

**RESOLUTION
BOARD OF COUNTY COMMISSIONERS
OURAY COUNTY**

RE: JV Real Estate Development Agreement

At public meetings of the Board of County Commissioners for Ouray County, Colorado held at the Courthouse in Ouray, Colorado and at the 4-H Event Center in Ridgway, Colorado in the year 2004 on the 26th day of April; the 10th day of May; the 17th day of May; the 24th day of May; the 7th day of June; the 30th day of June; the 7th day of July; and the 12th day of July; and at a public hearing on the 28th day of June 2004 there were present:

Tom Hollenbeck, Chairman
Bill Ferguson, Commissioner
Don Batchelder, Commissioner
Connie Hunt, County Administrator
Pat Crossley, County Attorney
Linda Haley-Munson, Deputy Clerk

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

WHEREAS, J.V. Real Estate, L.L.C. (“Applicant” or “Landowner”) has submitted to a request for an exemption to Ouray County and a request to approve a development agreement (“JV Real Estate Development Agreement”) attached as Exhibit 1 and incorporated herein, for a contiguous parcel of property located in Ouray County, more particularly described in Exhibit 1; and

WHEREAS, the Ouray County Commissioners have reviewed the requests in accordance with Sections 17 and 25 of the Ouray County Land Use Code; and

WHEREAS, the Board of County Commissioners finds that the requested exemption and proposed development agreement is in the best interest of the County and is consistent with the stated purposes and objectives of the 1999 Ouray County Master Plan and the Ouray County Land Use Code.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The Board of County Commissioners hereby adopts the Findings of Fact and Decision dated July 19, 2004 (Exhibit 2) in this matter.
2. Pursuant to the provisions of Sections 17 and 25 of the Ouray County Land Use Code, the Board of County Commissioners hereby grants the exemption request in this matter and approves the JV Real Estate Development Agreement subject to the terms and conditions of said Development Agreement and subject to the following:
 - a. Section 6.7.F. of the Land Use Code regarding Site Development Standards must be met at the preliminary plat/plan stage for this development.

Resolution No. 2004-031

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

Voting in the negative: None

Absent: None

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OURAY, COLORADO

Tom Hollenbeck, Chairman

Michelle Nauer, County Clerk and Recorder
By: Linda Munson-Haley, Deputy Clerk of the Board

Don Batchelder, Vice Chairman

William Ferguson, Commissioner Member