

**A RESOLUTION OF THE  
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO  
TO APPROVE THE FINAL DEVELOPMENT PLAN/FINAL PLAT OF  
CORNERSTONE FLOWERS CABIN PARCEL AND OPEN SPACE PARCELS O.S.-9C and O.S.-7B  
FOR CORNERSTONE MONTROSE, LLC**

**WHEREAS**, the Board of County Commissioners of Ouray County, Colorado (“Board”) has previously approved an Amended Development Agreement dated April 25, 2005 (“Development Agreement”) between Cornerstone Montrose, LLC (“Cornerstone”) and the Board which Development Agreement describes the use and development of certain property owned by Cornerstone, as more particularly described in such Development Agreement (“Property”); and

**WHEREAS**, as part of the Development Agreement, Cornerstone is permitted to develop the Property in phases and to seek approval from the Board of separate final plats for each phase of development; and

**WHEREAS**, Cornerstone has submitted its Final Development Plan / Final Plat for Cornerstone Flowers Cabin Parcel and Open Space Parcels O.S.-9C and O.S.-7B in the Cornerstone development (“Flowers Cabin / Open Space Plat”) as well as certain other documents describing the rights and obligations of Cornerstone and the Board with respect to the approval of such Final Plat; and

**WHEREAS**, the Board reviewed the Flowers Cabin / Open Space Plat at its regularly scheduled and noticed meeting on February 9, 2009 and is prepared to approve the Flowers Cabin / Open Space Plat and associated documents, including the First Amendment to Ouray County Development Phasing Plan and Agreement and the Third Amendment to the Amended Development Agreement; and

**WHEREAS**, the Flowers Cabin / Open Space Plat conforms with the requirements and conditions contained in the Development Agreement for approval of a final plat and no improvements are required for this phase of approval as the Flowers Cabin parcel has all utilities and infrastructure in place and the Open Space Parcels do not require improvements or infrastructure;

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

- 1. The Flowers Cabin / Open Space Plat is approved, and such approval shall be subject to all conditions and requirements contained in the Amended Development Agreement dated April 25, 2005. The Chair is authorized to sign the Final Plat, the First Amendment to Ouray County Development Phasing Plan and Agreement and the Third Amendment to the Amended Development Agreement.

APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009, RATIFYING ACTION TAKEN ON FEBRUARY 9, 2009.

BOARD OF COUNTY COMMISSIONERS  
OF OURAY COUNTY, COLORADO

Attest:

\_\_\_\_\_  
Heidi M. Albritton, Chair

\_\_\_\_\_  
K. Keith Meinert, Vice-Chair

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

\_\_\_\_\_  
Lynn M. Padgett, Commissioner