



ACCEPTANCE FOR RECORDING
This Flying Dog Ranch 1041 Hazard Review Site Plan has been accepted for filing in the Office of the Clerk and Recorder of Pitkin County, Colorado on this day of 2008 in File Book # _____ as Reception # _____
Pages _____

By: Pitkin County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS APPROVAL
This plan of the Flying Dog Ranch 1041 Hazard Review Site Plan has been reviewed and approved by the Pitkin County Board of County Commissioners this 23rd day of January 2008 by the Flying Dog Ranch 1041 Hazard Review, E.L. Resolution #08-208 recorded as Reception #548536 in the records of the Clerk and Recorder of Pitkin County, Colorado. This approval by the Pitkin County Board of County Commissioners does not extend to utilities, waste disposal systems, or any service facilities.

By: Chairperson
Pitkin County Board of County Commissioners

OWNER'S WAIVER AND CONSENT
Applicant acknowledges that he/she has been advised by Pitkin County of the existence of 1041 Hazard areas that might affect the property, any improvements and the use and occupancy thereof. The provisions of these regulations do not in any way assure or imply that the areas outside of the designated hazard areas will be free from hazards, or that approved mitigation measures will guarantee the safety of any property.

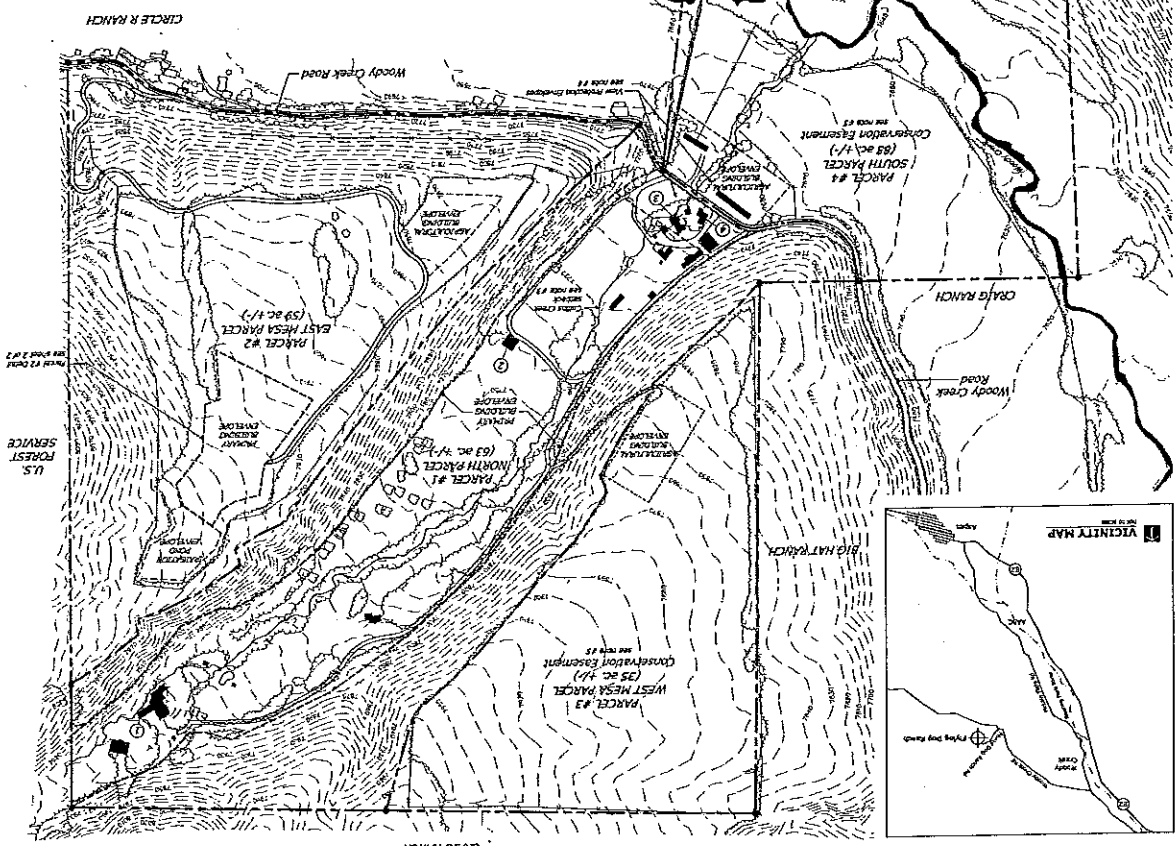
By: George Sturman
P.O. Box 70
Woody Creek, CO 81556

PARCELS

Parcel #1 - North Parcel	63 ac +/-
Parcel #2 - East Mesa Parcel	59 ac
Parcel #3 - West Mesa Parcel	35 ac
Parcel #4 - South Parcel	88 ac
245 ac total	

- PARCEL #1 RESIDENTIAL STRUCTURES**
- ① Main House
 - ② Spray Bake House
 - ③ Ranch Manager House
 - ④ Historic Cabin

- PLAN NOTES**
- The Flying Dog Ranch 1041 Hazard Review Site Plan is subject to BOCC Resolution #008-2008 recorded as Reception #545536.
 - The Flying Dog Ranch Subdivision Exception Plat is recorded in Plat Book 85 at Page 91. See Reception #544790.
 - Colony Creek Subdiv. All new structures or the expansion of existing structures shall have a minimum 20 foot setback from the right water mark of Colony Creek Subdiv. All new structures or the expansion of existing structures within the two scenic view protection envelopes shown in Section 4 shall be subject to scenic view review.
 - Parcel #3 Conservation Easement recorded as Reception #547653 and Parcel #4 Conservation Easement recorded as Reception #547653.



LEGEND

- Property Line
- Existing Structures
- Vegetation
- Fence Lines