

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. CC12-108

Case No.	11-110853RZ	Map No.	34
Owner/Applicant:	Family Trust created under the Gerald R. Stafford Revocable Trust		
Location:	11415 West Belleview Avenue and PIN 59-093-00-011 Section 9, Township 5 South, Range 69 West		
Purpose:	To rezone to allow small-scale commercial, multi-family and single-family residential uses.		
Approximate Area:	8.495 Acres		

WHEREAS, Family Trust created under the Gerald R. Stafford Revocable Trust, filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property to allow small-scale commercial, multi-family and single-family residential uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on March 14, 2012, at which time the Planning Commission, by formal resolution, recommended approval with conditions and approved a Plan Exception allowing retail uses where they are not recommended; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on April 3, 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 the South Plains Area, because it meets all applicable sections of the Plan policies; except for the retail uses proposed which do not meet the specific land use recommendation; and for which the Planning Commission granted a Plan Exception.
4. The proposed land use is compatible with existing and allowable land uses in the surrounding area because similar uses are located adjacent to each other, building heights are limited to match the surrounding area, and architectural restrictions ensure visual compatibility.
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 Department and Lakehurst Water and Sanitation District.
8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-110853RZ to rezone the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED with the following condition:

- a. Revisions to the Official Development Plan in accordance with the red-marked print dated April 3, 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: April 3, 2012

## EXHIBIT A

Case No. 11-110853RZ

Legal Description

Street Location of Property 11415 Belleview Avenue

Is there an existing structure at this address?

Yes X No       

Type the legal description and address below.

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 9, Township 5 South, Range 69 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

Basis of Bearings: Bearing are based on the assumption that the South line of the Southwest ¼ of the Southwest ¼ of Section 9 bears N89°40'21"E and monumented as follows:

The Southeast corner of the Southwest ¼ of the Southwest ¼ of Section 9 being a 2" aluminum cap in Range Box, LS 5112, 1992.

The Southwest corner of the Southwest ¼ of the Southwest ¼ of Section 9 being a 3.25" aluminum cap in Range Box, LS 10717, 1996.

Commencing at the Southwest corner of Section 9;

Thence N89°40'21"E along the southerly line of said Southwest ¼ of the Southwest ¼ of Section 9, a distance of 1047.99 feet;

Thence N00°01'20"W along a line parallel with the Westerly line of said Southwest ¼ of the Southwest ¼ of Section 9, a distance of 72.00 feet to the Northwest corner of a parcel of land recorded at Reception Number F1729548, Jefferson County public records and the Point of Beginning;

Thence N00°01'20"W along the Easterly line of a parcel of land recorded at Reception Number 85093903, Jefferson County public records and parallel with the Westerly line of said Southwest ¼ of the Southwest ¼ of Section 9, a distance of 339.18 feet;

Thence N45°39'02"W along the Northeasterly line of said parcel of land conveyed under Reception Number 85093903, Jefferson County public records a distance of 66.45 feet;

Thence S89°40'21"W along the Northerly line of said parcel of land and parallel with said Southerly line of the Southwest ¼ of the Southwest ¼ of Section 9 a distance of 140.25 feet to the Northwest corner of said parcel;

Thence N00°01'20"W along the Easterly line of a parcel of land recorded at Reception Number 83003822, a distance of 34.00 feet to the Northeast corner of said parcel and also the Southeast corner of a parcel of land recorded at Reception Number 84012773;

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(Continued)

Thence N00°23'09"W along said Easterly line of a parcel of land conveyed under Reception Number 84012773, a distance of 104.27 feet to the Northeast corner of said parcel;

Thence S89°40'21"W along the Northerly line of said parcel of land and parallel with said South line of the Southwest ¼ of the Southwest ¼ a distance of 299.45 feet to the Northwest corner of said parcel;

Thence N00°01'20"W along a line parallel with said West line of the Southwest ¼ of the Southwest ¼ of Section 9 a distance of 265.04 feet to a point on the South line of Lakehurst West Filing No.: 4;

Thence N89°40'21"E along said South line and parallel with said South line of the Southwest ¼ of the Southwest ¼ of Section 9 a distance of 758.59 feet to the Easterly line of said Southwest ¼ of the Southwest ¼ of Section 9;

Thence S00°01'04"E along said Easterly line a distance of 789.22 feet to a point on the Northerly line of a parcel of land recorded at Reception Number F1729548, Jefferson County public records;

Thence S89°40'21"W along said Northerly line and parallel with said Southerly line of the Southwest ¼ of the Southwest ¼ of Section 9 a distance of 270.67 feet to the point of beginning.

The above described parcel contains an area of 370,045 S.F. or 8.495 acres, more or less.

Advise of Ortho Map No. 34 Section 34 Township 5 S. Range 69 W.  
Calculated Acreage 8.495 Acres Checked by: Ben Hasten  
Address Assigned (or verified) 11415 Belleview Avenue