

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. CC11-188

Case No.	10-127698SU	Map No.	230 & 231
Case Name:	Flying J. Ranch – Ramah in the Rockies		
Owner/Applicant:	Flying J. Ranch LLC		
Location:	26601 Stoney Pass Road Section 28, Township 9 South, Range 71 West		
Purpose:	To allow for a campground in the Agricultural-Two (A-2) zone district.		
Approximate Area:	360 Acres		

WHEREAS, Flying J. Ranch, LLC, filed an application with the Planning and Zoning Division of Jefferson County for a special use of the subject property; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on April 27, 2011, at which time the Planning Commission, by formal resolution, recommended approval of the subject special use application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on May 17, 2011; and

WHEREAS, based on 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. 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. 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 conformance with the Special Use criteria as described in Section 1.N.4. of the Jefferson County Zoning Resolution.
4. The proposed land use is compatible with the existing and surrounding land uses and will remain rural in nature.
5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowner in the surrounding area.
6. 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 individual wells and individual sewage disposal systems (ISDS).
8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Special Use Case No. 10-127698SU for the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED subject to the following condition:

- a. Revision to the Special Use Graphic in accordance with the red-marked print dated May 17, 2011.

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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: May 17, 2011



## **EXHIBIT A**

Case No. 10-127698SU

Legal Description

Street Location of Property 26601 Stoney Pass Road

Is there an existing structure at this address?

Yes X No       

Type the legal description and address below.

THE EAST HALF OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 71 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN AND THE NORTHWEST ONE-QUARTER AND THE NORTH HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 71 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN.  
SAID PARCEL CONTAINS 350.20 ACRES MORE OR LESS.

Advise of Ortho Map No. 230 & 231 Section 28 & 29 Township 9 S. Range 71 W.  
Calculated Acreage 350.20 Acres Checked by: Ben Hasten  
Address Assigned (or verified) 26601 Stoney Pass Road