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. CC12-245

Case No.	11-134307RZ	Map No. 104
Owner:		Willett R. Willis III, Susan J. Willis, Strippgen Family Limited Partnership, RLLLP
Applicant:		Golden Peaks, LLC
Location:		19375 W. 58th Avenue, 19673 W. 58th Avenue and 5898 State Highway 93 Sections 9 & 10, Township 3 South, Range 70 West
From:		Planned Development (PD) and Agricultural-Two (A-2)
To:		Planned Development (PD)
Purpose:		To rezone from Planned Development (PD) and Agricultural-Two (A-2) to Planned Development (PD) to allow for the future subdivision of the property into two-hundred and seventeen (217) residential lots.
Approximate Area:		68.5 Acres

WHEREAS, Golden Peaks, LLC filed an application with the Planning and Zoning Division of Jefferson County to rezone the subject property from Planned Development (PD) and Agricultural-Two (A-2) to Planned Development (PD) to allow for the future subdivision of the property into two-hundred seventeen (217) residential lots; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on June 27, 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 July 17, 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 North Plains Area Plan requirements 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 the proposed densities are within the Plan's recommendations and consistent with 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 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. 11-134307RZ to rezone from Planned Development and Agricultural-Two to Planned Development the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED subject to the following condition:

a. Revisions to the Official Development Plan in accordance with the red-marked print dated July 17, 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: July 17, 2012

EXHIBIT A

Case No. 11-134307RZ

Legal Description

Street Location of Property 19375 West 58th 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 EAST HALF OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEARS S 00°07'56" W AND MONUMENTED AS FOLLOWS:

–THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEING A FOUND 3.25"

–THE WEST QUARTER CORNER OF SECTION 10 BEING A FOUND 3.25" MON. REC. DATED 10/21/98.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE S 89°57'48" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 655.42 FEET TO THE NORTHWEST CORNER OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NUMBER F0783686;

THENCE S 00°10'43" W ALONG THE WESTERLY LINE OF SAID NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 AND NORTH TABLE MOUNTAIN VILLAGE FILING NO. 1 A DISTANCE OF 2609.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 58TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
1. S 89°34'16" W A DISTANCE OF 490.78 FEET;
2. N 00°07'55" E A DISTANCE OF 11.31 FEET;
3. S 89°35'58" W A DISTANCE OF 162.45 FEET;
4. N 89°14'05" W A DISTANCE OF 454.84 FEET;
5. N 00°09'05" E A DISTANCE OF 10.00 FEET;
6. N 84°30'43" W A DISTANCE OF 234.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93 THE FOLLOWING ELEVEN (11) COURSES:
1. N 08°22'48" E A DISTANCE OF 268.34 FEET;
2. N 02°56'29" W A DISTANCE OF 102.04 FEET;
3. N 08°10'21" E A DISTANCE OF 99.81 FEET;
4. N 08°18'15" W A DISTANCE OF 104.40 FEET;
5. N 08°23'42" E A DISTANCE OF 500.00 FEET;
6. N 25°23'42" E A DISTANCE OF 104.71 FEET;
7. N 15°02'51" E A DISTANCE OF 590.51 FEET;
8. N 10°53'37" E A DISTANCE OF 249.40 FEET;
9. N 11°48'01" E A DISTANCE OF 247.60 FEET;
10. N 12°29'20" E A DISTANCE OF 92.87 FEET;
11. N 04°53'23" E A DISTANCE OF 253.98 FEET;

THENCE N 88°53'20" E A DISTANCE OF 250.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,984,977 S.F. OR 68.5256 ACRES MORE OR LESS.

Advise of Ortho Map No. 104 Section 9 Township 3 S. Range 70 W.
Calculated Acreage 68.5 Acres Checked by: Ben Hasten
Address Assigned (or verified) 19375 West 58th Avenue