STATE OF COLORADO)
) SS. Resolution No. 2003-024
COUNTY OF OURAY)

At a regular meeting of the Board of County Commissioners for Ouray County, Colorado held at the Court House, Ouray, Colorado on the **9TH** day of **June** A.D., 2003.

When the following proceedings, among others, were had and done, to-wit:

WHEREAS, James E. Willey, ("Developer") has submitted to Ouray County an application for approval of a Preliminary Plan/Plat for The Estates at Fairway Pines; and

WHEREAS, the Ouray County Planning Commission has reviewed the application in accordance with Section 6 of the Ouray County Land Use Code; and,

WHEREAS, the Board of Commissioners of Ouray County is now prepared to take action on the recommendation of the Ouray County Planning Commission regarding said application.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Ouray County hereby **Approves** the request with the following conditions.

1. That a 60-foot right of way be dedicated from the cul-de-sac on Cottontail going north.
2. Heavy truck traffic relating to any infrastructure except pavement may not use any interior Fairway Pines road.
3. A plat note requiring a road maintenance impact fee at the time of building permit for any accessory dwelling units.
4. Black Bear and Hummingbird will be paved at a 22-foot width.
5. After completion of infrastructure or at final plat approval, the gravel pit becomes a lake and no gravel will be extracted.
6. Proof of a service agreement for connection to the Fairway Pines Sanitation District's system.
7. An executed PUD Agreement between the developer and the County as required by Section 6.12 C (6)(e) of the LUC.
8. Prior to approval of final plan/plat, Fairway Pines Estates Filing 4A-1 shall be amended to show the Cottontail Lane access to Marmot Drive. In addition, the Out Lot – Future Road, shown on Fairway Pines Estates Village 3, should be dedicated prior to approval of the final plan/plat.
9. The Developer shall coordinate with local Post Office for mail delivery.

Voting in the affirmative: Commissioners Don Batchelder, Tom Hollenbeck and Bill Ferguson.

Absent: None.

THE BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY.

By: _____
Don Batchelder, Chairman

_____
Bill Ferguson, Vice-chairman

_____
Tom Hollenbeck, Member

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I, Michelle Olin, County Clerk and ex-officio Clerk of the Board of County Commissioners and for the County and State aforesaid, do hereby certify that the annexed and foregoing Order is truly copied from the Records of the proceedings of the Board of County Commissioners said Ouray County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my Hand an affixed the seal of said County, at Ouray This **9th** day of **June**, A.D. 2003.

_____
Michelle Olin, County Clerk and Recorder

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By: Shelli D. Banks, Deputy Clerk of the Board