

Commissioner Griffin moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC13-233

Case Number:	12-125027RZ
Map Number:	110
Owner/Applicant:	Starbuck Heights, LLC
Location:	21750 State Highway 74 Section 32, Township 4 South, Range 70 West
From:	Planned Development (PD)
To:	Planned Development (PD)
Purpose:	To amend the Planned Development (PD) to allow expansion of commercial uses, with second floor residential unit
Approximate Area:	0.19 Acre

WHEREAS, Starbuck Heights, LLC filed an application with the Planning and Zoning Division of Jefferson County to amend the Planned Development (PD) to allow expansion of commercial uses, with second floor residential unit; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on May 29, 2013, at which time the Planning Commission by formal resolution recommended approval with conditions of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on June 18, 2013; 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 and the Central Mountains 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 is located directly on a State Highway, takes no access through existing residential neighborhoods, and is already developed as a commercial property.
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 Foothills Fire Protection District, Idledale Water District, and Onsite Wastewater Treatment System (Sewer).
8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 12-125027RZ to rezone from Planned Development (PD) to Planned Development (PD) 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 June 18, 2013.

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

Commissioner Faye Griffin	Aye
Commissioner Casey Tighe	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 18, 2013

Exhibit A

Case No. 12-125027RZ

Legal Description

Street Location of Property 21750 State Hwy 74

Is there an existing structure at this address?

Yes X No \_\_\_\_\_

Type the legal description and address below.

Lots 1 and 2, Starbuck Heights Exemption Survey No. 1, recorded September 2, 1998, under Reception Number F0685334 in Plat Book 143 at page 8, County of Jefferson, State of Colorado.

Advise of Ortho Map No. 110 Section 32 Township 4 S. Range 70 W.

Calculated Acreage 0.35 Acres Checked by: Ed Wieland

Address Assigned (or verified) 21750 State Hwy 74