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. CC12-232

Case No. 12-106439RZ	Map No. 75
Owner/Applicant:	Joanna Poeck
Location:	17194 West 53rd Avenue Section 14, Township 3 South, Range 70 West
From:	Agricultural-Two (A-2)
To:	Suburban Residential-One (SR-1)
Purpose:	To rezone from Agricultural-Two (A-2) to Suburban Residential-One (SR-1) to allow for the future subdivision of the property into 2 residential lots.
Approximate Area:	2.38 Acres

WHEREAS, Joanna Poeck filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Agricultural-Two (A-2) to Suburban Residential-One (SR-1) to allow for the future subdivision of the property into two (2) residential lots; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on June 6, 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 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 and the proposed density is similar to surrounding densities.

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. 12-106439RZ to rezone from Agricultural-Two (A-2) to Suburban Residential-One (SR-1) 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:

Commissioner John Odom	Aye
Commissioner Faye Griffin	No
Commissioner Donald Rosier, Chairman	Aye

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

Dated: June 26, 2012

EXHIBIT A

Case No. 12-106439RZ

Legal Description

Street Location of Property 17194 West 53rd Street
Is there an existing structure at this address? Yes X No_____

Type the legal description and address below.

Tract 8,
North Table Mountain Ranchettes, Recorded at Reception number 63988050,
Plat Book 25, Page 1 in the records of the Clerk and Recorder of Jefferson County,
State of Colorado.

Advise of Ortho Map No. 75 Section 14 Township 3 S. Range 70 W.
Calculated Acreage 2.38 Acres Checked by: Ben Hasten
Address Assigned (or verified) 17194 West 53rd Street