

**RESOLUTION No. 2006-085**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
OURAY COUNTY, COLORADO TO APPROVE THE FINAL DEVELOPMENT  
PLAN/ FINAL PLAT OF CORNERSTONE, PHASE ONE  
AND ASSOCIATED DOCUMENTS**

**WHEREAS**, the Board of County Commissioners of Ouray County, Colorado (“Board”) has previously approved the Final Plan/Plat for Phase I Cornerstone for Cornerstone Montrose, LLC (“Cornerstone”) on May 9, 2006 which Final Plan/Plat for Phase I was recorded with the Ouray County Clerk and Recorder on 10, 2006 as Reception No. 191482 (“Phase I Plat”); and

**WHEREAS**, in conjunction with the approval of the Phase I Plat, the Board approved certain related documents and agreements, including the Final Improvements Agreement for Phase I; and

**WHEREAS**, as a condition of approval of the Phase I Plat, a plat note was included requiring that all necessary infrastructure to serve a lot shall be completed prior to the issuance of building permits for Phase I properties; and

**WHEREAS**, Cornerstone has determined that certain minor modifications and amendments to the Phase I Plat were required; and

**WHEREAS**, Cornerstone has submitted its application requesting amendments to the Phase I Plat; and

**WHEREAS**, the Board reviewed the Final Development Plan/Final Plat of Cornerstone, Phase I, 1<sup>st</sup> Amendment (“Phase I Amendment”) at its regularly scheduled and noticed meeting on November 27, 2006 and is prepared to approve the Phase I Final Amendment and associated documents, based upon certain conditions;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:**

1. The Phase I Amendment is approved, and such approval shall be subject to all conditions and requirements contained in Ouray County Resolution 2006-029; the Amended Development Agreement dated April 25, 2005; the Final Improvements Agreement dated May 10, 2006; and the Government Springs Road Maintenance Agreement.
2. The First Amendment to the Final Improvements Agreement reflecting a modification to the timeframes set forth in Exhibit “A” to such agreement is approved.

3. The Agreement Concerning the Issuance of Building Permits for Phase I is approved.

APPROVED AND ADOPTED THIS 4th DAY OF DECEMBER, 2006,  
RATIFYING ACTION TAKEN ON NOVEMBER 27, 2006.

Board of County Commissioners of  
Ouray County, Colorado

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Heidi M. Albritton, Chair

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Don Batchelder

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Kristi R. Westfall

ATTEST:

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