

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO
APPROVING AMENDMENT TO FINAL PLAT LOT 159 FOR
REZONE/CONDOMINIUM CONVERSION**

Resolution No. 1997 - 1014-24

Whereas, Simonius Vischer & Company is the owner of record of real property described as lot 159, Mountain Village; and

Whereas, The Telluride Club L.L.C has requested approval of an Amendment to the Final Plat of Lot 159, and

Whereas, the duly recorded plat of lot designates the following:

Current Platting Status

30	Condominiums	90	Population Density
2	Employee Apartments	<u>6</u>	Population Density
	2.070 Acres	96	

Whereas, in compliance with the provisions of Section 3.5.2 of the Land Use Ordinance and with due consideration of the matters set forth in the application filed, this application does hereby propose the following plat amendment:

Whereas, the applicant proposes a rezone and condominium conversion utilize the condominium conversion process, section 2.3.15 of the LUO, for the development of 36 Lodge Units, 36 Efficiency Lodge Units, 15 Condominiums and 2 Employee Apartments. The proposed project design requires a replat and a 2 ½ foot height variance which is scheduled to be presented to Council at a later date.

Proposed Platting Status

36	Lodge Units	27	Population Density
36	Efficiency Units	18	Population Density
15	Condominiums	45	Population Density
2	Employee Apartments	<u>6</u>	Population Density
	2.070 Acres	96	

Whereas, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held September 25, 1997. Upon concluding their review, the Board voted in favor of the rezone, and recommended approval to the Town Council.

Whereas, the Town of Mountain Village, Town Council considered this application, along with evidence and testimony, at a public meeting October 14, 1997.

Now, Therefore, Be It Resolved that the Town Council of the Town of Mountain Village, Mountain Village Colorado, hereby approves/denies the Amendment to Final Plat of Lot 159, Mountain Village for Rezone/ Condominium Conversion and authorizes the Mayor to sign the Resolution subject to the following:

- 1.) Ownership-Approval is subject to The Telluride Club, L.L.C. (applicant) taking title to said property. In the event, however, that the applicant does not take title to the property and development has not commenced within a one year period after approval, all of the terms and conditions contained herein and in the Amendment to the Plat shall automatically cease and terminate, and shall become void and of no further force or effect. In the event of such termination zoning and densities of the property and easements covered hereby shall be deemed to have reverted to their state and condition existing immediately prior to recordation of these documents.
- 2.) The Development-Approval of the rezone/condominium conversion shall be subject to the review and approval of the replat by the DRB and Town Council prior to recordation.
- 3.) Approved Master Plan-The Telluride Club shall include short-term residential accommodations, supported by various site amenities, as set forth herein and as shown on the master plan for the property to be submitted by Owner to the DRB for final approval (the Approved Master Plan). Approval of the rezone/condominium conversion shall be subject to the review and final approval of the Master Plan by the DRB prior to recordation.
- 4.) Transportation Shuttle-A minimum of one 8-passenger shuttle vehicle (4 wheel drive and/or alternative energy vehicle, if practical) shall be made available for the use and transportation of the owners, lessees, subowners, guests and others within the Town, with such availability to commence no later than issuance of a certificate of occupancy. The owner, its successor and assigns will be responsible for providing adequate transportation services to meet the needs of the owners, lessees, subowners, guests and others of The Telluride Club. Dial-a-ride and other door to door transportation services provided by Mountain Village Metropolitan Services will not be an available transportation option.
- 5.) Parking-Valet parking will be provided. Central parking areas for the inn will be provided at least one half (1/2) on-site parking spaces for each Lodge and Efficiency Lodge Unit and at least one and one half (1 1/2) on-site parking spaces for each Condominium Unit and Employee Apartment. Driveways and parking surfaces shall be paved with either asphalt or concrete.

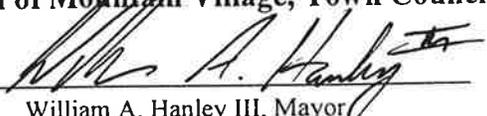
- 6.) Pedestrian Path Access-The parameters for usage of a Pedestrian Path shall be included in the master plan and address matters such as public access to and usage of the Pedestrian Path which shall link the project, through pedestrian walkways to the Village Core, Gondola Intercept Parking Lot and Transportation System. The master plan shall tie such access to Mountain Village Metropolitan Services' participation to ensure that the Pedestrian Path is developed in accordance with Mountain Village Metropolitan Services Specifications.
- 7.) Ski In/ Ski Out Access-The parameters for usage of Ski In/Ski Out Access shall be included in the master plan and address matters such as public access to and usage of the ski in/ski out access which shall link the project to the ski runs.
- 8.) All required certificates and acknowledgments being submitted prior to the Mayor's signature and the recordation.

Be It Further Resolved that Lot 159 may be developed as submitted in accordance with Resolution NO. 1997-1014-24

Approved/Denied by the Town Council, Town of Mountain Village at a public meeting October 14, 1997.

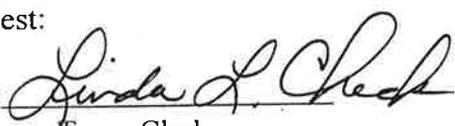
Town of Mountain Village, Town Council

by:


William A. Hanley III, Mayor

Attest:

by:


Town Clerk