Commissioner Rosier moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC11-70

Case No. 10-101466RZ Map No. 175

Owner/Applicant: Lois Evelyn Choate Revocable Trust

Location: 28631 Stagecoach Boulevard

Section 34, Township 4 South, Range

71 West

From: Agricultural-Two (A-2)

To: Agricultural-One (A-1)

Purpose: To rezone from Agricultural-Two

(A-2) to Agricultural-One (A-1) to allow for the future subdivision of the property into two (2) residential lots.

Approximate Area: 11.18 Acres

WHEREAS, Lois Evelyn Choate Revocable Trust filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Agricultural-Two to Agricultural-One to allow for the future subdivision of the property into two (2) residential lots; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on February 9, 2011, at which time the Planning Commission, by formal resolution, recommended approval with conditions of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on March 1, 2011; and

WHEREAS, based on the study of the Comprehensive Master Plan and the Zoning Resolution, recommendations of the Jefferson County Planning

CC11-70 Page 2

Commission, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Board finds as follows:

- 1. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of Jefferson County.
- 2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at those hearings.
- 3. The proposal is in general conformance with the Comprehensive Master Plan and the Evergreen Area Community Plan because it meets all applicable sections of the Plans' policies, with exception to the Housing Section and the recommended density outside of a public water and sanitation district.
- 4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because residential land uses dominate the landscape, large animals and agricultural uses are allowed, and the density would be comparable to surrounding subdivisions.
- 5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.
- 6. That each of the factors set forth above is adequate independently to support this resolution.
- 7. The subject property is served by the Evergreen Fire Protection District, Private Well and Individual Sewage Disposal System.
- 8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 10-101466RZ to rezone from Agricultural-Two to Agricultural-One the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED.

EXHIBIT A

| , | |
|-----------|-------------|
| Case No. | 10-101466RZ |
| Case INU. | TO-TOT-OTOT |

Legal Description

Street Location of Property <u>28631 Stagecoach Blvd.</u> Is there an existing structure at this address?

Yes X No ____

Type the legal description and address below.

A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 34, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION BEARS S 00°27'21" E, 2605.18 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 88°26'48" W, 165.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 00°27'21" E, 832.29 FEET; THENCE S 23°24'41" W, 93.73 FEET; THENCE S 19°54'55" W, 293.96 FEET; THENCE N-40°13'31" W, 370.31 FEET; THENCE N 30°42'21" E, 24.99 FEET; THENCE N 12°17'27" W, 414.81 FEET; THENCE N 00°00'00" E, 323.26 FEET; THENCE N 48°18'51" W, 162.02 FEET; THENCE N 00°00'00" E, 129.06 FEET; THENCE S 90°00'00" E, 461.01 FEET; THENCE S 42°52'29" E, 103.56 FEET; THENCE N 88°26'47" E, 34.97 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.18 ACRES MORE OR LESS.

Advise of Ortho Map No. 175 Section 34 Township 4 S. Range 71 W. Calculated Acreage 11.18 Acres Checked by: Ben Hasten Address Assigned (or verified) 28631 Stagecoach Blvd.

CC11-70 Page 4

Commissioner Griffin seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Donald Rosier Aye
Commissioner Vacant
Commissioner Faye Griffin, Chairman Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: March 1, 2011