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. CC11-116

Case No. 11-100436RZ Map No. 187

Applicant/Owner Fred Tindell

Location: 16681 W. Jefferson St.

Section 27, Township 7 South, Range

71 West

From: Restricted Commercial (RC)

To: Restricted Residential-Half Acre

(RR-1/2)

Purpose: To rezone from Restricted

Commercial (RC) to Restricted Residential-Half Acre (RR-1/2) to allow for a single family detached

home.

Approximate Area: 0.5 Acre

WHEREAS, Fred Tindell filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Restricted Commercial to Residential-Half Acre to allow for a single family detached home; and

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

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WHEREAS, after notice as provided by law, a public hearing was held by this Board on March 29, 2011; and

WHEREAS, based on the study of the Comprehensive Master Plan and the Zoning Resolution, recommendations of the Jefferson County Planning 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 Conifer/285 Corridor Area Community Plan because it meets all applicable sections of the Plan policies; except for land use policies pertaining to the recommended dwelling unit per acre.
- 4. The proposed land use is compatible with existing and allowable land uses in the surrounding area because it will provide for a similar lot size and animal allowances.
- 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 North Fork Fire Protection District and Private Well and Private Septic System.

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8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-100436RZ to rezone from Restricted Commercial to Restricted Residential-Half Acre the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED.

EXHIBIT A

Street Location of Property_ 16681 West Jefferson Street
Is there an existing structure at this address? Yes X No
Type the legal description and address below.
Lots 5, 6, 7, and 8, Block 29, Pine Grove Subdivision recorded at Reception Number 16452, Plat Book 1, Page 28, Jefferson County Clerk and Recorder. Containing 0.57 Acres more or less.
Also known as 16665 Rt. 126, Pine CO. 80470 and 16681 West Jefferson Street, Pine CO. 80470.

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

Commissioner Donald Rosier	Aye
Commissioner John Odom	Aye
Commissioner Faye Griffin, Chairman	Ave

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

Dated: March 29, 2011