

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. CC14-089

Case Number:	13-117070SU
Map Number(s):	181
Applicant:	Emerald Management
Owner:	Emerald Investments V, LLC
Location:	25797 Conifer Road Section 12, Township 6 South, Range 71 West
Purpose:	To allow for religious assembly and related uses in a Commercial-One (C-1) zone district.
Approximate Area:	3.345 Acres

WHEREAS, Emerald Management filed an application with the Planning and Zoning Division of Jefferson County for a special use of the subject property; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on February 26, 2014, at which time the Planning Commission, by formal resolution approved a Plan Exception to the Comprehensive Master Plan and recommended approval of the subject special use application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on March 18, 2014; and

WHEREAS, based on 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. 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 conformance with the Jefferson County Zoning Resolution as it relates to the criteria to be considered in granting this special use request.
4. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan's policies, except for the Land Use policies pertaining to the Aspen Park/Conifer Activity Center for which the Planning Commission approved a Plan Exception.
5. The proposed land use is compatible with the existing and allowable land uses in the surrounding area because the buildings already exist and the proposed use will not create any additional impacts.
6. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowner in the surrounding area.
7. Each of the factors set forth above is adequate independently to support this resolution.

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

NOW, THEREFORE, BE IT RESOLVED that Special Use Case No. 13-117070SU for the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED subject to the following condition:

- a. Revision to the Special Use Graphic in accordance with the red-marked print dated March 18, 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: March 18, 2014

**EXHIBIT A**

Case No. 13-117070SU

Legal Description

Street Location of Property 25797 Conifer Road  
Is there an existing structure at this address?

Yes X No       

Type the legal description and address below.

Lot 2A of Aspen Park Unit One Adjustment 1 recorded July 16, 2008 at Reception No. 2008068830, together with the benefit of the Agreement by and between Aspen Park Village Center, Mountain Valley Bank and Denver Commercial Buildings, Inc., easement rights as set forth in document recorded December 11, 1980 at Reception No. 80095121, County of Jefferson, State of Colorado.

---

Containing 3.345 Acres, more or less.

Advise of Ortho Map No. 181 Section 12 Township 6 S. Range 71 W.  
Calculated Acreage 3.345 Acres Checked by: Ben Hasten  
Address Assigned (or verified) 25797 Conifer Road