



BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

RESOLUTION NUMBER SBE 05-01A

Lone Pine Real Estate L.L.C. (applicant)

RESOLUTION APPROVING ROOSEVELT RIDGE RURAL DEVELOPMENT EXEMPTION PHASE 1
FINAL PLAT IN SECTION 18, T2S, R72W

WHEREAS, Gilpin County is a rural county that encourages large-lot development and open space preservation as a strategy to develop in a manner consistent with Master Plan and Open Space Plan goals; and,

WHEREAS, incentives for such development include exemptions from subdivision as defined in C.R.S. 30-28-101(10); and,

WHEREAS, the Board of County Commissioners may, pursuant to rules and regulations or resolution, exempt from this definition of the terms "subdivision" and "subdivided land" any division of land if the Board of County Commissioners determines that such division is not within the purposes of C.R.S. 30-28-101, Part 1; and,

WHEREAS, the Board of County Commissioners has determined that the above referenced land division is consistent with Gilpin County Rural Development Exemption regulations and therefore not within the purpose of C.R.S. 30-28-101; and,

WHEREAS, Roosevelt Ridge Preliminary Plat was approved via Resolution SBE 05-01;

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Gilpin that Roosevelt Ridge Exemption Plat Final Plat, (a.k.a. Roosevelt Ridge Phase 1 Final Plat) is hereby approved subject to the following conditions:

1. No building permits shall be issued until required conservation easement is fully executed.
2. No building permits shall be issued until fire district annexation and/or a temporary service agreement is fully executed.
3. No building permits shall be issued until a development agreement and sufficient bonding guaranteeing specified road improvement completion is fully executed.
4. Any prospective Phase 1 lot purchaser must sign a statement acknowledging notice of Conditions 1 – 3 above.

Adopted this 30th day of August, 2005

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

Chair

Attest:

Deputy Clerk to the Board

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss.
COUNTY OF GILPIN)

The foregoing resolution was acknowledged before me this 30th day of August, 2005, by
Jeanne Nicholson, Chair, and Sharon E. Cate, Deputy Clerk, County of Gilpin.

Witness my hand and official seal, Notary Public

SUSAN E. ALLEN
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires June 25, 2008