# 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. CC12-211

Case No. 11-135194RZ Map No. 212

Owner/Applicant: ABS RM Investor LLC

Location: 30931 Stagecoach Boulevard

Section 33, Township 4 South,

Range 71 West

From: Planned Development (PD)

To: Planned Development (PD)

Purpose: To rezone from Planned Development

(PD) to Planned Development (PD) to allow a single retail tenant of up to 63,000 square feet and an 18,000 square foot outdoor sales and storage

area.

Approximate Area: 5.57 Acres

WHEREAS, ABS RM Investor LLC, filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Planned Development (PD) to Planned Development (PD) to allow a single retail tenant of up to 63,000 square feet and an 18,000 square foot outdoor sales and storage area; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on May 9, 2012, at which time the Planning Commission, by formal resolution recommended approval subject to conditions; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on June 12, 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 Jefferson County Comprehensive Master Plan and the Evergreen Area Community Plan because it meets all applicable sections of the Plan policies.
- 4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because it allows the reuse of an existing commercial building.
- 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 Evergreen Fire and Rescue and the Evergreen Metropolitan District (Water and Sanitation).
- 8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 11-135194RZ 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 condition:

a. Revisions to the Official Development Plan in accordance with the red-marked print dated June 12, 2012.

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

Commissioner John Odom

Commissioner Faye Griffin

Commissioner Donald Rosier, Chairman

Aye

Aye

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

Dated: June 12, 2012

# **EXHIBIT A**

		Legal Description	Case No. <u>11-135194RZ</u>
here an existin	f Property 30931 Stages	s?	YesX No
t 2, Tanoa	scription and address below at Elk Meadow Fi amber F0256311, J Cownship 4 South, I	ling No. 5, Plat B efferson County, C	ook 129, Pages 54-56, Colorado, located in
ction 33, 1	ownship i sound,		

Advise of Ortho Map No. 212 Section 33 Township 4 S. Range 71 W. Calculated Acreage 5.57 Acres Checked by: Ed Wieland Address Assigned (or verified) 30931 Stagecoach Blvd