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. CC12-231

Case No.	12-101515RZ	Map Nos. 103, 104, 134, & 135		
Owner/Applicant:		Keller Farm Property LLC, Asphalt Paving Company, George M. and Darlene J. Hogan, John A. and Julia A. Tuthill, and James L. Keller		
Location:		5899, 6569, 6609, 6709 and 6809 State Highway 93, 6550 Glencoe Valley Road and 20413 W. 56 th Avenue, and PIN(s): 30-054-00-003, 30-054-00-002, 30-092-00-002, 30- 043-00-002, 30-081-00-001, 30- 092-00-001 AND 30-091-00-001 Sections 4, 5, 8 and 9, Township 3 South, Range 70 West		
From:		Agricultural-Two (A-2) and Planned Development (PD)		
Го:		Planned Development (PD)		
Purpose:		To rezone from Agricultural-Two (A-2) and Planned Development (PD) to Planned Development (PD) to allow a mixed use community with residential, commercial, industrial, and private open land uses.		
Approximate Area:		1,237 Acres		

WHEREAS, Keller Farm Property LLC, Asphalt Paving Company, George M. and Darlene J. Hogan, John A. and Julia A. Tuthill, and James L. Keller filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Agricultural-Two and Planned Development to Planned Development to allow a mixed use community with residential, commercial, industrial, and private open land uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on May 23, 2012, at which time the Planning Commission approved the addition of the subject property to the Urban Growth Boundary and, by formal resolution, recommended approval with conditions of an Official Development Plan reflecting County staff's comments; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on June 26, 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 Plan policies.

- 4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because impacts to the surrounding area have been mitigated to the extent feasible, uses transition from high intensity to low intensity, and the significant natural features onsite have been preserved.
- 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 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. 12-101515RZ to rezone from Agricultural-Two and 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 June 26, 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: June 26, 2012

EXHIBIT A

Case No. <u>12-101515RZ</u>

<u>Legal Description</u>								
Road	of Property <u>660</u>			93, 20413 W 5 Yes X	6th, 6550 Glencoe Valley No			
Type the legal description and address below.								
Type the regal description and address below.								
All those parcels described in the Clerk and Recorders Office of the County of Jefferson, State of								
Colorado, as fol		ic Cicin ain	4 1100014015 0 11100 1					
Book 2750 Page		PIN No.	30-051-00-001	Schedule No.	020920			
Reception No.	F0246733	PIN No.	30-054-00-003					
Reception No.	80052711	PIN No.	30-054-00-001					
Reception No.	F0351325	PIN No.	30-043-00-001					
		PIN No.	30-043-00-002					
		PIN No.						
		PIN No.						
		PIN No.	30-091-00-001	Schedule No.	020882			
Reception No.	F0080753	PIN No.	30-044-00-001					
Reception No.	F0609149	PIN No.	30-044-00-002	Schedule No.	081164			
Reception No.	79076107	PIN No.	30-091-00-003	Schedule No.	000105			
Reception No.	F0461065	PIN No.	30-081-00-001	Schedule No.	020888			
1		PIN No.	30-092-00-001	Schedule No.	093291			
Reception No.	79080949	PIN No.	30-093-00-001	Schedule No.	020923			
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