

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. CC12-061

Case No.	11-135749RZ	Map No.	219
Owner/Applicant:	Josh A. Burbach		
Location:	11984 Blackfoot Road Section 28, Township 6 South, Range 71 West		
From:	Agricultural-Two (A-2)		
To:	Planned Development (PD)		
Purpose:	To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow a construction trade business as a home occupation with an outdoor storage area.		
Approximate Area:	10.8 Acres		

WHEREAS, Josh A. Burbach filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Agricultural-Two to Planned Development to allow a construction trade business as a home occupation with an outdoor storage area; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on February 8, 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 28, 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, including the Conifer 285 Corridor 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 written restrictions have limited the impacts generated to a level that is comparable with other impacts in the area.
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 Elk Creek Fire Department, Well and Private Septic System.
8. No known commercial mineral deposits exist on the subject property.

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NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-135749RZ to rezone from Agricultural-Two 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 28, 2012.

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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 28, 2012

EXHIBIT A

Case No. 11-135749RZ

Legal Description

Street Location of Property 11984 Blackfoot Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

Lot 2, Exemption Survey located in the NE 1/4 of the SE 1/4 of Section 28, Township 6 South, Range 71 West, 6th P.M., recorded December 8, 1987 at Reception No. 87146285, EXCEPT that portion conveyed to the Department of Transportation, State of Colorado in Deed recorded March 17, 2005 at Reception No. F2187130, County of Jefferson, State of Colorado.

Advise of Ortho Map No. 219 Section 28 Township 6 S. Range 71 W.
Calculated Acreage 10.8 Acres Checked by: Ed Wieland
Address Assigned (or verified) 11984 Blackfoot Road