

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO FOR
PRELIMINARY AND FINAL PLAN APPROVAL OF THE
ALPENVIEW MEADOWS PUD**

WHEREAS, Ted V. Clark and Mary J. Shanahan (“Applicant”) have filed an application for preliminary and final plan approval of the Alpenview Meadows PUD (“Application”); and

WHEREAS, the Board of County Commissioners of Ouray County, Colorado (“Board”) heard comments on the Application and the Applicant’s request for Preliminary Development Plan Approval and Final Development Plan Approval at its regularly scheduled and noticed meeting on August 14, 2006; and

WHEREAS, the Board has reviewed the Application and supporting materials, Staff Report and various other information supplied to the Board regarding issues relating to off-site improvements for Ponderosa Drive; and

WHEREAS, based upon the Application, supporting materials, Staff Report and comments, the Board has determined that the Application meets the conditions and criteria as set forth in the Ouray County Land Use Code (“LUC”) at Section 6.10 (C)(6)(g) and 6.10(D) of the LUC and otherwise complies with the applicable provisions of the LUC for approval of the Preliminary and Final Development Plan for Alpenview Meadows PUD;

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

1. The Preliminary Development Plan for the Alpenview Meadows PUD is approved, subject to the following conditions:
 - a. The Applicant shall enter into a PUD agreement as required by LUC 6.10(C)(6)(e).
2. The Final Development Plan for Alpenview Meadows PUD is approved, subject to the following conditions, which must be met prior to recording of the final plat:
 - a. A note shall be added to the Final Plat requiring owners within Alpenview Meadows to store refuse in a bear-resistant trash container or an enclosed and locked building until removed from the property.
 - b. A note shall be added to the Final Plat requiring that the owners or owners’ association shall be responsible for controlling noxious weeds on the streets, open space and lots within Alpenview Meadows as required by Ouray County and according to the Colorado Noxious Weed Act.
 - c. A plat note shall be included requiring site-specific, geotechnical analysis as part of the building permit process.
 - d. The Applicant shall submit a bond in the amount of \$17,466.43 in conjunction with the Final Improvements Agreement.

- e. All requirements of Section 6.10(D)(8) and 6.10(D)(9) shall be met prior to recordation of the Final Plat.
- f. All off-site improvements to Ponderosa Drive shall be completed prior to final plat recordation.
- g. Applicant shall cooperate with the relocation of the Matlock driveway and any others in the area that may be affected by the improvements to Ponderosa Drive, such that all adjacent owners shall have safe access to Ponderosa Drive.

APPROVED AND ADOPTED THIS 28TH DAY OF AUGUST 2006, RATIFYING ACTION TAKEN ON AUGUST 14, 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, Clerk of the Board

Kristi R. Westfall, Member