

**AGENDA**  
**OURAY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**

July 19, 2016, 7:00 PM  
Meeting to be held at the Ouray County 4-H Event Center  
22739 Highway 550, Ridgway, Colorado

*If all agenda items are not covered in this time frame they may be continued until the next regular meeting. **\*Times are approximate and subject to change\***. If an item is finished early the Planning Commission will move directly to the next agenda item. If not a Public Hearing, public comment may or may not be taken during the meeting. Action may be taken at the conclusion of public hearings.*

**I. Call to Order – Regular Meeting of the Ouray County Planning Commission (7:00 PM)**

1. Public Hearing (7:00 PM) The purpose of the hearing is to review and make a recommendation to the Board of County Commissioners on possible revisions to the Ouray County Land Use Code regarding high alpine residential development on patented mining claims and mill sites in the high country. In conjunction with those recommendations, the Planning Commission will also review possible related changes to Sections 2, 3, and 13 of the Land Use Code.

*Note: Public Comments will be limited to 3 minutes/person. If your comments will exceed that limit, please consider submitting written comments to the Land Use Staff prior to the meeting.*

2. Adjourn Public Hearing

Copies of land use applications or workshop materials can be obtained at the Land Use Office at 111 Mall Road, Ridgway, CO; by calling 970.626.9775 or e-mailing [mcastrodale@ouraycountyco.gov](mailto:mcastrodale@ouraycountyco.gov). Comments on the agenda items may be sent to Mark Castrodale, County Planner, P.O. Box 28, Ridgway, CO 81432



## LAND USE DEPARTMENT

### STAFF REPORT

July 7, 2016

---

<b>Project:</b>	Development – Draft High Alpine Regulations
<b>Initiated By:</b>	Board of County Commissioners
<b>Direction To:</b>	Staff / O.C. Planning Commission
<b>Deadline:</b>	August 1, 2016

#### **Direction from BOCC:**

On April 19, 2016, the BOCC adopted **Resolution No. 2016-017**, enacting a temporary moratorium on residential development on patented mining claims and mill sites, at or higher than 9500'. (Term: April 19, 2016 thru October 19, 2016) The resolution explained that residential development on mining claims presents certain challenges for property owners as well as for Ouray County Staff due to: Limited access, potential damage to County roads, geological hazards, septic system feasibility, water availability, etc.

The resolution also explained that residential development may have significant impacts including: visual impacts, impacts to significant wildlife habitat and habitat species, impacts on natural resources, impacts to areas of historical importance, tourism/economy, and possible impacts to the resources and services of the County.

Subsequent to the adoption resolution enacting the moratorium, the BOCC adopted **Resolution No. 2016-018** directing the Planning Commission, with the assistance of County Staff, to answer 18 specific questions regarding development in the high alpine area. The resolution also clarified that the Planning Commission could simply answer the questions, or, recommend specific revisions [to the Land Use Code] drafted by Staff for consideration.

#### **Staff/Planning Commission Process:**

In keeping with the Board's direction and timetable, Staff worked with the Planning Commission to lay out a schedule for work sessions to review the questions from the Board and to take draft code language to a public hearing. Work sessions (6 total) were held on: May 3, 17, June 7, 15, 21, July 6 and will conclude with a public hearing on July 19<sup>th</sup>.

Prior to the initial work session, Staff prepared a spreadsheet listing all the questions posed by the BOCC. (attached) To help initiate discussion, Staff also provided possible answers to the Board's questions. While the Planning Commission discussed the questions in two

separate work sessions, Staff worked concurrently to prepare draft code language based upon the questions/issues and language from the San Juan and San Miguel codes. Once all the questions were answered, Staff used those questions/answers to develop a draft code section addressing development in the high alpine region. Staff then worked with the Planning Commission to refine the draft code language and prepare a final document to be reviewed in a public hearing on July 19<sup>th</sup>. It is noted that the Planning Commission allowed time for public comment during each work session.

**A RESOLUTION OF THE  
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO  
ADOPTING A MORATORIUM ON RESIDENTIAL DEVELOPMENT ON MINING CLAIMS  
IN THE UNINCORPORATED AREAS OF OURAY COUNTY**

**WHEREAS**, the Board of County Commissioners of Ouray County ("Board") periodically directs the Planning Commission to make recommendations for changes and modifications to the Ouray County Land Use Code ("Code"); and

**WHEREAS**, at its work session on April 12, 2016, and at its regular meeting on April 19, 2016 the Board discussed the impacts that residential development on mining claims may have on Ouray County and the potential for imminent residential development of mining claims; and

**WHEREAS**, C.R.S. 29-20-101, et seq., the "Local Government Land Use Control Enabling Act of 1974" provides that local governments are provided broad authority to plan for and regulate the use of land within their respective jurisdictions, balancing the human needs of a changing population with legitimate environmental concerns; and

**WHEREAS**, C.R.S. 29-20-104 provides that a local government has the authority to plan for and regulate the use of land by regulating development and activities in hazardous areas; protecting lands from activities which would cause immediate or foreseeable material danger to significant wildlife habitat and would endanger a wildlife species; preserving areas of historical and archaeological importance; regulating the use of land on the basis of the impact thereof on the community or surrounding areas; and otherwise planning for and regulating the use of land so as to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights; and

**WHEREAS**, C.R.S. 30-28-102, 30-28-111, 30-28-113 and 30-28-116 also provide broad authorization for the County to adopt a zoning plan, land use regulations, and to revise zoning and land use regulations; and

**WHEREAS** the Board of County Commissioners is authorized by C.R.S. 30-11-107(a) to "make such orders concerning the property belonging to the county as it deems expedient"; and is further authorized to provide for the management of the business and concerns of the county; and

**WHEREAS**, Ouray County has a long history of mineral exploration, development and commercial mineral extraction and processing, which led to the patenting of numerous mining claims in Ouray County, and inherent in the patenting process under the Mining Law of 1872 is a determination that a patented mining claim contains commercially viable mineral deposits; and

**WHEREAS**, the economy of Ouray County has historically relied heavily on mineral extraction, the Board of County Commissioners desires to ensure that mining remains a viable component of the Ouray County economy and finds that residential development of mining claims presents potential for conflict with active, past and future mining operations ; and

**WHEREAS**, residential development on mining claims presents peculiar challenges for property owners and Ouray County staff because of limited road access, potential for damage to county roads, the potential for hazards from rock slides, avalanches, moving snow, and other geo-hazards, the difficulty in constructing on-site wastewater systems or other alternate waste systems complying with County and State regulations pertaining to such, water supply availability in high alpine areas, as well as other limited or unavailable public services and facilities required for public health, safety and welfare to such properties; and

**WHEREAS** such development may have other significant impacts on Ouray County as a whole and its citizens and visitors, including things such as visual impacts; impacts to significant wildlife habitat and wildlife species; impacts to natural resources; impacts to areas of historical importance; impacts to the tourism economy of Ouray County; and impacts to the resources and services of the Ouray County government; and

**WHEREAS**, the Board will tasked the Ouray County Land Use staff, the Ouray County Attorney and the Ouray County Planning Commission to consider land use regulations of other adjoining counties with similar properties, and to consider recommendations for adopting new regulations to address residential development on mining claims in Ouray County; and

**RESOLUTION NO. 2016-017**

**WHEREAS**, C.R.S. §30-28-121 provides that the Board may adopt certain temporary restrictions on the erection, construction, reconstruction or alteration of any building or structure in all or parts of the unincorporated areas of the county, not to exceed six months without a public hearing; and

**WHEREAS**, the Board has determined that a temporary moratorium on residential development on mining claims is necessary in order to provide time to consider and develop regulations, and proposed zoning plan changes as may be recommended, to address these issues, specifically in the high alpine areas of Ouray County at or above an elevation of 9,500' where visual impacts, impacts on the environment, and unavailability of access and county services are most acute, and where a significant number of mining claims exist, with such regulations and zoning recommendations addressing the impacts and challenges described above;

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

1. A temporary moratorium on residential development on patented mining claims and mill sites at or higher than 9,500' above sea level elevation, is imposed for the period April 19, 2016 to and including October 19, 2016. During this period of time, no residential site development permits, residential building permits or septic permits shall be issued for any patented mining claims or mill sites in Ouray County and the erection, construction, reconstruction or alteration of any existing or new residential building or structure shall be prohibited on such properties. The temporary moratorium described herein shall not apply to work under a site development permit, building permit or septic permit issued prior to May 3, 2016. Additionally, the moratorium shall not apply to those cases in which the failure to complete work on a residential structure, in the opinion of the Board, would result in a danger to the health, safety or welfare of the citizens of Ouray County.
2. During the pendency of this moratorium, the Ouray County Land Use Staff, Ouray County Attorney and the Ouray County Planning Commission are directed to work expeditiously to prepare draft regulations relating to residential development on mining claims and to recommend pertinent changes to zoning for the areas of Ouray County that will encompass historic mining district(s) and patented mining claims and mill sites located in such area above 9,500'.
3. The moratorium described herein shall not apply to any structures associated with a State-permitted mine operation or any historical properties located on any mining claim in order to maintain status quo; however, the issuance of any necessary permits for the erection, construction, reconstruction or alteration of any residential structures shall require prior Board approval.

**APPROVED AND ADOPTED THIS** 19 **DAY OF** APRIL, 2016.

VOTING FOR: COMMISSIONERS PADGETT + TISDEL

VOTING AGAINST: COMMISSIONER BATCHELDER

BOARD OF COUNTY COMMISSIONERS  
OF OURAY COUNTY, COLORADO

Attest:



Michelle Nauer  
Michelle Nauer, Clerk and Recorder  
By: Hannah Hollenbeck, Deputy Clerk of the Board

Lynn M. Padgett  
Lynn M. Padgett, Chair

Ben Tisdell  
Ben Tisdell, Vice-Chair

Don Batchelder  
Don Batchelder, Commissioner

**RESOLUTION  
OF  
THE BOARD OF COUNTY COMMISSIONERS  
Ouray County, Colorado**

**Directing the Planning Commission to Recommend Revisions to the Ouray County Land Use Code Regarding High Alpine Residential Development on Patented Mining Claims and Mill Sites in the High Country**

**WHEREAS**, the Board of County Commissioners from time to time updates the priorities of the Planning Commission and requests the Planning Commission to provide recommendations to the Board regarding specific topics in the Ouray County Land Use Code; and

**WHEREAS**, the Board of County Commissioners discussed concerns regarding residential development of mining claims in high alpine areas of the County during a work session on April 12, 2016; and

**WHEREAS**, the concerns of the Board include: 1) development pressure on patented mining claims and mill sites in the high country of Ouray County at or above an elevation of 9,500' resulting from more stringent land use code restrictions for such development in adjacent counties; 2) impacts of residential development of mining claims on current and future mineral exploration and extraction activities important to the County's economy; 3) problems of providing basic water, waste, access and similar services and utilities generally expected by landowners in high alpine areas of the County; 4) visual impacts resulting from residential development in alpine areas with little vegetation or other concealing features; 5) impacts to tourism and recreation from increased densities in areas with limited parking at trailheads and scenic overlooks; 6) public safety in areas prone to avalanches, rock slides and other geo-hazards; and impacts of residential development on the fragile high alpine area environment, including tundra environment; and

**WHEREAS**, the Board has adopted a temporary moratorium through October 19, 2016, Resolution 2016-017 on all residential building permits on mining claims and mill sites in the high alpine zone, defined as 9,500' above sea level, in order to allow the Planning Commission, with the assistance of staff, to consider possible revisions to the Ouray County Land Use Code addressing these concerns, and to make recommendations regarding such;

**WHEREAS**, Ouray County has a long history of mineral exploration, development and commercial mineral extraction and processing, which led to the patenting of numerous mining claims in Ouray County, and inherent in the patenting process under the Mining Law of 1872 is a determination that a patented mining claim contains commercially viable mineral deposits and were intended to be used primarily for mining rather than residential purposes; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Ouray County, Colorado, that the Planning Commission, with the assistance of County staff, is requested to review and provide comments and recommendations on the list of questions attached hereto as Exhibit A.

1. The Planning Commission may consider and recommend specific revisions drafted by staff for consideration, or may simply provide the Board with general responses to the posed questions.
2. In order to address these concerns with the promptness required by the terms of Resolution 2016-017, the Planning Commission is requested to provide its recommendations or responses to the Board of County Commissioners on or before August 1, 2016.

**Resolution #2016-018**

APPROVED AND ADOPTED THIS 26 DAY OF April, 2016.

Voting for: COMMISSIONERS PADGETT, TISDEL + BATCHELDER  
Voting against: NONE

**BOARD OF COUNTY COMMISSIONERS  
OF OURAY COUNTY, COLORADO**

Attest:



Michelle Nauer  
Michelle Nauer, Clerk and Recorder  
By: Hannah Hollenbeck, Deputy Clerk of the Board

Lynn M. Padgett  
Lynn M. Padgett, Chair

Ben Tisdell  
Ben Tisdell, Vice-Chair

Don Batchelder  
Don Batchelder, Commissioner

## Exhibit A

### **Planning Commission Recommendations on High Country Development**

- Reference materials for PC will be the 4/12 memo and packet that was provided to the BOCC from the County Attorney which includes attachments of certain state statutes and copies of relevant San Miguel and San Juan County high country regulations. The restrictions on high country residential development being implemented by counties adjacent to Ouray County may be placing development pressures on Ouray County which does not have similar restrictions.
- In anticipating a meeting between BOCC and PC for discussion, any additional or amended items for the PC to consider will be by agreement of the BOCC and subsequently put in writing to the PC.

### **Goals of Seeking PC Recommendation on High Country Development Regulations:**

- Recommendation on regulations on high country residential development located on patented mining claims and mill sites in the high country of Ouray County at or above an elevation of 9,500' such as typical of patented mining claims.
- Recommendation desired will first consider if PC recommends including regulations or restrictions, in concept, that will be either located in code and/or site development permits that are simple, predictable for staff and the applicant, efficient and relatively easy to administrate.
- Commissioner Batchelder would like the recommendation to adhere to the KISS principle (Keep It Simple Stupid).

### **Process for Planning Commission with support of Land Use Staff and County Attorney:**

1. Make recommendations on concepts/elements of regulations or restrictions with respect to High Country residential development.
2. Staff will put the conceptual recommendations into draft code and/or changes to a site development permit.
3. Planning Commission will hold a Public Hearing on potential code or policy changes and issue a formal recommendation to the BOCC at the conclusion of the Public Hearing.

### **Specific concepts/elements the BOCC desires a recommendation on --**

- A. Definition of High Country and applicability:
  - E.g. -- recommendation on if the definition of High Country and any specific residential development restrictions should apply to residential development on patented mining claims and mill sites in the high country of Ouray County at or above an elevation of 9,500' within Ouray County or if Planning Commission (PC) recommends a different definition or applicability.

## Exhibit A

- B. Should Ouray County have any restrictions or limitations on residential use and residential structures in the High Country? The elements the BOCC is interested in getting a recommendation on from the Planning Commission, identified in one or both of adjacent counties' codes are:
- Should Ouray County have a minimum parcel size of 5 acres to qualify for a site development/building permit for a residential structure in the High Country?
  - Should Ouray County require a maximum density of 1 unit (no Accessory Dwelling Unit) on patented mining claims and mill sites in the high country of Ouray County at or above an elevation of 9,500'? Should this limitation exist county-wide?
  - Should Ouray County require additional minimum setbacks in the High Country so that they are the same as 35-acre conforming parcels throughout the county? [reference - Ouray County Land Use Code Section 3.85b]
  - Should Ouray County require residential development to demonstrate that the project has been designed in a manner that will protect and minimize impacts to important historic (historic building, town site, mining district, cultural) or environmental features of the site (such as timber, plants, wildlife, drainages, wetlands, geologic features)? If so, can it be accomplished with the KISS principle in mind?
  - Should site development protect existing public trails (i.e. prevent obstructions such as driveways crossing the trails, fencing obstructing the trails, or structures being located so as to maximize a buffer to trails)?
  - Should Ouray County require primary access to residential development be through an Ouray County Road or State Highway vs. access having no nexus to public roads within Ouray County?
  - Should require adequate parking for the proposed residential use on-site in the High Country? Should this requirement exist county-wide, so that any Ouray County development will not rely on property users to park on County Roads?
  - Should Ouray County require utilities for High Country residential development to be installed in ways that minimize impacts to environment and scenery? [One adjacent county requires features to be installed underground or placed within structures]. Should Ouray County restrict placement of fuel, water tanks, generators, etc. to be located within a structure or be put underground?
  - Should Ouray County require High Country residential buildings to blend with the natural surroundings?
  - Should Ouray County restrict square footage of High Country residential dwelling units to 1,000 square feet? Should Ouray County restrict square footage of High Country residential dwelling units to 1,000 square feet, with the ability to earn potential bonus 500 square feet if certain incentive conditions are met, such as in San Miguel County, up to 2,500 square feet? [For reference, examine San Miguel County code, San Juan County code and previous Ouray County proposed Section 30 draft.]

## Exhibit A

- Should Ouray County eliminate all residential buildings within the tundra ecosystem? Or are existing code and site development permit considerations adequate for protection of tundra and watershed health?
- Should Ouray County require a Special Use Permit (SUP) if building is a vacation rental or commercial use to require as conditions of use adequate parking (off county roads), trash, water, sanitation, cell/satellite service, and emergency access? [For reference, see Ouray County notes on a potential county-wide ordinance on regulations for short-term/vacation rentals]. Are there regulations for short-term rentals that should be different for High Country development than county-wide?
- Should Ouray County restrict or ban residential development in the High Country that results in an increased demand for public services (plowing/county road maintenance, emergency response, etc) beyond what is currently provided by the County?
- Should Ouray County restrict High Country driveway or private road cuts in a manner to make them subject to review to ensure they are designed to minimize impacts to environmental and scenic values? If so, can it be accomplished with the KISS principle in mind?
- Should Ouray County restrict High Country residential driveway widths to 10 feet? Should Ouray County restrict blasting to create residential driveways in the High Country?
- Should Ouray County consider have more restrictive building height requirements for residential development within the High Country? [currently buildings county-wide can be up to 35 feet high; for reference see adjacent San Miguel County code that limits High Country buildings to 12 to 20 feet high]
- Should there be referrals to any County or State/Federal agencies that are specific to High Country residential development?
- Should there be any reference exhibits to any potential new code or permit applications?
  - The BOCC is in consensus that 9,500' elevation should be as referenced in the latest published 24,000 USGS quadrangle

THIS PAGE INTENTIONALLY LEFT BLANK

**Planning Commission response to BOCC questions - Re. High Alpine Regulations**

	<u>BOCC Question:</u>	<u>Staff Response</u>	<u>PC Response:</u>
1	Should Ouray County have a minimum parcel size of 5 acres to qualify for a site development/building permit for a residential structure in the High Country?	No opinion.	Yes.
2	Should Ouray County require a maximum density of 1 unit (no Accessory Dwelling Unit) on patented mining claims and mill sites in the high country of Ouray County at or above an elevation of 9,500'? Should this limitation exist county-wide?	Yes. No.	Yes. No.
3	Should Ouray County require additional minimum setbacks in the High Country so that they are the same as 35-acre conforming parcels throughout the county? [reference - Ouray County Land Use Code Section 3.85b]	No. (However, additional setbacks could be allowed if needed in order to mitigate an issue on the parcel such as drainage, tundra, visual impact, etc.)	No.
4	Should Ouray County require residential development to demonstrate that the project has been designed in a manner that will protect and minimize impacts to important historic (historic building, town site, mining district, cultural) or environmental features of the site (such as timber, plants, wildlife, drainages, wetlands, geologic features)? If so, can it be accomplished with the KISS principle in mind?	Yes. This is already part of the Site Development Permit process. May want to modify (SDP) to include historic structures. (Note: Staff is not an expert in these areas. If we do a site review and identify a possible issue, either the County or the property owner needs to bring in an expert in the specific field to make a final determination.)	Yes. Add historical aspect to SDP.
5	Should site development protect existing public trails (i.e. prevent obstructions such as driveways crossing the trails, fencing obstructing the trails, or structures being located so as to maximize a buffer to trails)?	Possibly consider "encouraging" this but requiring it may have unintended consequences. Also, this highlights a separate issue; Staff believes that a general site plan should be part of the site development permit process. The site plan would become part of the site development permit and would be recorded.	Yes.
6	Should Ouray County require primary access to residential development be through an Ouray County Road or State Highway vs. access having no nexus to public roads within Ouray County?	No. Possibly require notice to appropriate jurisdictions but not prohibit. This could have unintended consequences.	No.
7	Should Ouray County require adequate parking for the proposed residential use on-site in the High Country? Should this requirement exist county-wide, so that any Ouray County development will not rely on property users to park on County Roads?	No. "Adequate parking" may not really be the issue. If this issue is parking in the county ROW, then this issue needs to be addressed in a different fashion. ie. Model Traffic Code, or similar...	Yes. (2nd part of question should be addressed separately.)
8	Should Ouray County require utilities for High Country residential development to be installed in ways that minimize impacts to environment and scenery? [One adjacent county requires features to be installed underground or placed within structures]. Should Ouray County restrict placement of fuel, water tanks, generators, etc. to be located within a structure or be put underground?	Yes to both. This is fine, no concerns.	Yes to both.
9	Should Ouray County require High Country residential buildings to blend with the natural surroundings?	Is this everything? In other words, does this go beyond Visual Impact reg's and address all structures, whether or not they are visible from the highway? Other than that clarifying question, Staff has no opinion.	Yes.
10	Should Ouray County restrict square footage of High Country residential dwelling units to 1,000 square feet? Should Ouray County restrict square footage of High Country residential dwelling units to 1,000 square feet, with the ability to earn potential bonus 500 square feet if certain incentive conditions are met, such as in San Miguel County, up to 2,500 square feet? [For reference, examine San Miguel County code, San Juan County code and previous Ouray County proposed Section 30 draft.	Some sort of restriction makes sense. In addition to looking at the codes from the adjacent jurisdictions we should take strong look at how this issue was addressed in Section 30.	Yes. Yes.
11	Should Ouray County eliminate all residential buildings within the tundra ecosystem? Or are existing code and site development permit considerations adequate for protection of tundra and watershed health?	No real opinion here. We do need some way of identifying what is "tundra".	Yes. No.

12	Should Ouray County require a Special Use Permit (SUP) if building is a vacation rental or commercial use to require as conditions of use adequate parking (off county roads), trash, water, sanitation, cell/satellite service, and emergency access? [For reference, see Ouray County notes on a potential county-wide ordinance on regulations for short-term/vacation rentals]. Are there regulations for short-term rentals that should be different for High Country development than county-wide?	The BOCC is currently addressing short-term rentals. All other commercial or quasi-commercial uses are adequately addressed in zoning and Section 5.	Let the BOCC deal with short-term rentals. No commercial uses above 11000. Possible permitted uses 9500' to 11000'.
13	Should Ouray County restrict or ban residential development in the High Country that results in an increased demand for public services (plowing/county road maintenance, emergency response, etc) beyond what is currently provided by the County?	Technically this would ban any/all development. Makes sense to put various processes (ie. more than 1) in place to notify property owners that services will not be expanded and are limited to non-existent in these areas.	No, as long as there is proper notice regarding level of service(s). (ie. may mean "no services")
14	Should Ouray County restrict High Country driveway or private road cuts in a manner to make them subject to review to ensure they are designed to minimize impacts to environmental and scenic values? If so, can it be accomplished with the KISS principle in mind?	Probably a good idea but will be difficult to implement at current staffing levels.	Yes. Make applicant pay for consultant to do evaluation.
15	Should Ouray County restrict High Country residential driveway widths to 10 feet? Should Ouray County restrict blasting to create residential driveways in the High Country?	10' could severely restrict EMS vehicle access. No opinion on restricting blasting for driveway installation.	Driveways should be a unique standard for this area that reduces impacts. All driveways should be reviewed. Possibly allow minimal blasting with review. Minimal impact!
16	Should Ouray County consider have more restrictive building height requirements for residential development within the High Country? (currently buildings county-wide can be up to 35 feet high; for reference see adjacent San Miguel County code that limits High Country buildings to 12 to 20 feet high)	Limitations make sense. Suggest looking at Section 30 draft.	Yes. Suggest going with Section 30 limitation. Visual impact should be limited!
17	Should there be referrals to any County or State/Federal agencies that are specific to High Country residential development?	Makes sense if applicable to the specific project.	Yes.
18	Should there be any reference exhibits to any potential new code or permit applications?	Yes. If we go with the "9,500' or above" then that line needs to be identified on a County-produced map. Will need to provide Land Use Staff with a GPS unit that has a geo-referenced map installed.	Yes.

**Notes:**

*The BOCC is in consensus that 9,500' elevation should be as referenced in the latest published 24,000 USGS quadrangle .*

### **Exhibit List**

- Exhibit A – Section 24 “High Alpine Development Regulations” (PC Draft)
- Exhibit B – Section 13 “Administration and Enforcement” (PC Draft)
- Exhibit C – Section 3 “Zoning” (PC Draft)
- Exhibit D – Section 2 “Definitions” (PC Draft)
- Exhibit E – Planning Commission Report to BOCC (Draft)
- Exhibit F – Map provided by IT/GIS Department showing 9500’ elevation
- Exhibit G – Summary of claims potentially affected with list of claims above 9500’
- Exhibit H – Memo #1 from IT/GIS Department
- Exhibit I – Memo #2 from IT/GIS Department
- Exhibit J – Public Hearing Notice

THIS PAGE INTENTIONALLY LEFT BLANK

**Exhibit A – Section 24 “High Alpine Development Regulations” (PC Draft)**

THIS PAGE INTENTIONALLY LEFT BLANK

**DRAFT – CLEAN VERSION**

**SECTION 24**

**HIGH ALPINE DEVELOPMENT REGULATIONS**

---

**24.1 PURPOSE & INTENT:**

The purpose and intent of these regulations is:

- A.** To protect and preserve:
  - (1) The alpine, sub-alpine and scenic hillsides in the upper Uncompahgre River watershed for their historic and natural landscapes.
  - (2) The area needed for the protection and production of a safe public water supply
  - (3) The relatively undeveloped character of these backcountry areas.
  - (4) The historical structures and the native flora and fauna.
  - (5) The public lands from the impacts of incompatible development.
- B.** To protect mineral resources, and access to those resources, by regulating non-mineral development within the High Country Area. This area is comprised of public lands managed by the United States Forest Service (USFS) and patented mining claims. Much of the High Country Area was once mined and may again be mined.
- C.** To limit development activities in the High Alpine Area due to risks associated with:
  - (1) Natural conditions of the area, including high elevation, environmentally sensitive and geologically hazardous areas, including areas at risk for avalanche and rock slides, steep terrain, and other site constraints.
  - (2) Limited access for potential residents as well as emergency responders.
  - (3) Increased demand for public services beyond what is currently provided.
  - (4) Potential conflicts with past and or future mining activities
- D.** To maintain the existing characteristics found in the High Alpine Area (such as the lack of improved or maintained roads, little or no utility or infrastructure improvements, and very limited or sparse development other than historic mining remnants from past mining activities) by:
  - (1) Prohibiting both public and private improvements to existing public roads and to limit the construction of new roads within the High Alpine Area, while also preserving historic access methods.

- (2) Limiting residential development to cabins and small scale residential development consistent with the type of development that historically occurred in the High Alpine Area.

#### 24.2 **APPLICABILITY:**

- A. These regulations **shall not** apply to Underground Mining within the High Country Area or to any residential structures associated with a State-permitted mine operation.
- B. These regulations **shall apply** to all residential, non-mining, and commercial development occurring on patented mining claims and mill sites at, or above, 9,480’.

**Note:** All references to building permits, site development permits, or other requirements are intended to mean, and only apply to, residential, non-mining, and commercial development occurring on patented mining claims.

**Note:** Elevation shall be determined by referencing the latest published ‘USGS 7.5 MINUTE QUADRANGLE (1:24,000 SCALE)’

#### 24.3 **HIGH COUNTRY DEVELOPMENT CRITERIA AND STANDARDS:**

- A. **Development Prohibitions:** Residential, Non-Mining and Commercial development is prohibited when:

- (1) Parcel is less than 5 acres in size.
- (2) Proposed development is located within the alpine tundra ecosystem.

**Note:** Any commercial use is prohibited unless specifically allowed under the Zoning Section of this Code. Board of County Commissioner approval through issuance of a Special Use Permit is required.

- B. **High Alpine Site Development Permits:**

Prior to application for a building permit(s) for any residential, non-mining, or commercial structures, on mining claims and mill sites above 9480’, applicants shall be required to apply for, and receive approval of a High Alpine Site Development Permit. See Section 13.11 for submittal requirements.

- C. **Maximum Density:**

Residential density shall not exceed 1 dwelling unit per parcel (ie. no accessory dwelling units allowed).

- D. **Structure Size:**

- (1) The maximum accessory structure size shall be: 200 SF.

- (2) The maximum dwelling structure size shall be: 1,000 SF, but may be increased pursuant to the allowances below (excludes porches, decks, patios and terraces that do not have roofs or floors above and are open to the sky, if such improvement is equal to or less than thirty (30) inches above grade and is two hundred fifty (250) square feet or less. If such improvement is more than thirty (30) inches above grade or greater than two hundred fifty (250) square feet, then it is calculated as floor area at fifty percent (50%) of the actual area.)
- (3) Additional Dwelling Structure Size Allowances:
- (a) An additional 500 square feet of Floor Area may be allowed for each Development Right retired in perpetuity on a contiguous developable parcel(s) in the High Alpine Area. A developable parcel is a property capable of meeting all applicable provisions of this Code necessary to obtain a High Alpine Development Permit.
  - (b) An additional 500 square feet of Floor Area may be allowed where the owner proposes measures that preserve or enhance public trails or roads designated as such on the County Road Map adopted under Resolution 2014-014, or any subsequent amendments.
  - (c) An additional 300 square feet may be allowed for an attached garage within or as a part of the single-family residential dwelling if there is no detached accessory structure.
  - (d) In no circumstance shall a single-family residential dwelling with a Floor Area larger than 2500 square feet be allowed.

**E. Structure Height:**

The maximum structure height shall be twenty-five feet (25') for dwellings and twenty feet (20') for accessory structures.

**Note:** Height measurement is calculated pursuant to the definition of “Building Height” in Section 2 of this Code.

**F. Setbacks:**

All development shall comply with the setback requirements listed in the Zoning section of this Code.

**G. Visual Impact:**

- (1) All structures within the High Alpine Area shall mimic and blend with those found in the surrounding natural landscape. Use of wood, stone and other natural looking materials is encouraged. Colors shall be earth-tone, dark and/or subdued. The Applicant shall provide a color board to the Land Use Department showing proposed colors as part of the Site Development Permit application. At the time that a building permit application is submitted, the Applicant shall confirm the colors to be used and such colors shall be approved by the Land Use Department/Building Official prior to approval of a building permit. Highly reflective glass or metal surfaces are prohibited and instead the use of non-reflective glass or metal surfaces is required. Fire retardant materials will be allowed provided that the materials have a natural appearance and are approved by the Land Use Department during the Site Development Permit review process.
- (2) If the proposed construction is within, and visible from, a view corridor (see Section 9), the construction must also comply with all standards of the Visual Impact Regulations.

**Note:** Mid-summer foliage and terrain conditions shall be used when determining blending requirements.

**H. Access:**

- (1) Public or private improvements on existing county roads and the construction of new roads within the High Alpine Area are prohibited as a means of maintaining the areas existing character and as a means of preserving historic access methods.
- (2) Existing private roads within the high country area are considered to be pre-existing driveways. Driveways may be constructed or improved to access property within the High Alpine Area. However, property owners are not required to improve driveways accessing their property in this area to the driveway standards that are required throughout the remainder of the County. Rather, the intent of this regulation is to minimize the number of driveways and the impacts driveways may have on the scenic and environmental character of the area.
- (3) No driveway in the High Alpine Area may be paved or otherwise improved with an impermeable surface.
- (4) Public and private access, including access for emergency response, to parcels in the High Alpine Area may be limited or non-existent.
- (5) Property owners are encouraged to review the County Winter Road Policy.

**I. Parking:**

- (1) If accessing the property by motor vehicle, adequate parking shall be provided.
- (2) At no time shall parking be allowed within the County rights-of-way without approval of the Board of County Commissioners.

**J. Driveways & Private Roads:**

- (1) Driveways and Private Roads shall:
  - (a) Not be allowed above 11,000 feet unless the applicant can demonstrate, through studies prepared by qualified professionals approved by the County and paid for by the Applicant, that the development will not be located within and will not negatively impact the tundra ecosystem; and
  - (b) Be designed in a fashion that minimizes impacts to environmental and scenic qualities; and
  - (c) Be aligned to minimize the amount of cut/fill necessary to install the proposed driveway; and
  - (d) Be reviewed and approved by either the County Road and Bridge Department, or a consultant chosen by the County, prior to construction/installation.
- (2) If required by the County, the applicant shall be responsible for payment of any consultant review of a driveway or private road design/installation.
- (3) Applications for driveways and/or private roads may be referred to any other applicable agencies (such as neighboring counties, Forest Service, BLM) for review and comment.

**K. Utilities:**

- (1) All utility installations shall be installed in a fashion that minimizes impacts to the environment and scenic quality of the site. Staff shall make the final determination regarding proposed utilities and any potential impact.
- (2) Fuel tanks, water storage, water delivery systems, and gasoline/diesel powered electric generators shall be placed in a permitted garage, accessory structure, underground, or otherwise entirely screened from view and noise levels shall not exceed the limits defined within ordinance 1992-01 and any subsequent amendments.

**24.4 VARIANCE AND APPEALS:**

- A. Variances to the standards of this section may be applied for, pursuant to the standards of the Exceptions, Special Exceptions, Exemptions, and Variance Section and the Administration and Enforcement Section of this Code.
- B. Any Decision or denial of any Staff member may be appealed pursuant to the standards of the Exceptions, Special Exceptions, Exemptions, and Variance Section of this Code.

## **24.5 LIABILITY AND DISCLOSURE**

Prior to issuance of a site development permit, the property owner(s) shall sign an acknowledgement regarding the limitations of resources and services in Ouray County, including limitations of roads, access, water, utilities, and emergency responses, as well as the risks associated with building on a patented mining claim or mill site, including natural hazards such as avalanches and rock slides.

### **GENERAL NOTE:**

In addition to the requirements of this section, applicants must also comply with all applicable sections of this Code and any relevant County Resolution or Ordinances, including, but not limited to:

- Short-term rental ordinance
- Ouray County Road Map
- Ouray County Winter Maintenance Agreement
- Visual Impact Regulations
- Wildfire Mitigation Regulations
- High Alpine Site Development Permit Standards

**Exhibit B – Section 13 “Administration and Enforcement” (PC Draft)**

THIS PAGE INTENTIONALLY LEFT BLANK

**SECTION 13 – REDLINE VERSION**

**ADMINISTRATION AND ENFORCEMENT**

---

**13.1 ENFORCEMENT:**

- A. The Land Use Department shall be responsible for administration and enforcement unless otherwise designated by the BOCC.

**13.2 CONSTRUCTION, ALTERATION, OR DEMOLITION OF BUILDINGS:**

- A. It is unlawful to erect, construct, reconstruct, demolish, or alter any building or structure in violation of this Code, or any amendment hereto adopted or enacted by the BOCC.
- B. Any person, firm or corporation violating this Code or any amendment hereto is subject to the penalties of CRS § 30-28-124 and CRS § 30-28-124.5 as may be amended.
- C. Each day during which such illegal erection, construction, reconstruction or alteration continues shall be deemed a separate offense.

**13.3 USE OF BUILDINGS, STRUCTURES OR LAND:**

- A. It is unlawful to use any building, structure or land in violation of this Code, or any amendment hereto adopted or enacted by the BOCC.
  - (1) Any person, firm or corporation violating this Code or any amendment hereof is subject to the penalties of CRS § 30-28-124 and CRS § 30-28-124.5 as may be amended.
  - (2) Each day during which such illegal use of any building, structure or land continues shall be deemed a separate offense.
- B. Whenever Staff (including, but not limited to, the County Planner, Building Inspector, Zoning Enforcement Officer or County Attorney) has personal knowledge (it shall be the practice of Ouray County that “personal knowledge” shall mean formal notification) of any violation of this Section, shall give written notice to the violator to correct such violation within thirty (10) days after the date of such notice.
  - (1) If the violator fails to correct the violation within such 10 day period, the zoning official may request that the sheriff of the County issue a summons and complaint to the violator, stating the nature of the violation with sufficient

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

particularity to give notice of such charge to the violator.

(13.3B)

- (2) The summons and complaint shall require that the violator appear in County Court at a definite time and place stated therein to answer and defend the charge.
- (3) One copy of the summons and complaint shall be served upon the violator by the sheriff in the manner provided by law for the service of a criminal summons.
- (4) One copy each shall be retained by the sheriff and the County zoning official, and one copy shall be transmitted by the sheriff to the Clerk of the County Court.

**13.4 TRANSFER OF INTERESTS:**

Any person who transfers legal or equitable title or sells any subdivided land before a final plat for such subdivided land has been approved by the BOCC and recorded or filed in the office of the County Clerk and Recorder, is subject to the penalties of CRS § 30-28-124 and CRS § 30-28-124.5 as may be amended.

- A. All fines collected shall be credited to the general fund of the County.
- B. No person shall be prosecuted, tried or punished under this Section unless the indictment, information, complaint or action for the same is instituted prior to the expiration of eighteen (18) months after the recordation or filing in the office of the County Clerk and Recorder of the instrument transferring or selling such subdivided land.
- C. In addition to any other penalty specified herein, the County may bring an action to enjoin any person, firm, or corporation from selling developed land before a final plat for such developed land has been approved by the BOCC and may institute an injunction, mandamus, abatement or other appropriate action or proceeding to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration of use of any parcel of land.

**13.5 WITHHOLDING OF PERMIT:**

In addition to all other penalties specified for violation of this Code, the County shall withhold building permits, mobile home permits, on-site wastewater treatment system permits and any other permits which may be necessary for the habitation or development of any parcel of land which has been transferred in violation of this Code.

**13.6 PRIVATE ACTION:**

All provisions of the approved and recorded final development plan for a PUD shall run in favor of the residents, occupants and owners of the PUD but only to the extent expressly provided in the plan and in accordance with the terms of the plan and, to that extent, said provisions, whether recorded by plat, covenant, easement or otherwise, may be enforced at law or in equity by residents, occupants or owners acting individually, jointly or through an organization dedicated in the plan to act on their behalf.

**13.7 NOTICE OF VIOLATION:**

- A.** In addition to all other penalties specified for violation of this Code, the County may record in the office of the County Clerk & Recorder, a Notice of Violation, which shall constitute constructive notice to the general public that no permit which may be necessary for habitation or development shall issue from the County on any parcel of land which has been transferred in violation of this Code.
- B.** Prior to recordation of the Notice of Violation, the affected landowner(s) shall be entitled to a thirty (30) day notice of intent to record Notice of Violation sent certified mail, return receipt requested to said landowner(s)' last known address as shown by County records.
  - (1)** Upon written objection by the Landowner(s) filed with the County Land Use Department, within the aforementioned thirty day period, Notice of Violation shall not be recorded pending administrative review by the Land Use Department, which review shall take place within ten days of receipt of the written Objection.
  - (2)** Following administrative review of the written objection and all other circumstances surrounding the alleged violation of this Code, if the Land Use Staff finds that there has been a violation of the Code, the Notice of Violation shall be recorded forthwith as provided herein.
  - (3)** The affected landowner(s) may appeal the Land Use Staff's finding of violation to the BOA. Should the BOA reverse the finding of the Land Use Staff, the County shall forthwith record a revocation or withdrawal of the Notice of Violation, which was previously recorded.
- C.** Compliance with the notice provisions of this Section shall not be a condition precedent to the County's enforcement of the provisions of this Code.
- D.** Failure of the County to comply with the notice provisions of this Section shall not be deemed to constitute a waiver by the County of any violation of this Code.

**13.8 FAILURE TO ENFORCE:**

- A. Any failure by the County to enforce any provision of this Code shall not subject the County to any direct or indirect civil liability.
- B. Any failure by the County to enforce any provision of this Code shall not be construed as a waiver or forfeiture of its right to enforce.

**13.9 FEES:**

- A. Fees relating to this Code shall be assessed in accordance with a uniform schedule which is set by resolution of the BOCC and which shall be passed at any regular meeting of the BOCC or special meeting which is called for the specific purpose of adopting such fees.
- B. Notice that a fee schedule or amendment thereof is to be considered by the BOCC shall be published in the legal County newspaper at least fourteen (14) days prior to such consideration.
- C. The fee schedule shall be designed to fully compensate the County for all costs incurred or anticipated to be incurred in connection with the matter for which the fee is to be assessed. A current fee schedule may be requested from the Land Use Staff.

**13.10 SITE DEVELOPMENT PERMITS:**

**Note: Construction on mining claims and mill sites at or above 9,480' in elevation shall be subject to the "High Alpine Site Development Permit(s) Standards found in Section 13.11**

Deleted: 500

A. The provisions of this Section shall apply to the construction of single-family dwelling units on parcels located within the County, except construction proposed on lots previously approved by the County as part of a PUD, Final Development Plan or combined Preliminary/Final Development Plan approved by the BOCC in accordance with Section 6 of this Code, or a Final Subdivision Plat approved as part of a Development Agreement approved pursuant to Section 17 of this Code.

Deleted: ¶

- (1) In conjunction with and prior to approval and issuance of a building permit, a landowner wishing to construct a single-family dwelling unit must obtain a Site Development Permit from the County.
- (2) The BOCC hereby delegates to the Land Use Staff the authority to review and approve or approve with conditions or deny all applications for Site Development Permits in the County.
- (3) All decisions of the Land Use Staff shall be based upon the requirements set

Section 13 – Administration and Enforcement

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

forth in the Land Use Code, or according to law. Any decision of the Land Use Staff pursuant to the authority delegated herein may be appealed as provided in Section 12.5 of the Code.

**B.** Applications for Site Development Permits shall be submitted in writing to the Land Use Office Staff, together with the applicant's acknowledgment of assessment of all processing, impact and other fees that are or may be required to be assessed by this or other Sections of this Code, as the Code may be amended from time to time. The County shall collect and the applicant shall pay all such applicable fees and assessments, at the time and in the manner that payment of those fees and assessments is required by this Code. The applicant shall use an application form approved by and provided by the County. The County shall approve, approve with conditions, or deny the application.

Deleted: (13.10)¶

**C.** The County shall approve and issue a Site Development Permit upon the Applicant demonstrating to the satisfaction of the County that all of the following criteria have been met:

- (1) Road access, potable water and sewage disposal will be available and will meet all applicable provisions of this Code.
- (2) The proposed site development will not unreasonably impact significant wildlife habitat, tundra, wetlands and riparian areas.
- (3) If the site development is proposed to be located within areas subject to the effects of any hazard, including but not necessarily limited to the following: chemical, geological, wildfire, flood, avalanche/snow slide, rockfall, landslide, potentially unstable slopes, slopes greater than 30 percent, alluvial fans, colluvial slopes, talus slopes, Mancos shale, faults, expansive soils or ground subsidence the applicant shall provide evidence demonstrating that such hazards have been avoided or otherwise mitigated. The County, where reasonably necessary, may require that recognized experts be employed and special studies be done and submitted before a site development permit can be issued affecting lands which may contain the hazards listed above, and which may affect persons using the land in question, or otherwise affected lands. The cost of employing such experts and drafting such special reports shall be paid by the applicant. The County is not required to accept the findings or conclusions of any experts or special reports.
- (4) All applicable impact and other fees and assessments have been assessed and paid as required by this Code.
- (5) If the proposed site development is located within areas where irrigation occurs

### 3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing

or may impact any irrigation structures, including but not limited to ditches and head gates, the applicant shall demonstrate that any potential impacts have been adequately mitigated to allow historic water flow to continue.

- D. All applicants for a site development permit shall be required to sign a statement acknowledging that the County is overall a rural county located in rough and difficult terrain with a limited transportation network and County services may be unavailable or service may be untimely in some or all areas of the County. Approval of a site development permit or any other permit or approval does not constitute and shall not be considered as conferring any guarantee or expectation of the provision of any County service.
- E. Upon issuance of a site development permit the Land Use Staff shall submit the permit and County service statement to the Office of the County Clerk and Recorder for recordation. Any amendment to the approved site development permit shall require additional County approval.
- F. Upon demonstration that the permit is in compliance with all conditions and criteria, as set forth above, the Site Development Permit shall be approved for a period of three (3) years. Renewal of the permit may be granted for additional successive three (3) year terms providing that the permit is in compliance with all conditions and criteria, as set forth above.

Deleted: -----Page Break-----  
(13.10)\*

#### 13.11 HIGH ALPINE SITE DEVELOPMENT PERMITS

- A. The provisions of this Section shall apply to any non-mining construction on mining claims and mill sites located within the Alpine Zone and above 9,480', except construction proposed on lots previously approved by the County as part of a PUD, Final Development Plan or combined Preliminary/Final Development Plan approved by the BOCC in accordance with Section 6 of this Code, or a Final Subdivision Plat approved as part of a Development Agreement approved pursuant to Section 17 of this Code.
  - (1) In conjunction with and prior to approval and issuance of a building permit, a landowner wishing to construct any structure must obtain a Site Development Permit from the County.
  - (2) The BOCC hereby delegates to the Land Use Staff the authority to review and approve or approve with conditions or deny all applications for High Alpine Site Development Permits in the County.
  - (3) All decisions of the Land Use Staff shall be based upon the requirements set forth in the Land Use Code, or according to law. Any decision of the Land Use

Formatted: Indent: Left: 36 pt,  
Tabs: 54 pt, List tab + Not at 18 pt

Formatted: Bullets and Numbering

Deleted: 500

3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing

Staff pursuant to the authority delegated herein may be appealed as provided in Section 12.5 of the Code.

B. Applications for High Alpine Site Development Permits shall be submitted in writing to the Land Use Office Staff, together with the applicant's acknowledgment of assessment of all processing, impact and other fees that are or may be required to be assessed by this or other Sections of this Code, as the Code may be amended from time to time. The County shall collect and the applicant shall pay all such applicable fees and assessments, at the time and in the manner that payment of those fees and assessments is required by this Code. The applicant shall use an application form approved by and provided by the County. The County shall approve, approve with conditions, or deny the application.

Formatted: Indent: Left: 36 pt, Space Before: 0 pt, After: 12 pt, Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0 pt + Tab after: 18 pt + Indent at: 18 pt, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

Deleted:

C. Clearing, grading, grubbing, or other site disturbance shall occur only after a High Alpine Site Development Permit has been issued by the Land Use Department. Applicant shall provide evidence that all applicable local, state and federal permits have been obtained prior to any such work commencing. All proposed earth-disturbing work or vegetation removal shall be detailed in the Site Development Permit application and shall be completed in accordance with such plans.

Deleted: or

D. To the maximum extent possible, development shall not be located within areas that have steep and potentially unstable slopes and avalanche areas; water courses, drainage channels and areas prone to erosion; floodplain hazard areas, geological hazard areas; moderate to severe wildfire hazard areas; wildlife habitat areas; river and stream corridors and wetlands; historic preservation areas or archeological resource areas and areas of public access.

Formatted: Font: 12 pt

E. Applications for High Alpine Site Development Permits shall also include a survey, prepared by a licensed surveyor in the State of Colorado. Such survey shall include:

Formatted: Bullets and Numbering

- (1) Existing and proposed structures
- (2) Existing and proposed trails as shown on the County Road Map (See resolution 2014-014, or any subsequent amendments)
- (3) Existing and proposed roads and/or driveways
- (4) Any other existing and proposed site improvements
- (5) Topographic data for the entire parcel with no less than 5-foot contour intervals
- (6) Topographic data for the entire length of the driveway (if any) with no less than 5-foot contour intervals.

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

- F.** The County may refer the site development and/or building permit to any local, state, or federal agency for the opportunity to review and comment. If there is no response from the agency within 60-days, Staff shall assume approval from that agency and proceed with processing of the High Alpine Site Development Permit.
- G.** The County shall approve and issue a High Alpine Site Development Permit upon the Applicant demonstrating to the satisfaction of the County that all of the following criteria have been met:
- (1) The proposed construction will comply with Section 24 of this code
  - (2) Potable water and sewage disposal will be available and will meet all applicable provisions of this Code, and applicable federal and state laws and regulations.
  - (3) The proposed site development will not unreasonably impact significant wildlife habitat, wetlands and riparian areas.
  - (4) The proposed site development will protect and minimize impacts to important historic or environmental features of the site, such as historic buildings, town sites, mining districts, cultural features (may require opinion from the Ouray County Historical Society), timber, plants, wildlife, drainages, wetlands, geologic features, trails, etc.
  - (5) County designated trails will be kept in their historic alignments to the greatest extent possible. Road and driveway crossings of trails shall be avoided wherever possible. (Note: For trail and/or road information, see Resolution 2014-014, Exhibit A, or any subsequent amendments)
  - (6) If the site development is proposed to be located within areas subject to the effects of any hazard, including but not necessarily limited to the following: chemical, geological, wildfire, flood, avalanche/snow slide, rockfall, landslide, potentially unstable slopes, slopes greater than 30 percent, alluvial fans, colluvial slopes, talus slopes, Mancos shale, faults, expansive soils or ground subsidence the applicant shall provide evidence demonstrating that such hazards have been avoided or otherwise mitigated. The County, where reasonably necessary, may require that recognized experts be employed and special studies be done and submitted before a site development permit can be issued affecting lands which may contain the hazards listed above, and which may affect persons using the land in question, or otherwise affected lands. The cost of employing such experts and drafting such special reports shall be paid by the applicant. The County is not required to accept the findings or conclusions of any experts or special reports.

Deleted: tundra,

3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing

(7) All applicable impact and other fees and assessments have been assessed and paid as required by this Code.

(8) If the proposed site development is located within areas where irrigation occurs or may impact any irrigation structures, including but not limited to ditches and head gates, the applicant shall demonstrate that any potential impacts have been adequately mitigated to allow historic water flow to continue.

H. All applicants for a site development permit shall be required to sign a statement acknowledging that the County is overall a rural county located in rough and difficult terrain with a limited transportation network and County services may be unavailable or service may be untimely in some or all areas of the County. Approval of a site development permit or any other permit or approval does not constitute and shall not be considered as conferring any guarantee or expectation of the provision of any County service. REWORD WITH CURRENT LANGUAGE - GET FROM MARTI

Deleted: !!!

Formatted: Highlight

I. Upon issuance of a site development permit the Land Use Staff shall submit the permit and County service statement to the Office of the County Clerk and Recorder for recordation. Any amendment to the approved site development permit shall require additional County approval.

J. Upon demonstration that the permit is in compliance with all conditions and criteria, as set forth above, the Site Development Permit shall be approved for a period of three (3) years. Renewal of the permit may be granted for additional successive three (3) year terms providing that the permit is in compliance with all conditions and criteria, as set forth above.

Deleted: .

**13.12 BUILDING PERMITS:**

A. Building permits shall be issued in accordance with procedures set forth in the Uniform Building Code, as adopted by the County.

(1) No building shall be erected, occupied, moved or structurally altered until a permit therefor has been issued by the County Building Inspector and no permit shall be issued unless the proposal is in full accordance with this Code, except in those instances where a lawful variance has been granted by the BOA.

(2) All applications for permits shall be accompanied by a drawing showing the location of all existing and proposed improvements, overhead and underground utilities, irrigation and drainage ditches, and all easements in

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

relation to the lot and indicating the height of all structures. No building permit shall be issued within a PUD approved after the date of adoption of this Code without prior notification to the architectural control committee or other internal enforcement body approved under Section 6 of this Code.

- B. The Land Use Staff, where reasonably necessary, may require that recognized experts be employed and special studies be done and submitted before a building permit is issued affecting lands which may contain a geological, wildfire, flood or other hazard, and which may affect persons using the land in question or abutting or otherwise affected lands. The cost of employing such experts and drafting such special reports shall be paid by the applicant. The Land Use Staff is not required to accept the findings or conclusions of any experts or special reports.

Deleted: 12

**13.13 CERTIFICATE OF OCCUPANCY / COMPLETION:**

No new building, requiring a building permit, shall hereinafter be occupied or used without a Certificate of Occupancy or Certificate of Completion, which has been issued by the County Building Inspector. Such certificate shall be issued within five (5) days after the Inspector has been notified of the building's completion and after a final inspection has been made to determine conformance with the provisions of this Code.

Deleted: 13

**13.14 RECORDS:**

All building permits, application records, records of inspection and certificate of occupancy records shall be kept on file in the office of the County Building Inspector and shall be available for inspection by the public.

Deleted: 14

**13.15 PLANNING COMMISSION:**

- A. Establishment: There is hereby established a planning commission which shall be known as the Ouray County Planning Commission. All further references to the Planning Commission in this Section shall be to the Commission.
- B. Appointment of Members: In accordance with the bylaws of the County, the membership of the Commission shall be seven persons, appointed by the BOCC for staggered three-year terms. The members of the Commission shall be full-time residents of the County. The BOCC may also, at its discretion, appoint any associate members to the Commission to serve in place of any member of the Commission who may be absent, or, who may have any financial or personal interest in any matter brought before the Commission or who may be otherwise unable to function or serve in his appointed capacity as a member of the Commission. Any member may resign from the Commission upon sending written notice of such resignation to the Chair of the BOCC.

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

- C. Powers and Duties: The Planning Commission shall have such powers and duties as prescribed by law. The Ouray County Planning Commission is an advisory body to the Board of County Commissioners.

Deleted: 15

**13.16 BOARD OF ADJUSTMENT:**

- A. Establishment: The Board of Adjustment consists of three members, plus two alternate members, appointed by the BOCC. All further references to the Board of Adjustment in this Section shall be to the Board.
- B. Members: Not more than one of the members and one of the associate members may also be members of the Planning Commission. The members shall serve without compensation for service on the Board. Each member shall serve for three (3) years, but may be reappointed for multiple terms. The terms of the members shall be staggered so that the term of one member will expire each year. Any member of the Board may be replaced or removed for cause by the BOCC upon written charges and after a public hearing. Vacancies shall be filled for any vacancy whether due to removal, resignation, death, or unexcused absence from three consecutive meeting by the BOCC for the remainder of the term. An alternate member may take the place of a member on a temporary basis in the event that a regular member is temporarily unable to act due to absence from the county, illness, interest in a case before the Board, or for any other cause.
- C. Meetings: The Board shall be held at the call of the Chair as necessary to review and hear appeals and matters in its jurisdiction. The Chair, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses at hearings by application to the district court. At each meeting, the Board shall keep minutes, showing the votes of each member or the absence of a member from voting, and all other official actions taken.
- D. Officers: The Board shall select, at the beginning of each calendar year, a Chair who shall preside at all meetings, a Vice-Chair, who shall preside at meetings in the absence of the Chair, and a Secretary, who shall be responsible for the minutes of the meetings and completeness of the hearings records. The Secretary's duties may be delegated to a county employee.

Deleted: .....Page Break.....  
(13.15\*)

**13.17 VISUAL IMPACT REVIEW COMMITTEE:**

Deleted: 16

- A. Establishment: The advisory visual impact review committee consists of five (5) members who shall be appointed by the BOCC. All further references in this Section to the Visual Impact Review Committee shall be to the Committee.
- B. Membership: Members of the Committee shall serve, without compensation, and

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

shall be appointed for three (3) year terms, provided that the terms shall be staggered to ensure continuity on the Committee. The BOCC may adjust the term of any member when appointed for the purpose of ensuring continuity. At least three (3) of the members shall be design professionals, either actively practicing or retired. One member shall also be a member of the Planning Commission. The Planning Commission shall recommend one of its members to the BOCC for such appointment. Members serve at the pleasure of the BOCC. Vacancies may be filled as necessary and for such terms as provided above.

(13,17)

Deleted: Page Break

Deleted: 16

C. Officers: The Committee shall, at its first regular meeting of each calendar year, elect a Chair, a Vice-Chair, and a Secretary to serve for the calendar year. The Chair shall preside at meetings, and the Vice-Chair shall perform the duties of the Chair in the absence of the Chair. The Secretary shall keep minutes of the meetings of the Committee.

D. Appeals to the Visual Impact Review Committee:

Appeals to the VIRC may be taken by any person aggrieved by the inability to obtain a permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of Section 9 of this Code. Appeals to the Board may also be taken by any officer, department, board or bureau of the County affected by the grant or refusal of a permit or by other decision of an administrative officer or agency based on or made in the course of the administration or enforcement of the provisions of Section 9. Such appeal must be made within thirty (30) days after the occurrence of such grievance or decision, which is the subject of the appeal. Upon appeals, the Board shall have the following powers:

- 1) Interpretation: To hear and decide requests for interpretation of Ouray County Visual Impact Regulations.
- 2) Variances: Where, by reason of exceptional narrowness, shallowness, shape, or other characteristic of a specific piece of property or by reason of exceptional topographic conditions or by reason of exceptional wildlife and or wildfire impact or other extraordinary and exceptional situation or condition impacting such piece of property, the strict application of Section 9 of this Code would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the owner of such property, the VIRC shall recommend to the Board of County Commissioners the disposition of an appeal, so as to relieve such difficulties or hardship, based on criteria such as:
  - (a) Reflecting immediate natural forms in building mass.

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

- (b) Use of natural materials to imitate the immediate surrounding area.
- (c) Minimize long frontages on visible sides.
- (d) Recessing and/or shading windows.
- (e) Multiple roof lines.

Provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of Section 9 of this Code.

(13.17)

Deleted: 16

- E. Procedure:** A meeting for the purpose of reviewing a request for interpretation of Section 9 shall be held within thirty (30) days of receipt of such request. The meetings of the Committee shall be published or publicly noticed at least two (2) days in advance of the meeting. Members of the public may be heard at any meeting at the discretion of the Chair. All comments or interpretations of the Committee shall be provided in writing to the person requesting such interpretation, as well as to the Board of Adjustment and shall be provided within ten (10) days of conclusion of the meeting to review the request for interpretation.

Deleted: 17

**13.18 JOINT PLANNING BOARDS:**

- A. Establishment:** There are hereby established a Ridgway Area Joint Planning Board and a Ouray Area Joint Planning Board to act as recommending bodies to the BOCC. The Joint Planning Boards will review specific development applications for properties located within the Ridgway Area of Influence, Ridgway Urban Growth Management Area, the Ouray Area of Influence and the Ouray Urban Growth Management Area.
- B. Appointment of Members:** The Ridgway Area Joint Planning Board and the Ouray Area Joint Planning Board shall consist of a total of eight (8) members each. Membership shall be as follows:
- (1) The eight (8) members of the Ridgway Area Joint Planning Board shall consist of five (5) of the seven (7) members of the Ouray County Planning Commission and three (3) members selected by the Ridgway Town Council from the Ridgway Town Planning Commission or if no Planning Commissioners are available shall select three (3) persons who reside within the limits of the Town of Ridgway. The BOCC shall approve or reject any or all of the names submitted by the Ridgway Town Council.
  - (2) The eight (8) members of the Ouray Area Joint Planning Board shall consist of five (5) of the seven (7) members of the Ouray County Planning Commission

Section 13 – Administration and Enforcement

**3<sup>rd</sup> Version Planning Commission Draft for 7/19/2016 Public Hearing**

and three (3) members selected by the Ouray City Council from the City of Ouray Planning Commission or if no Planning Commissioners are available shall select three (3) persons who reside within the limits of the City of Ouray. The BOCC shall approve or reject any or all of the names submitted by the Ouray City Council.

(13.17B)

Deleted: -----Page Break-----

- (3) The terms of the Joint Planning Boards' members shall be as follows:
  - (a) From the Ouray County Planning Commission, membership shall coincide with their appointed terms.
  - (b) The members appointed from each municipality shall serve for staggered three-year terms.
- (4) The BOCC, at the request of the Ouray County Planning Commission or the Town of Ridgway or City of Ouray, may also, at its discretion, appoint any associate members to each of the Planning Boards to serve in place of any member of the Board who may be absent from the County, who is ill, who may have any financial or personal interest in any matter brought before the Commission or who may be otherwise unable to function or serve in his appointed capacity as a member of the Planning Commission.
- (5) Any member may resign from the Planning Boards upon sending written notice of such resignation to the Chairman of the BOCC.

**C. Powers and Duties:** The Ridgway Area Joint Planning Board and the Ouray Area Joint Planning Board will be considered County advisory boards. The Joint Planning Boards shall review those applications for development as outlined under Section 3.9 of this Code. The Joint Planning Boards will not have the authority to adopt a master plan pursuant to Section 30-28-106(1) of the Colorado Revised Statutes.

**Exhibit C – Section 3 “Zoning” (PC Draft)**

THIS PAGE INTENTIONALLY LEFT BLANK

**SECTION 3 – REDLINE VERSION**

**ZONING**

---

**3.1 PURPOSE AND INTENT:**

- A. The zoning provisions that follow have been adopted to achieve the purposes set forth in Section 1.
- B. To allow gradual, long-term population and economic growth in Ouray County in a manner that does not harm the County’s irreplaceable scenic beauty, wildlife, air and water resources, and other environmental qualities and that does not unduly burden the County’s residents or its governments.
- C. The intent of the County zones is to achieve across the zones, the overall goal of the Master Plan. This goal includes, in alphabetical order, specific goals for agricultural lands, county/municipal relationships, economic development, housing, natural resources, rural character, tourism, transportation, utilities, visually significant areas, and wildlife and plant habitats.
- D. The specific intent of each of the zones that follow shall be read in conjunction with the combination of the Master Plan’s overall and specific goals, and provide general guidance with regard to specific uses within each zone.

**3.2 ZONING DISTRICTS, MAPS AND BOUNDARIES:**

- A. The zones established by the Code are identified on the basis of the physical character of the County combined with the pertinent information about existing land use and ownership patterns and the needs of a stable and growing economy.
- B. All Zones shall be designated on the “Official Zoning Map of Ouray County” which is on file in the records of the County Clerk and Recorder. A copy of the map is attached to this Code and, in the event of any conflict between the copy and the map on file in the County records, the latter shall be conclusively deemed to prevail.

**3.3 USES BY RIGHT AND SPECIAL USES:**

- A. In each zone there are uses permitted by right and special uses which may be allowed on a site specific basis through a permitting process. These uses have been determined in each zone according to the unique characteristics of the zone.
- B. Uses allowed by right are allowed automatically, although construction of new structures may require a Site Development Permit and a building permit pursuant to Section 13 of this Code.
- C. Permits for special uses may be requested according to the procedures in Section 5. The criteria for approval of a special use are more specifically explained in Section 5.2.

**3.4 USES NOT LISTED:**

- A. Upon application, or by its own initiative, the BOCC may, in accordance with Section 14.5, by resolution add to either the uses by right or by special permit listed for a zoning district based on these criteria:
- (1) Such use is appropriate to the physiographic and general environmental character of the zone to which the use is added.
  - (2) Such use is compatible with other permitted uses in the zone and does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences, or more traffic, hazards, or alterations to the zone than the minimum amount normally resulting from the other uses permitted in the zone.

**3.5 ESTABLISHMENT OF ZONES:**

- A. The County is hereby divided into eight (8) zones, as follows:
- (1) Alpine
  - (2) Colona
  - (3) High Mesa
  - (4) North Mesa
  - (5) Public Lands
  - (6) South Mesa
  - (7) South Slope
  - (8) Valley

**3.6 RESIDENTIAL DENSITY:**

- A. Maximum residential densities for each Zone shall be as follows:
- |                      |                               |
|----------------------|-------------------------------|
| (1) Alpine Zone      | 1 Dwelling Unit per 35 Acres* |
| (2) Colona Zone      | 7 Dwelling Units per Acre     |
| (3) High Mesa Zone   | 1 Dwelling Unit per 35 Acres  |
| (4) North Mesa Zone  | 1 Dwelling Unit per 6 Acres   |
| (5) South Mesa Zone  | 1 Dwelling Unit per 6 Acres   |
| (6) South Slope Zone | 1 Dwelling Unit per 6 Acres   |
| (7) Valley Zone      | 1 Dwelling Unit per 35 Acres  |

\* Subject to additional restrictions of Section 24 – High Alpine Development Regulations

**3.7 CONSTRUCTION, MAXIMUM BUILDING AND STRUCTURE HEIGHT:**

In all zones, the maximum height of a building or other structure shall not exceed thirty-five (35) feet, unless a height of less than thirty-five (35) feet is required within [the High Alpine Development Regulations \(See Section 24 of this Code\)](#), an approved PUD, or as otherwise provided in a special use permit. (See Definitions – Section 2 for more information)

Construction of structures in all zones may have additional requirements, including setbacks, as provided elsewhere in this Code. Property owners should consult with Land Use staff concerning applicability of other requirements before commencing design or construction.

**3.8 ZONES:**

**A. Alpine Zone:**

The intent of the Alpine Zone is to preserve the natural beauty, wildlife habitat, and recreational, historic and archeological values of high altitude areas and manage the County’s natural resources in a manner that is both environmentally sound and protects private property rights, while allowing mining, agriculture, forestry, recreation, and limited low density residential and resort/conference center development.

**(1) Uses Allowed by Right:**

- (a) Underground mining subject to state and federal permitting
- (b) Accessory uses and structures to any other use by right and any permitted use
- (c) Farming/Ranching
- (d) Home occupation
- (e) Non-commercial camping
- (f) Non-commercial logging
- (g) Single-family dwelling unit (maximum density of one unit per 35 acres) on parcels not previously approved by the County as part of a Planned Unit Development (PUD))

**NOTE:** [\(Further restrictions are located in Section 24 of this Code for patented mining claims and mill sites at or above 9,480’ in elevation\)](#)

Deleted: 500’  
Deleted: \*OVER 9500’ ON  
PATENTED MINING CLAIMS...

**(2) Uses Allowed by Special Use Permit**

- (a) Bed and breakfast
- (b) Cemetery

- (3.8A2)
- (c) Church
  - (d) Commercial camping
  - (e) Commercial equestrian activity
  - (f) Commercial logging
  - (g) Commercial outdoor recreation use – day use
  - (h) Governmental facility
  - (i) Guest ranch
  - (j) Home business
  - (k) Livery or horse rental operation
  - (l) All mineral extraction and processing operations except those allowed by right
  - (m) Oil and gas exploration and facilities pursuant to Section 21 of this Code
  - (n) Public park or wildlife preserve
  - (o) Public utility
  - (p) Public service facility
  - (q) Sand and gravel operation
  - (r) School
  - (s) Temporary use
  - (t) Wildlife Rehabilitation Facility

**NOTE: (Further restrictions are located in Section 24 of this Code for patented mining claims and mill sites at or above 9,480' in elevation).**

Deleted: \*add note from above.¶

**(3) Planned Unit Development:**

- (a) Resort/Conference Center PUD
- (b) Regular PUD – as established by Section 6 of this Code

**(4) Minimum Lot Size:**

- (a) All uses, except as otherwise provided for in this Code - thirty-five (35) acres
- (b) Special uses – as established by Section 5 of this Code

**(c) See Section 24 of this Code for further restrictions pertaining to development in the High Alpine Area.**

Formatted: Indent: Left: 81 pt, Hanging: 27 pt

Formatted: Bullets and Numbering

**(5) Required Setbacks:**

- (a) All structures shall be located at least twenty-five (25) feet from any property lines unless approved otherwise in a PUD
- (b) For lots and parcels that have an area of two (2) acres or less, the minimum setback for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line

(3.8A5)

- (c) No structure may be closer than one hundred (100) feet from the centerline of U.S. Highway 550 or Colorado Highway 62, if visible from such highways

Deleted:

**B. Colona Zone:**

The intent of the Colona Zone is to maintain an area of high-density residential development (one unit per 6,000 square feet) and commercial activity.

**(1) Uses Allowed by Right:**

- (a) Single-family dwelling units
- (b) Accessory uses and structures to any other use by right and any permitted use
- (c) Home Occupation

**(2) Uses Allowed by Special Use Permit:**

- (a) Church
- (b) Commercial use
- (c) Government facility
- (d) Home Business
- (e) Multi-family dwelling
- (f) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (g) Public service facility
- (h) Public utility
- (i) School

(3) **Planned Unit Development:** Regular PUD (maximum density of 7 units per acre).

(4) **Minimum Lot Size:** Lot size shall not be less than fifty (50) feet by one hundred twenty (120) feet. Larger lot sizes may be required to meet requirements for adequate sewage disposal.

Deleted:

(5) **Floor-to-Lot Ratio:** For all uses, maximum floor-to-lot ratio shall not exceed 1:1.

(3.8B)

(6) **Required Setbacks:** All structures shall be at least twenty (20) feet from any street or highway right-of-way (except alleys) and at least ten (10) feet from all other property lines.

**C. High Mesa Zone:**

The intent of the High Mesa Zone is to encourage agricultural production, preserve areas for wildlife migration and habitat, and scenic, historical and archeological values, and to allow low density residential development that does not adversely impact the significant vegetative, wildlife, historic, archeological and scenic values of the Zone.

**(1) Uses Allowed By Right:**

- (a) Farming/ranching
- (b) Single family dwelling unit (maximum density of one unit per 35 acres) on parcels not previously approved by the County as part of a PUD
- (c) Non-commercial logging
- (d) Accessory uses and structures that are accessory to any other use by right and any permitted use
- (e) Home occupation
- (f) Non-commercial camping

**(2) Uses Allowed by Special Use Permit:**

- (a) Bed and breakfast
- (b) Cemetery
- (c) Church
- (d) Commercial camping

- (e) Governmental facility
- (f) Guest ranch
- (g) Home Business
- (h) Mineral Operation
- (i) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (j) Public park or wildlife preserve
- (k) Public service facility
- (l) Public utility

(3.8C2)

- (m) Sand and gravel operation
- (n) School
- (o) Temporary use
- (p) Wildlife rehabilitation facility

**(3) Minimum Lot Size:**

- (a) Single family dwellings – thirty-five (35) acres
- (b) Special uses – as established by Section 5 of this Code
- (c) Regular PUD – as established by Section 6 of this Code

**(4) Required Setbacks:** All structures shall be located at least twenty-five (25) feet from any property lines, unless a greater setback is required within an approved PUD.

**D. North Mesa Zone:**

The intent of the North Mesa Zone is to preserve areas for wildlife mitigation and habitat and allow up to six acre residential density (medium density) that is not impacted by geological hazards.

**(1) Uses Allowed by Right:**

- (a) Single family dwelling units (maximum density of 1 unit per 35 acres)
- (b) Accessory uses and structures that are accessory to any other use by right and any permitted use
- (c) Home occupations
- (d) Farming/ranching

- (e) Non-commercial camping

**(2) Uses Allowed by Special Use Permit:**

- (a) Bed and breakfast
- (b) Cemetery
- (c) Church
- (d) Governmental facility
- (e) Guest ranch

(3.8D2)

- (f) Home business
- (g) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (h) Public park or wildlife preserve
- (i) Public service facility
- (j) Public utility
- (k) Sand and gravel operation
- (l) School
- (m) Temporary use
- (n) Wildlife rehabilitation facility

**(3) Planned Unit Development:**

- (a) Limited PUD (maximum - one unit per 13 acres)
- (b) Regular PUD (maximum - one unit per 6 acres)

**(4) Minimum Lot Size:**

- (a) Single family dwelling (outside of a PUD) thirty-five (35) acres
- (b) Planned unit developments – as established by Section 6 of this Code
- (c) Special uses – as established by Section 5 of this Code

- (5) Required Setbacks:** All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback is required within an approved PUD.

**E. Public Lands Zone:**

Only lands that are NOT owned by Federal or State entities are subject to this Zone and regulations. The intent of the Public Lands Zone is to preserve and protect private lands that are not publicly owned and managed by Federal or State entities in the Zone from future development, thereby providing visual and recreational enjoyment for the County's present and future residents as well as for visitors.

**(1) Uses Allowed by Right:**

- (a) Farming/ranching
- (b) Non-commercial camping
- (c) Underground mining

(3.8E1)

**(2) Uses Allowed by Special Use Permit:**

- (a) Commercial camping
- (b) Commercial logging
- (c) Governmental facility.
- (d) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (e) Public park and wildlife preserve
- (f) Public service facility
- (g) Public utility
- (h) Wildlife rehabilitation facility

**(3) Minimum Lot Size:** Thirty-five (35) acres

**(4) Required Setbacks:** All structures shall be located at least twenty-five (25) feet from any property lines

**F. South Mesa Zone:**

The intent of the South Mesa Zone is to allow medium density and, where appropriate, high density (including commercial) development if all appropriate infrastructure is available. The purpose is to meet the overall Master Plan goal of allowing gradual, long-term population and economic growth without harming the County's irreplaceable environmental qualities and unduly burdening the County residents or governments.

**(1) Uses Allowed by Right:**

- (a) Single-family dwelling units (maximum density of one unit per thirty-five (35) acres)
- (b) Accessory uses and structures that are accessory to any other use by right and any permitted use
- (c) Home occupations
- (d) Non-commercial camping

(3.8F)

Deleted: \_\_\_\_\_Page Break\_\_\_\_\_

**(2) Uses Allowed by Special Use Permit:**

- (a) Bed and breakfast
- (b) Church
- (c) Commercial uses (as allowed in approved planned unit developments)
- (d) Governmental facility
- (e) Home business
- (f) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (g) Public park
- (h) Public service facility
- (i) Public utility
- (j) Sand and gravel operation
- (k) School
- (l) Temporary use

**(3) Planned Unit Development:**

- (a) Limited PUD (maximum - one unit per 13 acres)
- (b) Regular PUD (maximum - one unit per six acres)

**(4) Minimum Lot Size:**

- (a) Single-family Dwellings (outside a PUD) – thirty-five (35) acres
- (b) Planned unit developments – as established by Section 6 of this Code
- (c) Special uses – as established by Section 5 of this Code

**(5) Required Setbacks:** All structures shall be located at least twenty-five (25) feet from any property line unless otherwise approved in a PUD or subdivision. For lots and parcels that have an area of two (2) acres or less, the minimum setback

for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line.

**G. South Slope Zone:**

The intent of the South Slope Zone is to preserve areas for wildlife migration and allow up to six acre residential development (medium density) that is not impacted by geologic hazards.

(3.8G)

**(1) Uses Allowed by Right:**

- (a) Single-family dwelling units (maximum density one unit per thirty-five (35) acres (Unless otherwise approved in a County PUD process)
- (b) Accessory uses and structures that are accessory to any other use by right and any permitted use
- (c) Farming/ranching
- (d) Home occupation
- (e) Non-commercial camping

**(2) Uses Allowed by Special Use Permit:**

- (a) Bed and breakfast
- (b) Governmental facility
- (c) Home business
- (d) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (e) Public park and wildlife preserve
- (f) Public service facility
- (g) Public utility
- (h) Temporary use

**(3) Planned Unit Development:**

- (a) Limited PUD (maximum - one unit per 13 acres)
- (b) Regular PUD (maximum - one unit per 6 acres)

**(4) Minimum Lot Size:**

- (a) Single-family dwellings (outside a PUD) thirty-five (35) acres
- (b) Planned unit developments – as established by Section 6 of this Code

- (c) Special uses – as established by Section 5 of this Code

**(5) Required Setbacks:**

All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback is required within an approved PUD.

(3.8)

**H. Valley Zone:**

The intent of the Valley Zone is to protect and preserve visually significant and sensitive areas of the County, maintain its overall rural character, and/or encourage the continued use of the lands for agricultural productivity.

**(1) Uses Allowed by Right:**

- (a) Farming/ranching
- (b) Single-family dwelling units (maximum density of one unit per 35 acres)
- (c) Accessory uses and structures that are accessory to any other use by right and permitted use
- (d) Home Occupation
- (e) Non-commercial camping

**(2) Uses Allowed by Special Use Permit:**

- (a) Bed and breakfast
- (b) Cemetery
- (c) Church
- (d) Commercial equestrian activity
- (e) Commercial outdoor recreation – day use
- (f) Governmental facility
- (g) Guest ranch
- (h) Home business
- (i) Livery or horse rental operation
- (j) Oil and gas exploration and facilities pursuant to Section 21 of this Code
- (k) Public service facility
- (l) Public utility
- (m) Sand and gravel operation

- (n) School
- (o) Temporary use
- (p) Wildlife rehabilitation facility
- (q) Historical museum

(3.8H)

**(3) Minimum Lot Size:**

- (a) Regular PUD – as established by Section 6 of this Code
- (b) All uses except as otherwise provided for in this Code – thirty-five (35 acres)
- (c) Special uses – as established by Section 5 of this Code

**(4) Required Setbacks:** All structures shall be located at least fifty (50) feet from any property lines unless otherwise approved in a PUD. For lots and parcels that have an area of two (2) acres or less, the minimum setbacks for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line. No structure may be closer than one hundred (100) feet from the centerline of U.S. Highway 550 or Colorado Highway 62.

**3.9 MUNICIPAL OVERLAY DISTRICTS:**

**A. Intent and purpose:** Due to continued growth pressures, there is an increased desire for coordination between the Municipalities and the County to promote the efficient use of services and protection of open lands, agricultural lands, alpine lands and community identities. It is therefore the intent and purpose of the Overlay Districts to establish districts and create a process to jointly review development on unincorporated property surrounding the Town of Ridgway and the City of Ouray.

**B. Definitions:**

- (1) Area of Influence (“AOI”).** An area of unincorporated land wherein development or use of land has an impact upon the adjoining municipality.
- (2) Urban Development.** Development that conforms to the standards of moderate and high density residential, commercial/industrial or tourist land use categories, which is typical to urbanized areas. Urban development also includes the types of services that are generally required to support that development such as central potable water, storm water systems, central sanitary sewer systems, quick-response fire and police protection, urban level street design and maintenance, parks and recreation programs, open space and undeveloped parks, urban level retail and commercial development and other similar services that are typically provided by cities and towns.

(3) **Urban Growth Management Area (“UGMA”).** An area of unincorporated land adjacent to a municipality in which urban development may be allowed when annexed by the municipality. The Urban Growth Management Area includes an area sufficient to provide for ten to twenty-five years of anticipated and desirable urban growth and development for the adjacent municipality.

(3.9)

C. **Establishment of Municipal Overlay Districts.** The following Municipal Overlay Districts are hereby established:

- (1) The Ridgway UGMA
- (2) The Ridgway AOI
- (3) The Ouray UGMA
- (4) The Ouray AOI

D. **Municipal Overlay Districts:** All Municipal Overlay Districts shall be designated on the “Official Zoning Map of Ouray County” which is on file in the records of the County Clerk and Recorder. A copy of the map is attached to this Code and in the event of any conflict between the copy and the map on file in the County records, the latter shall be conclusively deemed to prevail.

E. **District Uses and Requirements.**

(1) Within the Ridgway AOI and the Ouray AOI, the following uses are allowed:

- (a) All uses allowed by right shall be permitted within the underlying Zone(s), as stated under Section 3 of this Code.
- (b) Uses allowed by special use permit and PUD’s within the underlying Zone, as stated under Section 3 of this Code, may be permitted, upon review and approval of the BOCC. Said uses shall follow the process as contained herein.

(2) Within the Ridgway UGMA and the Ouray UGMA, the following uses are allowed:

- (a) All uses allowed by right shall be permitted within the underlying Zone(s), as stated under Section 3 of this Code.
- (b) Uses allowed by special use permit within the underlying Zone, as stated under Section 3 of this Code, except Home Businesses, may be permitted, upon review and approval of the BOCC. Said uses shall follow the process as contained herein.

F. **Development Review – Urban Growth Management Area.**

Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning shall first be considered for annexation by the adjoining municipality prior to submittal of an application to the County Land Use Office.

(1) The municipalities will consider all petitions for annexation of lands within the adjoining UGMA and will not decline to annex such property except for good cause. For the purposes of this Section, good cause includes, without limitation, the following:

(3.9F1)

- (a) Extension of one or more municipal services to the area would place an unreasonable economic burden on the existing users of such service or upon the future residents or owners of property in the area itself.
  - (b) The area is not contiguous to the municipality's existing boundaries.
  - (c) The development proposal fails to meet the criteria for inclusion and annexation in the initial growth boundary outlined within the municipality's master or comprehensive plan.
- (2) If the municipality declines an annexation proposal within the UGMA, the Applicant/Developer may then submit a completed application to the County Land Use Office. Depending upon the request, the application shall include all information and documentation as set forth and outlined under the various sections of this Code. In addition, the application shall also include a written denial of annexation from the respective municipality.

#### **G. Development Review – Area of Influence.**

Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning shall be submitted to the County Land Use Office and shall follow the requirements, standards and processes as set forth and outlined under the various sections of this Code.

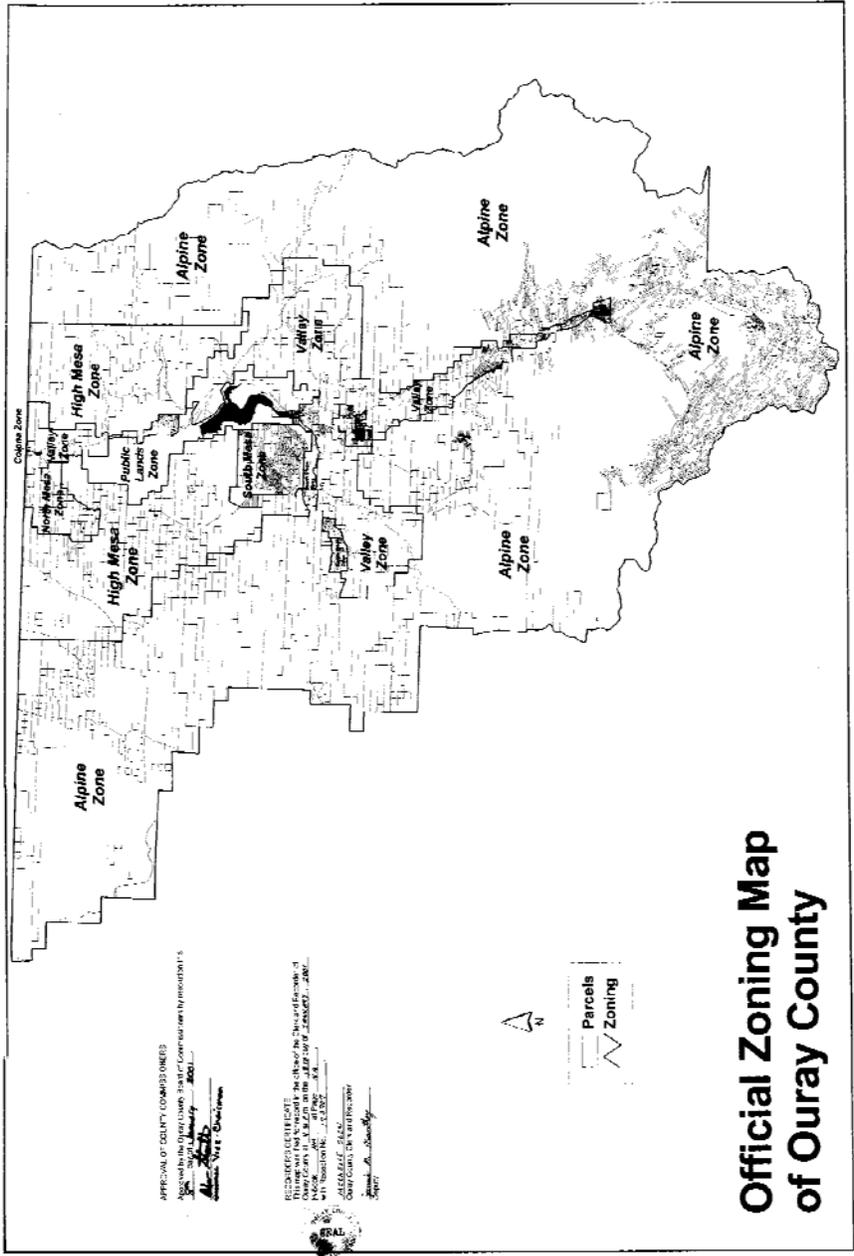
#### **H. Joint Planning Boards.**

Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning located within an UGMA or an AOI shall be reviewed by a Joint Planning Board, rather than the Ouray County Planning Commission, and the Joint Planning Board shall make a recommendation to the BOCC.

- (1) When a request is located within the Ridgway UGMA or the Ridgway AOI, the Ridgway Area Joint Planning Board shall review the application.
- (2) When a request is located within the Ouray UGMA or the Ouray AOI, the Ouray Area Joint Planning Board shall review the application.

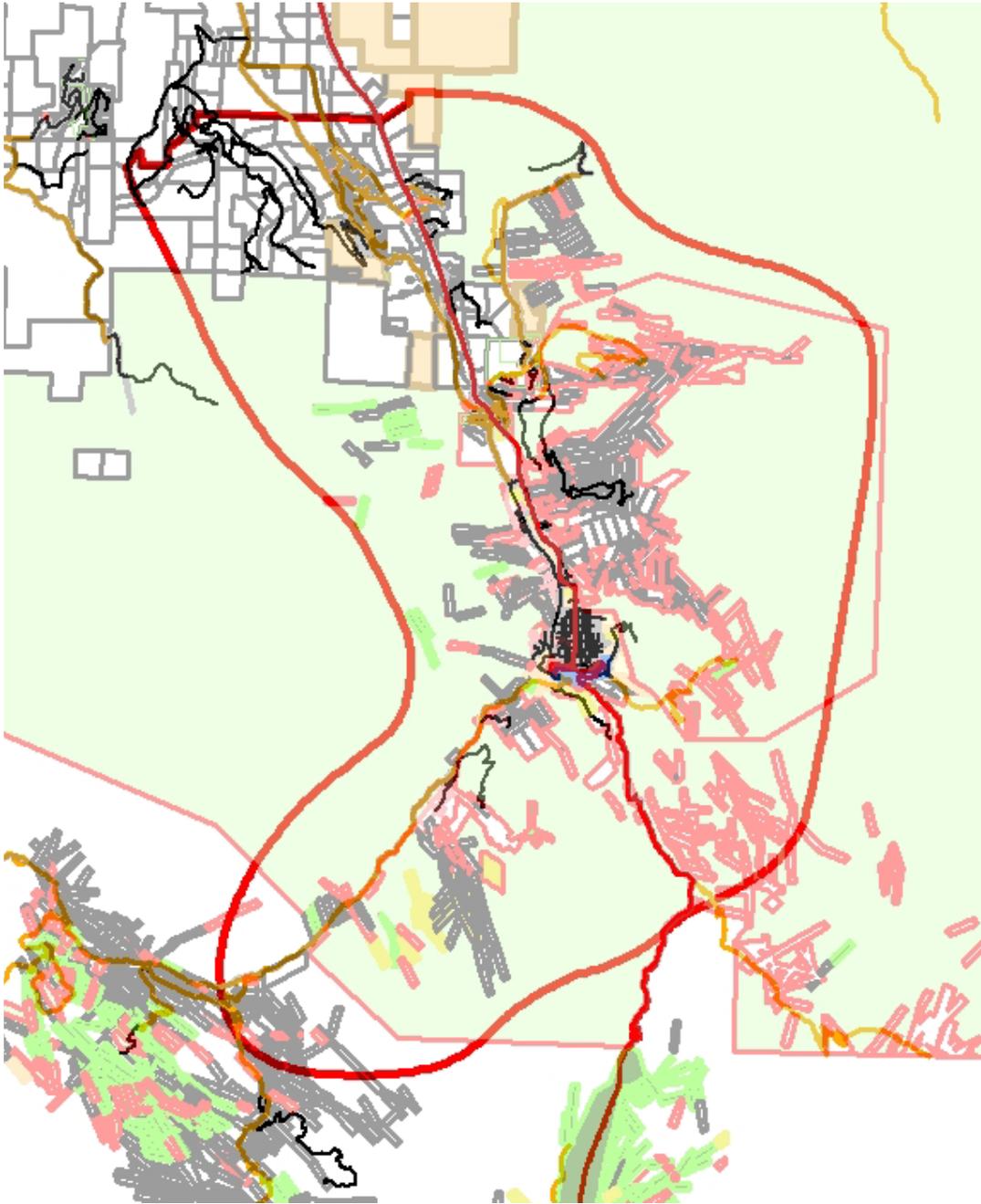
Official Zoning Map – Filed under reception #173907

Deleted: 1

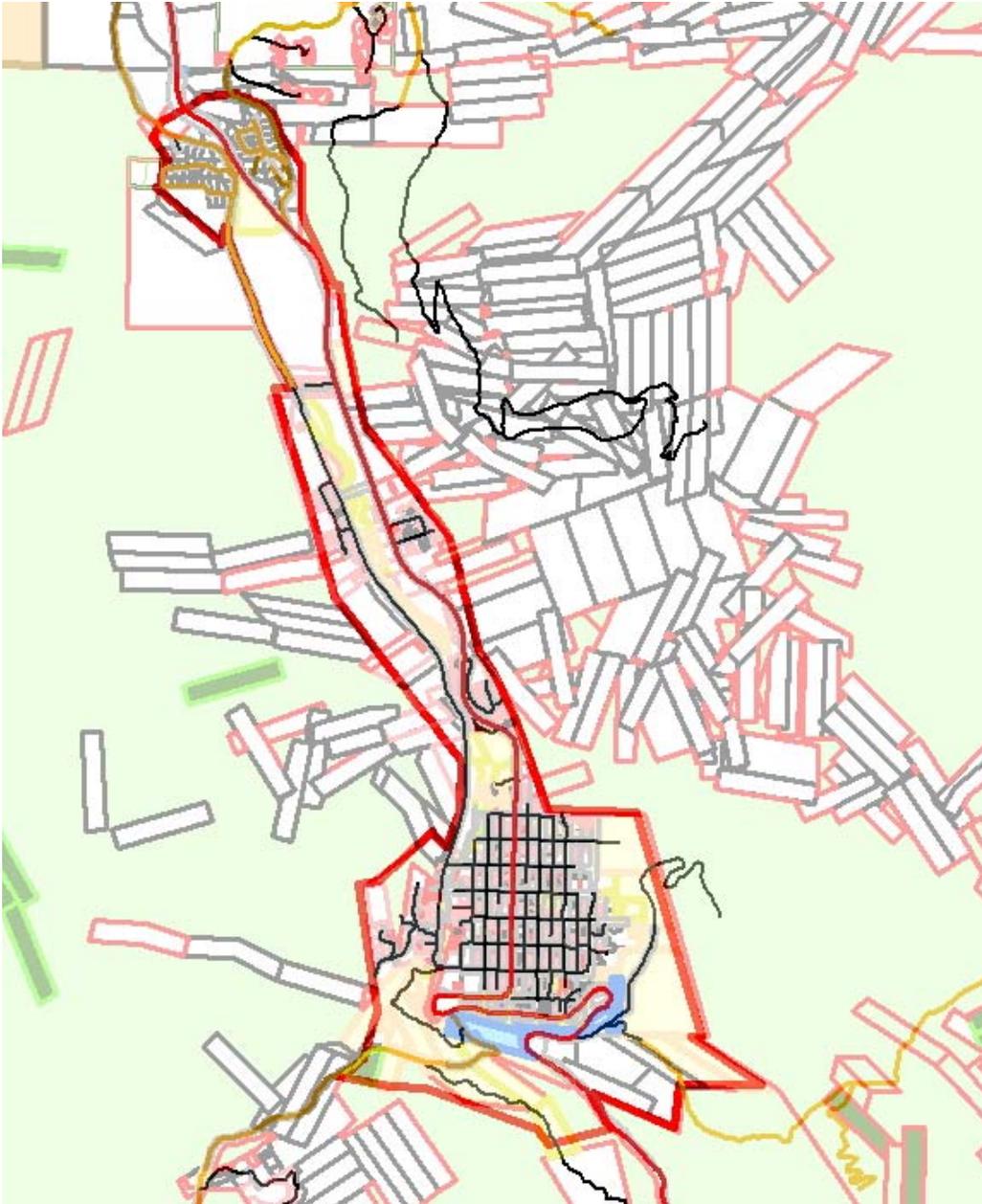


1002-21-1  
 1002-21-1  
 1002-21-1  
 1002-21-1  
 1002-21-1

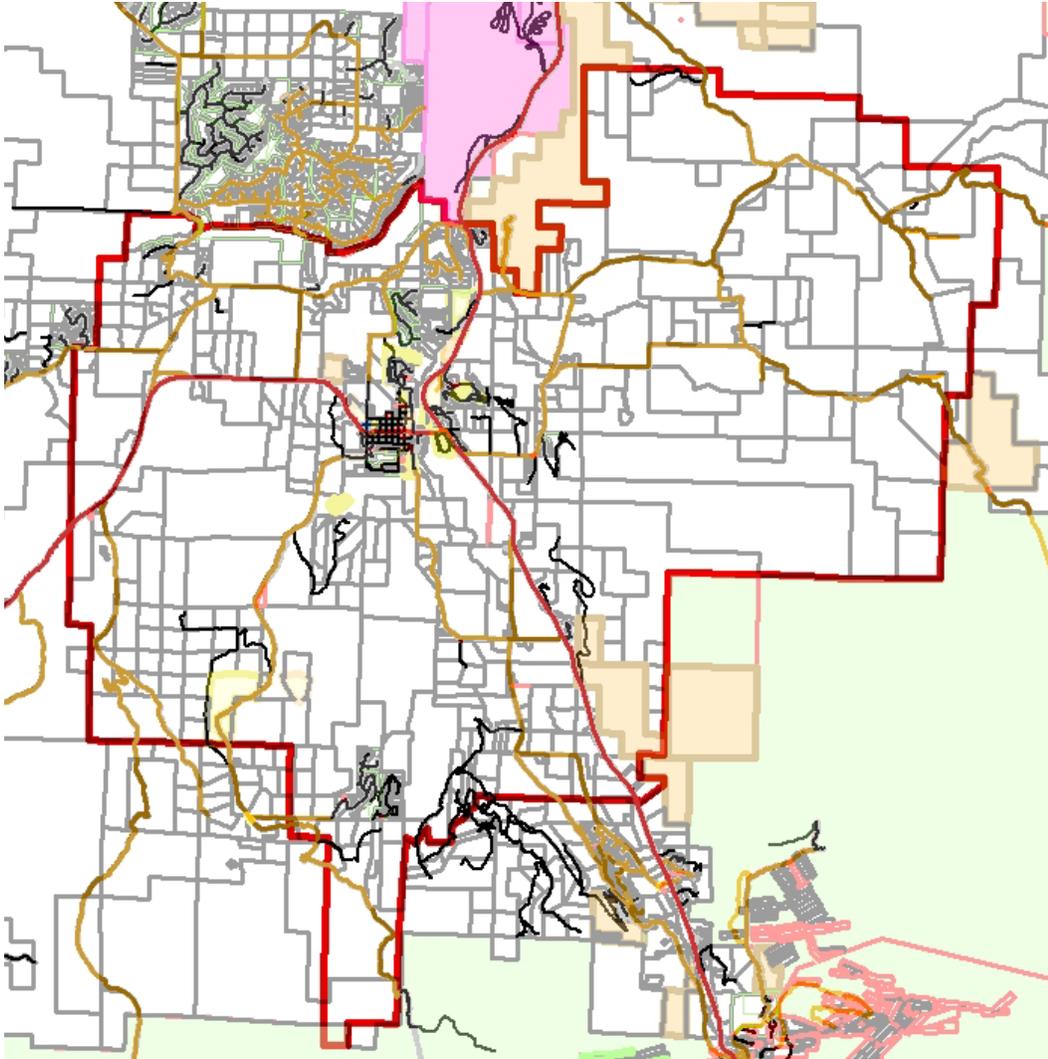
**Ouray Area of Influence:**



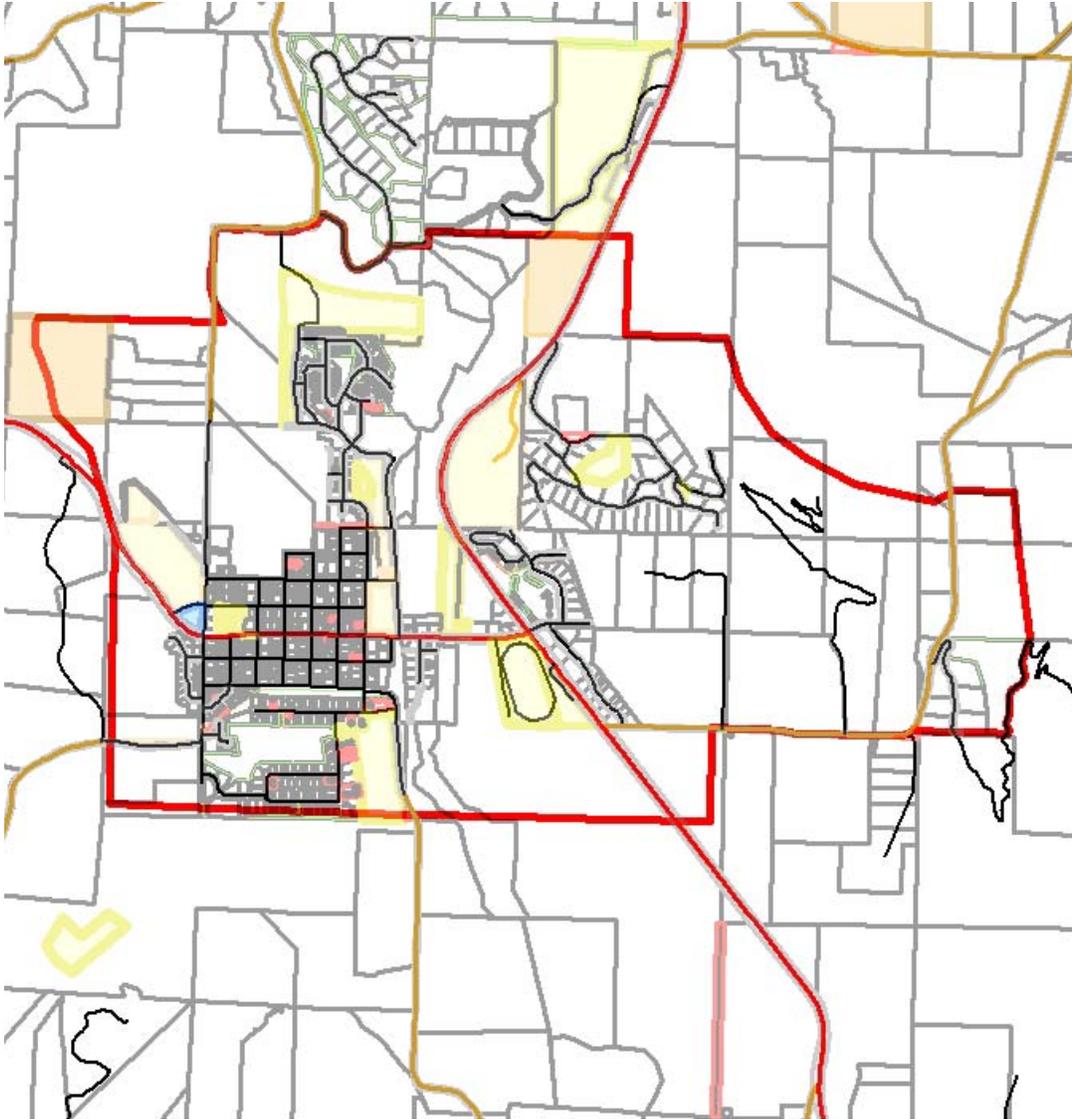
**Ouray Urban Growth Management Area:**



**Ridgway Area of Influence:**



**Ridgway Urban Growth Management Area:**



**Exhibit D – Section 2 “Definitions” (PC Draft)**

THIS PAGE INTENTIONALLY LEFT BLANK

**DRAFT**

**SECTION 2**  
**DEFINITIONS**

---

Proposed additions resulting from Section 24 – High Country Development Regulations:

**TUNDRA.** Alpine tundra ecosystems are typically found above tree line and are characterized generally by the absence of extensive tree coverage. Several distinct plant communities are found in the alpine tundra ecosystem, including low shrubs, cushion plants, small forbs, lichens and lush meadows of sedges and grasses.

THIS PAGE INTENTIONALLY LEFT BLANK

**Exhibit E – Planning Commission Report to BOCC (Draft)**

THIS PAGE INTENTIONALLY LEFT BLANK

**Ouray County Planning Commission**  
**Report to the Ouray County Board of County Commissioners**  
**July 19, 2016**

This report includes Planning Commissioner responses to all BOCC questions itemized in BOCC Resolution 2016-018 plus all public comment at the June 7, 15 and 21, and July 6, 2016 planning commission workshops. It also includes Planning Commission discussion on issues that arose during discussion of the 18 BOCC questions and review of the draft Section 24. Due to the challenging schedule, the Planning Commission did not have sufficient time to resolve all issues. Therefore, this report also includes recommendations for topics for further consideration by the BOCC during their workshops and public hearing.

**USEFUL PRESENTATIONS:**

- **RECOMMEND** presentation by County Attorney (already given to PC and public during our workshops) on patented mining claim formation, surface rights versus mineral rights, senior versus junior rights. Graphics would be helpful.
- **RECOMMEND** presentation by County Attorney regarding "takings" and remaining viable use on all patented mining claims.

**PLANNING COMMISSION RECOMMENDATIONS TO BOCC**

1. **STRONGLY RECOMMEND** adding use of a science-based tundra boundary map as a tool for determining if a proposed building site is in or out of the tundra.
2. PC was unanimous in need for thorough analysis of avalanche hazard as in San Juan's code. **RECOMMEND** adding to Site Development Permit process rather than putting in land use code as San Juan County has done.
3. **RECOMMEND** review of uses allowed by special use permit in the Alpine Zone for possible elimination of uses in the High Alpine overlay which are not consistent with small seasonal cabins and recreational uses and are consistent with the purpose. There may be uses which may be appropriate below the tundra but are not appropriate in the tundra. The PC does not want to exclude commercial "ski chalets", mountain hut systems or small B&Bs catering to backcountry skiers at or above 11,000' so long as they are not in the tundra.
4. **RECOMMEND** review of retirement of development rights in exchange for additional square footage for residential dwelling unit. Should the retired development right be contiguous to the parcel on which the residential structure is proposed? Or could parcels in different areas, e.g., Yankee Boy Basin versus Red Mountain, be used? We assumed that a "developable parcel" would be at least 5 acres and meet all the other requirements. Given a 5 acre minimum, all parcels less than 5 acres would not have a development right. Consider whether consolidation of small parcels into a developable parcel would be considered retirement of development rights and allow additional square footage. Consider whether non-contiguous parcels <5 acres

5. **RECOMMEND** addition of tree height to definition of tundra in Section 2. Cover by trees typical of tundra can be extensive but these trees are low growing, generally not over 6', and do not provide screening. With the maximum structure height of 25', consider adding 20' trees as necessary to not be defined as tundra. The tundra definition originally came from the San Juan County land use code and was edited during workshops.
6. **RECOMMEND** fixing "mobile home" in Section 13.5 as part of other required changes.
7. **RECOMMEND** adding San Miguel Section 5-321 C I a which requires notification to mineral right holders for split estates. The County Attorney recommended AGAINST adding 5-321 C VII which requires merger of split estates.
8. **RECOMMEND** adding Section 30.8 A 1 regarding no building on very steep slopes.
9. **CONSIDER** whether Section 30.5 A 2. would be a better option than the bonus points as done by San Miguel County.
10. **CONSIDER** Section 30.7 activity envelope concept.
11. **CONSIDER** whether size limits apply to all structures, not just residential structures, in the high alpine area.
12. **CONSIDER** how to retain value of parcels smaller than the 5 acre minimum. There was some discussion of Transfer Development Rights (TDRs) as a solution. Staff has done considerable research on this. Per Staff, most TDR programs fail. There is currently no big demand as Loghill is only about 20% built out. Consolidation of non-conforming parcels is a better option. How might that be achieved? What incentives could be developed? PC supported allowing consolidation of parcels less than 5 acres into parcels of 5 acres or more. For example, consolidation of parcels of 1 acre, 1.5 acres and 2.5 acres would create a single 5 acre parcel. This new 5 acre parcel would meet the 5 acre minimum and could be used for residential development, assuming that it meet all the other criteria. It could also be used to consolidate with another parcel to get bonus points for structure size. Sections 4 and 22 may need adjustments to accomplish this.
13. **CONSIDER** whether additional square footage should be allowed for retirement of development right on only contiguous parcels or on parcels in another area. The PC consensus was in favor of contiguous only to reduce density in the location when the residential structure is proposed.
14. **CONSIDER** where parking could/should occur when no motorized access is permitted and is prohibited on County ROW.
15. **CONSIDER** whether private non-mining claim parcels should also be regulated.
16. **CONSIDER** whether the blending requirement allows for glare from windows.
17. **CONSIDER** how/if to regulate alternative energy sources with regard to visual impacts.
18. **NOTE** that the PC lowered the starting elevation from 9500' to 9480' based on the recommendation of the County's GIS expert based on his knowledge of the reference map.
19. **NOTE** that the PC recommends using "tundra" as the determination for where building is prohibited rather than 11,000'. Initially, the PC used 11,000' as a placeholder. However, there was consensus that the goal is to protect tundra wherever it occurs and not protect land above

## **PUBLIC COMMENT July 6, 2016**

- Remove "enhancing public recreation" from bonus square footage. Too general and could include adding a new sign for an existing trail.
- Prohibit deceptive "no trespassing signs" which are on private property but placed so as to imply that a public trail or road is private.
- Section 13.5 C - add "including driveways and private roads" to make it clear that no disturbance is allowed prior to approval of the site development permit.
- Recommends allowing 1000 sq ft for retirement of development right on another parcel. Why would someone give up right to 1000 sq ft structure for 500 sq feet? Value of the land is too high. Have 3000 sq ft maximum which could be achieved only by retirement of two development rights OR one development right and a new recorded easement which relieves County of future legal costs.
- Winter backcountry skiing is not a use by right. Would like easements allowing backcountry skiing.
- A 30" deck would be buried under at least two feet of snow. So should allow higher decks without penalty.
- Why is PC including commercial structures and uses? BOCC direction was for residential use only.
- Would prefer one larger house to several smaller ones to preserve "wilderness quality".
- One of the stated purposes of the regulations is to minimize conflict between mining and residential use. But nothing in draft regulations directly does this. Suggests adding "doesn't reasonably conflict with mining" to Section 13.11.

## **DISCUSSION OF DRAFT June 21, 2016**

### **24.1 PURPOSE:**

Consensus to:

- add San Juan 1-116.2
- strike San Juan 1-106.4
- keep San Juan 1-106.6
- bulletize purpose to make it easier to read and eliminate repetition

We also agreed that "High Alpine overlay" is the appropriate term for the area covered by the moratorium and these draft regulations.

### **24.2 APPLICABILITY:**

Consensus to:

- replace "These regulations shall not apply to mining structures or other mining activity." with the last sentence of Section 30.3 as it is more specific and clear.

## 24.3 HIGH COUNTRY DEVELOPMENT CRITERIA AND STANDARDS:

### Consensus to:

- where appropriate, treat residential and commercial the same, e.g., same 5 acre minimum parcel size.

### Development Prohibitions:

#### Consensus to:

- Add "and commercial non-mining" to "Residential development is prohibited when"
- Have a 5 acre minimum parcel size to balance the low density character of the Alpine Zone and future mining activities with minimizing impacts to legal non-conforming parcels. Confirmed that County Attorney is comfortable with this limitation. We noted that a 5 acre minimum parcel size would impact 148 legal non-conforming mining claim parcels. A 10 acre minimum parcel size would impact 606 legal non-conforming mining claim parcels.
- Replace "qualified professionals" with "a qualified professional approved by the County and paid for by the applicant"
- **RECOMMEND** adding use of a science-based tundra boundary map as a tool for determining if a proposed building site is in or out of the tundra. Member of the public, Danika Gilbert, has contacted UC Boulder for possible low cost/no cost generation of such a map.
- Add last sentence from (proposed deleted) Commercial Use of Residential Structures as a bullet

### Site Development Permits:

#### Consensus to:

- Disallow any site disturbance activities such as grading, grubbing, clearing prior to application for and review by Land Use Staff as is prohibited by Section 30.8 A.
- Require a survey including location proposed structure, elevation, trails as identified by Ouray County map identifying public roads and trails dated 2014, historic access to property, historic sites and structures and any proposed driveway
- Add referral to the Ouray County Historical Society for further information about historical structures such as buildings, town sites, mining districts or cultural features
- Add reference to the Ouray County map identifying public roads and trails dated 2014
- Add "local" to reference agencies and add a 60 day time limit for responses.
- Replace trail impact paragraph with San Miguel 5-321 N III b.

### Maximum Density:

#### Consensus to:

- Add "No accessory dwelling unit is permitted."

### Structure size:

#### Consensus to:

- Use the San Juan and San Miguel 200 square foot maximum for an accessory structure.
- Add San Juan 8-107.20 a i and ii limitations on excluded decks, patios and porches.
- Use the San Miguel square footage maximum base, bonus amounts and total maximum.

Discussion of retirement of development rights and what kinds of parcels might be included in "developable parcel". No consensus in favor of requirement for the developable parcel to be contiguous to the parcel to be developed.

- Remove Note
- **CONSIDER** whether Section 30.5 A 2 may be simpler if contiguity is deemed most important.
- **CONSIDER** possible impacts of LUC section 22 Parcel Line/Boundary Adjustment and Parcel Elimination

Structure Height: no change

Setbacks: no change, noting that discussion concluded that setbacks of <2 acres in Section 3 would not apply in the High Alpine overlay.

Access and Parking:

Consensus to:

- Separate into Access section and Parking section
- For both sections add "no paving"

In Access Section:

- Discussion of historical access and need for Applicant to establish facts
- Add "emergency" to Note to emphasize the potential lack of public services.
- Add motorized access is not required and may not be permitted
- Move "Driveways and Private Roads" section up here

In Parking Section:

- Add no adequate parking requirement if no motorized access
- Agree with prohibition against parking in County ROW

Visual Impact:

Consensus to:

- Change section title to "Building materials/color" and replace first sentence with Section 30.9 A as it is much more detailed, specific and clear BUT replace "encourage" with "shall"
- Add language to address possible future conflict with wildfire regulations

Driveways and Private Roads:

Consensus to move up under Access section. Otherwise, no changes.

Utilities:

Consensus to:

- Modify so propane tanks are NOT required to be in an enclosed space and are allowed to be screened by a modest fence or wall

Commercial Use of Residential Structures:

Consensus to:

- Remove this section
- Move last paragraph to Development Prohibitions

24.4 VARIANCE AND APPEALS: no change.

#### **REQUESTS FOR ADDITIONS TO THE DRAFT**

- San Miguel Section 5-321 C I a which requires notification to mineral right holders for split estates. The County Attorney recommended AGAINST adding 5-321 C VII which requires merger of split estates.
- Section 30.8 A 1 regarding no building on very steep slopes.
- There should be a note at the end of the section referring to County ordinances regarding winter maintenance and short term rentals and LUC Section 9 Visual Impacts and Section 16 Wildfire Mitigation. There may be additional requirements that the Applicant will need to consider.

#### **REQUESTS FOR ADDITIONS TO THE SITE DEVELOPMENT PERMIT PROCESS**

- A very stringent avalanche hazard evaluation similar to that in the San Juan land use code
- Permit needs to be revised to be consistent with all changes to the draft

#### **RESPONSES TO BOCC QUESTIONS:**

##### **A. Definition of High Country and applicability:**

Considering public comment, there was general agreement on a base (9500' or 9200' with Mineral Farms and Avalanche Acres excluded with preference for 9500') to 11,000' and more stringent restrictions above 11,000' to protect the tundra. 11,000' is used as a "rebuttable presumption" with the more stringent restrictions NOT applicable if the applicant can show the building site is not in the tundra. The key is the definition of tundra and protecting it wherever it occurs. So the PC strongly **RECOMMENDS** acquisition of a science-based map showing the boundary of tundra within this area.

##### **B. Restrictions on residential structures and uses in the High County:**

1. Should Ouray County have a minimum parcel size of 5 acres to qualify for a site development/building permit for a residential structure in the High Country?

John B - No

April - 5 acres or more

John P - No, the specifics of the site are more important in determining whether or not a residential structure is appropriate than parcel size alone

Chris - Yes, 5 to 10 acres

Sheelagh - Yes, 2 to 5 acres so long as our County Attorney thinks this is legally defensible

Craig - Needs more information. How many of the 842 parcels are less than 5 acres (Staff: 150). What is the range of parcel sizes, the median. (Staff will distribute the parcel size data to all.)

Patsy - Yes

Randy - How many of the <5 acre parcels are adjacent to a parcel owned by the same owner? Alpine zone should have low density (1 per 35 acres). Will not be low density if all 842 parcels are built on.

Summary: Yes on some limit, use 5 acres as a place holder.

Public Comment at workshop:

- Even if 5 acre minimum, that's the density of Loghill. Do we want that high density in the Alpine Zone where 35 acres is the minimum lot size?
- Parcels were not designed for access or residential use, so discretionary review essential.
- Focus on potential conflicts with mining.

2. Should Ouray County require a maximum density of 1 unit (no Accessory Dwelling Unit) on patented mining claims and mill sites in the high country of Ouray County at or above an elevation of 9500'? Should this limit apply county-wide? Note: PC was unanimous in thinking all questions regarding county-wide were inconsistent with BOCC direction.

John B - No, the specifics of the site are more important than parcel size alone

April - Yes

John P - No, the specifics of the site are more important than parcel size alone

Chris - Yes and no

Sheelagh - Yes and no

Craig - We need more info on parcel size (Staff: three largest lots are 65 acres, 35 acres and 21 acres; there are 22 parcels greater than 10 acres). If it's a larger parcel, >1 dwelling unit OK. Not sure what "larger parcel" would be. 10 acres? No on county wide.

Patsy - We need more info on number and size of parcels. Could lead to different restrictions at different locations depending on vegetation. Above timberline 1 dwelling unit only. Same limitations across the county.

Randy - Nothing changes for parcels  $\geq 35$  acres. For smaller parcels, yes, only 1 dwelling unit. No on county wide

Note: County Attorney noted that regulations must be specific enough for citizens to have predictable outcomes.

Summary: Majority yes but possibility for site specific considerations.

Public Comment:

- Density is a huge issue, will be way more than 1 dwelling per 35 acres, consider incentivizing reduction, i.e., bigger house for retired development rights on another parcel.
- What would the density be if all legal non-conforming parcels were allowed to build?
- Rentals are huge risk for bad behavior and destruction.

3. Should Ouray County require additional minimum setbacks in the High Country so that they are the same as 35 acre conforming parcels throughout the county?

John B - keep setbacks as currently in code with smaller setbacks for parcels  $\geq 2$  acres

April - agrees with John B

John P - agrees with John B

Chris - agrees with John B

Patsy - standard 25' setbacks

Sheelagh - standard 25' setbacks, variance if lesser setbacks needed

Craig - agrees with John B. Would like to know what percentage of land above 9500' is public versus private.

Randy - San Juan and San Miguel county regs and Section 30 all have larger setbacks (25'-30'). The activity area in Section 30 might be more flexible and a better solution. Not regulating subsurface rights. Might consider requiring merger of surface and subsurface rights to avoid future conflicts.

Consensus: Keep setbacks as in current code.

4. Should Ouray County require residential development to demonstrate that the project has been designed in a manner that will protect and minimize impacts to important historic (historic building, town site, mining district, cultural or environmental features of the site (such as timber, plants, wildlife, drainages, wetlands, geologic features))? If so, can it be accomplished with the KISS principle in mind?

John B - likes Section 30 so would like special treatment of high country. Drive-to access difficult. San Miguel and San Juan counties not clear enough on purpose.

April - generally supports but some mining leftovers are just a mess. How to distinguish historic from a mess? Would it be appropriate to do an inventory now? (Randy, inventory now wouldn't capture deterioration over time, maybe Historic Society would be interested in doing?)

John P - yes, but "important" is arbitrary, need carefully wording to avoid arbitrary and capricious, some stuff is just falling apart

Chris - yes

Patsy - yes

Sheelagh - yes, if consultants needed, should be hired by County so fully independent but paid for by applicant.

Craig - yes

Randy - yes

Consensus: Yes.

Public comment:

- Environmental impacts are much greater in this fragile environment. Need experts to help Staff with site analysis.
- County should hire independent experts to get unbiased evaluation.

5. Should site development protect existing public trails (i.e., prevent obstructions such as driveways crossing the trails, fencing obstructing the trails or structures being located so as to maximize a buffer to trails)?

John B - yes, absolutely

April - yes, variance if necessary

John P - does public trail mean officially a public trail or just one that is used by public? Would parcel owners be able to use existing old roads? (Marti - the county has an officially adopted map of designated county roads and public trails. Many of the trails were established in the late 1800s. Determination of public access is fact based. There are statutes, common law, prescriptive easement considerations. Some public roads are not county roads. Private litigation instead of County litigation. Randy - suggests using the 2012 County map as a reference.) Yes, would want to protect.

Chris - yes, with the flexibility of the variance process if protecting would result in more driveway impacts

Patsy - yes

Sheelagh - supports new requirement of a general site plan, yes, protect trails

Craig - yes, no fences, use of existing old historic roads is OK

Randy - yes with 2014 official County map as reference, yes on new requirement of a general site plan, would like a survey of parcels at time of application, likes variance process as in Section 30.

Consensus: yes, public trails should be protected, need to make sure that protection doesn't result in worse impacts from driveway.

6. Should Ouray County require primary access to residential development be through an Ouray County Road or State Highway vs access having no nexus to public roads within Ouray County?

John B - agrees with Staff that access should not be limited to county or state highway, would like consideration of not requiring vehicular access, even prohibiting vehicular access. (Staff - legal access is required, no cases where vehicular access hasn't been feasible)

April - agrees with Staff

John P - agrees with Staff

Chris - agrees with Staff

Patsy - access should be from existing county road or state highway, no off-road access, helicopter assisted development should be discouraged

Sheelagh - need better inter-county coordination if access is not via county where structure is built, what are options? (Marti - an IGA)

Craig - agrees with Staff, OK with non-vehicular access only

Randy - agrees with Staff but need inter-county, regional approach. Maybe a joint planning board for counties as we have with our town and city. Agrees that vehicular access should not be a requirement.

Note: County Attorney noted that legal access is required but not vehicular access.

Note: Should be consistent with County's winter maintenance resolution.

Consensus: access does not need to be from a county road or state highway. Consider not requiring vehicular access and prohibiting vehicular access. Consider joint planning board or IGA or other method to accomplish regional approach.

7. Should required adequate parking for the proposed residential use on-site in the High Country? Should this requirement exist county-wide so that any Ouray County development will not rely on property users to park on County roads? Note: PC was unanimous in thinking all questions regarding county-wide were inconsistent with BOCC direction.

John B - agrees with Staff, OK with parking in ROW if it avoids an impactful driveway

April - if vehicular access, then provide parking on property

John B - if vehicular access, then provide parking on property

Chris - if vehicular access, then provide parking on property

Patsy - if vehicular access, then provide parking on property

Sheelagh - if vehicular access, then provide parking on property, parking in ROW is a potential hazard

Craig - on site parking is reasonable but if can show parking on adjacent on nearby parcel, OK

Randy - if vehicular access, then provide parking on property

Consensus: if vehicular access, then provide parking on property. Might be OK to allow parking on another parcel with sufficient assurances that it would continue in the future. There was considerable discussion of the problems of parking in the ROW, particularly in winter.

Public comment:

- Winter parking at the end of the maintained roads is a problem. If no vehicular access at all, will be a summer problem too.

8. Should Ouray County require utilities for High Country residential development to be installed in ways that minimize impacts to environment and scenery? [One adjacent county requires features to be installed underground or placed within structures.] Should Ouray County restrict placement of fuel, water tanks, generators, etc to be located within a structure or be put underground?

John B - utilities generally have a small impact but yes. Underground not necessarily the best answer

April - yes, how will residences be prepared for wildfire?

John P - undergrounding can be really impactful so yes but should be site specific and not dictated

Chris - yes but undergrounding not the best answer. Water for fire should be underground.

Patsy - yes

Sheelagh - yes

Craig - yes but should be site specific and best determined by Staff

Randy - yes

Consensus: yes, utilities should be installed to minimize impacts. Undergrounding can be very impactful. Solution should be site specific. Propane tanks should NOT be enclosed but should required permanent screening such as a fence or wall.

Public comment:

- What about alternative energy like wind towers and solar panels? Might have visual impacts.

9. Should Ouray County require High Country residential buildings to blend with the natural surroundings?

John B - yes, need a good definition of blending

April - yes

John P - yes, need a good definition of blending

Chris - yes, nothing reflective

Patsy - materials and color must blend

Sheelagh - yes, color is more important than materials, roof is important but whole structure should blend

Craig - yes, roof is important, what about ridgeline? Screening should not be considered.

Randy - yes, reflectivity and roof color are very important. Nothing in San Juan, San Miguel or Section 30 about ridgelines and was a very contentious issue during Section 9. OK with not addressing ridgeline.

Consensus: yes, structures should blend. Reflectivity and roofs are important.

Public comment:

- Is blending in winter or summer conditions? PC says summer.

10. Should Ouray County restrict square footage of High Country residential dwelling units to 1000 square feet? Should Ouray County restrict square footage of High Country residential dwelling units to 1000 square feet with the ability to earn potential bonus 500 square feet if certain incentive conditions are met, such as in San Miguel County, up to 2500 square feet.

John P - If we have adequate blending and site development requirements, building size restrictions are not essential.

John B - Consider a size limit to go with KISS, however sq footage is likely not the concern here, visual mass is likely the concern?

Chris - Yes, OK with 1000 sqft but not hung up on it. Height might be more important than square footage. OK with Section 30 language.

Craig - size of parcel should also be considered. Visibility is more important and materials. Does not want screening. Not clear why size should be restricted. Thinks small is good but...

Randy -Yes, 1000 sq ft. Smaller means less visual impact. Likes Section 30's 750 sqft. Blending is key but 3000 sqft will be more impactful than 1000 sqft. Particularly important where mining claims are

clustered and there would be very high density. Incentives for more square footage are good but would like graduated set of rules, i.e., lower could be bigger, higher elevation should be smaller.

April - Yes, 1000 sqft. Would like to see "small, primitive, seasonal cabins" in the Intent and Purpose.

Patsy - Yes. Agrees with summer use. Tundra is super fragile and does not recover from disturbances. The smaller the better.

Sheelagh - Section 30 has some good language and 750 sqft is good. Upper limit of 7500 sqft is way too big. Using adjacent parcels to add square footage and retiring those development rights is a good idea. Also likes San Miguel's approach of allowing additional square footage under some conditions, especially the retirement of development rights on another parcel.

Summary: Most are in favor of a limit.

Public Comment:

- Pitkin County has a process for retiring development rights on small parcels. Danika Gilbert will research and provide info.
- Several supported concept of merging parcels to get more square footage.

11. Should Ouray County eliminate all residential buildings within the tundra ecosystem? Or are existing code and site development permit considerations adequate for protection of tundra and watershed health?

John P - Need more information. How many claims are located in the tundra and how accessible are they? When does eliminating the right to build a residence become a taking? Since development in this area is above treeline, structures may be very visible and therefore the need for blending and strong site development requirements.

John B - No, however new development should be sensitive to sensitive ecosystems.

Chris - Yes, eliminate development. Too fragile to fool with above tree line.

Craig - Yes, no building in the tundra.

Randy - Yes, too fragile. San Juan definition needs work. Need input from experts. Use 11,000 feet as boundary with "rebuttable presumption" that building is allowed if the applicant can show that the building site is not in the tundra with scientific data provided by an independent consultant paid by applicant.

April - Yes, maps would be good.

Patsy - Yes, did seven years of research in Alaskan tundra so has first hand knowledge of fragility of tundra. San Juan's definition is actually pretty good. Think about scree slopes which would be below 11,000'.

Sheelagh - Yes, supports a ban.

Summary: Most in favor of eliminating all residential buildings within the tundra ecosystem.

Public Comment:

- UC Boulder is willing to provide GIS maps of tundra based on a definition provided by County. Danika will confirm cost (may be free work by grad students) and timeframe for availability.
- Several comments that 11,000' as defining tundra is not appropriate.
- General concern with how defined. Six foot willows do not constitute trees. Suggestion that definition include minimum tree height.
- Support for banning residential buildings in tundra.

12. Should Ouray County require a Special Use Permit if building is a vacation rental or commercial use to require as conditions of use adequate parking (off County roads), trash, water, sanitation, cell/satellite service and emergency access?

John P - Any code developed for short term rental should be applied uniformly.

John B - No on vacation rentals, which is a part-time use for primary owners. If it is a full-time vacation rental it is commercial. Yes on commercial uses.

Chris - No commercial use.

Craig - Nothing special for high alpine.

Randy - Would like graduated approach based on elevation. Above 11,000', nothing. B&Bs <10,500'. SUP for other commercial uses at all other elevations. Regarding short term rentals, should be county-wide.

April - Not enough info. B&Bs would likely be limited by a structure size limit.

Patsy - No on commercial use in the tundra. B&Bs OK in less fragile, less visible areas. Are there camping restrictions used by USFS or state which might be useful?

Sheelagh - Likes San Juan's restriction to private use only with SUP required for everything else.

Consensus: Short term rental regulations should be county wide with no special restrictions for high alpine. Commercial use should be subject to SUP process.

Note: Marti clarified that per state court of appeals rentals are considered residential, not commercial, as it is no greater burden than any residential use.

Public Comment:

- Several comments that there are B&B style "ski lodges" in San Juan and San Miguel counties that are above 11,000' but all in trees. Back country skiers don't want these prohibited in Ouray County. Users of ski lodges buy gear in Ouray. Really important for year round economy. 10th Mountain Division huts are a good example of what's OK.

13. Should Ouray County restrict or ban residential development in the High Country that results in an increased demand for public services (plowing/county road maintenance, emergency response, etc) beyond what is currently provided by the County?

John P - The County should not be burdened with increased demands resulting from residential development in the high country. Applicants should be given proper notice and sign a waiver as part of the building permit.

John B - No. the County needs to draw the line where it best serves the County. Emergency response and road maintenance do not belong everywhere in the County.

Chris - Restrict services but do not ban further development.

Craig - No, give notice and get acknowledgement recorded. Zoning by lack of services not OK.

Randy - There are existing limitations, may be more. Yes unless owner consents to no new services. County is addressing. Make sure that limitations are on deeds for mining claims so notification to buyers of mining claims.

April - No, no new services. Intent should address "small, primitive cabins".

Patsy - No, no new services.

Sheelagh - Problem is that regardless of waivers and "you don't get service", our emergency responders will respond. Only plowing and road maintenance are planned activities that could be and will be curtailed. Must be sure that it is safe for our emergency responders.

Consensus: No ban but applicants must be notified that services will not be provided, must sign an acknowledgement that would be recorded. Consider how to notify potential mining claim buyers that no services will be provided.

Public Comment:

- Agreement with PC. Don't allow private plowing and maintenance, only County.

14. Should Ouray County restrict driveway or private road cuts in a manner to make them subject to review to ensure they are designed to minimize impacts to environmental and scenic values? If so, can it be accomplished with the KISS principle in mind?

John P - Additional information is needed regarding access easements. I assume present access to mining claims are generally taken from an existing traveled way through a deeded easement. If so, the traveled way may or may not meet existing code. All driveways should be required to meet the standards set forth in the code. Any driveway that cannot meet the code requires a variance and would then be subject to review and possible additional conditions and restrictions. This keeps the process simple by requiring case by case review, based upon specific circumstance.

John B - Consider this. Roads and driveways in steep terrain often have greater impact than buildings. Low-grade roads across steep terrain cover more area than steep roads.

Chris - Yes, individual review.

Craig - Agrees with John P and Chris.

Randy - Yes, driveway access should not be required. High country driveways may need different rules than county wide.

April - yes, don't need a fancy driveway, "good enough" is OK since no emergency services.

Patsy - Yes, cuts are worse than fills because vegetation doesn't recover.

Sheelagh - Yes, if staffing is an issue, contract out the work with the applicant covering the cost.

Consensus: Driveways should not be required, should not be held to current County standards, should be reviewed on a case by case basis.

Public Comment:

- Suggests that "access" be used instead of "driveway" so that all methods are reviewed.
- Suggests that blasting could result in a less conspicuous driveway. Length and visibility more important than blasting.
- Support for San Miguel language, avoiding proliferation, no need to meet current driveway standards.

15. Should Ouray County restrict High Country residential driveway widths to 10 feet? Should Ouray County restrict blasting to create residential driveways in the High Country?

John P - See answer above.

John B - No. Narrower roads have less impact. Emergency access is not an option for steep/narrow roads.

Chris - Redundant with previous question. Driveways shouldn't be required. No opinion on blasting.

Craig - Review. 10' is not magic. Footpath would be great. Don't require driveway. Wide enough to work but no larger. Against blasting.

Randy - Don't hold to current standard. Review for minimal impact. Blasting might have impacts.

April - Should be unpaved and not held to current standards. Minimal blasting OK.

Patsy - Don't hold to current standards. No blasting.

Sheelagh - Section 30 suggests 12'. Restrict blasting. Don't require driveway or onsite parking. Non-mechanized access might be best.

Consensus: Driveways should not be required nor held to current standard.

Public Comment:

- No paving of driveways or parking areas.

16. Should Ouray County consider have more restrictive building height requirements for residential development in the High Country?

John P - No, blending and strong site development requirements will go a long way in reducing visual impacts.

John B - No. Height is likely not the concern, visual impact likely is.

Chris - Section 30 is good but likes 20' height limit except if hidden in trees, taller OK.

Craig - Visual blending more important than height. 35' seems high but might not have an impact in some locations. OK with one story limit.

Randy - Lower structures will have less impact. Need predictable outcome for applicants. KISS. So specific lower height does that. Not arbitrary and capricious. Likes Section 30 restrictions.

April - Agrees with Randy.

Patsy - Yes, restrictions.

Sheelagh - Prefers San Miguel's 20' restriction but Section 30 is acceptable.

Summary: Most agree that a height restriction is a good idea.

Public Comment:

- Support for 25' and no accessory structure.

17. Should there be referrals to any County or State/Federal agencies that are specific to High Country residential development?

John P - Any improvements that located on (or go through, ie. driveways) governmental lands must require notification. Residential development contained with a specific claim should be regulated solely through the building permit process.

John B -Need to learn more about this.

Chris - Need more info.

Craig - Need more info.

Randy - If obligated, do it. More concerned that County restrictions are noticed and published in code.

April - Yes, USFS

Patsy - Yes, as needed

Sheelagh - Yes, for example, referral to State of Colorado's Division of Minerals and Geology and the State Water Quality Control Division as San Miguel does in light of possible mining related issues.

Summary: Need more info but do as needed.

Public Comment: None.

18. Should there be any reference exhibits to any potential new code or permit applications?

John P - Yes, the GIS exhibit provided in the packet, graphic exemplified of blending and site development standards. These materials could be a sub-section of the building code and placed in the "Before You Build" handout. I agree with staff regarding the General Note.

John B - Need to learn why/when necessary. Rough topography is widely available.

Chris - Yes, overlaps, keep it simple

Craig - Yes

Randy -Yes

April - Yes

Patsy - Yes

Sheelagh - Yes, specifics should arise from the draft code.

Public Comment: None.

THIS PAGE INTENTIONALLY LEFT BLANK

**Exhibit F – Map provided by IT/GIS Department showing 9500' elevation**

THIS PAGE INTENTIONALLY LEFT BLANK

DRAFT

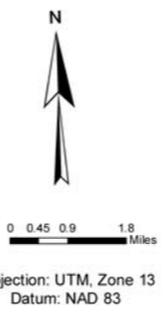
**Elevation range**

-  < 9,500 feet
-  9,500 - 11,000 feet
-  > 11,000 feet

-  Private parcels within High Alpine      Count (approx): 842 parcels
-  Private parcels within 0.25 mi of road      Count (approx): 553 parcels

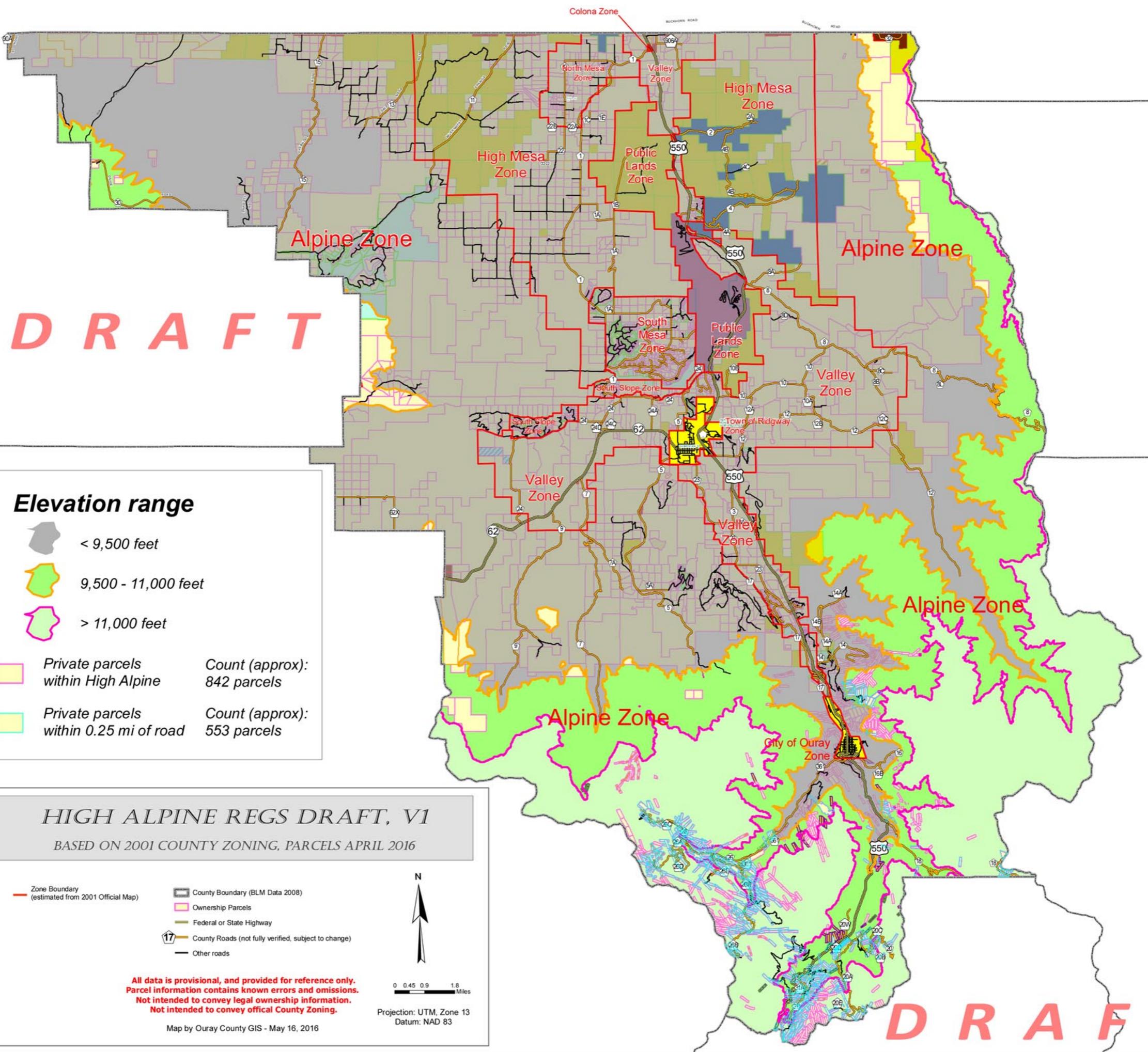
**HIGH ALPINE REGS DRAFT, V1**  
 BASED ON 2001 COUNTY ZONING, PARCELS APRIL 2016

-  Zone Boundary (estimated from 2001 Official Map)
-  County Boundary (BLM Data 2008)
-  Ownership Parcels
-  Federal or State Highway
-  County Roads (not fully verified, subject to change)
-  Other roads



All data is provisional, and provided for reference only.  
 Parcel information contains known errors and omissions.  
 Not intended to convey legal ownership information.  
 Not intended to convey official County Zoning.

Map by Ouray County GIS - May 16, 2016



DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK

**Exhibit G – Summary of claims potentially affected with list of claims above 9500’**

THIS PAGE INTENTIONALLY LEFT BLANK

## MINING CLAIM OVERVIEW/APPLICABILITY

### HIGH ALPINE REGULATION PROJECT

---

Approximate number of claims above <u>9480'</u> in elevation:	<b>965</b>
Approximate Number of claims less than <u>5-acres</u> :	<b>170 *</b>
Approximate number of claims above <u>11,000'</u> :	<b>507 **</b>
Approximate number of potentially buildable claims:	<b>795 ***</b>

---

\* Claims less than 5-acres in size are not eligible for development per the current draft regulations.

\*\* Claims above 11,000' are *likely* to be in the alpine tundra. Development in the alpine tundra is prohibited per the current draft regulations.

\*\*\* Not all *potentially* developable sites may be buildable based upon individual site-specific conditions evaluated through a Site Development Permit/Process.

#### **Note:**

*Numbers included are estimates using current County GIS and Assessor records.*

THIS PAGE INTENTIONALLY LEFT BLANK

ACCOUNT	PARCELNB	LAND STATUS	MINERAL SURVEY NAME	ACRES	NAME OF CLAIMS	ELEVATION (FT)
N004317	451517300005	DIVIDED Private	Calliope No. 3	10.107399	BLUE DOOR INC	9551
N004317	451517300005	DIVIDED Private	Calliope No. 2	10.2671	BLUE DOOR INC	9551
N004842	451519300001	DIVIDED Private	Hultona	5.73607	KEYSTONE PORTFOLIO MANAGEMENT LP	9563
N004484	456720300007	Private	Blazer Mill Site	0.944802	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Hill Top Lode	1.4586	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Blank	2.047399	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Blazer	3.755569	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Hill Top Mill Site	3.825469	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Protector	4.100279	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Lincoln mill site	4.13592	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Stonewall Jackson Mill Site	5.092679	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Myrtle	5.20902	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Blank Mill Site (AKA 2612 B?)	5.322229	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Volta Lode	6.113749	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Black	6.58197	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Terrible	7.103489	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Lincoln	7.45123	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Hard Cash	7.720819	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Grant	7.77222	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Potosi	8.72091	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Caribou	9.275489	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Slide	9.331529	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Muldoon	9.447219	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Blaine	9.522939	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Queenie	9.72821	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Monarch	9.993909	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Stonewall Jackson Lode	10.058199	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Virginius	10.065099	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Black Stone	10.2742	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Valley View	10.3304	OURAY SILVER MINES INC.	9578
N004484	456720300007	DIVIDED Private	Sidney	10.3618	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Highland Lassie	10.4532	OURAY SILVER MINES INC.	9578
N004484	456720300007	Private	Egypt Placer	18.363399	OURAY SILVER MINES INC.	9578
N004816	456908300009	Private	Daniel Bonanza No. 1	9.914669	MANCHESTER BLVD INV INC	9674
N004695	451736100002	Private	Big Galena	10.255399	CHARLES FAMILY REAL ESTATE TRUST	9695
R005223	477506206002	Private	Ironton Townsite	31.0116	IDARADO MINING CO	9723
N004750	456909400018	Private	Extension	4.2971	MARQUIS RAE J	9734
N004688	456920200006	Private	Columbus	10.2327	BADINI LARRY J	9737
N004814	456917300007	Private	Padworth	7.56991	DLD & ESTHER HEINEMAN REVOCABLE LIVING T	9752
N004814	456917300007	Private	Mameluke	10.2985	DLD & ESTHER HEINEMAN REVOCABLE LIVING T	9752
N004817	477701100001	Private	Marigold	1.126919	IDARADO MINING CO	9765
N004817	477701100001	Private	Yakima Chief	1.158879	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Gap	1.57842	IDARADO MINING CO	9765
N004817	477701100001	Private	Kiva	2.01459	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Hidden Treasure Mill Site	2.473309	IDARADO MINING CO	9765
N004817	477701100001	Private	Exhausted	3.0731	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Good Luck Extension	4.11353	IDARADO MINING CO	9765
N004817	477701100001	Private	White Fawn	4.72416	IDARADO MINING CO	9765
N004817	477701100001	Private	Sundown	5.06084	IDARADO MINING CO	9765
N004817	477701100001	Private	Last Chance	5.472209	IDARADO MINING CO	9765
N004817	477701100001	Private	Venture	5.61596	IDARADO MINING CO	9765
N004817	477701100001	Private	Mineral Gardens	5.6545	IDARADO MINING CO	9765
N004817	477701100001	Private	Little Candies	6.06227	IDARADO MINING CO	9765
N004817	477701100001	Private	Big Four	6.34377	IDARADO MINING CO	9765
N004817	477701100001	Private	Hunt	6.921319	IDARADO MINING CO	9765
N004817	477701100001	Private	Y.G. Extension	6.95205	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Forest Queen	6.9572	IDARADO MINING CO	9765
N004817	477701100001	Private	Tom Harvey	6.989069	IDARADO MINING CO	9765
N004817	477701100001	Private	Treasury Lake	7.06322	IDARADO MINING CO	9765
N004817	477701100001	Private	Juno	7.09177	IDARADO MINING CO	9765
N004817	477701100001	Private	Commodore	7.1145	IDARADO MINING CO	9765
N004817	477701100001	Private	Old Ozie	7.405739	IDARADO MINING CO	9765
N004817	477701100001	Private	No 4	7.482729	IDARADO MINING CO	9765
N004817	477701100001	Private	Governor	7.735819	IDARADO MINING CO	9765
N004817	477701100001	Private	Larch	7.821249	IDARADO MINING CO	9765
N004817	477701100001	Private	Silver Bell No 4	8.07583	IDARADO MINING CO	9765
N004817	477701100001	Private	Grand Rapids	8.106809	IDARADO MINING CO	9765
N004817	477701100001	Private	Raven	8.70365	IDARADO MINING CO	9765
N004817	477701100001	Private	G.E. Extension	8.87987	IDARADO MINING CO	9765
N004817	477701100001	Private	Stockholm	8.95705	IDARADO MINING CO	9765
N004817	477701100001	Private	New Kimberly	9.350399	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Virginia	9.4778	IDARADO MINING CO	9765
N004817	477701100001	Private	Powers	9.75969	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Last Chance	9.8036	IDARADO MINING CO	9765

N004817	477701100001	Private	Iranistan	9.93389	IDARADO MINING CO	9765
N004817	477701100001	Private	Double Standard	10.0928	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Pocahontas	10.121199	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Hidden Treasure Lode	10.2086	IDARADO MINING CO	9765
N004817	477701100001	Private	Retribution	10.2493	IDARADO MINING CO	9765
N004817	477701100001	Private	Erie	10.309499	IDARADO MINING CO	9765
N004817	477701100001	Private	No 3	10.3125	IDARADO MINING CO	9765
N004817	477701100001	Private	Stumper	10.3125	IDARADO MINING CO	9765
N004817	477701100001	Private	Bobtail	10.3125	IDARADO MINING CO	9765
N004817	477701100001	DIVIDED Private	Sidney	10.3618	IDARADO MINING CO	9765
N004757	456726200004	Private	Glen Monarch Mill Site	3.168159	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Virginius Mill Site	4.9038	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Deadwood Mill Site	4.967199	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Gertrude Mill Site	4.96815	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Emily Mill Site	4.994909	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Declaration Mill Site	4.998879	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Blue Grass	8.233929	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Barnaby	9.01051	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Rudge	9.22642	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Conqueror Lode	9.288889	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Balsam	9.35484	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Glen Monarch Lode	10.305999	CAMP BIRD COLORADO INC	9791
N004757	456726200004	Private	Sun Light Placer	39.807998	CAMP BIRD COLORADO INC	9791
R001186	477506207001	Private	Ironton	0.153927	MCCLELLAN JL & IA	9801
N004472	451519300008	DIVIDED Private	Bennett	1.086269	KEystone PORTFOLIO MANAGEMENT LP	9815
N004873	451519300009	DIVIDED Private	Bennett	1.086269	NOSSAMAN ELMO E	9815
N004472	451519300008	DIVIDED Private	Schofield	5.326459	KEystone PORTFOLIO MANAGEMENT LP	9815
N004873	451519300009	DIVIDED Private	Schofield	5.326459	NOSSAMAN ELMO E	9815
N004472	451519300008	DIVIDED Private	Puzzle	6.032629	KEystone PORTFOLIO MANAGEMENT LP	9815
N004873	451519300009	DIVIDED Private	Puzzle	6.032629	NOSSAMAN ELMO E	9815
N004472	451519300008	DIVIDED Private	Scotch Chief	8.07575	KEystone PORTFOLIO MANAGEMENT LP	9815
N004873	451519300009	DIVIDED Private	Scotch Chief	8.07575	NOSSAMAN ELMO E	9815
N004472	451519300008	DIVIDED Private	American	9.744979	KEystone PORTFOLIO MANAGEMENT LP	9815
N004873	451519300009	DIVIDED Private	American	9.744979	NOSSAMAN ELMO E	9815
N004472	451519300008	DIVIDED Private	Nettie	10.670499	KEystone PORTFOLIO MANAGEMENT LP	9815
N004873	451519300009	DIVIDED Private	Nettie	10.670499	NOSSAMAN ELMO E	9815
N004332	451517300006	DIVIDED Private	Calliope No. 3	10.107399	DISMANT CARL F	9867
N004332	451517300006	DIVIDED Private	Calliope No. 2	10.2671	DISMANT CARL F	9867
N004839	451517200001	DIVIDED Private	Calliope No. 2	10.2671	COVINGTON MICHAEL M	9867
N004714	451507300007	Private	Juno	9.356929	MS#14698 INVESTMENTS LLC	9888
N004330	451507300008	DIVIDED Private	Hattie No. 1	3.36856	DREYFUSS LOUIS GAS HOLDINGS INC	9920
N004548	456928200003	DIVIDED Private	Hattie No. 1	3.36856	SANDERS STERLING ISAAC	9920
N004491	456928200002	DIVIDED Private	Hattie No. 1	3.36856	ORTMAN LIZA ROHLFS	9920
N004330	451507300008	DIVIDED Private	Jicarilla	7.69984	DREYFUSS LOUIS GAS HOLDINGS INC	9920
N004548	456928200003	DIVIDED Private	Jicarilla	7.69984	SANDERS STERLING ISAAC	9920
N004491	456928200002	DIVIDED Private	Jicarilla	7.69984	ORTMAN LIZA ROHLFS	9920
N004330	451507300008	DIVIDED Private	Mogollon	10.060299	DREYFUSS LOUIS GAS HOLDINGS INC	9920
N004548	456928200003	DIVIDED Private	Mogollon	10.060299	SANDERS STERLING ISAAC	9920
N004491	456928200002	DIVIDED Private	Mogollon	10.060299	ORTMAN LIZA ROHLFS	9920
N004715	451507300006	Private	1006	10.271499	GEYER PAMELA	9935
N004715	451507300006	Private	1007	10.408499	GEYER PAMELA	9935
N004715	451507300006	Private	1005	10.420499	GEYER PAMELA	9935
N004715	451507300006	Private	1004	10.633	GEYER PAMELA	9935
N004360	456917400014	Private	Mother Cline	10.144499	HOHN FAMILY TRUST SURVIVOR'S TRUST-A	9949
N004360	456917400014	Private	North Star	10.2248	HOHN FAMILY TRUST SURVIVOR'S TRUST-A	9949
N004328	456931400006	Private	Amazon	7.442369	CRANDALL HILARY ELIZABETH	9954
N004386	456714300007	Private	Columbine Lode	9.27322	GENUIT INVESTMENTS LLLP	9973
N004299	451519400012	Private	Mystery	9.178139	ED PROPERTY LLC	9983
N004299	451519400012	Private	Fourth of March	9.62784	ED PROPERTY LLC	9983
N004299	451519400012	Private	Little Catherine	9.71599	ED PROPERTY LLC	9983
N004299	451519400012	Private	St. Joseph	9.71918	ED PROPERTY LLC	9983
N004299	451519400012	Private	Golden	9.724889	ED PROPERTY LLC	9983
N004299	451519400012	Private	Emma J.	9.90398	ED PROPERTY LLC	9983
N004299	451519400012	Private	Trachyte	10.3898	ED PROPERTY LLC	9983
N004299	451519400012	Private	Gold Cup	10.499699	ED PROPERTY LLC	9983
N004916	451519300016	Private	Jonathan	9.471899	HOUGHTON & GEORGIA LLC	9985
N004485	451517300007	Private	Eva Maud	7.60305	REVIUOS SHARON F	9995
N004485	451517300007	Private	Sapinero	8.557299	REVIUOS SHARON F	9995
N004827	477506300006	DIVIDED Private	Virginia	9.4778	LOCKARD BEN	10014
N004519	477506300003	Private	Silver Bell	8.41829	SULLIVAN MICHAEL D	10058
N004304	456908400006	Private	Mountain Queen	7.641049	BAUR ERNEST R JR LT COL	10063
N004304	456908400006	Private	Little Maudie	8.481399	BAUR ERNEST R JR LT COL	10063
N004304	456908400006	DIVIDED Private	Silver Queen	9.945569	BAUR ERNEST R JR LT COL	10063
N004304	456908400006	Private	Belcher	10.330599	BAUR ERNEST R JR LT COL	10063
N004304	456908400006	Private	Black Cave	10.330599	BAUR ERNEST R JR LT COL	10063

N004703	456722200004	Private	Danemora	10.066699	GARFIELD CLYDE	10086
N004885	477701400004	Private	Joker	8.51156	CLARKSON STEVEN G	10092
N004870	477701200005	Private	Mountain Quail	4.245619	CLARKSON STEVEN G	10096
N004733	477711200002	DIVIDED Private	Ada	2.43245	NEVADA OURAY CORP	10103
N004733	477711200002	DIVIDED Private	Ruby Trust	4.281579	NEVADA OURAY CORP	10103
N004733	477711200002	DIVIDED Private	Thunder Cloud	6.950079	NEVADA OURAY CORP	10103
N004733	477711200002	DIVIDED Private	Anna	7.904059	NEVADA OURAY CORP	10103
N004733	477711200002	DIVIDED Private	Enterprise	10.2973	NEVADA OURAY CORP	10103
N004733	477711200002	DIVIDED Private	Silver Queen	10.330599	NEVADA OURAY CORP	10103
N004483	456932200002	Private	Albany	9.72432	REA P H	10113
N004892	456907300004	Private	Ores and Metals	65.199501	CARUFEL ROBERT AND THEA FAMILY REV TRUST	10131
N004437	456908400014	Private	Silver Point	10.330599	KUEHLING BENJY C	10133
N004865	477701400003	Private	Emma	9.243249	CLARKSON STEVEN G	10148
R005952	477701400001	Private	Joker 2	8.682089	CLARKSON STEVEN G	10168
N004459	477506300004	Private	Allen	1.22157	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Cleveland	1.578799	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Silent Friend	4.67807	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Monte Cristo	5.552999	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Jackstaff	5.56847	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Paymaster	6.49544	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Belinda	6.50223	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	City of Baltimore	7.10569	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Buckeye Boy	8.001919	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Iron	8.350319	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Hawkeye Girl	8.465189	BAUMGARTNER FRANK W	10182
N004459	477506300004	Private	Lost Wonder	9.966629	BAUMGARTNER FRANK W	10182
N004293	456909200005	Private	Seventy Six	6.8596	ALLEN BONNIE J	10208
N004747	451532400008	Private	Waverly	7.935679	STOCKING GENE	10253
N004549	451736200005	Private	Southern Belle	10.1835	CHESLEY PAUL A LLC	10289
N004893	477701400005	Private	Massosoit	6.65911	MANFREDI DAVID	10298
N004876	477701400002	DIVIDED Private	White Cloud	9.70565	CLARKSON STEVEN G	10363
N004346	456719100007	Private	Mountain Top	0.17114	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Morning Star Mill Site	3.42177	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Mountain Top	4.62547	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	New Discovery	5.003829	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Terrible No. 3	5.170149	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	New Discovery	7.41234	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Nelson	7.90629	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Winnipeg	7.964819	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Morning Star Lode	8.78732	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Agnes	8.96629	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Annex	9.328599	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Sweepstakes	10.088299	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Mount Sneffels Belle	10.330599	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Maggie D.	10.330599	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Badger	13.7866	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Fox	21.458999	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Bear	21.6173	UNCOMPAHGRE LAND COMPANY LLC	10375
N004346	456719100007	Private	Sunrise	21.7677	UNCOMPAHGRE LAND COMPANY LLC	10375
N004442	451532100003	Private	Merrymack	5.18681	FROST CLINTON	10382
N004442	451532100003	Private	Horse Shoe	7.57597	FROST CLINTON	10382
N004442	451532100003	Private	Woodstock	8.79226	FROST CLINTON	10382
N004442	451532100003	Private	Bangor	10.569199	FROST CLINTON	10382
R006327	477712100005	Private	Gunboat	7.307119	THOMPSON MARK	10388
N004356	456722200007	Private	Cataract	5.231599	GUTTRIDGE ROBERT E	10419
N004356	456722200007	Private	Clorinda	6.38203	GUTTRIDGE ROBERT E	10419
N004474	451529300004	Private	Spruce	3.50916	O REILLY ELLIOTT H	10439
N004474	451529300004	Private	Johanna	4.909339	O REILLY ELLIOTT H	10439
N004474	451529300004	Private	Balsam	5.407479	O REILLY ELLIOTT H	10439
R006469	477712100009	Private	Ottawa	5.8996	STOKES KEITH	10439
N004474	451529300004	Private	Keno	8.93778	O REILLY ELLIOTT H	10439
N004474	451529300004	Private	Arcade	9.31692	O REILLY ELLIOTT H	10439
N004474	451529300004	Private	Valley View	10.173399	O REILLY ELLIOTT H	10439
R006374	477712100007	Private	Jackson	5.509039	MASON HOWARD	10474
N004687	451519100002	Private	Eagle Eye	0.22526	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	King	1.37281	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Hultona No. 2	1.755329	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Samoa No. 3	2.14411	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Wanakah No. 1	3.26813	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Guiding Star	3.643939	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Red Chief	4.801859	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Capitol	5.20578	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Crusaro	5.58709	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Samoa No. 2	5.71081	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	DIVIDED Private	Hultona	5.73607	KEYSTONE PORTFOLIO MANAGEMENT LP	10492

N004687	451519100002	Private	Champion	5.76696	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Rover	5.99909	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Hearthstone	6.17428	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Schneider	6.2146	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Morning Sun	6.39294	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Bold McIntyre	6.77159	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	DIVIDED Private	Thunder Cloud	6.950079	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Rubber Neck	7.27818	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Lipsic	7.30203	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Sancho	7.48422	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Sawdoff	7.51129	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Comet	7.61659	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	DIVIDED Private	Pewamer	8.9375	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	DIVIDED Private	Alta	8.963109	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	War Cloud	9.02995	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Hock	9.497269	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Nullo	9.593879	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Sky Rocket	9.68099	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	DIVIDED Private	Don	9.74824	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Ceutar	9.803839	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Soda	9.95316	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Matador No. 4	10.0957	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Matador No. 1	10.1548	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	New Discovery	10.1707	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Frog	10.2072	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Matador No. 2	10.237199	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Ohio	10.2621	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Keystone	10.267299	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Schneider Announce	10.286399	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Schwartz	10.303199	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Delmonico	10.356399	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Octoroon	10.383799	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Eldorado	10.4433	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Solo	10.461799	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Matador No. 3	10.479599	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Nullo Overt	10.4806	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Solo Best	10.485799	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Skat	10.515	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Samoa No. 1	10.5585	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Abendego	10.5633	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Last Turn	10.665399	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Oklahoma	13.0642	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Vandorn	13.7257	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Alice	16.329	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Climax	20.127099	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
N004687	451519100002	Private	Vandiver	20.1501	KEYSTONE PORTFOLIO MANAGEMENT LP	10492
R006470	477712100010	Private	Kokomo	6.91825	GREENHOUSE OF ALEXANDRIA INC	10501
N004302	477506300012	Private	Wednesday	0.041486	SIAL EXPLORATION	10519
N004302	477506300012	Private	South Star	0.133258	SIAL EXPLORATION	10519
N004302	477506300012	Private	Fourth of July	0.336807	SIAL EXPLORATION	10519
N004302	477506300012	Private	East Star	0.949663	SIAL EXPLORATION	10519
N004302	477506300012	Private	Wedge	1.192899	SIAL EXPLORATION	10519
N004302	477506300012	Private	Ranger	1.6196	SIAL EXPLORATION	10519
N004302	477506300012	Private	Little Maud	2.70368	SIAL EXPLORATION	10519
N004302	477506300012	Private	Half Acre	2.904779	SIAL EXPLORATION	10519
N004302	477506300012	Private	Deserette	2.944829	SIAL EXPLORATION	10519
N004302	477506300012	Private	Puritan	2.958369	SIAL EXPLORATION	10519
N004302	477506300012	Private	Evening Star	3.43159	SIAL EXPLORATION	10519
N004302	477506300012	Private	Salem	3.48475	SIAL EXPLORATION	10519
N004302	477506300012	Private	Hidden Treasure	3.62588	SIAL EXPLORATION	10519
N004302	477506300012	Private	Consolidated Virginian	3.763139	SIAL EXPLORATION	10519
N004302	477506300012	Private	Cross Bar	4.27153	SIAL EXPLORATION	10519
N004302	477506300012	Private	N.S.	4.28943	SIAL EXPLORATION	10519
N004302	477506300012	Private	Black Eagle	4.32207	SIAL EXPLORATION	10519
N004302	477506300012	Private	Georgia	4.39197	SIAL EXPLORATION	10519
N004302	477506300012	Private	W.D.E.	4.512819	SIAL EXPLORATION	10519
N004302	477506300012	Private	North Star	4.85228	SIAL EXPLORATION	10519
N004302	477506300012	Private	Madcap	5.29041	SIAL EXPLORATION	10519
N004302	477506300012	Private	Index	5.32059	SIAL EXPLORATION	10519
N004302	477506300012	Private	JR Dutton	5.39264	SIAL EXPLORATION	10519
N004302	477506300012	Private	Telluride	5.76627	SIAL EXPLORATION	10519
N004302	477506300012	Private	Amazon	5.870399	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 5	6.094759	SIAL EXPLORATION	10519
N004302	477506300012	Private	Hudson	6.10861	SIAL EXPLORATION	10519
N004302	477506300012	Private	Orphan Boy No 2	6.176129	SIAL EXPLORATION	10519

N004302	477506300012	Private	Yellow Jacket	6.35605	SIAL EXPLORATION	10519
N004302	477506300012	Private	Pleasant View	6.56083	SIAL EXPLORATION	10519
N004302	477506300012	Private	Manchester Boy	6.564579	SIAL EXPLORATION	10519
N004302	477506300012	Private	Pole Star	6.60545	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 8	6.61873	SIAL EXPLORATION	10519
N004302	477506300012	Private	Timberline	6.756849	SIAL EXPLORATION	10519
N004302	477506300012	Private	Diana	6.78274	SIAL EXPLORATION	10519
N004302	477506300012	DIVIDED Private	Forest Queen	6.9572	SIAL EXPLORATION	10519
N004302	477506300012	Private	Oregon	7.00504	SIAL EXPLORATION	10519
N004302	477506300012	Private	Como	7.347189	SIAL EXPLORATION	10519
N004302	477506300012	Private	Gould & Curry	7.400229	SIAL EXPLORATION	10519
N004302	477506300012	Private	Wisconsin	7.527609	SIAL EXPLORATION	10519
N004302	477506300012	Private	Robinson	7.681379	SIAL EXPLORATION	10519
N004302	477506300012	Private	Ouray Girl	7.86915	SIAL EXPLORATION	10519
N004302	477506300012	Private	Confidence	7.972899	SIAL EXPLORATION	10519
N004302	477506300012	Private	Green Timber	7.97484	SIAL EXPLORATION	10519
N004302	477506300012	Private	New Haven	8.0345	SIAL EXPLORATION	10519
N004302	477506300012	Private	Pirate	8.15042	SIAL EXPLORATION	10519
N004302	477506300012	Private	Mississippi	8.314769	SIAL EXPLORATION	10519
N004302	477506300012	Private	Dunboy	8.34531	SIAL EXPLORATION	10519
N004302	477506300012	Private	Old Kentucky	8.55918	SIAL EXPLORATION	10519
N004302	477506300012	Private	Union Trust	8.66079	SIAL EXPLORATION	10519
N004302	477506300012	Private	Figure Seven	8.740119	SIAL EXPLORATION	10519
N004302	477506300012	Private	Smuggler	8.779789	SIAL EXPLORATION	10519
N004302	477506300012	Private	Maine	8.839229	SIAL EXPLORATION	10519
N004302	477506300012	Private	New York	9.027489	SIAL EXPLORATION	10519
N004302	477506300012	Private	Maryland	9.05716	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 7	9.215129	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 2	9.260499	SIAL EXPLORATION	10519
N004302	477506300012	Private	Cross Bar 2	9.328639	SIAL EXPLORATION	10519
N004302	477506300012	Private	Missouri	9.43334	SIAL EXPLORATION	10519
N004302	477506300012	Private	Pennsylvania	9.50806	SIAL EXPLORATION	10519
N004302	477506300012	Private	Veta	9.63751	SIAL EXPLORATION	10519
N004302	477506300012	Private	Sumner	9.670109	SIAL EXPLORATION	10519
N004302	477506300012	Private	Highland Chief	9.760789	SIAL EXPLORATION	10519
N004302	477506300012	Private	Redner	9.77667	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 6	9.793849	SIAL EXPLORATION	10519
N004302	477506300012	DIVIDED Private	Last Chance	9.8036	SIAL EXPLORATION	10519
N004302	477506300012	DIVIDED Private	Iron Chest	9.80364	SIAL EXPLORATION	10519
N004302	477506300012	Private	Bonnie Bell	9.863169	SIAL EXPLORATION	10519
N004302	477506300012	Private	Excelsior	9.92257	SIAL EXPLORATION	10519
N004302	477506300012	Private	Rose Bud	9.94806	SIAL EXPLORATION	10519
N004302	477506300012	Private	Puss Graham	9.98635	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 4	9.99211	SIAL EXPLORATION	10519
N004302	477506300012	Private	Camp Robber 3	10.2361	SIAL EXPLORATION	10519
N004302	477506300012	Private	Denver	10.240099	SIAL EXPLORATION	10519
N004302	477506300012	DIVIDED Private	Enterprise	10.2973	SIAL EXPLORATION	10519
N004302	477506300012	Private	Florida	10.312299	SIAL EXPLORATION	10519
N004302	477506300012	Private	Lookout	10.312299	SIAL EXPLORATION	10519
N004302	477506300012	Private	Genneta	10.312299	SIAL EXPLORATION	10519
N004302	477506300012	Private	Genesee	10.321	SIAL EXPLORATION	10519
N004302	477506300012	Private	Guston	10.323499	SIAL EXPLORATION	10519
N004351	456722400013	Private	Monster No. 4	7.697159	GILES MONTE R	10520
N004351	456722400013	DIVIDED Private	Agnew	11.865799	GILES MONTE R	10520
N004351	456722400013	Private	Monster No. 1	19.5303	GILES MONTE R	10520
N004446	456722200008	Private	Caledonia	10.3304	CORBIN BONNIE M	10523
N004325	477506300010	Private	Pittsburg	9.20413	DELMONT MARC S	10526
R006350	477506300014	Private	American Girl	9.793709	SAINIO KIMBERLY	10562
N004463	456727300013	Private	Edward B.	7.522359	OURAY SILVER MINES INC.	10568
N004463	456727300013	Private	U.S. Depository	8.430669	OURAY SILVER MINES INC.	10568
N004463	456727300013	DIVIDED Private	Saracen	10.3303	OURAY SILVER MINES INC.	10568
N004463	456727300013	Private	Millionaire	10.3303	OURAY SILVER MINES INC.	10568
N004463	456727300013	Private	Evelyn	13.116299	OURAY SILVER MINES INC.	10568
N004463	456727300013	Private	John R.	14.7186	OURAY SILVER MINES INC.	10568
N004463	456727300013	Private	Vincent	14.733599	OURAY SILVER MINES INC.	10568
N004738	456716300004	Private	Ymir	1.52425	OURAY SILVER MINES INC.	10570
N004738	456716300004	Private	Eclipse Mill Site	2.279659	OURAY SILVER MINES INC.	10570
N004738	456716300004	Private	Col. Porter	4.34524	OURAY SILVER MINES INC.	10570
N004738	456716300004	Private	Seven Thirty	6.540719	OURAY SILVER MINES INC.	10570
N004738	456716300004	Private	Summit	6.9063	OURAY SILVER MINES INC.	10570
N004738	456716300004	Private	Ottawa	7.53206	OURAY SILVER MINES INC.	10570
N004738	456716300004	Private	Moltke	10.3893	OURAY SILVER MINES INC.	10570
N004723	456920100003	Private	Fonda	3.07098	KARSH ROBERTA H	10575
N004479	451519200003	Private	Noble Roman	7.6476	FELLIN JOSEPH KEITH	10575
N004723	456920100003	Private	Snow Bird	8.711549	KARSH ROBERTA H	10575

N004479	45151920003	Private	Romeo	8.904399	FELLIN JOSEPH KEITH	10575
R006328	45693230006	Private	Flagstaff	9.356289	ROTH CHRISTINE A	10575
R006328	45693230006	Private	Lone Star	9.784489	ROTH CHRISTINE A	10575
N004723	45692010003	Private	Great Republic	10.315799	KARSH ROBERTA H	10575
N004479	45151920003	Private	Look Out	10.379599	FELLIN JOSEPH KEITH	10575
N004479	45151920003	Private	Juliet	10.517999	FELLIN JOSEPH KEITH	10575
N004531	45692940004	Requires Action	North Pole	10.3029	R & JOAN A WEBBER JOINT TRUST AGREEMENT	10576
N004867	47771220006	Private	Yankee Girl	10.3125	BOWGY CORP	10601
R006471	477712100011	Private	Cora Belle	5.78268	GREENHOUSE OF ALEXANDRIA INC	10602
N004523	47771220004	DIVIDED Private	Collen Bawn	2.35045	FICK JOHN F	10603
N004728	47771220005	DIVIDED Private	Collen Bawn	2.35045	TCI LLC	10603
N004523	47771220004	DIVIDED Private	Laura Dunmore	8.947219	FICK JOHN F	10603
N004728	47771220005	DIVIDED Private	Laura Dunmore	8.947219	TCI LLC	10603
N004854	47771210004	Private	Wilde	6.32834	BOWGY CORP	10642
N004854	47771210004	Private	Orphan Boy	6.332409	BOWGY CORP	10642
N004898	456921100001	Private	Michael Breen	10.330599	STANDARD METALS CORP	10652
N004689	456722400011	DIVIDED Private	Sebraska	7.301439	JONES BARTHELMEH ROSELISE BETH	10715
N004707	456722400012	DIVIDED Private	Sebraska	7.301439	HARTMANN DOROTHY	10715
N004689	456722400011	DIVIDED Private	Silver Horn	10.3303	JONES BARTHELMEH ROSELISE BETH	10715
N004707	456722400012	DIVIDED Private	Silver Horn	10.3303	HARTMANN DOROTHY	10715
N004736	456909300013	Private	H.W. Robson	5.182809	PINNEY RICHARD	10722
N004736	456909300013	Private	H.W. Robson	8.07625	PINNEY RICHARD	10722
N004736	456909300013	Private	Emma J. Gaddis	8.259539	PINNEY RICHARD	10722
N004820	477701200004	Private	Nashville ??	3.933769	CLARK JACK E JR	10731
N004820	477701200004	Private	Louisville ??	6.800389	CLARK JACK E JR	10731
N004820	477701200004	Private	Jacksonville ??	8.670439	CLARK JACK E JR	10731
N004871	477713400002	Private	Red Mountain	5.789929	BAUMGARTNER FRANK	10736
N004502	456910400006	Private	Mountain Lion	8.48738	CRANDALL SHARON EILEEN	10752
N004502	456910400006	Private	Belle of Ouray	10.330599	CRANDALL SHARON EILEEN	10752
R006422	477712100008	Private	Monitor	2.074179	BLAYLOCK VICKI S	10753
R006422	477712100008	Private	Morning Star	2.771019	BLAYLOCK VICKI S	10753
N004462	477505100001	Private	Arcade	3.268949	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Triangle	5.24973	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Atlantic	5.66302	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Molly Belle	6.761099	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Topeka	6.84704	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Molly McCarty	7.754409	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Con Cave	8.31256	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Red Mountain Park	9.73056	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Illinois	9.78581	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Indiana	10.340399	MCCLELLAN JOSEPH L	10769
N004462	477505100001	Private	Kentucky Giant	10.3849	MCCLELLAN JOSEPH L	10769
N004724	456922300003	Private	Texas	10.330599	KIER JUSTIN R	10778
N004513	456726200002	Private	Pink Rose	10.3304	SQUIRRELL JAMES F	10795
N004300	477507100002	Private	Nella M	9.962559	BROSER DHANA	10797
N004794	477507100003	Private	Oceola	7.95126	SCOGGINS DON JOE	10805
N004794	477507100003	Private	Veto	8.29895	SCOGGINS DON JOE	10805
N004525	477712100002	DIVIDED Private	Scotch Girl	8.035679	NORLANDER JOAN A	10807
N004354	456916100004	Private	Grand Era	10.112299	TORRES TELESFORO	10823
N004726	456722200009	Private	Excelsior	4.142149	LARSON ROBERT A	10832
N004726	456722200009	Private	Electra Mill Site	5.05139	LARSON ROBERT A	10832
N004726	456722200009	Private	Little Nora	5.130499	LARSON ROBERT A	10832
N004726	456722200009	Private	Iowa	7.1788	LARSON ROBERT A	10832
N004726	456722200009	Private	Fredonia	8.59008	LARSON ROBERT A	10832
N004726	456722200009	Private	Electra	9.779399	LARSON ROBERT A	10832
N004726	456722200009	Private	Smelter Trust	9.989029	LARSON ROBERT A	10832
N004726	456722200009	Private	Highland Chief	10.0333	LARSON ROBERT A	10832
R006364	477712100006	Private	Little Annie	9.932999	RIDDELL LARRY	10836
N004704	477713200006	DIVIDED Private	Auxiliary	2.288259	MORRIS THOMAS P	10894
N004831	477713200009	DIVIDED Private	Auxiliary	2.288259	MORRIS ERIC C	10894
N004923	477712300010	Private	Rogers	8.830769	IDARADO MINING CO	10897
N004488	477712100001	DIVIDED Private	Schultz Wonder	0.607702	HEDLEY VICTOR H	10930
N004488	477712100001	Private	Rouville	10.3191	HEDLEY VICTOR H	10930
N004311	456909300014	Private	Silver Wave	3.762239	BUNDY MELVIN R	10934
N004311	456909300014	Private	Frances L. Harm	6.70787	BUNDY MELVIN R	10934
N004883	477713200005	Private	Barilla	4.023749	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Dixie	4.450419	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Charter Oak	4.64237	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	DIVIDED Private	Andulusia	5.49685	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	DIVIDED Private	Copper King	5.766369	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Astor	6.187129	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Rough and Ready	7.33332	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Crown Jewel	7.962409	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Elta	8.262909	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Caledonia	8.287819	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971

N004883	477713200005	Private	Dakota	8.35394	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	DIVIDED Private	St Lawrence	9.00609	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Treasure Trove	9.707559	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Alabama	10.2325	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Alexandra	10.306599	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	Champion	10.342	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004883	477713200005	Private	American boy	10.346099	OSIRIS GOLD INC & SIAL EXPLORATION INC	10971
N004507	477701200003	Private	Golden Star	6.932169	CLARK JACK E SR	10984
N004305	456931200002	Private	Ramona	10.319299	BAUR ERNEST W	10997
N004915	477713200014	DIVIDED Private	Andulusia	5.49685	IDARADO MINING CO	11013
N004915	477713200014	Private	National Belle	7.98296	IDARADO MINING CO	11013
N004508	456914200007	Private	Contention	10.330599	SHIELDS REBECCA E	11020
N004690	477714100002	DIVIDED Private	Lake	10.3125	BAUMGARTNER F W	11027
N004469	456717400015	Private	Estella	0.531982	42 MINING COMPANY LTD	11029
N004469	456717400015	Private	Clarence	3.39594	42 MINING COMPANY LTD	11029
N004469	456717400015	Private	Verda Lode	4.33222	42 MINING COMPANY LTD	11029
N004469	456717400015	Private	Verda Mill Site	4.5791	42 MINING COMPANY LTD	11029
N004469	456717400015	DIVIDED Private	Circassian	9.63669	42 MINING COMPANY LTD	11029
R005171	456717300020	DIVIDED Private	Circassian	9.63669	42 MINING COMPANY LTD	11029
N004469	456717400015	Private	Smuglar	9.686479	42 MINING COMPANY LTD	11029
N004795	477506300013	Private	WM Penn	10.3149	KIRKER NATHAN E	11067
N004518	477714100001	Private	Hero	6.594079	STERLING CHRISTINA G	11097
R001200	456726200008	Private	Hoosier Girl	9.992859	SANFORD LEON DOUGLAS	11119
N004467	456736300002	Private	Little Sam	3.542609	BARKER LANCE	11148
N004467	456736300002	Private	Polonia	9.01856	BARKER LANCE	11148
N004467	456736300002	Private	Neely	9.2326	BARKER LANCE	11148
N004467	456736300002	Private	Mars	9.755499	BARKER LANCE	11148
N004467	456736300002	Private	Uranus	10.2264	BARKER LANCE	11148
N004493	477507100013	Private	Midnight	6.9601	PHILLIPS JENNY LEE	11162
N004493	477507100013	Private	Carbonate Queen	8.05407	PHILLIPS JENNY LEE	11162
N004493	477507100013	Private	Carbonate King	10.3196	PHILLIPS JENNY LEE	11162
N004836	477507100021	Private	India	8.520319	DOOSE PEER ELIJAH	11166
N004836	477507100021	Private	Senator Beck	9.126999	DOOSE PEER ELIJAH	11166
N004310	456715300003	Private	Bimetallist	3.16808	PEARSON MARK D	11175
N004310	456715300003	Private	Hawkeye	9.40295	PEARSON MARK D	11175
N004804	477507100004	Private	Spruce	7.90642	MATLOCK JAMES A	11200
N004882	477713300005	Private	Longfellow	2.368499	OSIRIS GOLD INC & SIAL EXPLORATION INC	11231
N004882	477713300005	Private	Geneva	9.597359	OSIRIS GOLD INC & SIAL EXPLORATION INC	11231
N004504	456717400020	Private	Flagstaff	9.30305	GOODE SUZANNE L	11241
N004533	456721200006	Private	Eliza Pinkstone	2.56414	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Mark Twain	4.689939	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Wheel of Fortune Mill Site	5.019229	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Two Step	5.335979	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Mark Twain	6.886899	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Grand Trunk	7.685359	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Black Hawk	7.99721	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Silver Queen	8.17531	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Clara Belle	8.281999	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Little Chief	8.50269	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Revenue	8.892539	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Wheel of Fortune Lode	9.816579	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Victor	9.850769	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Sarah Bernhardt	9.92533	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Monetizer	10.3387	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Mikado	10.378499	OURAY SILVER MINES INC.	11254
N004533	456721200006	Private	Anglo Saxon	10.4159	OURAY SILVER MINES INC.	11254
N004295	456717400005	DIVIDED Private	Ada	2.43245	ROBINSON FRED	11256
N004295	456717400005	DIVIDED Private	Ruby Trust	4.281579	ROBINSON FRED	11256
N004295	456717400005	DIVIDED Private	Anna	7.904059	ROBINSON FRED	11256
N004878	456922200001	Private	Poland	6.08792	SMITH KEITH A	11263
N004878	456922200001	Private	O.I.C.	7.37017	SMITH KEITH A	11263
N004433	477713200001	Private	Flagstaff	5.2326	OSIRIS GOLD INC & SIAL EXPLORATION INC	11278
N004433	477713200001	DIVIDED Private	Gold King	5.553599	OSIRIS GOLD INC & SIAL EXPLORATION INC	11278
N004433	477713200001	DIVIDED Private	Copper King	5.766369	OSIRIS GOLD INC & SIAL EXPLORATION INC	11278
N004428	456717400004	DIVIDED Private	Ada	2.43245	BURNS PAUL E JR	11296
N004324	456717400006	DIVIDED Private	Ada	2.43245	ROSS TEDRON DUFFORD	11296
N004323	456717400014	DIVIDED Private	Ada	2.43245	COPELAND PROPERTIES LLC	11296
N004428	456717400004	DIVIDED Private	Ruby Trust	4.281579	BURNS PAUL E JR	11296
N004324	456717400006	DIVIDED Private	Ruby Trust	4.281579	ROSS TEDRON DUFFORD	11296
N004323	456717400014	DIVIDED Private	Ruby Trust	4.281579	COPELAND PROPERTIES LLC	11296
N004428	456717400004	DIVIDED Private	Anna	7.904059	BURNS PAUL E JR	11296
N004324	456717400006	DIVIDED Private	Anna	7.904059	ROSS TEDRON DUFFORD	11296
N004323	456717400014	DIVIDED Private	Anna	7.904059	COPELAND PROPERTIES LLC	11296
N004691	456716300002	Private	Torpedo No. 2	2.458539	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Lancet	4.36628	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334

N004691	456716300002	Private	Eclipse No. 2	5.26196	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Eclipse Lode	6.568779	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	St. Lawrence	7.3421	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Wilson	7.583199	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Western	8.52694	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Taft	9.10101	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Ontario	9.604459	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004691	456716300002	Private	Vulcan	10.1063	IVING TRUST OF LANI O BLISSARD DATED 7/5/9	11334
N004740	456726200003	Private	Richmond	10.336099	SANFORD LEON DOUGLAS	11357
N004740	456726200003	Private	Moslem	10.437899	SANFORD LEON DOUGLAS	11357
N004740	456726200003	Private	Japan	10.6357	SANFORD LEON DOUGLAS	11357
N004481	477713300010	DIVIDED Private	St Lawrence	9.00609	POTTER BARBARA MRS	11411
N004481	477713300010	Private	Golden Queen	10.252499	POTTER BARBARA MRS	11411
N004877	477713300011	Private	Admiral	6.070759	OSIRIS GOLD INC & SIAL EXPLORATION INC	11422
N004877	477713300011	Private	Acorn	10.315099	OSIRIS GOLD INC & SIAL EXPLORATION INC	11422
N004918	477713300017	Private	Whittier	6.82487	MADDALINE MINING LLC	11436
N004741	456717200012	DIVIDED Private	Tom Patterson	7.84638	SANCHEZ LAWRENCE E	11447
N004303	456717200008	DIVIDED Private	Tom Patterson	7.84638	VAUGHT GEORGE G JR	11447
N004303	456717200008	DIVIDED Private	Robert Emmett	7.94637	VAUGHT GEORGE G JR	11447
N004303	456717200008	DIVIDED Private	Altoona	8.05045	VAUGHT GEORGE G JR	11447
N004741	456717200012	DIVIDED Private	Altoona	8.05045	SANCHEZ LAWRENCE E	11447
N004303	456717200008	DIVIDED Private	Snow Flake	8.39704	VAUGHT GEORGE G JR	11447
N004303	456717200008	Private	Chicago	8.67395	VAUGHT GEORGE G JR	11447
N004303	456717200008	DIVIDED Private	Young American	10.0212	VAUGHT GEORGE G JR	11447
N004316	477508100001	Private	South Dakota	10.584099	CASTLE FRED H	11453
N004353	456928200004	Private	Yorktown	10.1358	GORDEN FAMILY IRREVOCABLE TRUST	11481
N004868	477712200007	Private	Brownell Mill	1.012899	BAUMGARTNER F W JR	11485
N004830	477713400005	DIVIDED Private	Schultz Wonder	0.607702	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Last Boy	0.622125	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Puzzle	1.03637	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Mountain Chief	4.23257	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	DIVIDED Private	Gold King	5.553599	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Red Chief	6.41301	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	DIVIDED Private	Scotch Girl	8.035679	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Mountain Dale	9.124279	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Shakespeare	9.135689	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	DIVIDED Private	Last Chance	9.8036	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	English Girl	9.85933	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004830	477713400005	Private	Elhora	10.3125	OSIRIS GOLD INC & SIAL EXPLORATION INC	11490
N004524	456720200004	Private	Green Mountain	7.23704	ORVIS CRISTY L	11534
N004837	477507100023	Private	Potomac	5.64198	BREWER KOLTEN	11542
N004837	477507100023	Private	Star	7.29225	BREWER KOLTEN	11542
N004837	477507100023	Private	Honey Comb	10.256999	BREWER KOLTEN	11542
N004921	477713300018	Private	Paradox	4.709499	PARADOX MINING LLC	11573
N004921	477713300018	Private	Camp Robber	5.93027	PARADOX MINING LLC	11573
N004921	477713300018	Private	Plata	10.005599	PARADOX MINING LLC	11573
N004461	456715100001	DIVIDED Private	Crescent	10.1301	MCCARRIER CLARENCE	11573
N004517	456715100002	DIVIDED Private	Crescent	10.1301	STANKEVICH VIRGINIA	11573
N004461	456715100001	DIVIDED Private	Star	10.2564	MCCARRIER CLARENCE	11573
N004517	456715100002	DIVIDED Private	Star	10.2564	STANKEVICH VIRGINIA	11573
N004451	456717200026	Private	Black Diamond	7.085599	SCB DEVELOPMENT CO	11576
N004490	456916100001	Private	Grand Junction mill site	5.153989	GENOVA RICHARD M	11597
N004751	456717200013	DIVIDED Private	Altoona	8.05045	PECKHAM PETER H	11657
N004336	456725300003	Private	Aeronaut	7.28657	COX JEAN F	11683
N004336	456725300003	Private	Cocanut	9.637379	COX JEAN F	11683
N004336	456725300003	Private	Babcock No. 2	10.1245	COX JEAN F	11683
N004336	456725300003	Private	Cedar Rapids	10.200699	COX JEAN F	11683
N004336	456725300003	Private	Waukeshau No. 1	10.3304	COX JEAN F	11683
N004336	456725300003	Private	Waukeshau No. 2	10.3337	COX JEAN F	11683
N004336	456725300003	Private	Gwendoline	10.336099	COX JEAN F	11683
N004336	456725300003	Private	Papoose	10.336099	COX JEAN F	11683
N004294	477507200010	DIVIDED Private	Iron Chest	9.80364	ANDERSON DEAN L	11708
N004294	477507200010	DIVIDED Private	Lake	10.3125	ANDERSON DEAN L	11708
N004495	456720100001	Private	Mogul	7.816299	SANCHEZ LAWRENCE E	11711
N004495	456720100001	Private	Webster	10.3303	SANCHEZ LAWRENCE E	11711
N004874	477713300012	Private	Killarney	0.89675	YEOWELL HEATHER G	11715
N004896	456717200027	Private	Madison	3.29607	ORVIS CRISTY L	11728
N004896	456717200027	DIVIDED Private	Little Annie	3.893709	ORVIS CRISTY L	11728
N004896	456717200027	Private	B.F. Requa	10.2107	ORVIS CRISTY L	11728
N004699	456916100002	Private	Crystal mill site	5.02987	DI TORRICE MICHAEL	11736
N004540	456717300019	Private	Charles Phillips	7.88874	WILSON MARSHALL E	11739
N004540	456717300019	Private	Blue Bird	8.068409	WILSON MARSHALL E	11739
N004540	456717300019	Private	Governor	10.330599	WILSON MARSHALL E	11739
N004924	477713300019	Private	Mezzo	0.328382	RED MOUNTAIN BACKCOUNTRY LODGE LLC	11753
N004924	477713300019	Private	Brooklin	8.559989	RED MOUNTAIN BACKCOUNTRY LODGE LLC	11753

N004424	456720100002	Private	Gipsy Girl	9.06212	A MURTHY REVOCABLE LIVING TRUST DATED 1	11756
N004701	477508300003	Private	Auburn	9.508769	EXCALIBUR INDUSTRIES	11758
N004917	477713300016	Private	Captain	1.055989	CAPTAIN MINING LLC	11759
N004829	477507000009	Private	Silverton	6.637239	OSIRIS GOLD INC & SIAL EXPLORATION INC	11783
N004829	477507000009	Private	Treasurer	7.34951	OSIRIS GOLD INC & SIAL EXPLORATION INC	11783
N004829	477507000009	Private	Grand Prize	8.008359	OSIRIS GOLD INC & SIAL EXPLORATION INC	11783
N004829	477507000009	Private	Victorious	9.115929	OSIRIS GOLD INC & SIAL EXPLORATION INC	11783
N004829	477507000009	Private	American Eagle	10.3653	OSIRIS GOLD INC & SIAL EXPLORATION INC	11783
R006562	477713300013	Private	Carbon Lake	1.679579	CARBON LAKE MINING LLC	11804
N004355	456718100006	DIVIDED Private	Snow Flake	8.39704	GUTTRIDGE ROBERT E	11814
N004708	456932300004	Private	Contact	5.581639	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	Private	Jay Eye See	8.00533	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	DIVIDED Private	Mono	9.660019	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	Private	Carbonate	10.0542	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	Private	Sunny Side	10.112199	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	Private	Ajax	10.260499	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	Private	Stanley	10.381699	HINCKLEY MRS FREEMAN	11822
N004708	456932300004	Private	Kremlin	10.431599	HINCKLEY MRS FREEMAN	11822
N004352	456909400017	Private	Grand Junction	6.99198	KAUTZ MAURICE	11823
N004352	456909400017	Private	Red Rock	9.311829	KAUTZ MAURICE	11823
N004352	456909400017	Private	Crystal	10.0521	KAUTZ MAURICE	11823
N004352	456909400017	Private	Champion	10.124199	KAUTZ MAURICE	11823
N004352	456909400017	Private	Friend	10.330599	KAUTZ MAURICE	11823
N004744	477508400007	Private	Nevada	1.06235	SILVER TIP GOLD CROWN MINING & MILLING CO	11856
N004744	477508400007	Private	Montana	1.80348	SILVER TIP GOLD CROWN MINING & MILLING CO	11856
N004744	477508400007	Private	Pittsburg	7.379089	SILVER TIP GOLD CROWN MINING & MILLING CO	11856
N004744	477508400007	Private	Unlce Sam	7.52079	SILVER TIP GOLD CROWN MINING & MILLING CO	11856
N004744	477508400007	Private	Ramona	7.55985	SILVER TIP GOLD CROWN MINING & MILLING CO	11856
N004744	477508400007	Private	Pennsylvania	8.022729	SILVER TIP GOLD CROWN MINING & MILLING CO	11856
N004468	456908400009	Private	Governor Tilden	9.69746	T H NELSON REVOCABLE TRUST U/T/A/D 8/11/	11862
N004468	456908400009	Private	Louisiana	10.2684	T H NELSON REVOCABLE TRUST U/T/A/D 8/11/	11862
N004468	456908400009	Private	Nevada	10.330599	T H NELSON REVOCABLE TRUST U/T/A/D 8/11/	11862
N004700	456923200001	Private	Wewissa	10.330599	AKIN MARY SUE	11870
N004901	456722300001	DIVIDED Private	Chief Deposit	10.469799	OURAY SILVER MINES INC.	11875
N004542	451734000027	Private	Rosie Lee	10.3169	WOLF LAND COMPANY L P	11896
N004542	451734000027	Private	Olathe	10.3169	WOLF LAND COMPANY L P	11896
N004439	456717100013	Private	Pilot mill site	4.71541	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Little Rose	4.890349	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Calumet	5.64964	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Angelique	6.269929	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Idlewilde	6.502659	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Empire State	6.93934	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Amelia	7.223149	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Little Rock	8.33215	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Little Ida	8.445489	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Nevada	8.5592	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Buckeye Boy	10.0375	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Bessie Bascom	10.3304	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Grand Flag	10.3304	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Minnie B.	10.366299	42 MINING COMPANY LTD	11914
N004439	456717100013	Private	Victoria	10.871299	42 MINING COMPANY LTD	11914
N004344	456917100003	DIVIDED Private	Imogene	10.570099	BATES CREIGHTON J	11918
N004722	456712400003	Private	Mendota #1	6.07278	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Babcock	6.43555	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Miriam M	6.63519	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Thistledown	7.619229	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Sam T.	8.223859	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Bertha M.	8.582739	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Geneva C.	9.08275	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Ouray View	9.153079	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Nellie B	9.72762	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Chapman	9.888239	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Iowa	10.0556	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Thistledown No. 2	10.0661	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Bragdon	10.229399	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	W.M. Law	10.2945	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Crestone	10.3042	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Cutler	10.3212	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Thistledown No. 3	10.3477	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Big Missouri	10.351599	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Waterloo	10.356399	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Thistledown No. 5	10.395999	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Mendota	10.473999	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Thistledown No. 4	10.6302	ROCKBITER CORPORATION	11921
N004722	456712400003	Private	Woodcock	10.673199	ROCKBITER CORPORATION	11921

N004447	456717300018	Private	Los Angeles	9.88296	BRENT ALAN MAI	11958
N004530	456718100002	DIVIDED Private	Young American	10.0212	WANLESS KIRK MCALISTER	12012
N004840	477713200013	Private	Selma 2	0.311987	OSIRIS GOLD INC & SIAL EXPLORATION INC	12025
N004840	477713200013	Private	Selma 1	5.21214	OSIRIS GOLD INC & SIAL EXPLORATION INC	12025
N004453	477517200001	DIVIDED Private	Tin Cup	0.106386	MEEK JOHN EZRA	12092
N004503	477517200002	DIVIDED Private	Tin Cup	0.106386	RUPE JAMES	12092
N004347	456720200012	DIVIDED Private	Zig Zag mill site	4.979949	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	Private	Fargo	5.405469	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	Private	Nuada	5.847599	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Rene	5.869299	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Hendricks	6.140339	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Hendricks	6.140339	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Thomas J. Regan	6.478199	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Clipper No. 2	6.85058	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Blythe	7.74488	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Mountain Queen	9.1519	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Terrible No. 2	9.280739	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Shamrock	10.052399	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Tonado	10.134499	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Tonado	10.134499	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Silver Dollar	10.1496	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Zig Zag	10.330599	UNCOMPAGHRE LAND COMPANY LLC	12179
N004347	456720200012	DIVIDED Private	Gray Eagle	10.4252	UNCOMPAGHRE LAND COMPANY LLC	12179
N004500	477713400008	Private	Vendome	2.98581	MORRIS ERIK CONRAD	12185
N004845	456933300003	Private	Ozark	9.986869	FICK JOHN F	12214
N004904	456720200015	DIVIDED Private	Little Annie	3.893709	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Zig Zag mill site	4.979949	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Old Trail	5.155039	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Old Trail	5.155039	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Rene	5.869299	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Thomas J. Regan	6.478199	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Clipper No. 2	6.85058	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Blythe	7.74488	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Mountain Queen	9.1519	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Terrible No. 2	9.280739	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Shamrock	10.052399	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Tonado	10.134499	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Silver Dollar	10.1496	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Monongahela	10.228099	OURAY SILVER MINES INC.	12243
N004482	456720300008	DIVIDED Private	Monongahela	10.228099	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Zig Zag	10.330599	OURAY SILVER MINES INC.	12243
N004904	456720200015	DIVIDED Private	Gray Eagle	10.4252	OURAY SILVER MINES INC.	12243
N004464	456728100012	DIVIDED Private	Ptarmigan	1.46463	OURAY SILVER MINES INC.	12251
N004552	456727300016	DIVIDED Private	Ptarmigan	1.46463	MCLEAN EDWARD ESTATE OF	12251
N004464	456728100012	DIVIDED Private	Hidden Treasure Mill Site	2.473309	OURAY SILVER MINES INC.	12251
N004552	456727300016	DIVIDED Private	Hidden Treasure Mill Site	2.473309	MCLEAN EDWARD ESTATE OF	12251
N004464	456728100012	DIVIDED Private	Good Luck Extension	4.11353	OURAY SILVER MINES INC.	12251
N004464	456728100012	DIVIDED Private	Pocahontas	10.121199	OURAY SILVER MINES INC.	12251
N004552	456727300016	DIVIDED Private	Pocahontas	10.121199	MCLEAN EDWARD ESTATE OF	12251
N004464	456728100012	DIVIDED Private	Hidden Treasure Lode	10.2086	OURAY SILVER MINES INC.	12251
N004552	456727300016	DIVIDED Private	Hidden Treasure Lode	10.2086	MCLEAN EDWARD ESTATE OF	12251
N004464	456728100012	DIVIDED Private	Good Luck	10.209899	OURAY SILVER MINES INC.	12251
N004464	456728100012	DIVIDED Private	Ground Hog	10.3303	OURAY SILVER MINES INC.	12251
N004552	456727300016	DIVIDED Private	Ground Hog	10.3303	MCLEAN EDWARD ESTATE OF	12251
N004431	477508300005	DIVIDED Private	Tin Cup	0.106386	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Primrose	1.33017	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Maggie	3.213279	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Newport	4.67848	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Excelsior	5.01347	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Judson	5.492509	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Mona's Queen	5.718969	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Little Mona	7.76166	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Eastern Belle Quartz	7.8392	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004431	477508300005	Private	Sailor Boy	10.336799	ENFIELD ENVIRONMENTAL MULTISTATE TRUST	12267
N004535	456718100003	Private	Chicago	8.67395	BECCA J SPARKS REVOCABLE LIVING TRUST DAT	12293
N004350	456718100005	DIVIDED Private	Ocean Wave	4.98297	FICK JOHN F	12295
N004312	456707300008	DIVIDED Private	Ocean Wave	4.98297	BURKHARDT WALTER H	12319
N004312	456707300008	DIVIDED Private	Robert Emmett	7.94637	BURKHARDT WALTER H	12319
N004312	456707300008	Private	Chicago	8.67395	BURKHARDT WALTER H	12319
N004312	456707300008	Private	Copper Bottom	9.98775	BURKHARDT WALTER H	12319
N004312	456707300008	Private	Angelina	10.330599	BURKHARDT WALTER H	12319
N004312	456707300008	Private	Dick Bland	20.527999	BURKHARDT WALTER H	12319
N004306	456719400011	Private	Union Latine	5.951809	BERKSTRESSER EVA	12362
N004897	477713100001	Private	CB	8.175219	BAUMGARTNER FRANK W	12362
N004342	456933300002	Private	Belle of the West	10.2683	FICK JOHN F	12367

N004342	456933300002	Private	Gertie	11.868599	FICK JOHN F	12367
N004452	456928300006	Requires Action	Moose	4.044499	MECHLER MABEL LOUISE	12505
N004844	456735100001	Private	Sunflower	10.076199	CLARK JACK E SR	12532
N004848	456736300001	DIVIDED Private	Good Luck Extension	4.11353	BARKER LANCE	12542
N004848	456736300001	Private	McKinley	7.263	BARKER LANCE	12542
N004848	456736300001	Private	Talisman	7.80418	BARKER LANCE	12542
N004848	456736300001	Private	Dreyfus	8.6363	BARKER LANCE	12542
N004848	456736300001	Private	Pelican	8.908929	BARKER LANCE	12542
N004848	456736300001	DIVIDED Private	Good Luck	10.209899	BARKER LANCE	12542
N004848	456736300001	Private	Cuba	10.312299	BARKER LANCE	12542
N004706	456728200004	Private	Cliff	10.239299	GREER HAZEL C	12573
N004486	456924400019	Private	Arctic	2.347729	ROBBINS JOE P	12574
N004486	456924400019	Private	Brookfield	5.260839	ROBBINS JOE P	12574
N004731	456735400003	Private	Tecumseh	10.033699	TECUMSEH LODGE PARTNERSHIP LLP	12591
N004529	477703100007	DIVIDED Private	Ruby King	10.1715	WALSH HARRY H	12596
N004748	456924400021	Private	Carbonate	20.059999	TAYLOR KENT	12730
N004734	456719100005	Private	Tiptop	7.68333	MANN INDIVIDUAL REVOCABLE LIVING TRUST O	12732
N004307	456734300002	DIVIDED Private	Lilliloo	9.55455	BLUM S S ESTATE	12733
N004692	456735300002	DIVIDED Private	Lilliloo	9.55455	BRADSHAW ROBERT W	12733
N004850	456735300006	DIVIDED Private	Lilliloo	9.55455	SAUNDERS LEZAH J	12733
N004697	456719100004	Private	Fourth of July	0.938567	CRESTO JOHN R ESTATE	12760
N004516	456720300014	DIVIDED Private	Valkyrie	7.691559	STANISLAWSKI TRUST DATED 4/1/15	12764
N004905	456720300015	DIVIDED Private	Valkyrie	7.691559	OURAY SILVER MINES INC.	12764
N004516	456720300014	DIVIDED Private	Valkyrie	7.691559	STANISLAWSKI TRUST DATED 4/1/15	12764
N004329	456520400006	DIVIDED Private	Walrus	0.062714	OURAY SILVER MINES INC.	12838
N004329	456520400006	Private	Atlas Extension	3.65278	OURAY SILVER MINES INC.	12838
N004329	456520400006	Private	Banner	5.0377	OURAY SILVER MINES INC.	12838
N004329	456520400006	Private	Snark	5.35256	OURAY SILVER MINES INC.	12838
N004329	456520400006	Private	Boojum	7.41871	OURAY SILVER MINES INC.	12838
N004329	456520400006	Private	Nashville	10.127599	OURAY SILVER MINES INC.	12838
N004329	456520400006	Private	Cumberland	10.3304	OURAY SILVER MINES INC.	12838
N004301	456719400012	Private	Tip Top	8.1455	OURAY SILVER MINES INC.	12839
N004301	456719400012	Private	White Pine	10.3304	OURAY SILVER MINES INC.	12839
N004550	456722400015	Private	Keystone	0.046553	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Sky Scraper	0.219906	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Matanzas	0.303452	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Gore	0.778688	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Evangeline Mill Site	0.811167	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Cosmos	1.021479	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Compass	1.61097	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Rigel	2.22775	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Honolulu	2.51757	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Courier	3.084569	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Basuto	3.413059	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Rebecca	3.765729	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tuscarora	3.990329	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Una Mill Site	4.094339	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Zephyr	4.371439	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Pythias	4.386119	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Ranchero	4.83747	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Launaka Mill Site	4.965859	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Norma Mill Site	4.999889	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Africa	5.00402	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Conqueror Mill Site	5.0047	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Yellow Rose Mill Site	5.0047	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Cabanas	5.0457	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Nootka Mill Site	5.26	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Polar Bear	5.327429	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Spencer	5.395689	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Old Ireland	5.436439	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Verne	5.466919	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Apache	5.58053	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Scorifier	5.76176	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Rock Lake	5.784619	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Halifax	5.837339	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	White Flag	5.912789	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Manilla	6.059999	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Deadwood Lode	6.149879	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Juneau	6.208079	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Miles	6.668159	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Channel	6.752369	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Kootenai	6.88425	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Moqui	6.93623	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Evangeline Lode	6.93645	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Camp Bird	6.944819	CAMP BIRD COLORADO INC	12983

N004550	456722400015	Private	Domingo No. 2	6.959189	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Birds Eye	7.081079	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	B.O. Smith No. 2	7.098	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	White Quail	7.36004	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	High Line	7.408309	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Bodega	7.59462	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Olympia	7.728419	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tom Moore	7.76302	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Standish	7.87825	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Yellow ird	7.973309	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Alden	7.99125	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Cousin Jack	8.165169	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Jicarilla	8.231369	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	King Edward	8.240329	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Mojave	8.308239	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Hellespont	8.475669	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Midnight	8.503009	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Dodo	8.629799	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Modoc	8.749939	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Hagar	8.93327	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Juneau No. 2	8.94944	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Dipper	8.95269	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Daisy	8.971619	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Entomologist	8.98538	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Priscilla	9.01268	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Wyoming	9.07182	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Equinox	9.08633	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Duchess	9.08983	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Palo Alto	9.134539	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Idaho	9.183609	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Blewsome	9.262639	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Emily Lode	9.316949	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Omega	9.386949	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Monte Carlo	9.400699	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	St Paul	9.49164	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Hester	9.62765	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Aguinaldo	9.67545	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Iron Man	9.715399	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Kokomo	9.721579	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tuscola	9.737629	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Hancock	9.777339	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Otis	9.7818	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Equator	9.79216	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Boxer	9.842869	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Launaka Lode	9.84601	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Domingo	9.91022	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Memoranda	9.913869	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Oro Cache	9.933309	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Babcock No. 1	9.98071	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	U.S. Treasury Extension	10.021499	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	White Quail	10.065999	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Canuck	10.079799	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Humming Bird	10.1068	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Declaration	10.125499	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tipperary	10.126999	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tam O Shanter	10.1308	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	B.O. Smith No. 1	10.174099	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tiger	10.176699	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Ivanhoe	10.1892	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Ensign	10.2143	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Bryant	10.2444	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Tramp	10.261199	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	White Swede	10.2613	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Constance	10.2672	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Agnes	10.298399	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Nootka	10.3	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Heckla	10.3125	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	White Scud	10.3182	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Crusader	10.322899	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Sebastopol	10.3254	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Fox	10.327099	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Yaller Dorg	10.328	CAMP BIRD COLORADO INC	12983
N004550	456722400015	DIVIDED Private	Saracen	10.3303	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Moraine	10.3303	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Scorcher	10.3303	CAMP BIRD COLORADO INC	12983

N004550	456722400015	Private	First National	10.3304	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Coney	10.3304	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Norma Lode	10.3308	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Gertrude	10.333299	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Chicago	10.3337	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Snap Shot	10.336099	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	U.S. Treasury	10.366999	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Buckeye Girl	10.384799	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Coronado	10.398099	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Una Lode	10.4179	CAMP BIRD COLORADO INC	12983
N004550	456722400015	DIVIDED Private	Imogene	10.570099	CAMP BIRD COLORADO INC	12983
N004550	456722400015	DIVIDED Private	Agnew	11.865799	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Only One	13.991999	CAMP BIRD COLORADO INC	12983
N004550	456722400015	Private	Gold Nugget Placer	20.502899	CAMP BIRD COLORADO INC	12983
N004509	456924400018	Private	Empire	2.74721	SUITER CRAIG	13003
N004509	456924400018	Private	Shiloe	4.031859	SUITER CRAIG	13003
N004509	456924400018	Private	Gladiator	4.167349	SUITER CRAIG	13003
N004509	456924400018	Private	Colorado	4.706729	SUITER CRAIG	13003
N004509	456924400018	Private	Empire	4.867469	SUITER CRAIG	13003
N004509	456924400018	Private	Calumet	5.84098	SUITER CRAIG	13003
N004509	456924400018	Private	Sweet Marie	9.824339	SUITER CRAIG	13003
N004335	456729200003	DIVIDED Private	Gap	1.57842	DOW MARY	13040
N004443	456924400017	Private	Black Prince	3.58603	MAURER BETTE	13044
N004443	456924400017	Private	Will Crooke	5.081999	MAURER BETTE	13044
N004443	456924400017	Private	Gracie	7.18029	MAURER BETTE	13044
N004359	477703100001	DIVIDED Private	Snow Bank	10.8617	HENRY ELIZA A ESTATE	13069
N004497	477703100002	DIVIDED Private	Snow Bank	10.8617	GRILLOS WILLIAM L	13069
N004425	456719200003	Private	Emma	4.43229	PEARSON MARK D	13141
N004334	451731400001	DIVIDED Private	Cross Cut mill site	5.230669	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Cross Cut mill site	5.230669	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Cross Cut	6.12045	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Cross Cut	6.12045	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Homer	6.149119	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Homer	6.149119	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Lucky	6.681369	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Lucky	6.69076	WOLF LAND COMPANY	13157
N004754	451731400002	DIVIDED Private	Mary E	7.77958	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Mary E	7.796259	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Ada May	7.94946	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Ada May	7.975289	DOUGLAS PETROLEUM CO M M	13157
N004334	451731400001	DIVIDED Private	Mountain Moarch	8.086689	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Mountain Moarch	8.086689	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	First National	8.97099	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	First National	8.97099	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Dallas	9.23972	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Dallas	9.23972	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Woodchuck	9.57089	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Woodchuck	9.57089	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Bonanza Queen	10.1216	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Bonanza Queen	10.1216	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Tip Top	10.330599	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Tip Top	10.330599	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Mother	10.330599	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Mother	10.330599	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Puzzle	10.330599	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Puzzle	10.330599	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Blaine	10.330599	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Blaine	10.330599	WOLF LAND COMPANY	13157
N004754	451731400002	DIVIDED Private	Aster	10.330599	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Alton	10.330599	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Alton	10.330599	WOLF LAND COMPANY	13157
N004334	451731400001	DIVIDED Private	Aster	10.383999	DOUGLAS PETROLEUM CO M M	13157
N004334	451731400001	DIVIDED Private	Yellow Boy	10.389599	DOUGLAS PETROLEUM CO M M	13157
N004754	451731400002	DIVIDED Private	Yellow Boy	10.389599	WOLF LAND COMPANY	13157
N004296	456718300010	Private	Cherubusco	9.654829	AUSTIN ARTHUR A	13308
N004296	456718300010	Private	Almondsbury	10.4918	AUSTIN ARTHUR A	13308

THIS PAGE INTENTIONALLY LEFT BLANK

**Exhibit H – Memo #1 from IT/GIS Department**

THIS PAGE INTENTIONALLY LEFT BLANK

## Bryan Sampson

---

**From:** Jeff Bockes [jbockes@ouraycountyco.gov]  
**Sent:** Wednesday, July 06, 2016 5:29 PM  
**To:** Mark Castrodale  
**Cc:** Bryan Sampson  
**Subject:** High Alpine regs DRAFT notes

Mark,

Noticed this in the High Alpine regs draft:

Sec 24.2:

*Note: Elevation shall be determined by referencing the latest published 24,000' USGS quadrangle.*

First, the name of that map series is 'USGS 7.5 MINUTE SERIES QUADRANGLE (1:24,000-SCALE)', so should probably be accurate on the reference.

And now the bad news:

It is impossible to locate 9500' feet on this type of map!

Here's why:

The topographic lines on these maps are at an interval of 40', and there is **no line** showing 9500'.

**9400**

9440

9480

---- 9500 ----- no line on map

9520

9560

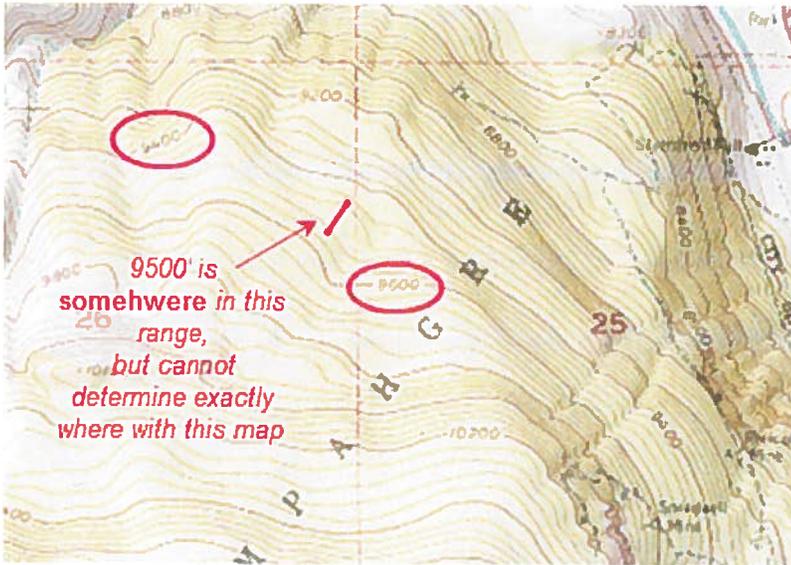
**9600**

So, the best one can do is sort of *guess* that a point lies between 9480' and 9520'.

This is a very small detail, but could cause headaches down the road.

**I suggest** updating the language to state an elevation of either 9480' or 9520'?

This change is small enough that it should not alter your excel calculations of # of parcels etc.



~~~~~  
**Jeff Bockes**

Ouray County IT & GIS Manager

[jboces@ouraycountyco.gov](mailto:jboces@ouraycountyco.gov)

IT office (970) 325-7350  
~~~~~

**Exhibit I – Memo #2 from IT/GIS Department**

THIS PAGE INTENTIONALLY LEFT BLANK

## Bryan Sampson

---

**From:** Jeff Bockes [jbockes@ouraycountyco.gov]  
**Sent:** Thursday, July 07, 2016 2:58 PM  
**To:** Bryan Sampson  
**Cc:** Mark Castrodale  
**Subject:** RE: High Alpine regulations, v.2016-07-06, PC Draft Sec. 13.11, HIGH ALPINE SITE DEVELOPMENT PERMITS

2016-07-06, PC Draft Sec. 13, Administration and Enforcement

### 13.11 HIGH ALPINE SITE DEVELOPMENT PERMITS

E. Applications for High Alpine Site Development Permits shall also include a survey, prepared by a licensed surveyor in the State of Colorado. Such survey shall include:

- (1) Existing and proposed structures
- (2) Existing and proposed trails as shown on the County Road Map (See resolution 2014-014, or any subsequent amendments)
- (3) Existing and proposed roads and/or driveways
- (4) Any other existing and proposed site improvements
- (5) Topographic data for the entire parcel with no less than 5-foot contour intervals
- (6) Topographic data for the entire length of the driveway (if any) with no less than 5-foot contour intervals.

#### Comment 1:

Draft Section 13.11, E., (5) proposes a survey, prepared by a Colorado licensed surveyor, including "Topographic data for the entire parcel with no less than 5-foot contour Intervals".

This proposed requirement could be incredibly onerous and burdensome on the landowner and/or developer.

On many parcels, particularly in alpine terrain, a full 5'-interval topo survey covering many acres could be very, very difficult and expensive to produce.

In addition, what is the perceived use of complete topo data covering an entire parcel?

Clearly, basic topography covering the building site, the on-site waste disposal (septic) area, site drainage, and driveway locations are relevant.

What is the use of this information outside of the developed area?

As an alternative, please consider revising this item to require topography covering the site development area only, and also consider allowing the use of existing topographic information, such as a USGS quadrangle or DEM (standard digital elevation product), with a caveat that 'unusual topographic conditions' of the proposed building site (you may suggest an average slope to define this, etc.), *may* require a topo survey be performed in the site development area. These suggestions would ease the financial and time burdens on the property owner, and prevent creating a lot of useless topo data, at great expense, in areas not relevant to the proposed development.

#### Comment 2:

7/7/2016

Draft Section 13.11, E.,

Consider adding a requirement to the survey list requiring that a site development application include a 'recent' boundary survey or location certification, performed by a Colorado licensed professional surveyor, which marks on the ground and includes on the plat the location of property corners and boundaries of each patented claim or other non-conforming parcel, and that such work be performed *prior to* submission of the development plan, or at least prior to issuance of the building permit.

While all patented claims had an original survey performed at the time of location and/or patenting of the claim (when the land was withdrawn from public land and made private), this survey was most likely performed in the 19<sup>th</sup> or early 20<sup>th</sup> century. Location monuments set and referred to in the original survey may have been obliterated by mining activity, or simply eroded away with time.

In addition, on the southern end of Ouray County and in particular the areas which this proposal seeks to manage, the original Township & Range surveys, or PLSS, were actually *suspended* (rejected) by the General Land Office (GLO), and thus no accurate and accepted section corners exist in this area, making locating the parcels accurately difficult, if not impossible, using any pre-existing monuments.

Unless a 'recent' location survey is conducted, by a professional surveyor, the land owners, developers, and County staff may frequently have almost no idea where actual property boundaries and corners are located.

It would also extremely useful to require a set of at least 2 marked reference points, at least 40 feet apart, to be located accurately on the ground and shown on any site survey and the development plan, with the points described in GPS coordinates by the surveyor (with at least 2.5 foot accuracy).

These points should be set in an accessible area of the development site.

Using these points, county staff and others will be able to locate themselves on the ground in real-time using hand-held GPS, including smart phone GPS, and determine locations as development progresses.

These points would also be used to accurately locate the parcel(s) in the County GIS system, for use by the assessor's office and other departments.

This requirement would address the very real problem of locating the property and building site in an area with little to no points of reference.

This isn't the same as development within a PUD, with clearly staked lot lines.

The County building department has in the past been involved in instances where developers have incorrectly staked building sites and property boundaries, leading to structures and improvements incroaching onto other private or in some cases Federal land.

While there may not be any liability for the County in such cases, by requiring the owner/developer to accurately locate the parcel, County building department staff can accurately locate development, and County assessor and GIS staff can accurately locate the developed property, enabling better planning, delivery of public safety, and other services in the future.

Thank you,  
Jeff Bockes  
Ouray County IT & GIS Manager

7/7/2016

~~~~~  
**Jeff Bockes**

Ouray County IT & GIS Manager

[jbockes@ouraycountyco.gov](mailto:jbockes@ouraycountyco.gov)

IT office (970) 325-7350  
~~~~~

THIS PAGE INTENTIONALLY LEFT BLANK

**Exhibit J – Public Hearing Notice**

THIS PAGE INTENTIONALLY LEFT BLANK

## **NOTICE OF HEARING**

Notice is hereby given that the Ouray County Planning Commission will hold a public hearing beginning at 7:00 pm on July 19, 2016 at the Ouray County 4-H Event Center, 22739 US Highway 550, Ridgway, Colorado.

The purpose of the hearing is to review and make a recommendation to the Board of County Commissioners on possible revisions to the Ouray County Land Use Code regarding high alpine residential development on patented mining claims and mill sites in the high country. In conjunction with those recommendations, the Planning Commission will also review possible related changes to Sections 2, 3, and 13 of the Land Use Code.

Hearing materials may be reviewed during regular business hours (8:00 am to 4:30 pm, Mon thru Thu) at the Land Use Office, 111 Mall Road, Ridgway, Colorado. Written or emailed comments should be received no later than July 11<sup>th</sup> and may be mailed to: Land Use Office, P.O. Box 28, Ridgway, CO 81432 or by email: [mcastrodale@ouraycountyco.gov](mailto:mcastrodale@ouraycountyco.gov). Members of the public may also present testimony during the hearing.

Action may be taken on this item following the hearing.