

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

**WHEREAS**, Ted V. Clark and Mary J. Shanahan (“Applicant”) have filed an application for final plat 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 Final Plat Approval at its regularly scheduled and noticed meeting on November 13, 2006; and

**WHEREAS**, based upon the Application, supporting materials, Staff Report and comments, the Board has determined that the Applicant has substantially complied with the requirements of the Ouray County Land Use Code (“LUC”) at Section 6.10 (D) (9) and the conditions set forth in Resolution 2006-064 for the approval of the Alpenview Meadows PUD and otherwise complied with the applicable provisions of the LUC for approval of the Final Plat for Alpenview Meadows PUD;

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

1. The Final Plat for the Alpenview Meadows PUD is approved, subject to the following conditions, which shall be completed prior to recording of the Final Plat:

a. The Applicant shall execute the Final Improvements Agreement, including the escrow of funds required to complete certain work at Alpenview Meadows PUD, in a form approved by the Ouray County Attorney.

b. The Applicant shall complete the repairs to Alpenview Meadows Place by the placement of an additional two inch lift of asphalt on or before December 1, 2007.

c. The Applicant shall comply with the revegetation plan prepared by the Ouray County Weed Coordinator and attached as Exhibit “A” and shall satisfactorily complete revegetation of the disturbed area as shown on the attached Exhibit “B”. Such revegetation shall be completed as soon as possible, however, no later than December 1, 2007.

d. The Applicant shall supply a cash bond, to be held by Ouray County pursuant to the terms of the Final Improvement Agreement, in the amount of \$14,000.00 in order to ensure the Applicant’s completion of item b. above. The bond amount shall be confirmed by the Ouray County Road and Bridge Superintendent prior to execution of the Final Improvements Agreement. Such bond shall be held by Ouray County until such

time as the Ouray County Road and Bridge Superintendent certifies that all of the work described in item b. has been satisfactorily completed and that the bond may be released.

f. The Applicant shall supply a cash bond, to be held by Ouray County pursuant to the terms of the Final Improvement Agreement, in the amount of \$3000.00 in order to ensure the completion of the work required in item c. above. The bond amount shall be confirmed by the Ouray County Weed Coordinator prior to execution of the Final Improvements Agreement. Such bond shall be held by Ouray County until such time as the Ouray County Weed Coordinator certifies that the revegetation plan has been satisfactorily completed and that the bond may be released.

g. Applicant shall provide the Ouray County Land Use Administrator with satisfactory evidence from United Companies of the payment by Developer to United Companies of the sum of \$12,000.00 for the benefit of Ouray County to be utilized to purchase product for Ponderosa Drive during 2007 and the Land Use Administrator shall certify in writing that such assurance has been received prior to the Final Plat being recorded.

2. Applicant shall be required to supply the bonds and assurance from United Companies on or before November 27, 2006.

APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF NOVEMBER 2006,  
RATIFYING ACTION TAKEN ON NOVEMBER 13, 2006.

Board of County Commissioners of  
Ouray County, Colorado

\_\_\_\_\_  
Heidi M. Albritton, Chair

\_\_\_\_\_  
Don Batchelder

\_\_\_\_\_  
Kristi R. Westfall

ATTEST:

\_\_\_\_\_  
Michelle Nauer  
Ouray County Clerk and Recorder

Exhibit A

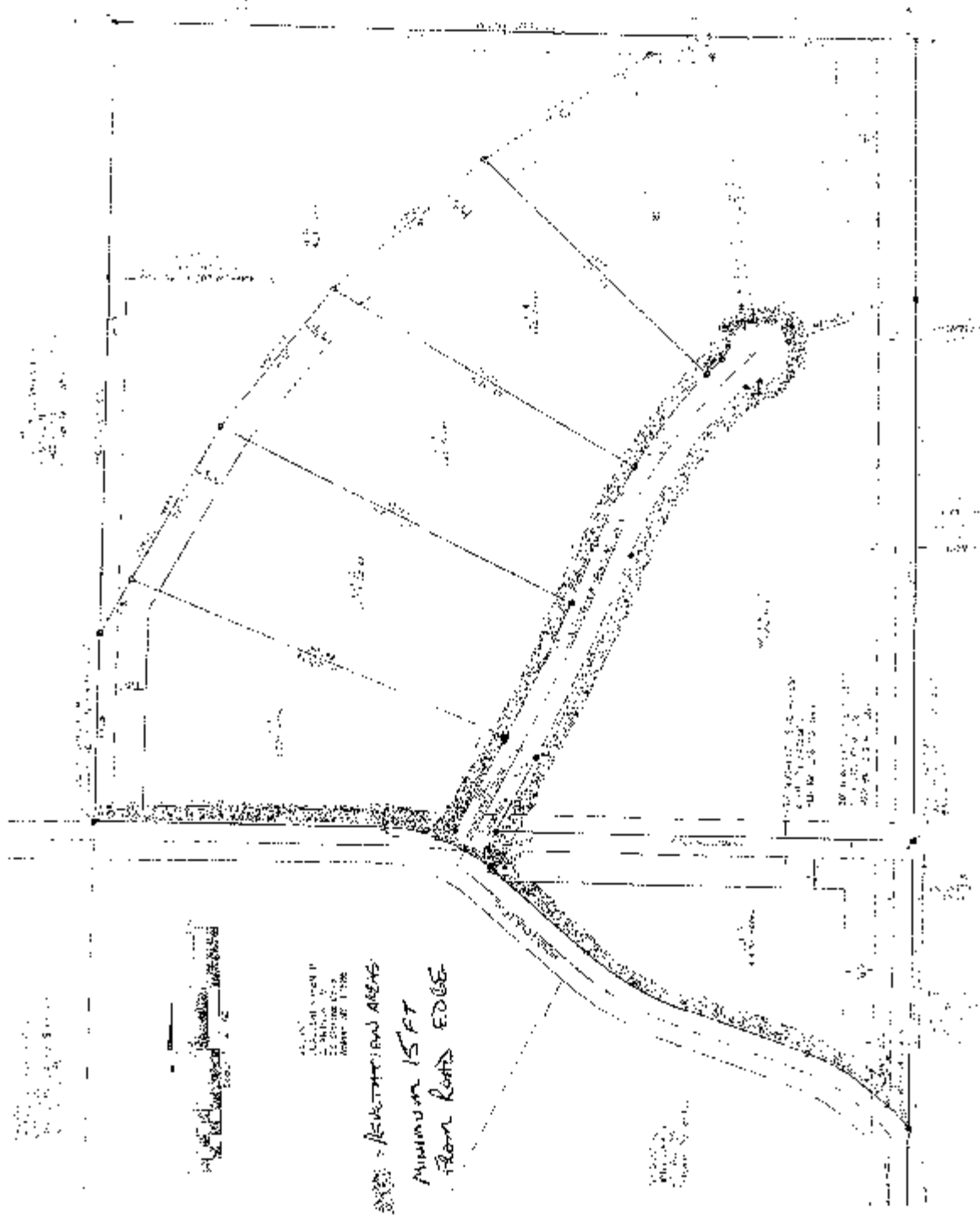
Revegetation Plan:

1. Post a bond in the agreed amounts for each of the developments above.
2. Follow the recommended native seed mix guidelines. Based on availability alternative mixes shall be approved by the Ouray County Weed Department.

<b>Species</b>	<b>Rate per acre/pure live seed</b>
Galleta grass (caryopsis) var. NV5	.6 lb
Indian Ricegrass var. Nezpar or Rimrock	.6 lb
Sandberg bluegrass var. NV5	.5 lb
Western wheatgrass var. Arriba	2.4 lb
Total PLS per acre - drilled dormant seeding	4.1 lb
Total PLS per acre - broadcast seeding / with mulch	8.2 lb
Optional species in addition to above grasses	
Sulphur-flower buckwheat	.05 lb
Scarlet globemallow	.2 lb
Rocky Mountain penstemon	.4 lb
Fourwing saltbush	.5 lb

3. Apply the seed at recommended rates and quantities. Seeding shall be timed for optimal seed germination.
4. Preferred method of application is drilling with a no till seed drill. Equally effective is seed broadcast at twice the recommended rate followed immediately by a weed free mulch.
5. Determination of successful revegetation will be based on USDA guidelines. The site may be monitored, by the County, for a period of three years from seeding to establishment of stand.
6. All areas of the development shall be monitored for noxious weeds and treated appropriately using an Integrated Weed Management plan. Known noxious weeds shall not be allowed to go to seed with a goal of reducing populations by a minimum of 50% each year.

Exhibit B



Scale: 1" = 100'

Scale: 1" = 100'

RESTRICTION AREAS  
MINIMUM 15 FT  
FROM ROAD EDGE