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. CC11-145

Owners/Applicants:

E. Rick Watrous, Christine A. Watrous and Dirk Van Westreenen

PIN: 69-082-00-008 and 69-082-00-006 Buckhorn Road and Erin Lane Section 8, Township 6 South, Range 69 West

From: Planned Development (PD)

To: Agricultural-One (A-1) & Restricted

Residential-Two (RR-2)

Map No. 60 & 61

Purpose: To rezone from Planned Development

(PD) to Agricultural-One (A-1) and Restricted Residential-Two (RR-2) to correct a previous zoning action to allow for two (2) single family

dwelling lots.

Approximate Area: 10.09 Acres

10-125052RZ

Case No.

WHEREAS, E. Rick Watrous, Christine A. Watrous and Dirk Van Westereenen filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Planned Development to Agricultural-One and Restricted Residential-Two to correct a previous zoning action to allow for two (2) single family dwelling lots; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on March 30, 2011, at which time the Planning Commission, by formal resolution, recommended approval of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on April 19, 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 South Jefferson County Community Plan because it meets all applicable sections of the Plans' policies.
- 4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because residential land 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.

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- 7. The subject property is served by the Inter-Canyon Fire Protection District and Ken Caryl Water and Sanitation District.
- 8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 10-125052RZ to rezone from Planned Development to Agricultural-One and Restricted Residential-Two the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED.

EXHIBIT A

Case No. 10-125052RZ

Legal Description

Street Location of Property 12682 PZ Buckhorn Road Is there an existing structure at this address?

No_X_ Yes

Type the legal description and address below.

From P-D to RR-2 zone district ...

LEGAL DESCRIPTION OF PARCEL A:

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOU'06'25"E ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION, 1320.00 FEET TO THE NORTHWEST CORNER OF SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE SB9'08'37"E ALONG THE NORTH LINE OF NW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE SB9'08'37"E ALONG THE NUE POINT OF BEGINNING, THE SW 1/4 OF THE NW 1/4 OF SAID SECTION, 657.58 FEET TO THE TRUE POINT OF BEGINNING, THE SW 1/4 OF THE NW 1/4 OF SAID WHICH IS THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE NORTH LINE OF SECTION; THENCE CONTINUING ALONG ABOVE DESCRIBED COURSE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4 OF SAID SECTION, 386.73 FEET; THENCE SAID NE 1/4 OF THE NW 1/4 OF SAID SECTION, 386.73 FEET; THENCE TO THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE TO THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE NOO'10'03"W ALONG SAID WEST LINE 483.34 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 2.316 ACRES MORE OR LESS.

From $\underline{P-D}$ to $\underline{A-1}$ zone district ...

LEGAL DESCRIPTION OF PARCEL B:

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOO'06'25"E ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION, 1320.00 FEET TO THE NORTHWEST CORNER OF SW 1/4 LINE OF THE NW 1/4 OF SAID SECTION; THENCE S89'08'37"E ALONG THE NORTH LINE OF NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; OBT. SECTION; THENCE CONTINUING ALONG THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE CONTINUING ALONG THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE CONTINUING ALONG SAID ABOVE DESCRIBED COURSE ALONG THE NORTH LINE OF NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING 1/4. OF SAID SECTION, 386.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING 1/4. OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE SOO'13'40"E ALONG THE EAST 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION, 663.60 FEET TO THE LINE OF SAID NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 O

Advise of Ortho Map No. 60 & 61 Section 8 Township 6 S. Range 69 W. Calculated Acreage 2.316 + 7.776 = 10.092 Acres Checked by: Ben Hasten Address Assigned (or verified) 12682 PZ Buckhorn Road

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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 Aye

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

Dated: April 19, 2011