

Commissioner Odom moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC12-032

Case No.	11-116664RZ	Map No.	211
Owner/Applicant:	D.R. Hill Properties, LLC		
Location:	2989 Bergen Peak Drive Section 32, Township 4 South, Range 71 West		
From:	Planned Development (PD)		
To:	Planned Development (PD)		
Purpose:	To rezone from Planned Development (PD) to Planned Development to allow for small animal boarding and limited cottage industry land uses.		
Approximate Area:	0.49 Acres		

WHEREAS, D.R. Hill Properties, LLC, filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Planned Development to Planned Development to allow for small animal boarding and limited cottage industry land uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on January 4, 2012, at which time the Planning Commission, by formal resolution, recommended approval with conditions of a revised Official Development Plan; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on January 24, 2012; 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 Evergreen 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 the allowed uses are complimentary to adjacent land 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 Evergreen Fire Department, Evergreen Metropolitan District (water) West Jefferson County Metropolitan District (sewer), and the Evergreen Fire District.
8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-116664RZ 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 with the following conditions:

- a. Revisions to the Official Development Plan in accordance with the red marked print dated January 24, 2012.

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

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

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

Dated: January 24, 2012

EXHIBIT A

Case No. 11-116664RZ

Legal Description

Street Location of Property 2989 Bergen Peak Drive

Is there an existing structure at this address?

Yes X No _____

Type the legal description and address below.

LOT 3, EVERGREEN CARE CENTER SUBDIVISION NO.1 EXEMPTION SURVEY NO.1 ,
PLAT BOOK 115, PAGE 7, RECEPTION NUMBER 93174556, COUNTY OF JEFFERSON, STATE
OF COLORADO, CONTAINING 0.499 ACRES MORE OR LESS.

Advise of Ortho Map No. 211 Section 32 Township 4 S. Range 71 W.

Calculated Acreage 0.499 Acres Checked by: Ed Wieland

Address Assigned (or verified) 2989 Bergen Peak Drive