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. CC13-234

Case Number:	13-106593RZ
Map Number:	6
Owner/Applicant:	KQC Investors, LLC
Location:	5030 Carr Street Section 14, Township 3 South, Range 69 West
From:	Residential-Two District (R-2)
To:	Planned Development (PD)
Purpose:	To rezone from Residential Two (R-2) to Planned Development (PD) to allow childcare and preschool uses
Approximate Area:	1.09 Acres

WHEREAS, KQC Investors, LLC filed an application with the Planning and Zoning Division of Jefferson County to rezone from Residential Two (R-2) to Planned Development (PD) to allow childcare and preschool uses; 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 approved a Plan Exception and 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 North Plains Area Plan because it meets all applicable sections of the Plan policies, except for land use policies pertaining to allowing childcare and preschool uses where residential uses are recommended for which the Planning Commission approved a Plan Exception.

4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the facility is existing, the infrastructure is adequate, impacts from the proposed use were already established from the previous use, and noise and traffic would be comparable or less than its original use.

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 Arvada Fire Protection District, City of Arvada - Water Service, and Clear Creek Valley Sanitation District - Sewer Service.

8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 13-106593RZ to rezone from Residential-Two District (R-2) 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. 13-106593RZ

Legal Description

Street Location of Property 5030 Carr Street
Is there an existing structure at this address? Yes X No

Type the legal description and address below.

PARCEL 1, RHODES SUBDIVISION EXEMPTION SURVEY NO. 1, RECORDED AT RECEPTION NO. F0248073, JEFFERSON COUNTY CLERK AND RECORDER, COUNTY OF JEFFERSON, STATE OF COLORADO.
CONTAINING 47,627 SQUARE FEET OR 1.10 ACRES MORE OR LESS.

Advise of Ortho Map No. 6 Section 14 Township 3 S. Range 69 W.
Calculated Acreage 1.10 Acres Checked by: Ben Hasten
Address Assigned (or verified) 5030 Carr Street