




MINERALS PROGRAM INSPECTION REPORT
PHONE: (303) 866-3567

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

MINE NAME: Bridalveil	MINE/PROSPECTING ID#: M-2001-054	MINERAL: Gravel	COUNTY: Ouray
INSPECTION TYPE: Surety Release Inspection	INSPECTOR(S): Travis H. Marshall	INSP. DATE: August 30, 2016	INSP. TIME: 10:00
OPERATOR: Bridal Veil Construction, LLC	OPERATOR REPRESENTATIVE: Lynn Olin	TYPE OF OPERATION: 110c - Construction Limited Impact	
REASON FOR INSPECTION: Surety Release Requested	BOND CALCULATION TYPE: None	BOND AMOUNT: \$8,293.00	
DATE OF COMPLAINT: NA	POST INSP. CONTACTS: None	JOINT INSP. AGENCY: None	
WEATHER: Clear	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: September 15, 2016	

GENERAL INSPECTION TOPICS

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>Y</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>Y</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>Y</u>	(EX) EXPLOSIVES----- <u>NA</u>
(PW) PROCESSING WASTE/TAILING---- <u>NA</u>	(SF) PROCESSING FACILITIES----- <u>NA</u>	(TS) TOPSOIL----- <u>Y</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>Y</u>	(FW) FISH & WILDLIFE----- <u>Y</u>	(RV) REVEGETATION---- <u>Y</u>
(SM) SIGNS AND MARKERS----- <u>Y</u>	(SP) STORM WATER MGT PLAN---- <u>NA</u>	(CI) COMPLETE INSP---- <u>Y</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>NA</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(RS) RECL PLAN/COMP-- <u>Y</u>
(AT) ACID OR TOXIC MATERIALS----- <u>N</u>	(OD) OFF-SITE DAMAGE----- <u>Y</u>	(ST) STIPULATIONS----- <u>NA</u>

Y = Inspected and found in compliance / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

OBSERVATIONS

This inspection was conducted as part of the normal monitoring program established by the Colorado Division of Reclamation, Mining and Safety. The Bridalveil Gravel Pit is located approximately 0.5 miles north of Ouray, Colorado. The Bridalveil Gravel Pit is a 3.64 acre 110c construction materials mining operation. Lynn Olin of Bridal Veil Construction, LLC accompanied the inspector during the inspection.

The mine identification sign and the affected area boundary markers were present and in compliance with Rule 3.1.12.

The site was inactive during the inspection. The site is fully reclaimed and the reclamation observed is consistent with the approved reclamation plan and approved post mine land use of industrial / commercial. The operator supplied DRMS staff with a City of Ouray Conditional Use Permit (CUP) approval during the inspection. The approval allows the operator to operate a camping cabin business within the permitted reclaimed mining area.

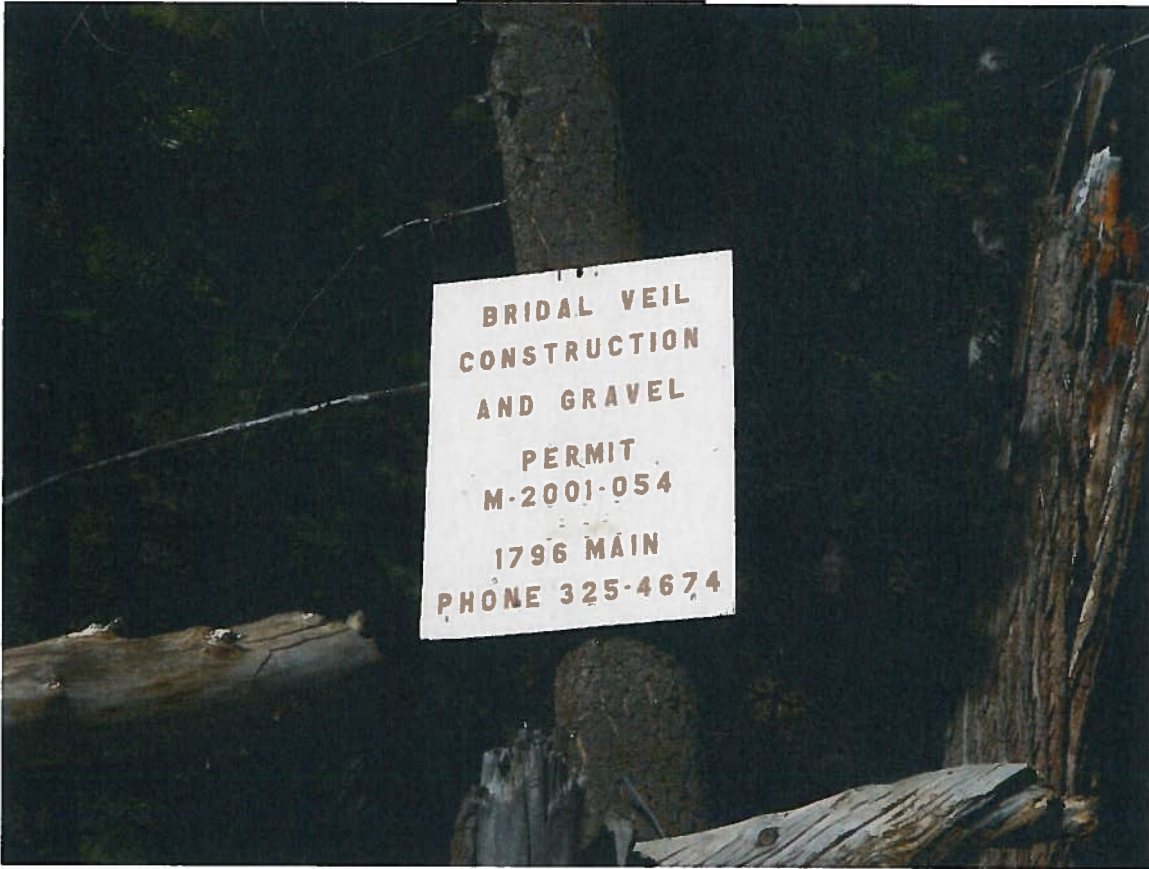
The operator submitted a complete release request on August 19, 2016. The purpose of the inspection was to observe the conditions at the site and determine if the site was eligible for a complete release of the reclamation permit. Based on the conditions observed the site is fully reclaimed and a release approval will be issued under separate cover.

No off-site damage was observed during the inspection.

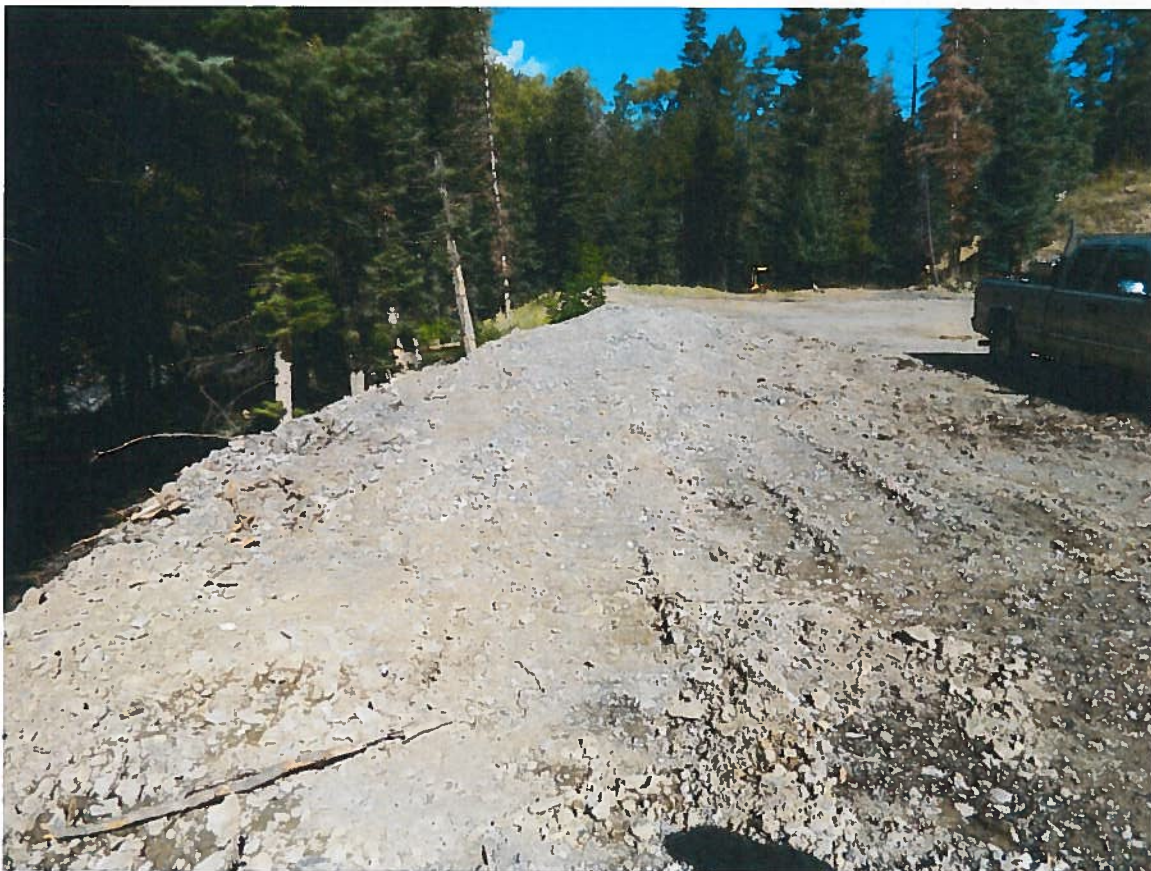
Photos that show the conditions observed during the inspection are included at the end of this report.

Responses to this inspection report should be directed to Travis Marshall at the Division of Reclamation, Mining and Safety, Grand Junction Field Office, 101 South 3rd Street, Room 301, Grand Junction, Colorado 81501, phone no. 970-241-2042.

PHOTOGRAPHS









Inspection Contact Address

Lynn Olin
Bridal Veil Construction, LLC
19100 Highway 550
Ridgway, CO 81432

Enclosure – Planning Commission Resolution No. 16-02 City of Ouray

**PLANNING COMMISSION RESOLUTION NO. 16-02
CITY OF OURAY, COLORADO**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OURAY
APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A
CAMPING CABIN BUSINESS AT 1795 HIGHWAY 550, PARCEL NO. 45153130300048,
WITHIN THE C-2 ZONE**

WHEREAS, Lynn Olin and Connie Wurst submitted a Conditional Use Permit application (CD1604-01) to operate a camping cabin business located at 1795 Highway 550 within the C-2 Zone; and

WHEREAS, a Notice of Public Hearing was distributed to all property owners within 300 feet of the project site on June 27, posted within City Hall on June 27, 2016, published in the Plainealer on June 30, 2016 and posted on the project site on July 7, 2016 in accordance with City policies and City of Ouray Municipal Code §7-5-F-1-d; and

WHEREAS, the Planning Commission of the City of Ouray held a public hearing on July 12, 2016, has reviewed said conditional use permit request, studied the compatibility of this request with adjacent land uses and considered this request in accordance with the conditional use permit criteria established in §7-5-F-1-f of the City of Ouray Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Ouray:

A. Hereby finds that:

1. The location and operating characteristics of the proposed use are compatible with and do not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, in that the camping cabin business is located within an existing commercial zone that accommodates the proposed use through the consideration of a use permit with conditions designed to alleviate any impacts.
2. The proposed use is consistent and compatible with the existing land uses surrounding the subject site, in that the camping cabin business is located on property permitted to have residential and lodging uses similar to the uses surrounding the site.
3. There would be no harmful effect upon the neighborhood character with approval of this permit as conditioned. None of the aspects of the establishment and operation of the camping cabin business are anticipated to have a negative impact on any other businesses in the area or on any properties in the general vicinity, as long as the use is established and operated as conditioned.
4. The subject site has adequate vehicular circulation and parking available in that the site circulation will be reviewed through the site development process and is accessible from Colorado Highway 550.

5. The generation of additional traffic is negligible due to the conditional use permit and associated physical alterations constitute minor alterations to an existing site and would not significantly increase vehicular trips beyond the service capacity of the adjacent highway.

6. With the approval of this conditional use permit, the use will conform to the requirements of the Community Plan and Municipal Code in terms of land use and standards of development.

B. Hereby approves Conditional Use Permit No. CD1604-01 to permit the operation of a camping cabin business, subject to the conditions of approval listed in Exhibit "A," attached hereto and made a part of this resolution, and all City standards applicable to this project.

ADOPTED by the Planning Commission of the City of Ouray at its regular meeting on July 12, 2016 by the following vote:

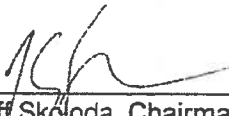
AYES:

NOES:

ABSENT:


ABSTAIN:

APPROVED:



Jeff Skoloda, Chairman

ATTEST.



Beverly Martensen, Deputy Clerk

**EXHIBIT "A" TO
PLANNING COMMISSION RESOLUTION NO. 16-02
CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. CD1604-01**

1. The proposed project shall be established and operated in substantial conformance with the project description dated "Received, April 15, 2016", unless otherwise amended by the conditions of approval contained herein. Minor changes to the plans and operation may be allowed subject to the approval of the Community Development Department if found to be in substantial conformance with the approved exhibits.
2. This conditional use permit shall authorize the operation of a camping cabin business located at 1795 Highway 550, legal description: S: 30 T: 44 R: 7 TRACT 1, USFS #0413.
3. The applicant shall submit a site development permit application in accordance with Ouray Municipal Code §7-5-J-3(a) and §7-5-J-3(c) and shall not operate until all approvals and associated permits are obtained and all standards and conditions are complied with.
4. The applicant shall submit documentation of an approved access permit from the Colorado Department of Transportation for the proposed use at the time of application submittal of a site development permit.
5. The applicant shall submit documentation from the Colorado Division of Reclamation Mining and Safety that all reclamation items have been completed and the permit, M-2001-054, has been finalized at the time of application submittal of a site development permit.
6. The applicant shall provide a minimum of two standard size parking stalls per cabin.
7. The applicant shall design all internal drive aisles to accommodate large trucks with trailers and provide space allowing for these vehicles to turn around on-site.
8. No open flames are permitted with the exception of gas cooking stoves.
9. The applicant shall maintain the area associated with the use including but not limited to the access road and adjacent right-of-ways in a clean and orderly manner at all times.
10. In the event that the applicant proposes to modify the business, the modification shall be subject to the review of the Community Development Department. The Community Development Department may approve the modification or refer it back to the Planning Commission if judged to be substantial.
11. If operation of the business results in conflicts pertaining to parking, noise, traffic, garbage or trash mitigation, or other impacts, at the discretion of the Community Development Department, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.

12. If the use is terminated or suspended for a period of twelve months or more, the use shall be considered to be discontinued and Conditional Use Permit No. CD1604-01 will no longer be in force or effect.

13. The applicant shall install a privacy fence along the adjacent properties.