

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. CC12-053

Case No.	11-108074RZ	Map Nos. 56 & 57
Owner/Applicant:	West C-470 Opportunity, LLC and Hilltop Investments, LLC	
Location:	PIN: 59-073-00-001, 59-073-00-002, 59-073-00-004, 59-072-00-005, 50-121-00-001 and 59-072-00-006 Section 7 & 12, Township 5 South, Range 69 & 70 West	
From:	Planned Development (PD)	
To:	Planned Development (PD)	
Purpose:	To amend the Planned Development (PD) zoning to allow for limited agricultural uses.	
Approximate Area:	53.28 Acres	

WHEREAS, West C-470 Opportunity, LLC and Hilltop Investments, 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 limited agricultural uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on January 25, 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 February 14, 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 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 West Metro Fire Protection District, Willowbrook Water and Sanitation District and the Vineyard Town Square Metro District.
8. No known commercial mineral deposits exist on the subject property.

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NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-108074RZ 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 February 14, 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: February 14, 2012

EXHIBIT A

Legal Description

Street Location of Property 14762 Quincy Avenue

Is there an existing structure at this address?

Yes No

Type the legal description and address below.

USE AREA A & B

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7 BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3" ALUMINUM CAP IN RANGE BOX LS 10734 AND AT THE SOUTHWEST CORNER BY A 2"ALUMINUM CAP IN CONCRETE LS 16398, BEING ASSUMED TO BEAR N89°39'41"E A DISTANCE OF 2504.34 FEET.

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, S89° 39'41"W A DISTANCE OF 11.86 FEET, TO THE EASTERLY LINE OF A PARCEL OF LAND AS RECORDED IN BOOK 2146 AT PAGE 364;

THENCE ALONG SAID EASTERLY LINE, N04°54'15"E, A DISTANCE OF 118.32 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE, N17°00'06"W, A DISTANCE OF 1249.53 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;

THENCE N89°37'03"E ALONG SAID NORTH LINE, A DISTANCE OF 1.42 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND AS RECORDED IN BOOK 1937 AT PAGE 597;

THENCE CONTINUING ALONG SAID EASTERLY LINE, N22°16'36"W A DISTANCE OF 1717.08 FEET;

THENCE S89°53'14"E A DISTANCE OF 931.82 FEET, TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO 90105984;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWELVE (12) COURSES:

- | | |
|---|--|
| 1. S44°30'39"E A DISTANCE OF 188.53 FEET; | 7. N00°30'40"W A DISTANCE OF 106.06 FEET; |
| 2. S34°00'05"W A DISTANCE OF 163.27 FEET; | 8. S32°12'35"E A DISTANCE OF 288.45 FEET; |
| 3. S89°34'36"W A DISTANCE OF 66.61 FEET; | 9. S15°06'59"E A DISTANCE OF 270.42 FEET; |
| 4. S33°40'19"W A DISTANCE OF 26.63 FEET; | 10. S33°30'54"E A DISTANCE OF 275.05 FEET; |
| 5. S16°20'47"E A DISTANCE OF 103.37 FEET; | 11. S43°26'15"E A DISTANCE OF 485.81 FEET; |
| 6. S32°32'22"E A DISTANCE OF 138.69 FEET; | 12. S31°19'01"E A DISTANCE OF 277.38 FEET; |

THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER, S89°37'09"W A DISTANCE OF 842.36 FEET, TO SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;

THENCE ALONG SAID EAST LINE, S00°31'02"E A DISTANCE OF 1167.62 FEET, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING IN BOOK 2060, PAGE 652. TOTAL AREA CONTAINING 39.14 ACRES.

USE AREA C

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 69 WEST AND THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7 BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3" ALUMINUM CAP IN RANGE BOX LS 10734 AND AT THE SOUTHWEST CORNER BY A 2"ALUMINUM CAP IN CONCRETE LS 16398, BEING ASSUMED TO BEAR N89°39'41"E A DISTANCE OF 2504.34 FEET.

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 7;

THENCE N36°49'10"W A DISTANCE OF 1477.79 FEET;
THENCE N87°38'57"E A DISTANCE OF 545.91 FEET;
THENCE S60°12'50"E A DISTANCE OF 54.10 FEET;
THENCE S84°13'12"E A DISTANCE OF 294.94 FEET, TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 7;
THENCE ALONG SAID WEST LINE, S00°00'38"W A DISTANCE OF 820.49 FEET;
THENCE S22°11'07"E A DISTANCE OF 353.53 FEET, TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER;
THENCE ALONG SAID SOUTH LINE, S89°34'36"W A DISTANCE OF 133.56 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 546,762 SQUARE FEET OR 12.552 ACRES.

USE AREA D

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7 BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3" ALUMINUM CAP IN RANGE BOX LS 10734 AND AT THE SOUTHWEST CORNER BY A 2" ALUMINUM CAP IN CONCRETE LS 16398, BEING ASSUMED TO BEAR N89°39'41"E A DISTANCE OF 2504.34 FEET.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, N00°00'38"E A DISTANCE OF 664.03 FEET, TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER;

THENCE ALONG SAID NORTH LINE, N89°35'52"E A DISTANCE OF 149.62 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, N89°35'52"E A DISTANCE OF 375.91 FEET;

THENCE S00°16'49"W A DISTANCE OF 188.23 FEET;

THENCE N89°53'14"W A DISTANCE OF 375.34 FEET;

THENCE N00°06'40"E A DISTANCE OF 184.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 70,065 SQUARE FEET OR 1.608 ACRES.

Advise of Ortho Map No. 56 & 57 Sec. 7 T. 5 S. R. 69 W. and Sec. 12 T. 5 S. R. 70 W.
Calculated Acreage 53.30 Acres Checked by: Ed Wieland
Address Assigned (or verified) 14762 Quincy Avenue