

RESOLUTION No. 2010-057

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
TO APPROVE THE FINAL DEVELOPMENT PLAN/FINAL PLAT OF
OPEN SPACE PARCELS O.S. – 6C and O.S. – 6D AND GOLF COURSE PARCELS 1C AND 2
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 provides for 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 Open Space Parcels O.S. – 6C and O.S. – 6D and Golf Course Parcels 1-C and 2 in the Cornerstone development (“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 Open Space Plat at its regularly scheduled and noticed meeting on December 6, 2010 and reviewed the Staff Report and heard statements from representatives of Cornerstone regarding such Open Space Plat; and

WHEREAS, the 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 Open Space Parcels and Golf Course Parcels do not require improvements or infrastructure;

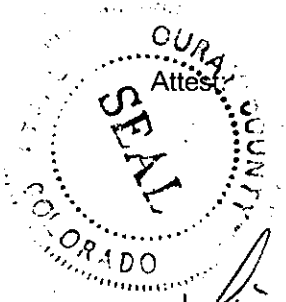
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:

The 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 when the following conditions have been met:

1. With the exception of roads and phasing labels, the applicant shall remove all information on “Sheet 3 of 3” that is not included within boundaries of the parcels being platted.
2. Any hatching on “Sheet 3 of 3” shall be clearly labeled and included in the legend.

APPROVED AND ADOPTED THIS 4th DAY OF JANUARY, 2011, RATIFYING ACTION TAKEN ON DECEMBER 6, 2010.

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO



Linda Munson-Haley

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

Lynn M. Padgett

Lynn M. Padgett, Chair

K. Keith Meinert

K. Keith Meinert, Vice Chair

Heidi M. Albritton

Heidi M. Albritton, Commissioner