

RESOLUTION No. 2010-037

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO TO APPROVE THE FINAL DEVELOPMENT PLAN / FINAL PLAT OF CORAL BELL ESTATES PUD AND ASSOCIATED DOCUMENTS

WHEREAS, the developer has met the conditions set forth in Resolution No. 2007-31, Resolution No. 2010-25 and the PUD agreement for Coral Bell Estates PUD; and

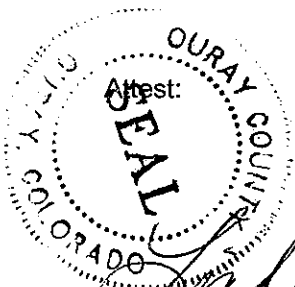
WHEREAS, the Board reviewed the Final Development Plan / Final Plat of Coral Bell Estates at its regularly scheduled and noticed meetings on June 14, 2010, July 26, 2010, and September 13, 2010, and is prepared to approve the Final Plat based upon certain conditions.

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

The Final Plat is approved, subject to the following conditions that the Developer is required to comply with:

1. Developer shall record the "Moon" drainage easement and note reception number on the plat for the Coral Bell Estates PUD. Developer shall then record the Final Plat and the associated covenants.
2. As a condition of approval of the Final Plat, the Developer shall satisfactorily complete the revegetation plan as described on the attached Exhibit "A" on or before September 13, 2013. The specific area to be included in the revegetation plan is generally shown on the attached Exhibit "B". Additionally, the Developer shall comply with all state and local rules or regulations on weed management in and around the Property. Satisfactory completion of the revegetation plan shall be in accordance with the revegetation plan attached as Exhibit "A" and shall require a certification from the Ouray County Weed Coordinator that the revegetation has been satisfactorily completed. To ensure compliance with this requirement, Developer has supplied a cash bond in the amount of \$750.00. Such amount will be released to Developer upon the satisfactory completion of the revegetation and the certification of same by the Ouray County Weed Coordinator.
3. The performance bond of \$21,000 may be released to the Developer, one year from the date of completion certification, which is June 29, 2011, once a final inspection of the required improvements has been completed by the Road & Bridge Superintendent and written approval to release the bond has been provided to the Land Use Office and the Board has approved the release of the bond.

APPROVED AND ADOPTED THIS 4th DAY OF OCTOBER, 2010 RATIFYING THE ACTION TAKEN BY THE BOARD ON SEPTEMBER 13, 2010.



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

BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO

Lynn M. Padgett
Lynn M. Padgett, Chair

K. Keith Meinert
K. Keith Meinert, Vice-Chair

Heidi M. Albritton
Heidi M. Albritton, Commissioner



July 14, 2010

Mr. Ron Mabry
Ouray County Weed Manager
111 Mall Road
Ridgway, CO 81432

Re: Coral Bell Estates - Weed Management and Re-vegetation Plan

Dear Ron,

Attached herewith is a copy of receipt for seed mix conforming to specifications outlined in the NRCS letter dated September 27, 2006 to Mr. Ron Mabry, with oats added for a nurse crop. The seed was hand broadcasted in June and harrowed into place. Straw was placed over the seeded area to help hold in moisture in. The cost to perform this work, including materials and labor is as follows:

The cost estimate for the re-vegetation is as follows:

Materials	\$363.00
Labor	\$250.00
Total	\$674.30

Attached herewith is a copy of our Weed Management and Revegetation Plan. As discussed, the disturbed area is approximately 1.5 acres, resulting in a bond requirement totaling \$750.00. Thank you for your prompt attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'John E. Peters', is written over a horizontal line.

John E. Peters

JOHN PETERS & ASSOCIATES
112 Village Square West, Ridgway, CO 81432 (970) 626-9887 fax (970) 626-3484

WEED MANAGEMENT PLAN

Return to: Ouray County Weed Department P.O. Box 456 Ridgway, CO 81432

Project Name COLAR BELL ESTATES
 Applicant's Name JOHN PETELS FOR LK EAST Phone 606-9887
 Mailing Address 112 VILLAGE SQUARE W
RIDGWAY, CO 81427
 Project Location (Road Name) COLAR BELL
 Section/Township/Range _____
 Size of Project (Acres) 40.2 Approximate Number of Acres Under Irrigation 2

Heading
SUBDIVISIONS ONLY:
HAS THE COLORADO NOXIOUS WEED ACT (CRS 35-5.5-101) AND WEED MANAGEMENT REQUIREMENTS BEEN DISCLOSED TO POTENTIAL BUYERS?
 IN COVENANTS? YES NO NOTED ON PLAT? YES NO

WEED SURVEY: This Section to be completed by the Ouray County Weed Department or designated professional.
 Person completing weed survey:
 (print) KEVIN MARY

MANDATORY NOXIOUS WEEDS TO BE MANAGED: Leafy Spurge, Russian Knapweed, Spotted Knapweed, Diffused Knapweed, Meadow Knapweed, Burdock, Hoary Cress, Yellow Toad Flax, Purple Loosestrife, Houndstongue, Yellow Starthistle, Musk Thistle, Plumeless Thistle, Scotch Thistle, Bull Thistle, Joined Goatgrass, Canada Thistle, Oxeye Daisy, Absinth Wormwood, Chinese Clematis.

Perennial Weeds HOARY CRESS, CANADA THISTLE

Biennial Weeds _____

Annual Weeds RUSSIAN THISTLE

IS MANAGEMENT RECOMMENDED? YES NO
 NO NOXIOUS WEEDS WERE DISCOVERED AT THIS TIME. MONITORING IS RECOMMENDED.

SIGNATURE [Signature] DATE 7-14-10

WEED MANAGEMENT SECTION: To be completed by Applicant/ Land Owner or Land Manager.

WEED MANAGEMENT PLAN HOARY CRESS - APPLY ESCORT OR TELAR
PER MATHF. RECOMMENDATIONS IN EARLY SPRING AFTER
GERMINATION. CANADA THISTLE - APPLY TELAR PER
MANUFACTURERS RECOMMENDATIONS IN THE FALL AND THE
SPRING AT BUD GROWTH STAGE. WISITA THISTLE - APPLY
TELAR IN THE FALL AND SPRING AS ABOVE.

REVEGETATION PLAN SEED ALL DISTURBED AREAS WITH NATIVE
MIX WITH CAT HORSE CROP.

Add additional sheets as necessary _____

OURAY COUNTY WEED OFFICE USE ONLY. DO NOT WRITE IN SPACE BELOW.

WEED DEPARTMENT USE ONLY. WILL PLAN EFFECTIVELY CONTAIN WEEDS AND KEEP THEM FROM SPREADING? _____
RECOMMENDATIONS: _____



Ouray County Weed Department
 P.O. Box 456, Ridgway, CO 81432
 970-626-9775x23
 rmabry@ouraycountyco.gov

DATE: JUNE 28, 2010
 INVOICE #10-16

TO John Peters & Associates
 112 Village Sq. W
 Ridgway, CO 81432

GOODS	JOB	PAYMENT TERMS	DUE DATE	
	Coral Bell	30 days	2010	
QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL	
26.3 lbs	Native Grass Seed Mix	10.00	263.00	

Thanks!

SUBTOTAL	\$263.00
SALES TAX	0
TOTAL	\$263.00

