert from snow plows, vehicles, etc.
7. This project is run under the direct supervision of Old West Builders/Randy Thibaut.
8. This bid is valid for 60 days.