

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- 239

Case Name: Regional Transportation District – Mt. Evans
Park-n-Ride

Owner/Applicant: Regional Transportation District

Location: Mount Evans Boulevard and US Highway 285
Section 1, Township 7 South, Range 72 West

Approximate Area: 6.98 Acres

Purpose: To exempt development activities from the
term “subdivision” as set forth in Section 30-
28-101(10) of the Colorado Revised Statutes.

WHEREAS, the Regional Transportation District (“RTD”) filed an application with the Planning Zoning Division of Jefferson County in order to request an exemption from the Jefferson County Land Development Regulations (“LDR”) with respect to RTD’s previous acquisition of approximately 6.98 acres of property for purposes of building a Park-n-Ride.

WHEREAS, the County’s Land Development Regulations currently address the process for subdividing property which is less than 35 acres in size, which regulations were adopted in accordance with C.R.S. 30-28-101 et. seq.

WHEREAS, the County currently exempts certain types of transactions from the Land Development Regulations (See LDR Section 1(E)), including acquisitions for rights-of-way provided that the resulting parcel is in conformance with the minimum lot area requirements for the proposed use in the zone district and provided the parcel being divided was not created improperly.

WHEREAS, this parcel would qualify for the exemption from the County's subdivision regulations, but for the acquisition is not directly related to rights-of-way and roads, but rather a parking facility which is necessarily attendant to the roadways and busing facilities within the state.

WHEREAS, the Board of County Commissioners desires to assist RTD with correction of the improper subdivision of land that occurred when RTD purchased the property as more particularly described on Exhibit A attached hereto, for a Park-n-Ride facility.

NOW THEREFORE BE IT RESOLVED, that the Board of County Commissioners hereby exempts RTD's prior acquisition of approximately 6.98 acres of property as more particularly described on Exhibit A from the County's subdivision regulations in accordance with the authority granted by C.R.S. 30-28-101(10)(d) and the LDR.

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

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EXHIBIT "A"

LOTS 15, 16, 17, 27, 28, 29, 30, 31, 32 AND A PORTION OF LOT 46, ALL IN BLOCK 2, JIM'S SUBDIVISION, LOCATED IN THE NORTH ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, T.7S., R72W. OF THE 6TH P.M., WHENCE THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS N86°48'05"E A DISTANCE OF 2,625.62 FEET;
THENCE N88°36'37"E A DISTANCE OF 792.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 27, BLOCK 2, BEING THE POINT OF BEGINNING;

THENCE N86°48'05"E ALONG THE NORTHERLY LINE OF SAID BLOCK 2 A DISTANCE OF 599.96 FEET;
THENCE S15°50'32"E ALONG THE EASTERLY LINE OF SAID LOT 32 A DISTANCE OF 155.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32;
THENCE S01°06'46"E A DISTANCE OF 356.52 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 2 OF SAID JIM'S SUBDIVISION;
THENCE N75°24'06"W ALONG THE NORTHERLY LINES OF LOT 11, 12 AND 13, BLOCK 2 OF SAID JIM'S SUBDIVISION A DISTANCE OF 272.07 FEET;
THENCE N70°14'06"W ALONG THE NORTH LINE OF LOT 14, BLOCK 2 OF SAID JIM'S SUBDIVISION A DISTANCE OF 100.03 FEET;
THENCE S20°15'20"W ALONG THE EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 150.20 FEET;
THENCE N69°44'40"W ALONG THE SOUTHERLY LINES OF SAID LOTS 15, 16 AND 17 A DISTANCE OF 300.40 FEET;
THENCE N20°16'29"E ALONG THE WESTERLY LINE OF SAID LOT 17 A DISTANCE OF 149.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 17;
THENCE N30°26'11"W A DISTANCE OF 129.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27;
THENCE N20°07'22"E ALONG THE WESTERLY LINE OF SAID LOT 27 A DISTANCE OF 164.50 FEET TO THE POINT OF BEGINNING.

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