Commissioner Tighe moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC14-020

Case Number: 13-116157RZ

Map Number(s): 219

Owner/Applicant: Timber Run West, LLC

Location: 12424 Big Timber Drive

Section 33, Township 6 South,

Range 71 West

From: Planned Development (PD)

To: Planned Development (PD)

Purpose: To amend the Planned Development

(PD) zoning to allow for expanded

commercial uses.

Approximate Area: 3.34 Acres

WHEREAS, Timber Run West, LLC, filed an application with the Planning and Zoning Division of Jefferson County to amend the current Planned Development (PD) zoning to allow for expanded commercial uses; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on January 8, 2014, 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 January 28, 2014; 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 and the Planning and Zoning case file is hereby incorporated into the record.
- 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 Conifer/285 Corridor Area Community Plan because it meets all applicable sections of the Plan policies; except for the Land Use Section which recommends residential where additional commercial uses are proposed 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 this rezoning would merely allow an expansion of commercial uses within an already-existing commercial building, the building is designed with mountain architecture appropriate for the surroundings, it is adjacent to US Highway 285, and there are other commercial uses in the immediate vicinity, and this rezoning would merely allow additional commercial uses.
- 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 Elk Creek Fire Protection District, private well and private septic system.

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

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 13-116157RZ 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 January 28, 2014.

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

Commissioner Casey Tighe	Aye
Commissioner Donald Rosier	Aye
Commissioner Faye Griffin, Chairman	Aye

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

Dated: January 28, 2014

EXHIBIT A

Case No. <u>13-116157RZ</u>

Street Location of Property 12424 Big Timber Dr
Is there an existing structure at this address?

Type the legal description and address below.

LOT 1, BEAR PARK VIEW EXEMPTION NO. 1 AMENDMENT 1, PLAT BOOK 168, PAGE 27, RECEPTION NUMBER F1578631 RECORDED OCTOBER 3, 2002 IN THE RECORDS
OF JEFFERSON COUNTY, COLORADO. BEING LOCATED IN SECTION 33, T6S, R71W, 6TH P.M. CONTAINING 3.34 ACRES MORE OR LESS.

Advise of Ortho Map No. 219 Section 33 Township 6 S. Range 71 W. Calculated Acreage 3.34 Acres Checked by: Ed Wieland Address Assigned (or verified) 12424 Big Timber Dr