# 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. CC11-238

Case No. 11-104792RZ

Map No. 45

Owner/Applicant: Sisters of the New Covenant, Inc.

Location: 10000 Alkire Street

Section 17, Township 2 South, Range

69 West

Purpose: To amend the Official Development

Plan uses and standards to

accommodate the reduction in lot size from 30 acres to 5 acres

Approximate Area: 5.0 Acres

WHEREAS, Sisters of the New Covenant, Inc., filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Planned Development to Planned Development to accommodate the reduction in lot size from 30 acres to 5 acres; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on June 22, 2011, at which time the Planning Commission by formal resolution approved a Plan Exception and recommended approval with conditions of the subject rezoning application with conditions; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on June 28, 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 North Plains Area Community Plan because it meets all applicable sections of the Plans' policies; except for Housing and Economic Development policies pertaining to recommended land uses.
- 4. The proposed land use is compatible with existing and allowable land uses in the surrounding area because the proposed level of use is similar to the surrounding uses.
- 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 Westminster Fire Department, Private Well (water) and Private Septic System (sewer).
- 8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-104792RZ 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:

CC11-238 Page 3

a. Revisions to the Official Development Plan in accordance with the red-marked print dated June 28, 2011.

Commissioner Griffin seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Donald Rosier Aye
Commissioner John Odom Excused
Commissioner Faye Griffin, Chairman Aye

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

Dated: June 28, 2011

EXHIBIT A

## Legal Description

	street Location of Property 10000 Alkire Street s there an existing structure at this address?  Yes X No
Т	ype the legal description and address below.
	A parcel of land being a part of the NW 1/4 of Section 17, T.2S., R.69W., of the 6 <sup>th</sup> P.M., County of Jefferson, State of Colorado, being more particularly described as follows:  Commencing at the SW Corner of the NW 1/4 of Section 17, T.2S., R.69W., of the 6 <sup>th</sup> P.M.; Thence N00°17′51"E along the West Line of the NW ¼ of Section 17, a distance of 247.36 feet to the Point of Beginning; Thence N00°17′51"E continuing along the West Line of the NW ¼ of Section 17, a distance of 466.70 feet; Thence S89°42'09"E a distance of 466.70 feet; Thence N89°42'09"W a distance of 466.70 feet to the Point of Beginning.
	Parcel Contains (217,809 Square Feet) 5.0002 Acres.

Advise of Ortho Map No. 45 Section 17 Township 2 S. Range 69 W. Calculated Acreage 5 Acres Checked by: Ben Hasten Address Assigned (or verified) 10000 Alkire Street