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RESOLUTION OF THE BOARD OF COMMISSIONERS,  
OF SAN MIGUEL COUNTY, COLORADO,  
APPROVING THE FINAL PLAT OF FILING 3  
OF THE ALDASORO RANCH PLANNED UNIT DEVELOPMENT

Resolution #1995-27

WHEREAS, Aldasoro Ltd. ("applicant") seeks final plat approval for Filing 3 of The Aldasoro Ranch Planned Unit Development (PUD);

WHEREAS, Filing 3 consists of 17 single-family lots (68 people) and 7 open space parcels;

WHEREAS, the PUD, consisting of 166 lots on 1,072.45 acres on Deep Creek Mesa in the western Telluride Region, received preliminary approval on Feb. 7, 1991;

WHEREAS, Filing 3 would final plat all remaining lots and density preliminarily approved for the PUD;

WHEREAS, Filing 3 includes one Deed Restricted lot (Lot 11), the final platting of which, together with the 23 platted Deed Restricted lots approved in Filing 1 and 2, will fulfill the 15 percent Affordable Housing requirement for the entire PUD pursuant to Land Use Code, Section 5-1303 C.;

WHEREAS, Section 7.2 of the Aldasoro PUD Agreement requires the applicant to designate a minimum of 40 percent of the land in the PUD as "Common Open Space" (as defined in the Land Use Code);

WHEREAS, Filing 3 contains 57.60 percent Common Open Space, which combined with open space platted in conjunction with previous filings, exceeds the PUD requirement;

WHEREAS, concurrent with the recording of Filing 3 final plat, the applicant proposes to convey Open Space Tract OS-18, which contains the Society Turn Climbing Area to the Access Fund, Inc.;

WHEREAS, the applicant has fulfilled the park and trails dedication requirements through the dedication of trails in conjunction with Filing 2;

WHEREAS, the applicant dedicated 148,104 sq. ft. of land in the form of School Site 1 in Filing 2, which fulfills the school land dedication requirement;

WHEREAS, the impact fee requirements for the proposed final plat are:

- (1) Fire Protection - \$10,077.60 (\$143.20 x 68 persons, per Section 5.2 of the PUD Agreement and 5-608 F. of the Land Use Code); and
- (2) Solid Waste - \$1,007.76 (\$148.20 x 10% x 68 persons, per Section 5-604 B. of the Land Use Code);

WHEREAS, all infrastructure required to serve Filing 3 has been completed in conjunction with Filings 1 and 2, except for paving of roads, which has been adequately secured with posting of cash and land collateral by the applicant;

WHEREAS, a number of issues identified by the County Engineer have been adequately addressed by the applicant; and

WHEREAS, the Board of County Commissioners considered this application, along with public comment, at its regular meeting on April 25, 1995.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, hereby unanimously approves the Final Plat of Filing 3 of the Aldasoro Ranch PUD, consisting of 17 single-family lots (68 people) and 7 open space parcels.

BE IT FURTHER RESOLVED that the lots in Filing 3 may be developed with the following uses and densities, in accordance with all applicable provisions of the San Miguel County Land Use Code and the Preliminary Development Plan Approval for the Aldasoro Ranch Planned Unit Development:

<u>Lot</u>	<u>Designated Use</u>	<u>Units</u>	<u>Population</u>
8	Single Family	1	4
9	Single Family	1	4
10	Single Family	1	4
11	Single Family	1	4 (Deed Restricted)
41	Single Family	1	4
44	Single Family	1	4
45	Single Family	1	4
108	Single Family	1	4
109	Single Family	1	4
110	Single Family	1	4
111	Single Family	1	4
112	Single Family	1	4
113	Single Family	1	4
152	Single Family	1	4
153	Single Family	1	4
154	Single Family	1	4
165	Single Family	1	4
OS-18	Open Space		
OS-19	Open Space		
OS-20	Open Space		

OS-21	Open Space
OS-22	Open Space
OS-23	Open Space
OS-24	Open Space

TOTAL	17	68
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APPROVED by the Board of County Commissioners of San Miguel County, Colorado, at its regular meeting on April 25, 1995.

SAN MIGUEL COUNTY BOARD OF COMMISSIONERS

By: *Anna M. Zivlan*  
Anna M. Zivlan, Chair

ATTEST:  
By: *Maria A. Thomas*  
Deputy Clerk

