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Gay Capps, County Clerk, San Miguel County, CO

FINAL DEVELOPMENT PLAN APPROVAL FOR
THE MOUNTAIN VILLAGE
PLANNED UNIT DEVELOPMENT

Originally Adopted Dec. 22, 1981
Amended through Dec. 17, 1992

those portions of the Active Open Space/Recreation Tract lands that are made part of an adjacent Condominium Lot, Hotel Lot or Commercial Lot, such portions shall be allowed those uses allowed on the lot of which such portions become included. Nothing to the contrary withstanding, no use shall be allowed on these lands that is incompatible with the general resort nature of the Telluride Mountain Village, as determined by the San Miguel County Board of Commissioners. No use, including those specifically listed in this definition, may be placed in a location that is incompatible with the general resort nature of the Telluride Mountain Village, as determined by the San Miguel County Board of Commissioners. It is hereby acknowledged that the Active Open Space/Recreation Tract is not intended to be rezoned to allow for future real estate development.

Actual Population

The cumulative number of people allowed in the P.U.D. by certificates of occupancy granted by the County, as determined on the following basis:

- (1) Hotel or lodge unit.....1.5 people
- (2) Affordable Housing Unit.....1.5 people
- (3) Hotel efficiency unit.....2.0 people
- (4) One bedroom condominium unit.....2.5 people
- (5) Non-Subdividable Duplex Lot.....6.5 people
- (6) Two bedroom or larger condominium unit.....3.0 people
- (7) Single family house or residence.....4.0 people
- (8) Subdividable Duplex Lot.....8.0 people

Affordable Housing

Residential dwelling units permanently deed restricted by the County's R-1 Housing Deed Restriction to limit use and occupancy to persons (and their families) who live and earn their livings primarily in the R-1 School District of San Miguel County.

Height

The maximum possible distance measured adjacent to a building at right angles from the natural undisturbed ground slope and natural grade to the highest possible point of a structure, except that:

- (1) The ridge of a gable, hip, gambrel or similar pitched roof may extend up to five feet above the specified maximum height limit;
- (2) Antennas, chimneys, flues, vents or similar structures may extend up to ten feet above the specified maximum height limit;
- (3) Water towers and mechanical equipment may extend up to five feet above the specified maximum height limit;
- (4) Church spires, bell towers and like architectural features, as well as flag poles, may extend over

- the specified maximum height limit;
- (5) Schools, churches and public administration buildings in residential zone districts may exceed the established height limitation by fifty percent, provided they comply with all other requirements for the zone district and that the total floor area of the structure does not exceed the total area of the lot on which the building is located.

Hotel Efficiency Unit or Efficiency Hotel Unit

Two rooms, or one room plus loft, plus separate bath, without full kitchen facilities; i.e. limited to a bar sink, trash compactor, two electric burners, under-the-counter refrigerator and microwave oven, plus necessary counters and cabinets, without electric wiring or space for either a cooking range or an upright refrigerator.

Hotel or Lodge Unit

A one room space with separate bath but without full kitchen facilities.

Internal Transportation

The transportation of owners, lessees, residents, guests, invitees and licensees to and from the P.U.D. main base facility (located adjacent to the main parking area) and the Mountain Village commercial core.

Master Plan

The San Miguel County Comprehensive Development Plan.

Mixed-use Lot

A lot identified on Exhibit 1990-6, attached hereto.

Mountain Village Seasonal Employee

A person who (i) earns his living primarily within the Telluride R-1 School District (ii) by working there an average of 30 hours per week and (iii) is employed by The Telluride Company, Telluride Ski Area, Inc., Telluride Mountain Village, Inc., Mountain Village Metropolitan District, Telluride Mountain Village Resort Company, Telluride Ski & Golf Company or Telluride Mountain Village Property Management Company. Compliance with these criteria is necessary; in qualifying Mountain Village Seasonal Employees, The Telluride Company shall consider the criteria cumulatively as they relate to the intent and purpose of the seasonal occupancy limitation, which is specifically not intended to subsidize the lifestyles of the voluntarily poor. Under no circumstances may any Mountain Village seasonal employee housing unit be rented for short-term or long-term tourist accommodations or sold to any entity other than those named in this paragraph.