

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING IDARADO DEVELOPMENT PERMITS FOR PANDORA MILL, BRIDAL VEIL
COTTAGES AND LIBERTY BELL COTTAGES**

Resolution 2003-30D

WHEREAS, the Board of County Commissioners of San Miguel County, Colorado, ("BOCC"), pursuant to the San Miguel County Land Use Code ("LUC"), considered the application of Idarado Mining Company and Idarado Legacy, LLC, (collectively "Idarado"), for the issuance of Development Permits to Idarado authorizing the demolition of the Pandora Mill, Bridal Veil Cottages, and Liberty Bell Cottages, pursuant to LUC Sections 3-101 and 5-4 along with relevant evidence and testimony from Idarado, its consultants, and the public at a public hearing on August 27, 2003; and

WHEREAS, based upon competent evidence and testimony received in the record at the August 27, 2003 public hearing on Idarado's application the BOCC does hereby find and determine as follows:

1. Idarado has presented evidence and testimony concerning the rationale and need to demolish the Pandora Mill, Bridal Veil Cottages and Liberty Bell Cottages, in order to protect the public health and safety for which appropriate mitigation or other remedial measures are not reasonably available, which evidence and testimony is satisfactory to the BOCC; and
2. Idarado has prepared plans concerning the historic interpretation of this portion of the valley, that are an acceptable substitute to the preservation of the structures comprising the Pandora Mill, Bridal Veil Cottages, and Liberty Bell Cottages;

WHEREAS, the BOCC does hereby find and determine that Idarado's Development Permit Application satisfies applicable provisions of the County LUC and that the public health, safety, and welfare would be served by the approval of Idarado's Application.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

A. Idarado's Application for a Development Permit pursuant to LUC Sections 3-101 and 5-4, authorizing the demolition of the Pandora Mill, Bridal Veil Cottages, and Liberty Bell Cottages, is hereby unanimously approved subject to Idarado's compliance with the following terms and conditions to the reasonable satisfaction of the BOCC:

1. Idarado will elect to complete either HABS or HAER documentation of the Pandora Mill, as it currently exists, prior to its demolition. The review shall be conducted in conjunction with an agency selected by Idarado.
2. Idarado shall complete any inspections and asbestos abatement as may be required by state and federal law in connection with the demolition of the Liberty Bell and Bridal Veil cottages, and the Pandora Mill building if applicable.
3. Idarado shall provide the following elements for the Pandora Mill Building:

To the extent that public safety and environmental considerations allow, Idarado will leave in place the concrete foundation and concrete walls of the building and, if feasible from an engineering perspective, Idarado will leave in place up to four structural features (i.e. steel frame structural supports) that will provide a representation of the scale of the building. Idarado in its sole discretion shall determine what elements can and will be preserved.

B. All representations included in Idarado's written Application, as amended, shall be conditions of approval except to the extent that any such representations are inconsistent or in conflict with the terms and conditions of approval set forth in this resolution, in which case the specific terms and conditions set forth in this Resolution shall control.

C. This Resolution constitutes the final decision of the BOCC regarding its approval of Idarado's Application for a Development Permit for purposes of Rule 106(a)(4), C.R.C.P.

DONE AND APPROVED by the Board of Commissioners, San Miguel County, Colorado, on September 19, 2003.

**SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

By: Elaine R.C. Fischer
Elaine R.C. Fischer, Chair

Vote:	Elaine R.C. Fischer	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent
	Vern Ebert	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent
	Art Goodtimes	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent

ATTEST:
By: Marie A. Thomas
Chief Deputy Clerk

