

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. CC12-084

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| Case No. | 11-136813RZ | Map No. | 50 |
| Owner/Applicant: | Hazen Research, Inc. | | |
| Location: | 4601 Indiana Street Section 24, Township 3 South, Range 70 West | | |
| From: | Industrial-One (I-1), Commercial-Two (C-2), Restricted Commercial-One (RC-1) and Residential-Two (R-2) | | |
| To: | Industrial-One (I-1) | | |
| Purpose: | To rezone from Industrial-One (I-1), Commercial-Two (C-2), Restricted Commercial-One (RC-1) and Residential-Two (R-2) to Industrial- One (I-1) to allow for existing industrial land uses. | | |
| Approximate Area: | 8.67 Acres | | |

WHEREAS, Hazen Research, Inc., filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Industrial-One (I-1), Commercial-Two (C-2), Restricted Commercial-One (RC-1) and Residential-Two (R-2) to Industrial-One (I-1) to allow for existing industrial land uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on February 22, 2012, at which time the Planning Commission, by formal resolution, recommended approval of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on March 13, 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 recommendations within North Plains Area, because it meets all applicable sections of the Plan's 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 Fairmount Fire Protection District and the North Table Mountain Water and Sanitation District.
8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-136813RZ to rezone from Industrial-One, Commercial-Two, Restricted Commercial-One and Residential-Two to Industrial-One the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED.

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

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|--------------------------------------|-----|
| 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: March 13, 2012

EXHIBIT A

Case No. 11-136813RZ

Legal Description

Street Location of Property 4601 Indiana Street

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN FAIRMOUNT SUBDIVISION, A RECORDED SUBDIVISION IN JEFFERSON COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
TRACT 1 AND TRACT 2 OF SAID FAIRMOUNT SUBDIVISION; EXCEPT THE NORTH 160.60 FEET OF SAID TRACT 2; TOGETHER WITH THE FOLLOWING TWO PORTIONS OF THE RESUBDIVISION OF TRACTS 3, 4 AND NORTH 160.60 FEET OF TRACT 2, FAIRMOUNT SUBDIVISION, A RECORDED SUBDIVISION IN JEFFERSON COUNTY, COLORADO; THE SOUTH 100.00 FEET OF LOT 10; THAT PORTION OF THE SOUTH 100.00 FEET OF TRACT A WHICH LIES BETWEEN THE CENTER LINE OF THE WANNAMAKER DITCH AND THE WESTERLY LINE OF SAID LOT 10; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPLE MERIDIAN; LOCATED IN JEFFERSON COUNTY, COLORADO, AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE $S0^{\circ}11'W$, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 860.50 FEET; THENCE $N89^{\circ}26'30"W$, PARALLEL TO THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIANA STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING $N89^{\circ}26'30"W$, A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF THE DENVER MUNICIPAL WATER WORKS RIGHT-OF-WAY AS DESCRIBED IN BOOK 379 AT PAGE 229 OF THE JEFFERSON COUNTY RECORDS; THENCE $N48^{\circ}18'W$, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.92 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2909.80 FEET AND A CENTRAL ANGLE OF $1^{\circ}39'19"$, AN ARC DISTANCE OF 84.06 FEET; THENCE $N89^{\circ}26'30"W$, A DISTANCE OF 72.56 FEET; THENCE $S0^{\circ}11'W$, PARALLEL TO THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.25 FEET; THENCE $N89^{\circ}26'30"W$, A DISTANCE OF 396.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CROKE CANAL; THENCE $S12^{\circ}13'48"W$, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.50 FEET; THENCE $S39^{\circ}00'30"W$, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET; THENCE $S46^{\circ}52'12"W$, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 1, FAIRMOUNT SUBDIVISION; THENCE $S89^{\circ}26'30"E$, ALONG SAID SOUTH LINE OF SAID TRACT 1, A DISTANCE 980.0 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF INDIANA STREET; THENCE $N0^{\circ}11'E$, ALONG SAID EAST RIGHT-OF-WAY LINE OF INDIANA STREET, A DISTANCE OF 449.32 FEET TO SAID TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

Advise of Ortho Map No. 50 Section 24 Township 3 S. Range 70 W.

Calculated Acreage 8.33 Acres Checked by: Ben Hasten

Address Assigned (or verified) 4601 Indiana Street