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. CC11-207

Case No. 10-125402RZ Map No. 181 Owner/Applicant: Gerti N. Matthews, Trustee of the Matthews Family Trust Location: 25871 Duran Avenue Section 12, Township 6 South, Range 71 West From: Planned Development (PD) To: Planned Development (PD) To amend the previously approved Purpose:

Official Development Plan to add a

mixture of low intensity commercial

uses.

Approximate Area: 1.21 Acres

WHEREAS, Gerti N. Matthews, Trustee of the Matthews Family Trust filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Planned Development to Planned Development to amend the previously approved Official Development Plan to add a mixture of low intensity commercial uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on May 11, 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 May 31, 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 Plans' policies.
- 4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because it maintains the commercial nature of the existing property and provides uses similar to the adjacent property's Official Development Plan.
- 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 Elk Creek Fire Department, Private Well and Private Septic System.
- 8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 10-125402RZ to rezone from Planned Development 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:

CC11-207 Page 3

a. Revisions to the Official Development Plan in accordance with the red-marked print dated May 31, 2011.

EXHIBIT A

Case No. <u>10-125402RZ</u>

Legal Description

Street Loca Is there a	ntion of Property n existing structu	25871 Du ire at this ac	<u>iran Ave</u> idress?		Yes X	No	
Lots 1, 2 Reception	gal description a and 3 inclusive n Number 5562 f Jefferson, Sta	e, Block 4 21081, loc	2, Aspen I cated in Se	Park - Unit 3 ection 12, T6	, Plat Book S, R71W, 6	15, Page 3	3,

Advise of Ortho Map No. 181 Section 12 Township 6 S. Range 71 W. Calculated Acreage 1.21 Acres Checked by: Ed Wieland Address Assigned (or verified) 25871 Duran Ave

CC11-207 Page 5

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 31, 2011