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. CC11-226

Case No.	11-106265RZ
Map No.	6
Owner/Applicant:	Golden Properties
Location:	6445 West 53rd Avenue Section 13, Township 3 South, Range 69 West
From:	Commercial-One (C-1) & Residential-Two (R-2)
To:	Planned Development (PD)
Purpose:	To rezone from Commercial-One (C-1) and Residential-Two (R-2) to Planned Development (PD) to allow for only residential uses on the property.
Approximate Area:	0.35 Acres

WHEREAS, Golden Properties filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Commercial-One and Residential-Two to Planned Development to allow for only residential uses on the property; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on June 1, 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 June 21, 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 Clear Creek/I-76 Community Plan because it meets all applicable sections of the Plans' policies.

4. The proposed land use is compatible with existing and allowable land uses in the surrounding area because it allows for a single family home in a residential neighborhood.

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 Arvada Fire District, Arvada Water District and the Clear Creek Valley Sanitation District.

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

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-106265RZ to rezone from Commercial-One and Residential-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 June 21, 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: June 21, 2011

EXHIBIT A

Case No. 11-106265RZ

Legal Description

Street Location of Property 6445 West 53rd Avenue
Is there an existing structure at this address? Yes X No_____

Type the legal description and address below.

A Tract of Land in Block 9, Graves Second Subdivision in Section 13, Township 3 South, Range 69 West, described as follows:

Beginning at the Southwest Corner of said Block 9, thence North along the West line of said Block, 372.97 feet, thence East, Parallel to the East-West centerline of said Section 13, 250 feet to the true point of beginning; thence South at A right angle 161.5 feet, thence West at a Right angle 95 feet, thence North at a right angle 161.5 feet; thence East 95 feet. to the point of beginning,
County of Jefferson,
State of Colorado.

Advise of Ortho Map No. 6 Section 13 Township 3 S. Range 69 W.
Calculated Acreage 0.35 Acres Checked by: Ben Hasten
Address Assigned (or verified) 6445 West 53rd Avenue