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. CC11-157

Case No. 10-117551RZ

Map No. 223

Owner/Applicant: Scott Robert Chivers

Location: 16300 Pine Valley Road

Section 27, Township 7 South, Range

71 West

From: Agricultural-Two (A-2)

To: Planned Development (PD)

Purpose: To rezone from Agricultural-Two (A-

2) to Planned Development (PD) to allow for Mountain Heavy Industrial

uses.

Approximate Area: 4.64 Acres

WHEREAS, Scott Robert Chivers filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Agricultural-Two to Planned Development to allow for Mountain Heavy Industrial uses 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 with conditions of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on April 26, 2011; and

WHEREAS, based on the study of the Comprehensive 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 Plans' policies; except for the Air, Light, Odor and Noise policies pertaining to the operation of commercial equipment onsite.
- 4. The proposed land use is compatible with existing and allowable land uses in the surrounding area because of the continued residential uses and the techniques used to ensure the outside appearance and character of the area.
- 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 Department, Private Well and Private Septic System.
- 8. No known commercial mineral deposits exist on the subject property.

CC11-157 Page 3

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 10-117551RZ to rezone from Agricultural-Two to Planned Development the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED subject to the following condition:

a. Revisions to the Official Development Plan in accordance with the red-marked print dated April 26, 2011.

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 26, 2011

EXHIBIT A

~	10 11777107	
Case No.	10-117551RZ	

Legal Description

Street Location of Property 16300 Pine Valley Road Is there an existing structure at this address?

Yes X No____

Type the legal description and address below.

A TRACT OF LAND SITUATED IN THE W ½ OF THE NW ¼ OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6TH P.M. DESCRIBED AS,

BEGINNING A POINT FROM WHICH THE NW CORNER OF SAID SECTION 27 BEARS N 16°12'41" W, A DISTANCE OF 1224.12 FEET; SAID POINT OF BEGINNING BEING ALSO SITUATE ON THE EASTERLY RIGHT OF WAY LINE OF PINE VALLEY ROAD,

THENCE S 72°27'05" E, 43.93 FEET;

THENCE S 13°35'21" E, 192.03 FEET;

THENCE S 19°10'31" E, 119.58 FEET,

THENCE S 39°26'20" E, 78.80 FEET;

THENCE N 84°57'53" E, 201.89 FEET;

THENCE S 23°53'11" E, 227.55 FEET;

THENCE S 06°21'00" W, 227.49 FEET;

THENCE N 74°39'17" W, 551.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PINE VALLEY ROAD;

THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO A POINT OF BEGINNING (THE CHORD DISTANCE AND BEARING OF SAID CLOSURE LINE BEING 622.24 FEET N 00°26'08" W), COUNTY OF JEFFERSON, STATE OF COLORADO.

Advise of Ortho Map No. 223 Section 27 Township 7 S. Range 71 W. Calculated Acreage 4.64 Acres Checked by: Ed Wieland Address Assigned (or verified) 16300 Pine Valley Road